

**NEW BUFFALO TOWNSHIP BOARD
REGULAR MEETING
June 15th, 2026, 5:00 P.M.
17425 Red Arrow Hwy. New Buffalo, MI 49117
Minutes**

Supervisor Heit called the meeting to order at 5:00 p.m.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

Present: Hannon, Heit, Iazzetto, Males
Not Present: Anderson
Pledge of Allegiance

2. PUBLIC HEARING ON THE 2026-2027 BUDGET

Hannon moved, Males supported, opening the public hearing on the 2026-2027 budget.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

COMMENTS FROM SUPERVISOR HEIT

All millages decreased due to the Headlee Rollback. The biggest item in the budget are the planned renovations to the Clay Street building. The \$500,000 budgeted for the Harbor Country Drive Nonmotorized trail this year has been moved to the Clay Street project and the Harbor Country Drive Nonmotorized trail has been moved to next year. The next largest budgeted item is additional summer deputy, which will be paid for with marijuana funds.

PUBLIC COMMENT ON 2026-2027 BUDGET

- Jacob Vravis, City of New Buffalo, anticipates increased marijuana revenue and is in favor of dedicated law enforcement for the Township.

Males moved, Iazzetto supported, closing the public hearing on the 2026-2027 budget.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
Iazzetto	Yes

Males	<u>Yes</u>
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Motion CARRIED

3. PUBLIC HEARING ON THE CORRIDOR IMPROVEMENT AUTHORITY EXTENSION

Heit moved, lazzetto supported, opening the public hearing on the Corridor Improvement Authority Extension.

Roll Call Vote:

Anderson	<u>Absent</u>
Hannon	<u>Yes</u>
Heit	<u>Yes</u>
lazzetto	<u>Yes</u>
Males	<u>Yes</u>

Motion CARRIED

COMMENTS FROM SUPERVISOR HEIT

A Corridor Improvement Authority (CIA) is an economic development tool authorized under Michigan law that allows a community to capture a portion of the increase in property tax revenue generated by new development and rising property values within a designated district. These captured funds can then be reinvested into public improvements such as roads, sidewalks, utilities, streetscapes, lighting, landscaping, and other infrastructure projects that enhance the corridor and encourage additional private investment. In 2016, New Buffalo Township established a Corridor Improvement Authority (CIA).

In 2025, the taxable value within the Corridor Improvement Authority district increased by \$2,905,652, resulting in a tax increment capture of \$13,853.67 from Berrien County and \$1,057.88 from New Buffalo Township. Since the CIA's establishment in 2016, the Authority has captured a total of \$17,246 in tax increment revenues. After several years of limited activity, the Township is beginning to see the benefits of increased investment and development interest in the Exit 1 and Exit 4 corridors. The township captures 100% of the increase from the county's operation millage and 100% of the increase to the township's operating millage.

One item on the CIA's plan was the bridge enhancement and "Gateway to Michigan" sign at Exit 1. The township decided to move forward with this project and using Local Revenue Sharing funds from the casino. Plans remain to enhance the corridor with a non-motorized path, lighting and wayfinding.

Extending New Buffalo Township's Corridor Improvement Authority for an additional ten years gives the township the ability to support future growth opportunities, address infrastructure needs, and leverage new development to benefit the entire community. As development and opportunities arise along key commercial corridors, the CIA provides a valuable mechanism for helping fund improvements without increasing tax rates, helping to strengthen the local economy, improve public amenities, and enhance the quality of life for residents and visitors alike.

Board members include Chuck Baran, Ron Farina, Brad Griffith, Kurt Hauseman, Michelle Heit, Rich Kochanny, and William Mann.

PUBLIC COMMENT ON THE CORRIDOR IMPROVEMENT AUTHORITY EXTENSION

- George Bosas, New Buffalo Township, asked to opt out.
- Phillip Shubert, Columbus OH, Trustee of local trust, inquired about future projections and who decides which improvements are made.
- Tim Brychta, New Buffalo Township, inquired if the Corridor Improvement Authority affects the ability to sell parcels within the district.
- Juanita Braden, New Buffalo Township, inquired if her property was in the district.

