

**CASS COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING**

June 18, 2026

The Cass County Board of Commissioners met in regular session on Thursday, June 18, 2026, in Commission Chambers.

Chair Jones called the meeting to order at 5:00 p.m. Commissioner Langley provided the Invocation. Commissioner Lee led the Pledge of Allegiance to the Flag of the United States of America.

Clerk/Register Monica McMichael called roll:

COMMISSIONERS PRESENT: Tom Langley, James Lawrence, Alan Northrop, Jeremiah Jones, Michael Grice, Samuel Barrera, Roseann Marchetti and R.J. Lee.

COMMISSIONERS ABSENT: None.

APPROVAL OF THE AGENDA

Commissioner Grice moved, seconded by Commissioner Lee, to approve the March 19, 2026, Cass County Board of Commissioner's Agenda. Motion carried by voice vote.

PUBLIC COMMENT (Agenda Items Only)

Public comment occurred.

RECOGNITIONS

None.

PRESENTATIONS

None.

CONSENT AGENDA

Commissioner Lawrence moved, seconded by Commissioner Marchetti, that the following items be voted on at one time by roll call vote and be considered as a consent agenda by the Board of Commissioners:

(M-94-2026) A motion to approve the March 5, 2026 meeting minutes

The Chair instructed the Clerk to call roll:

Yes (8): Commissioners Langley, Lawrence, Northrop, Jones, Grice, Barrera, Marchetti and Lee.

No (0): None.

The Consent Agenda carried by roll call vote.

FINANCIAL REPORT

The May 2026 Finance Report was included in the board packet.

COMMISSIONER REPORTS

Commissioners Lawrence, Jones, Marchetti and Lee offered committee reports.

COUNTY PARTNERS

None.

ELECTED OFFICIALS

Clerk/Register McMichael and Prosecutor Scoggin provided updates.

UNFINISHED BUSINESS

None.

NEW BUSINESS

M-95-2026

Commissioner Marchetti moved, seconded by Commissioner Lee, to approve budget adjustment for Circuit Court. Motion carried by voice vote.

R-26-2026

Commissioner Marchetti moved, seconded by Commissioner Grice, to approve the following resolution:

ACT 152 COMPLIANCE

WHEREAS, 2011 Public Act 152 (the “Act”) was passed by the State Legislature and signed by the Governor on September 24, 2011; and

WHEREAS, the Act contains three options for complying with the requirements of the Act; and

WHEREAS, the three options are as follows:

- 1) Section 3 - “Hard Caps” Option - limits a public employer’s total annual health care costs for employees based on coverage levels, as defined in the Act;
- 2) Section 4 – “80%/20%” Option – limits a public employer’s share of total annual health care costs to not more than 80%. This option requires an annual majority vote of the governing body;
- 3) Section 8 – “Exemption” Option – a local unit of government, as defined in the Act, may exempt itself from the requirements of the Act by an annual 2/3 vote of the governing body;

WHEREAS, the Cass County has decided to adopt the 80%/20% option as its choice of compliance under the Act.

NOW, THEREFORE, BE IT RESOLVED by the Cass County Board of Commissioners to comply with the requirements of 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act, by adopting the 80%/20% option for the medical benefit plan coverage year September 1, 2026 through August 31, 2027.

The Chair instructed the Clerk to call roll:

Yes (8): Commissioners Lawrence, Northrop, Jones, Grice, Barrera, Marchetti, Lee and Langley.

No (0): None.

Resolution R-26-2026 carried by roll call vote.

M-96-2026

Commissioner Lee moved, seconded by Commissioner Marchetti, to approve to update the fee schedule. Motion carried by voice vote.

M-97-2026

Commissioner Lawrence moved, seconded by Commissioner Marchetti, to re-appoint Amy Davidhizar, Mary Howie and Nathan Robinson to the Historical Commission for terms expiring 7/1/2029. Motion carried by voice vote.

M-98-2026

Commissioner Marchetti moved, seconded by Commissioner Langley, to purchase two vehicles for CCDET. Motion carried by voice vote.

R-27-2026

Commissioner Marchetti moved, seconded by Commissioner Langley, to approve the following resolution:

**RESOLUTION DESIGNATING MARKET ONE AS THE COMMUNITY BASED
DEVELOPMENT ORGANIZATION (CBDO) FOR THE WHOLE HOME
PERFORMANCE PILOT PROGRAM**

WHEREAS, the Michigan State Housing Development Authority (MSHDA) has invited Cass County to participate in the Whole Home Performance Pilot Program utilizing Community Development Block Grant (CDBG) funding; and

WHEREAS, the Whole Home Performance Pilot Program is designed to improve housing conditions for low- and moderate-income households through comprehensive housing rehabilitation, energy efficiency improvements, health and safety interventions, accessibility modifications, and related community development activities; and

WHEREAS, the Cass County Board of Commissioners recognizes the importance of preserving existing housing stock, improving housing affordability, reducing energy burdens, supporting aging in place, and strengthening neighborhoods throughout Cass County; and

WHEREAS, Market One is a regional nonprofit economic development organization serving Cass County and the surrounding region with extensive experience in community development, strategic planning, stakeholder engagement, grant administration, and regional collaboration; and

