KINROSS CHARTER TOWNSHIP
REGULAR MEETING
November 16, 2026
7:00PM

CALL TO ORDER

APPROVAL OF AGENDA- November 16

APPROVAL OF THE MINUTES- November 2

CONSENT AGENDA
- PAY BILLS
- REPORTS/CORRESPONDANCE
  - Planning and Zoning Minutes
  - Police Board Meeting
  - Golf Report
  - Zoning Administrator Report
  - Cash Flow Statement
  - Historical Society Minutes

SUPERVISOR REPORT

PUBLIC COMMENT (Limited to 3 minutes per person)

UNFINISHED BUSINESS
- MDARD Grant-

NEW BUSINESS
- Resolution 2026-21 – L4029
- Township Property Sale
- DPW- Hire John Tharp
- Memo- Water-Sewer
- KCT Employee Health Insurance

PUBLIC COMMENT (Limited to 3 minutes per person)

Guest(s)

BOARD MEMBER COMMENTS

ADJOURNMENT(Time)

KINROSS CHARTER TOWNSHIP
REGULAR MEETING

November 2, 2026 **4884 W. Curtis St.**

MEMBERS PRESENT
Mark Rice, Supervisor
Loretta Robinson, Clerk
Cierra MacDonald, Treasurer
Sarah Pierson, Trustee
Rob Mills, Trustee
Matthew Besteman, Trustee

MEMBERS ABSENT
Caleb Rader, Trustee

Also, Joe Micolo, Dave Cowan, Greg Wright, Mike Hoolsema and 3 others were present.

Supervisor Rice called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

#1 MOVED: by Loretta Robinson second by Rob Mills accept the November 2 agenda. Motion carried.

#2 MOVED: by Cierra MacDonald second by Sarah Pierson to accept the October 19 Regular meeting minutes. Motion carried.

#3 MOVED: by Rob Mills second by Matt Besteman to accept the consent agenda. Motion carried. The consent agenda is accepted as follows: Planning Commission Meeting Minutes, Cash Flow, Financial Reports and pay the bills.

General Fund	11,351.11
Fire Fund	2,943.11
Police Fund	6,740.42
Recreation Center Fund	3,756.41
Ambulance Fund	111.35
Property Management Fund	2,577.62
Parks Fund	741.58
Fairgrounds Fund	1,754.50
Golf Course Fund	9,791.75
Sewer Fund	27,805.15
Water	7,717.59

Ck#61419-61464 Grand Total $75,290.59 Motion carried.

SUPERVISOR'S REPORT

- Phones in the main office are also complete. We are working on how to import phone numbers to the new system.
- Rec Center Cameras are installed and wifi is hooked up. We will be working with Spectrum on getting them more into focus.
- Township Hall and the Police Department will be next, within a week or two. We went through the equipment and made a list, the survey for DPW was last week.
- We got a letter for the Bankruptcy through the state and are awarding us a grant for $53,951.07.
- NEMSA meets next week. Bryan Huntley will be working on a call report and will send it to us. In the last 8 months, Kinross has the highest call volume, excluding the prisons, for 334 calls, MDOC has 109, and the next highest was Pickford with 146. We will get more information in the future meeting.
- Chuck Palmer would like to negotiate with the Fairboard regarding the lease, but will need to know a number to start with.
- We have a meeting with Blue Cross Blue Shield next Monday, and we will have more information for the next meeting.

PUBLIC COMMENT

Everything is moving forward with the MDARD grant. There is a meeting tomorrow. So far we have 120 surveys, and would like to continue to get more.

Neighborhood Watch would like to hand out information on the updated curfew ordinance so people are aware.

#4 MOVED: by Loretta Robinson, second by Matt Besteman to allow Chuck Palmer to negotiate the Fair board Lease starting at $25,000.There was five (5) yes votes and one (1) no vote. Motion carried.

#5 MOVED: by Rob Mills, second by Loretta Robinson, to hire Kevin Hall for Fire Department. Motion carried.

#6 MOVED: by Matt Besteman, second by Mark Rice to transfer Heidi Lewis from Maintenance to Laborer for DPW. Motion carried.

#7 MOVED: by Mark Rice, second by Loretta Robinson, to accept the ATC Easment agreement for a total of $23,000.Motion carried.