CORRESPONDENCE READ DURING PUBLIC HEARING

- June 12, 2026, Paul Vicari correspondence
- May 18, 2026, Paul Vicari correspondence
- June 15, 2026, Dee Lee correspondence

Heit moved, lazzetto supported, closing the public hearing on the Corridor Improvement Authority Extension.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Motion CARRIED

4. ITEMS TOO LATE FOR PRINTED AGENDA

- ADD ITEM 9z to NEW BUSINESS: Special Land Use Approval – 19325 US HWY 12

5. APPROVE AGENDA

Hannon moved, lazzetto supported, approving the agenda, as amended.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Motion CARRIED

6. REPORTS

Building
Code Enforcement
Fire
Galien River Sanitary District
Library
LRSB
Marina
Park
Pine Grove Cemetery
Pokagon Fund
Police

7. **PUBLIC COMMENTS** – Public comments were heard by the Board.

8. CONSENT AGENDA

lazzetto moved, Heit supported, approving the following items on the consent agenda:

Minutes of the May 18th regular meeting, May 18th closed session and the June 5th special meeting
Treasurer's Report
Bills

1. General \$107,152.93
2. Public Safety Millage \$922,827.43
3. Park Millage \$22,111.69
4. Building \$15,204.33
5. LRSB Discretionary \$13,266.26
6. Sewer & Water \$122,077.30
7. Marina \$5,409.25
8. Payroll \$115,640.62
9. Trust & Agency \$0

Approve a quote in the amount of \$2014.74 from The Edge for a new laptop, monitor and Thinkpad station for the Utility Superintendent

Approve an invoice from Todd Roempagel Consulting in the amount of \$9,000 for consulting work for the Fire Department

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
lazzetto	Yes
Males	Yes

Motion CARRIED

9. NEW BUSINESS

a. 2025-2026 Budget Amendments

Hannon moved, Males supported, approving the 2025-2026 Budget Amendments as presented.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

b. 2026-2027 Budget & Millages Resolution

Iazzetto resolved, Hannon supported, adopting Resolution 20260615a which adopts the 2026-2027 Budget and sets the General Operation Millage at .3632 mill, the Park Millage at .3496 mill and Public Safety Special Assessment at 2.1 mills.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

c. Resolution to Establish Township Officers' Salaries

Males resolved, Iazzetto supported, adopting Resolution 20260615b to Establish Township Officer's Salaries, effective July 1st, 2026.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

d. Critical Dune Resolution

Heit resolved, Males supported, adopting Resolution 20260615c which states the township opposes any redesignation, reduction, removal, or weakening of Critical Dune Area designations in the township.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

e. Corridor Improvement Authority Extension Resolution

Hannon resolves, Heit supported, adopting Resolution 20260615d which amends the Corridor Improvement Plan to extend it another 10 years until March 21, 2036.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Resolution ADOPTED

f. Employee Wages

Males moved, Iazzetto supported, approving the 2026-2027 pay rates as presented effective July 1st, 2026.

Motion CARRIED

g. Fire Truck Payment

Iazzetto moved, Heit supported, approving the final payment for fire truck 1323 in the amount of \$721,053 to Rosenbauer Minnesota LLC.

Motion CARRIED

h. Extraterritorial Fire Service

Heit moved, Hannon supported, approving the agreement between the City of New Buffalo and New Buffalo Township to provide contractual fire services to the city for 10 years.

Motion CARRIED

i. FOIA Policy Amendment

Hannon moved, Heit supported, approving an amendment to the Freedom of Information Act Procedures and Guideline and Written Public Summary as presented.

Motion CARRIED

j. TowerPinkster Proposal

lazzetto moved, Males supported, approving the proposal from TowerPinkster in the amount of \$25,000 for long-range facility planning services, as well as engineering, architectural, and construction administration services for the Clay Street Fire Station 1 and Utility Department Building Addition Project, at a fee of 7% of the total project cost.

Motion CARRIED

k. Skillman Proposal

Heit moved, lazzetto supported, approving a proposal from Skillman Corporation to provide construction management services for the Clay Street Fire Station 1/Utility Department Building Addition Project at a fee of 3.5% of the total project cost.

Motion CARRIED

l. Bond Payment

lazzetto moved, Hannon supported, to approve paying off the 2004 USDA Bond/Kruger Road Water in the amount of \$56,280.04.

Motion CARRIED

m. Hire Part-Time Building Inspector

Males moved, Hannon supported, to approve hiring Steve Evans as a part-time Building Inspector at an hourly pay rate of \$50.00 per hour for the Building Department effective July 1, 2026.