WHEREAS, Market One has been an active partner in the planning and development of Cass County's Whole Home Performance Pilot Program and possesses the organizational capacity necessary to assist with implementation of the program; and

WHEREAS, federal Community Development Block Grant regulations permit eligible Community Based Development Organizations (CBDOs) to carry out certain community development activities and assist local governments in achieving program objectives; and

WHEREAS, the Cass County Board of Commissioners finds that designation of Market One as the Community Based Development Organization (CBDO) for the Whole Home Performance Pilot Program is in the best interests of Cass County and will enhance the County's ability to successfully implement the program; and

NOW, THEREFORE, BE IT RESOLVED that the Cass County Board of Commissioners hereby designates Market One as the Community Based Development Organization (CBDO) for Cass County's Whole Home Performance Pilot Program and related Community Development Block Grant activities and authorizes the establishment of a subrecipient relationship, as applicable, through a separate written agreement compliant with application CDBG, MSHDA, and Federal grant requirements.

BE IT FURTHER RESOLVED that Market One shall assist Cass County in a subrecipient capacity with program administration, homeowner outreach, project coordination, contractor coordination, compliance activities, reporting, project monitoring, and other implementation activities as authorized by Cass County and permitted by applicable federal and state requirements.

BE IT FURTHER RESOLVED that the Cass County Board of Commissioners authorizes the negotiation and execution of a separate agreement with Market One establishing the scope of services, compensation, reporting requirements, compliance responsibilities, and other terms necessary for implementation of the Whole Home Performance Pilot Program consistent with applicable provisions of 2 CFR Part 200, 24 CFR Part 570, MSHDA requirements, and other applicable federal and state requirements.

BE IT FURTHER RESOLVED that Cass County shall retain ultimate responsibility for grant compliance, financial accountability, environmental review requirements, reporting obligations, and fulfillment of all requirements imposed by MSHDA and the Community Development Block Grant Program.

BE IT FURTHER RESOLVED that no activities constituting a choice-limiting action or otherwise requiring prior environmental clearance shall commence until all applicable environmental review requirements have been completed and any required authorization to use grant funds has been obtained.

BE IT FURTHER RESOLVED that the County Administrator and County Treasurer are authorized to execute any documents necessary to carry out the intent of this Resolution and to implement the Whole Home Performance Pilot Program if funding is awarded.

The Chair instructed the Clerk to call roll:

Yes (8): Commissioners Northrop, Jones, Grice, Barrera, Marchetti, Lee, Langley and Lawrence.

No (0): None.

Resolution R-27-2026 carried by roll call vote.

R-28-2026

Commissioner Lee moved, seconded by Commissioner Barrera, to approve the following resolution:

WHEREAS, Cass County recognizes that safe, healthy, affordable, and energy-efficient housing is essential to the long-term stability and vitality of its communities; and

WHEREAS, the purpose of the Broad Strategy for Housing Preservation and Neighborhood Revitalization is to provide a framework for addressing housing-related challenges impacting residents throughout Cass County and to guide implementation of housing rehabilitation, housing preservation, neighborhood stabilization, energy-efficiency, and healthy-home initiatives; and

WHEREAS, the strategy is intended to support the goals of the Whole Home Performance (WHP) Pilot Program and other local, state, federal, and private investment efforts focused on preserving housing, strengthening neighborhoods, improving quality of life, and promoting long-term community sustainability; and

WHEREAS, the Broad Strategy is adopted pursuant to the community development objectives authorized under 24 CFR 570.204(a)(1) and serves as the County's locally adopted strategy for housing preservation and neighborhood revitalization activities; and

NOW, THEREFORE, BE IT RESOLVED Cass County Board of Commissioners adopts the Broad Strategy for Housing Preservation and Neighborhood Revitalization which therefore shall serve as the County's guiding framework for housing preservation, neighborhood revitalization, and community development activities, including implementation of the Whole Home Performance Pilot Program and related housing initiatives.

The Chair instructed the Clerk to call roll:

Yes(8): Commissioners Lee, Marchetti, Langley, Lawrence, Jones, Barrera, Northrop and Grice.

No(0): None.

Resolution R-28-2026 carried by roll call vote.

M-99-2026

Commissioner Marchetti moved, seconded by Commissioner Langley, to allocate funds from the Fund Balance for the Whole Home Performance Pilot. Discussion followed.

The Chair instructed the Clerk to call roll:

Yes (8): Commissioners Marchetti, Langley, Lawrence, Jones, Barrera, Northrop, Grice and Lee.

No (0): None.

Motion M-99-2026 carried by roll call vote.

M-100-2026

Commissioner Lee moved, seconded by Commissioner Marchetti, to amend the Enhanced Access Policy. Motion carried by voice vote.

M-101-2026

Commissioner Marchetti moved, seconded by Commissioner Lee, to adopt the Web Accessibility Policy. Motion carried by voice vote.

PUBLIC COMMENT

Public comment occurred.

CLOSED SESSION

None.

BOARD MEMBER COMMENTS/ANNOUNCEMENTS

None.

ADJOURNMENT

Chair Jones adjourned the meeting at 5:44 p.m.

Approved: _____
Date

Chair Jeremiah Jones

Monica McMichael, Clerk/Register