Dave Cowan gave an update on the Fire Department. It is almost complete with just a few small things to be done. Brian Bensel has started to move things in. Signage will be arriving soon. Dave also stated that he is very proud of it, and the Township should be as well.

PUBLIC COMMENT

BOARD MEMBER COMMENTS

- Thanks Dave for the building, it looks great. Thank you to the ATC guys for the explanation on the easements.
- My Deputy and I are attending the treasurer training. I have also signed up for others.
- Election is tomorrow, and early voting went great.
- Thanks Dave.
- Thanks Dave and the water department for housing the Fire Crew.

Meeting adjourned at 7:49 PM.

_____ _____

Loretta Robinson, Clerk Mark Rice, Supervisor

PLANNING COMMISSION
REGULAR MEETING
Minutes

November 9, 2026 **4884 W. Curtis St.**

MEMBERS PRESENT:
Arthur Brood
Nate Beery
Carolyn Hall
Cierra MacDonald
Kathy Noel
Judy Wright

MEMBERS ABSENT:
John Kane
Barbara Hampton

PUBLIC IN ATTENDANCE:
Jerid Norris, Zoning Administrator

Arthur called the meeting to order at 6:30 P.M.

Carolyn made the motion to approve the agenda. Judy supported. Motion carried.

Kathy made the motion to approve the October 12th minutes. Cierra supported. Motion carried.

CHAIRMAN'S COMMENTS:

Arthur introduced Jerid Norris, our new Zoning Administrator

Arthur briefed the Commission on the contents of an email he received from Chris Olson, EDC. Chris has requested we move the informational session to December 14th, rather than 01/11/27. The email also addressed the Commission's three primary concerns regarding data centers, from a developer's perspective:

- Electric: Chris has had conversations with Cloverland Electric regarding a data center – Cloverland advised that ample electric exists, and a data center's usage would stabilize consumer rates.
- Noise: a data center would emit around 30 decibels & would be located inside a building, which would further mitigate noise
- Water: will utilize recirculation technology, which will reduce usage

Chris Olson also advised that the EDC's project, off of Fair Road, is scheduled for a spring ground breaking.
It was the consensus of the group that moving the informational session to December 14th is acceptable. It will be public and will be posted as such.

PUBLIC COMMENTS: None

NEW BUSINESS:
The Commission considered a 2027/2028 Budget request. A request will be submitted including two additions to the 2026/2027 amended budget: addition of $500.00 for Zoning Administrator travel, and consultant services will be increased by $25,500 to accommodate the cost of a Master Plan, to be performed by EUP Regional Planning. The Commission's budget request for 2027/2028 totals $50,250.00.

OLD BUSINESS:
The Commissioners continued review of Water & Sewer Ordinance, combined #1.131.

ADJOURNMENT: There being no further business before the Commission, Chairman Brood declared the meeting adjourned at 7:27 P.M.

MEMO TO: Township Board

FROM: Jerid Norris, Zoning Administrator

SUBJECT: Monthly Report (10/20 – 11/11)

Met with Jessica Mowery to get set up in shared office & she briefed me on issues she wants me to look for

3 day ride along with Doug & he briefed me on ongoing matters

Mark provided a Township cellphone that ties into personal cell

Jessica will provide a magnetic "Township Official" sign for my personal vehicle

Reviewed existing Ordinances

Issued 2 warnings to residences. They complied

Food truck @ Family Dollar had not receive the permit they had secured the previous day. Matter resolved – Doug & I hand delivered

Searched old files for FOIA request from Newell Agency concerning 2025 building permits.

Call from the Township office, regarding Carlos' construction. Call to County Road Commission; calls MDOT, Soo, Newberry & Lansing. Went to meet with Carlos to advise construction too close to road, must be 66' from centerline. Advised that a State Inspector will be on site on Monday & will shut him down if we don't resolve. Matter resolved, he relocated. Received a call from adjoining property owner claiming that Carlos's new building encroaches on his property. Reviewed the survey Carlos had secured, the new building is within Carlos's property boundary. Left a message to the adjoining property owner advising that the construction does not encroach on his property.

Saw a man digging for fence poles. Advised him that a needs a permit; he will apply.

