MARQUETTE COUNTY BOARD OF COMMISSIONERS

Regular Meeting

Monday, November 2, 2026 at 6:00 P.M.

Room 231, Marquette County Courthouse Annex, 234 W. Baraga Ave., Marquette, Michigan 49855

1. CALL TO ORDER BY CHAIRPERSON DEROCHA
   - Pledge of Allegiance
   - Roll Call
2. APPROVAL OF AGENDA
3. APPROVAL OF THE MINUTES OF THE FOLLOWING MEETINGS:
   - Approval Regular Meeting minutes held October 20, 2026
4. PROCLAMATIONS, PRESENTATIONS AND AWARDS:
5. PUBLIC COMMENT (Time limit 5 minutes total)
6. REVIEW OF CLAIMS AND ACCOUNTS:
   - Total Expenditures paid via check and EFT Transfers for the period October 16, 2026 through October 29, 2026 were $1,949,093.00; biweekly payroll for the period ending October 24, 2026 was $924,891.69.
7. PUBLIC HEARINGS
8. PRIVILEGED COMMENT:
   - October Sheriff Department Stats
9. INFORMATIONAL ITEMS
10. ACTION ITEMS:
    a. Recommendation for Professional Audit Services
    b. T-Hanger 2 Door Repair
    c. K.I. Sawyer Water Department Drinking Water Project USDA Payment Request
    d. Legal Services Recommendation
11. LATE ADDITIONS:
    a.
12. PUBLIC COMMENT (Time limit 3 minutes per person)
13. COMMISSIONERS COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS
14. CLOSED SESSION
15. ADJOURNMENT

You are invited to a Zoom webinar!
When: Nov 2, 2026 06:00 PM Eastern Time (US and Canada)
Topic: Marquette County Board of Commissioners Regular Meeting 11/2/26 6pm
Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/87335301024
Phone one-tap:
+13017158592, 87335301024# US (Washington DC)
+13052241968, 87335301024# US

REGULAR MEETING –October 20, 2026 – 6:00 P.M. – COMMISSIONERS ROOM 231, HENRY A. SKEWIS ANNEX, MARQUETTE, MI 49855.

1. CALL TO ORDER BY CHAIRPERSON DEROCHA AT 6:00 P.M.

- **Pledge of Allegiance**
- **Roll Call - Present:** Comm. Benzie, Comm. LaLonde, Comm. Alholm, Comm. Nordeen and Chairperson Derocha.

2. APPROVAL OF THE AGENDA:

Board action: Comm. Nordeen moved to approve the agenda with the following addition 11a) Telkite Disbursements. Second by Comm. Benzie. Motion adopted (5-0)

3. APPROVAL OF THE MINUTES:

Board action: Comm. Alholm moved to approve the Closed Session Meeting minutes held on October 6, 2026. Second by Comm. Nordeen. Motion adopted (5-0)

Board action: Comm. Alholm moved to approve the Annual Meeting minutes held on October 13, 2026. Second by Comm. Benzie. Motion adopted (5-0)

4. PROCLAMATIONS, PRESENTATIONS, AND AWARDS:

- **Marquette County Bird City,** David Allen, Laughing Whitefish Bird Alliance was present to explain this project with a power point presentation.

Board Action: Comm. Alholm moved to accept the presentation. Second by Comm. Benzie. Motion adopted (5-0)

5. PUBLIC COMMENT:

- **Margaret Brumm, Marquette,** updated the board on the Cigarette Butt Recycling Project and thanked the Board for their support.
- **Jeremy Johnson,** spoke about a lodging tax.
- **Bob Anderson, Marquette,** spoke in favor of Cody Mayer for Dist. 1 Commissioner.
- **Lynn Durant, Marquette Twp,** spoke in favor of Cody Mayer for Dist. 1 Commissioner, & commented on meeting language, Conservation District, & tonight's late addition.
- **Brian Rochon, Sands Twp,** spoke about airport grants and funding.
- **Linda Filizetti,** questioned if there would be more CAD presentations.