Motion CARRIED

n. Outdoor Assembly Permit – Supergood

Hannon moves, Heit supported, approving an Outdoor Assembly Permit for Supergood at 18910 Harbor Country Drive on July 3rd & 4th, 2026, from the hours of 11:00 am to 8:00 pm.

Motion CARRIED

o. Outdoor Assembly Permit – Supergood

Heit moved, Males supported, approving an Outdoor Assembly Permit for Supergood at 13992 Grand Ave. on July 3rd & 4th, 2026, from the hours of 11:00 am to 8:00 pm.

Motion CARRIED

p. Outdoor Assembly Permit – Urb

Males moved, Heit supported, approving an Outdoor Assembly Permit for Urb at 11539 O'Brien Ct. on July 3rd, 2026, from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

q. Outdoor Assembly Permit – Kush E Mart

Males moved, Heit supported, approving an Outdoor Assembly Permit for Kush E Mart at 19215 US-12 on July 10th, 2026, from the hours of 9:00 am to 9:00 pm.

Motion CARRIED DEFEATED

r. Outdoor Assembly Permit – Trapperz Alley

Iazzetto moved, Males supported, approving an Outdoor Assembly Permit for Trapperz Alley at 19563 US-12 on July 11th, 2026, from the hours of 9:00 am to 5:00 pm.

Motion CARRIED

s. Outdoor Assembly Permit – Urb

Heit moved, Hannon supported, approving an Outdoor Assembly Permit for Urb at 11539 O'Brien Ct. on August 29, 2026, from the hours of 9:00 am to 8:00 pm.

Motion CARRIED

t. Outdoor Assembly Permit – King of Budz

Males moved, Iazzetto supported, approving an Outdoor Assembly Permit for King of Budz at 19253 M239 on August 14th & 15th, 2026, from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

u. Outdoor Assembly Permit – King of Budz

Heit moved, Hannon supported, approving an Outdoor Assembly Permit for King of Budz at 19253 M239 on September 4th, 5th, 6th & 7th, 2026, from the hours of 9:00 am to 9:00 pm.

Discussion was held.

Heit moved, Hannon supported, approving an Outdoor Assembly Permit for King of Budz at 19253 M239 for three of the following dates from the hours of 9:00 am to 9:00 pm: September 4th, 5th, 6th & 7th, 2026.

Motion CARRIED

v. Outdoor Assembly Permit – King of Budz

Heit moved, Iazzetto supported, approving an Outdoor Assembly Permit for King of Budz at 19253 M239 on October 29th, 30th, & 31st, 2026, from the hours of 9:00 am to 9:00 pm.

Motion CARRIED

w. Outdoor Assembly Permit – Urb

Hannon moved, Heit supported, approving an Outdoor Assembly Permit for Urb at 11539 O'Brien Ct. on April 20th 2027, from the hours of 9:00 am to 8:00 pm.

Motion CARRIED

x. Special Land Use Approval – NBT Partners LLC

Heit moved, Males supported, granting final approval of Special Land Use to NBT Partners LLC to operate an Adult-Use Marijuana Retail Establishment at 19317 US 12, New Buffalo, Michigan 49117; being parcel number 11-13-2700-0001-01-0 with the following conditions:

The applicants must adhere to the standards detailed in the New Buffalo Township Zoning Ordinance Article 455-5.22 Marijuana Businesses.

Copy of license from the State of Michigan Cannabis Regulatory Agency will be provided yearly upon renewal.

\$5,000 annual administrative fee to be provided to New Buffalo Township by the renewal date of the State of Michigan license.

Maintain current business license registration with the New Buffalo Township Building Department which includes an annual Fire Code Inspection of the premises.

The SLU development agreement and final site plan must be recorded with the Register of Deeds Office with evidence of recording submitted to New Buffalo Township within 45 days.

The SLU is attached to, and shall run with the land for which the permit is granted, and shall be binding upon, and ensure benefit of, all subsequent owners and all occupants of the subject land provided that the new occupant/owner provide proper application for Marihuana Establishment w/supplemental information required, applicable fee, and copy of their State of Michigan Cannabis Regulatory Agency license.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

y. Special Land Use Approval – PER IV LLC

Males moved, Heit supported, granting final approval of Special Land Use to PER IV LLC, d/b/a Weed Mart to operate an Adult-Use Marihuana Retail Establishment at 13944 Grand Ave, New Buffalo, Michigan 49117; being parcel number 11-13-3100-0021-01-1 with the following conditions:

The applicants must adhere to the standards detailed in the New Buffalo Township Zoning Ordinance Article 455-5.22 Marihuana Businesses.

