

Whitehall Township
7644 Durham Rd. Whitehall, MI 49461
Special Board Meeting
June 9th, 2026 @ 1100 AM

1. **Call to Order:** 11:00 a.m.
2. **Pledge of Allegiance:** Lead by Dennis Kroll
3. **Roll Call:** Present: Rhonda Boyd, Dennis Kroll and Ilene Nichols - Absent: David Holly and Charles Schmittingal.
4. **Approval of Agenda:** Motion made by Ilene Nichols to approve the agenda. Seconded by Rhonda – Ayes: Three / Nays: Zero
5. **Request for Brownfield/TIF** by Hickory Place Development for residential housing

A presentation was presented to the board by:

- **Jennifer Hodges**-Muskegon County Housing Co-Ordinator
- **Kyle Johnson**-Hickory Place Development
- **Roman Wilson**-Fishbeck Architectural Engineering Firm

Spreadsheets, graphs and timetables were presented via PowerPoint explaining the Brownfield TIF (Tax Increment Financing) program, how it works and why it may be a viable tool for an infrastructure needed to build a neighborhood including roads, sewer systems, lighting and public spaces.

In twenty-twenty-two the Brownfield Act was amended to help Public and Private Partnerships to help elevate the housing crisis that many communities are facing through the state by using tax incentives.

Jennifer, Kyle and Roman spent a good portion of the meeting by fielding questions presented by the Board.

Public Hearing will be required by the Whitehall Township Board if we decide to move with this project.

6. **Public Official:** **Jeff Marcowski** – Fruitland Township spoke on the importance of a Public Hearing. He also had questions on how the funds would be dispersed and what type of time limits would be put on the project.

Dan Tavernier – City Manager of Whitehall spoke on Tanery Bay Project and the way it affects the tax base. He also spoke on building a house vs building a

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neighborhood.

Tom Ziemer – Mayor of Whitehall spoke on concern on the who would be responsible for the maintenance of the roads. These would be private roads and the HOA would be responsible for the maintenance and upkeep of these roads.

7. **Public Comment:** Made by: no additional comments (see above Public Officials).

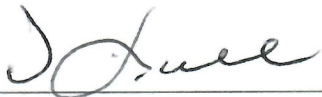
8. **Board Comment:**

Dennis Kroll made a recommendation that we (the Board) pass this on to the County for further research and to prepare a plan to present to the Board at the next scheduled meeting which is June 22nd at 4:30 p.m. to be reconsidered by the Board.

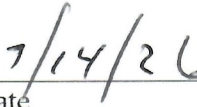
Motion made by Rhonda Boyd that we move forward with the Brownfield TIF by passing this up to the County to prepare a plan for review. Ilene Nichols seconded that motion – Roll Call vote: Rhonda Boyd, yes – Dennis Kroll, yes – Ilene Nichols, yes. Passed. David Holly, not present. Charles Schmittlingal, not present.

Meeting adjourned 12:17 p.m.

PUBLIC COMMENT NOTE: Citizens should use this opportunity to address the Board. As a courtesy to the Board, please state your name and address and address to the Chair only. Please limit your comments to 3 minutes. Questions or concerns? Please contact the business office Mon. thru Thurs. 9:30 - 4:00

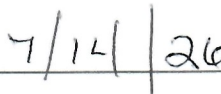


Dennis Kroll, Supervisor


Date



Ilene Nichols, Clerk


Date