6. REVIEW OF CLAIMS AND ACCOUNTS:

Board action: Comm. Benzie moved to approve the total expenditures paid via check & EFT transfers for the period October 9 through October 15, 2026 were $766,964.57; and biweekly payroll for the period ending October 10, 2026 was $932,413.00; . Second by Comm. Alholm. Motion adopted (5-0)

7. PUBLIC HEARING:

Board Action: Comm. Alholm moved to start the public hearing. Second by Comm. LaLonde. A roll call vote was taken: Ayes: Comm. Alholm, Comm. LaLonde, Comm. Nordeen, Comm. Benzie, Chairperson Derocha. Nays: none. Motion adopted (5-0)

Jackie Solomon, Brownfield Director, was present to explain the Marquette County Brownfield Redevelopment Authority (MCBRA) has reviewed and recommended approval of a Brownfield Plan for GB Real Estate Investments, LLC for the redevelopment of the former Westwood Mall at 3020 US-41 West. The Charter Township of Marquette supported the plan on September 16, 2026.

The plan covers approximately 10.39 acres and includes the demolition of roughly 112,044 square feet of the former mall, which has been unoccupied since spring 2026 following multiple roof collapses. The developer plans to construct approximately 25,000 square feet of new commercial/retail space. The existing 3,200-square-foot office building on leased land will remain, and a portion of the site will be available for future redevelopment. The Kohls, Dunhams and North Iron Church properties are not included in the planned demolition. Demolition is anticipated to be completed by the end of 2026, with construction completed by the end of 2027.

The Brownfield Plan uses the tax increment generated by redevelopment to reimburse eligible expenses, including environmental assessment, hazardous materials inspection, abatement and demolition, a contingency, and preparation of the plan. The property qualifies as blighted under Act 381. The developer will finance its eligible activities, and MCBRA will be reimbursed for assessment and plan preparation costs it has supported. State tax capture is limited to the pre-approved assessment activities and up to $250,000 in abatement and demolition; the remaining eligible costs will be reimbursed from local tax increment.

The base taxable value will be the 2027 taxable value after demolition, estimated at $1,620,702. Taxes on that base value will continue to be distributed to the taxing jurisdictions. Capture of the increased taxable value is anticipated to begin in 2028, with developer reimbursement completed in approximately 17 years, followed by five full years of capture for the Local Brownfield Revolving Fund (LBRF). Actual reimbursements will depend on eligible costs incurred and tax increment collected.

Brownfield Plan Summary:

- Anticipated Private Investment – approximately $5 million
- Estimated Developer Eligible Costs Reimbursed through the plan- $1,050,200
- Estimated County taxes captured by plan - $421,529
- Estimated County taxes that will continue to be collected at the end of plan – $27,219 /year
- Estimated other taxes captured by plan - $1,053,130
- Estimated length of Plan–24 years

Public Comment:

- **Lynn Durant, Marquette Twp Supervisor,** spoke in support of the plan.
- **Garritt, Green Bay developer,** asked the board for their approval on the plan.

With no further public comment coming before the board, this portion of the hearing was closed.

Board Action: Comm. Nordeen moved to close the Public Hearing. Second by Comm. Benzie. Motion Adopted (5-0)

Board Action: Comm. Benzie moved to go back into open session. Second by Comm. Alholm. Motion Adopted (5-0)

8. PRIVILEGED COMMENT

9. INFORMATIONAL ITEMS:

a. Communication Between Board Chair & Tyler Technologies Regarding Product Demonstration

b. 2027 Marquette County Employee Health Insurance Options & Rates

c. "Ring of Silence" Event by NMU TAP Organization

Board action: Comm. Benzie moved to accept the informational items as presented. Second by Comm. Lalonde. Motion adopted (5-0)

10. ACTION ITEMS:

a. Board of Commissioners District 1 Appointment
Marquette County Board of Commissioners Vacancy

Marquette County Board of Commissioners, District 1, Karl Numinen, has resigned his position on the Marquette County Board of Commissioners effective October 13, 2026. Under Michigan law, MCL Section 46.412, the Marquette County Board of Commissioners may appoint a suitable person to fill the vacancy. To apply for this position, you must be a registered voter in Marquette City, District 1, please send/deliver your resume to: Marquette County Clerk's Office, 234 W. Baraga Ave., Marquette, MI 49855. The deadline for resumes will be October 20, 2026 at 4:00 p.m.