Copy of license from the State of Michigan Cannabis Regulatory Agency will be provided yearly upon renewal.

\$5,000 annual administrative fee to be provided to New Buffalo Township by the renewal date of the State of Michigan license.

Maintain current business license registration with the New Buffalo Township Building Department which includes an annual Fire Code Inspection of the premises.

The SLU development agreement and final site plan must be recorded with the Register of Deeds Office with evidence of recording submitted to New Buffalo Township within 45 days.

The SLU is attached to, and shall run with the land for which the permit is granted, and shall be binding upon, and ensure benefit of, all subsequent owners and all occupants of the subject land provided that the new occupant/owner provide proper application for Marihuana Establishment w/supplemental information required, applicable fee, and copy of their State of Michigan Cannabis Regulatory Agency license.

Discussion was held.

Males moved, Heit supported, granting final approval of Special Land Use to PER IV LLC, d/b/a Weed Mart to operate an Adult-Use Marihuana Retail Establishment at 13944 Grand Ave, New Buffalo, Michigan 49117; being parcel number 11-13-3100-0021-01-1 with the following conditions:

The applicants must adhere to the standards detailed in the New Buffalo Township Zoning Ordinance Article 455-5.22 Marihuana Businesses.

Copy of license from the State of Michigan Cannabis Regulatory Agency will be provided yearly upon renewal.

\$5,000 annual administrative fee to be provided to New Buffalo Township by the renewal date of the State of Michigan license.

Maintain current business license registration with the New Buffalo Township Building Department which includes an annual Fire Code Inspection of the premises.

The SLU development agreement and final site plan must be recorded with the Register of Deeds Office with evidence of recording submitted to New Buffalo Township within 45 days.

The SLU is attached to, and shall run with the land for which the permit is granted, and shall be binding upon, and ensure benefit of, all subsequent owners and all occupants of the subject land provided that the new occupant/owner provide proper application for Marihuana Establishment w/supplemental information required, applicable fee, and copy of their State of Michigan Cannabis Regulatory Agency license.

In order to open, applicant must: 1) obtain Drain Commissioner approval of stormwater plan; 2) obtain soil erosion permit; and 3) any work required by the Drain Commissioner is complete and inspected.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

z. Special Land Use Approval – 19325 US HWY 12 LLC

Iazzetto moved, Hannon supported, granting final approval of Special Land Use to 19325 US HWY 12 LLC to operate an Adult-Use Marihuana Retail Establishment at 19325 US-12 New Buffalo, Michigan 49117; being parcel number 11-13-0019-0001-09-0 with the following conditions:

The applicants must adhere to the standards detailed in the New Buffalo Township Zoning Ordinance Article 455-5.22 Marihuana Businesses.

Copy of license from the State of Michigan Cannabis Regulatory Agency will be provided yearly upon renewal.

\$5,000 annual administrative fee to be provided to New Buffalo Township by the renewal date of the State of Michigan license.

Maintain current business license registration with the New Buffalo Township Building Department which includes an annual Fire Code Inspection of the premises.

The SLU development agreement and final site plan must be recorded with the Register of Deeds Office with evidence of recording submitted to New Buffalo Township within 45 days.

The SLU is attached to, and shall run with the land for which the permit is granted, and shall be binding upon, and ensure benefit of, all subsequent owners and all occupants of the subject land provided that the new occupant/owner provide proper application for Marihuana Establishment w/supplemental information required, applicable fee, and copy of their State of Michigan Cannabis Regulatory Agency license.

Roll Call Vote:

Anderson	Absent
Hannon	Yes
Heit	Yes
Iazzetto	Yes
Males	Yes

Motion CARRIED

10. BOARD COMMENTS

- Music in the Park starts this week.
- America's Birthday Bash is scheduled for July 1st from 4:30 to 6:30 p.m. This is a family-friendly event.
- The Tribute Plaza ribbon cutting has been postponed.
- Public Safety Day will take place on August 9th.
- Taxes will be mailed on July 1st.

11. ADJOURNMENT

Heit moved, lazzetto supported, adjourning at 6:55 p.m.

Motion CARRIED DEFEATED

Submitted By:



Michelle Hanson, Clerk
New Buffalo Township