Whomever is appointed will fill the unexpired term until December 31, 2026.

Commissioner District 1 comprises the following: Marquette City Precincts 3 & 4 (From the City Boundary, to North of Wright Street, to East of Lincoln Avenue, to South of Fair Avenue, to East of McClellan Avenue, to North of Washington Street, to East of Fourth Street, to North of Fisher Street, to East of Front Street, to North of Whetstone Brook).

Linda K. Talsma, Marquette County Clerk

- **Margret Brumm**
- **Cody Mayer**

Chairperson Derocha gave each candidate time to introduce themselves.

Board action: A roll call vote was taken:

Comm. Benzie: Margaret Brumm
Comm. LaLonde: Cody Mayer
Comm. Alholm: Cody Mayer
Comm. Nordeen: Margaret Brumm
Chairperson Derocha: Margaret Brumm

Motion adopted to appoint Margaret Brumm as District 1 County Commissioner for an unexpired term ending 12/31/2026, (3-2). Oath of Office was given and Comm. Brumm took her seat as Commissioner.

b. Resolution Regarding the Former Westwood Mall Brownfield Plan, Comm. Nordeen read into record:

RESOLUTION APPROVING THE FORMER WESTWOOD MALL BROWNFIELD PLAN BY THE COUNTY OF MARQUETTE PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996 AS AMENDED

At a regular meeting of the Board of Commissioners of Marquette County, Michigan, held in Room 231 of the Henry A. Skewis Courthouse Annex located at 234 Baraga Avenue, Marquette, Michigan, on the 20th day of October, 2026 at 6 p.m.

WHEREAS, the Marquette County Board of Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Marquette County (the "Authority") and has designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Sections 13 and 14 of the Act, has reviewed, adopted and recommended for approval by the Marquette County Board of Commissioners the Brownfield Plan (the "Plan") attached hereto, to be carried out within the Charter Township of Marquette, relating to the Former Westwood Mall redevelopment project by GB Real Estate Investments, LLC on the property located at 3020 US-41 West, Charter Township of Marquette, Michigan (the "Site"), including parcel numbers 52-08-450-008-00, 52-08-450-008-30, and 52-08-450-011-20, as more particularly described and shown in the attached Plan; and

WHEREAS, the Marquette County Board of Commissioners has reviewed the Plan and has been provided a reasonable opportunity to express its views and recommendations regarding the Plan in accordance with Section 14 of the Act; and

WHEREAS, the Marquette County Board of Commissioners has noticed and held a public hearing in accordance with Section 14 (Subsections 1, 2, 3, 4, and 5) of the Act; and

WHEREAS, the Charter Township of Marquette Board has supported adoption of the Plan on September 16, 2026; and

WHEREAS, the Marquette County Board of Commissioners has made the following determinations and findings:

A. The Plan constitutes a public purpose under the Act;

B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;

D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and

E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the taxing jurisdictions, the Marquette County Board of Commissioners concurs with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Plan Approved. Pursuant to the authority vested in the Marquette County Board of Commissioners by the Act, the Plan is hereby approved in the form attached to this Resolution.

2. Severability. Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole or any part thereof other than the part so declared to be invalid.

3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Board action: Comm. Nordeen moved to adopt the Former Westwood Mall Brownfield Plan Resolution as stated above. Second by Comm. Benzie. A roll call vote was taken: Ayes: Comm. Nordeen, Comm. Benzie, Comm. LaLonde, Comm. Brumm, Comm. Alholm, & Chairperson Derocha. Nays: None. Absent: none. Motion adopted (6-0)

c. **Laughing Whitefish Bird Alliance Resolution, Comm. LaLonde** read the following into record:

Background

The Laughing Whitefish Bird Alliance convened a coalition of conservation organizations, wildlife stewards, and community partners across Marquette County to pursue designation as a Bird City Michigan community. Bird City Michigan, led by Michigan Audubon, recognizes eligible communities, including counties, for demonstrating a commitment to bird conservation through habitat protection, threat reduction, community education, and public engagement. Recognition offers an opportunity to acknowledge existing partner activities, increase public awareness, and promote birding and nature-based tourism.

Purpose of the Requested Action

The Board is being asked to adopt a resolution documenting Marquette County's official support for the local coalition's pursuit of Bird City Michigan recognition. The coalition's conservation and educational activities provide the basis for the application; the resolution establishes the County's endorsement of that effort.

Scope of County Support

The proposed resolution expresses support for voluntary bird conservation and community education. County participation would be limited to the support expressed in the attached resolution and any activities separately authorized through established County procedures. Adoption would not amend zoning or development standards, establish conservation easements, or require changes to County facilities, forestry practices, or other operations. Any proposed policy change, expenditure, agreement, or operational commitment would undergo the applicable County review and approval process.

Alignment with County Goals

The Bird City Michigan effort is consistent with the County's Master Plan goals for recreation without ecological degradation, educational opportunities, a diverse regional economy, and collaboration among public and private partners. It also supports the 2023–2028 Strategic Plan's vision of preserving the County's natural beauty and creating

a healthy, connected community, along with its guiding principle of collaboration. By recognizing existing conservation activities and encouraging education and nature-based tourism, the initiative provides a voluntary, partnership-based opportunity to advance these priorities.

Marquette County Bird City Michigan Resolution

WHEREAS, resident and migratory birds are valued elements of our communities and contribute to healthy ecosystems through insect control, pollination, and seed dispersal; and

WHEREAS, birdwatching and nature-based tourism provide recreational opportunities and support local and statewide economies; and

WHEREAS, migratory birds face population declines, habitat loss, and other threats, and public education and voluntary conservation efforts contribute to maintaining healthy bird populations and natural ecosystems; and

WHEREAS, World Migratory Bird Day and the Bird City Michigan initiative encourage community awareness, engagement, and conservation activities that benefit birds and contribute to healthier communities for people; and

WHEREAS, Bird City Michigan is an initiative to build relationships within local communities and support voluntary action to protect and conserve birds; and

WHEREAS, the Laughing Whitefish Bird Alliance has convened local conservation organizations, wildlife stewards, and community partners to pursue Bird City Michigan recognition for Marquette County; and

WHEREAS, this effort is consistent with the Marquette County 2040 Master Plan goals for recreation without ecological degradation, educational opportunities, a diverse regional economy, and collaboration among public and private partners; and

WHEREAS, this effort supports the Marquette County 2023–2028 Strategic Plan's vision of preserving the County's natural beauty and creating a healthy, connected community, together with its guiding principle of collaboration; and

WHEREAS, the County of Marquette finds that it is in the best interest of the community and its residents to express support for this collaborative effort.

Board action: Comm. Brumm moved to adopt the Marquette County Bird City Michigan Resolution as presented above. Second by Comm. LaLonde. A roll call vote was taken: Ayes: Comm. Brumm, Comm. LaLonde, Comm. Alholm, Comm. Benzie, Comm. Nordeen, & Chairperson Derocha. Nays: none. Absent: none. Motion adopted (6-0)

d. AECOM Agreement for Fire Truck Cleanout, David Erhart, Airport Manager, was present to explain Marquette Sawyer Regional Airport (MSRA) staff is requesting Marquette County Board of Commissioners consider waiving the comprehensive purchase policy for the Airport Firefighting Equipment Cleanout project being completed under the previously approved and accepted EGLE grant.

Working closely with AECOM and the State of Michigan Environmental Great Lakes and Energy (EGLE), MSRA staff submitted a grant request for additional funding to complete a fire truck cleanout to assist in the process of transitioning to Florine-Free Foam (F3). The grant submission required the development of a comprehensive scope of work to accomplish the criteria necessary for the project. AECOM has been under contract as the selected contractor in previous grant funding rounds, including current work at the Former Marquette County Airport and they agreed to continue to assist MSRA to develop this next project with no promise of being selected for the work. Their involvement included developing a comprehensive scope of work that was reviewed by the EGLE awarded to Marquette County for cleanout of the Airport's current firefighting equipment.

In the past Steve Harrington from EGLE, who provides the oversite for the Negaunee location, voiced his support for retaining AECOM as the professional service provider, his concerns pertained to project continuity and potential redundancy if there was to be a shift with a new engineering group.

Understanding the purpose of the bidding process in most projects is to provide the best value for the sponsor, this project is a fixed cost developed by AECOM and approved by EGLE, so in theory, the EGLE has already reviewed the proposal provided by AECOM and intend to approve the project with a fixed cost of $150,000. Any other firm that would provide a bid for the project would cater their proposal to address the grant amount, providing no cost savings.

This project will be closely monitored by EGLE and all of the expenses will be funded through the EGLE grant with no obligations of Marquette County, other than managing the reporting, reviewing the expenses, and submitting the invoices for processing.
Board action: Comm. Nordeen moved to have staff bid this project out through our typical RFP process. Second by Comm. Brumm. Motion adopted (6-0)

e. **Stonegarden Grant Agreement, Lt. Alex Gill** was present to address the Board of Commissioners regarding the acceptance of the FY25 Stonegarden Grant. The total award amount for FY25 to the Marquette County Sheriff's Office is $93,600.00 dollars. The grant is utilized for overtime and fringe benefits to provide additional general patrol deputies on the road and on marine patrol. Additionally, funds from the grant provide for vehicle maintenance and fuel. The Marquette County Sheriff's Office has been an active Stonegarden Grant participant since the 2000's and the grant is administered through FEMA.
(Grant document available for view in the Administration Office & County Clerk's Office.)

Board action: Comm. Benzie moved to approve the acceptance of the FY2025 Stonegarden Grant in the amount of $93,600.00. Second by Comm. Alholm. Ayes: Comm. Benzie, Comm. Alholm, Comm. Brumm, Comm. Nordeen, & Chairperson Derocha. No: Comm. LaLonde. Motion adopted (5-1)

f. Board of Health Appointment
The Health Board governs the operations of the Marquette County Health Department through its director, and also acts as the Board of Appeals for all water, sewer, or health permit appeals received by the Health Department. It is a seven-member body six of which are appointed to 3-year terms of office. Both sexes should be represented. One member must be a doctor of medicine or a doctor of osteopathy, and one member must be a County Commissioner (1-year term).
One Vacancy for Doctor of Medicine ~ Partial Term expiring 12/31/2027
Attached application received:
- Dr. Gregory Jones, MD

Board Action: Comm. Benzie moved to appoint Dr Gregory Jones to the partial term ending 12/31/2027 to fill the Doctor of Medicine position on the Marquette County Board of Health. Second by Comm. LaLonde. Motion adopted (6-0)

11. LATE ADDITIONS:
a. Telkite Distribution

Board Action: Comm. Nordeen moved to authorize staff to disburse to Telkite Enterprises LLC the normal payments due, in the normal course of the agreement that has been in effect for many years, totaling $217,344.10. Second by Comm. Alholm. Motion adopted (6-0)

12. PUBLIC COMMENT:
- **Lynn Durant,** Commented on Materials Management Committee
- **Cody Mayer,** explained the origin of the Laughing Whitefish name, commented on insurance rates.
- **Molly Strohm, Mqt Co. HR,** spoke about insurance rates.
- **Linda Filizetti,** commented on Tyler demonstration.

With no further public comment to come before the board, this portion of the meeting is closed.

13. COMMISSIONER COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS:
- **Comm. Brumm** stated she is pleased to be appointed to the board.

- **Comm. Benzie** thanked everyone for participating tonight.
- **Comm. LaLonde** congratulated Comm. Brumm on her appointment to the board, thanked Cody Mayer, supports the Bird City project, and stated the upcoming Halloween holiday upcoming events.
- **Comm. Alholm** Congratulated Comm. Brumm
- **Comm. Nordeen** appreciates the shorter meeting this evening
- **Kami Fasbender, CFO,** welcomed Comm. Brumm to the Board
- **CB Grigg, Chief Deputy Clerk,** reminded everyone the next **Regular** Meeting will be held on Monday, November 2, 2026, due to the General Election on Tuesday, November 3, 2026.
- **Chairperson Derocha** congratulated Comm. Brumm and thanked Marquette Twp cooperative effort in regard to the former Westwood Mall property.

14. CLOSED SESSION

15. ADJOURMENT: There being no further business to come before the County Board, the meeting adjourned at approximately 7:33 p.m.

Cory Beth Grigg
Marquette County Chief Deputy Clerk

Joseph Derocha, Chairman
Marquette County Board of Commissioners