Attended Planning Commission meeting.

Outlook

2026 L4029 AND RESOLUTION AMENDED

From Jessica Mowery <upnorthassessing@gmail.com>
Date Tue 11/10/2026 12:06 PM
To Clerk <clerk@kinross.net>; Loretta Robinson <LRobinson@kinross.net>

2 attachments (415 KB)
008 2026 L4029 AMEDED 11 10 2026 RESOLUTION.pdf; 008 2026 L4029 AMENDED 11 10 26 .pdf;

Hello Loretta,

Please see the attached amended L4029 and Resolution. This will need to be signed at the next meeting and sent to Equalization if Kinross wants to collect the Road Millage in 2026.

Once completed, please send me a signed copy as well for my records.

Best,
Jessica

TAX LEVY RESOLUTION # _____
KINROSS CHARTER TOWNSHIP

At a regular meeting of the KINROSS CHARTER TOWNSHIP BOARD, held on _____, 2026

The following preamble and resolution were offered by _____
and supported by _____

WHEREAS, on _____, 2026, the Township Board adopted Tax Levy Resolution No. _____ establishing the 2026 township tax levy; and

WHEREAS, at the election held November 3, 2026, the electors approved the proposition authorizing a Road millage of 1.5000 mill, to be levied beginning in 2026; and
WHEREAS, the election result was certified by the Board of Canvassers on _____, 2026; and
WHEREAS, the Township Board desires to amend the prior tax levy resolution, the 2026 budget/general appropriations act, and the 2026 Tax Rate Request to incorporate the voter-approved millage.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The prior 2026 Tax Levy Resolution is amended by adding "VOTED ROAD MILLAGE: 1.5000."
2. For the 2026 levy, the following millages shall be levied upon taxable property within Kinross Charter Township, as set forth on the amended 2026 Tax Rate Request (Form L-4029):

Allocated Operating Millage:	1.5243
Voted Road Millage:	1.5000
EMS Millage:	2.0000
Park & Rec Millage:	1.8800

3. The 2026 budget/general appropriations act is amended to incorporate the revenue and authorized purpose of the voter-approved Fire/Ambulance Equalization millage.
4. The Supervisor and Clerk are directed and authorized to prepare and timely file a clearly marked AMENDED 2026 Form L-4029 and any other documentation required to ensure the lawful spread and collection of the above millages.
5. Except as expressly amended by this resolution, all other provisions of the prior 2026 Tax Levy Resolution remain in full force and effect. This resolution is effective immediately upon adoption.

Loretta Robinson, Clerk	YEA _____	NAY _____
Cierra MacDonald, Treasurer	YEA _____	NAY _____
Matt Besteman, Trustee	YEA _____	NAY _____
Sarah Pierson, Trustee	YEA _____	NAY _____
Robert Mills, Trustee	YEA _____	NAY _____
Caleb Rader, Trustee	YEA _____	NAY _____

foregoing is a complete copy of a resolution adopted by Kinross Charter Township Board at its regular meeting held on _____, 2026, the original of which is part of the Board's minutes.

_____
Loretta Robinson
Kinross Charter Township Clerk

Michigan Department of Treasury
614 (04-14)

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

ORIGINAL TO: County Clerk (s) — L-4029
COPY TO: Equalization Departments (s)
COPY TO: Each township or city clerk

2026 TAX RATE REQUEST (This form must be completed and submitted on or before September, 30, 2026)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

ADVALOREM AND SPECIAL ACTS

AMENDED

County	2026 Taxable Value of ALL Properties in the Unit as of 5-27-2026
CHIPPEWA	$ 68,994,883
Local Government Unit	
KINROSS CHARTER TOWNSHIP	

You must complete this form for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL sec. 211.119.

The following tax rates have been authorized for levy on the **2024** tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Millage Authorized by Election Charter, etc.	(5) 2025 Millage Rate Permanently Reduced by MCL 211.34d "HEADLEE"	(6) 2026 Current year Millage Reduction Fraction	(7) 2026 Millage Rate Permanently Reduced by MCL 211.34d "HEADLEE"	(8) Sec. 211.34 Millage Rollback Fraction Truth in Assessing	(9) Maximum Allowable Millage Levy	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
ALLOCATED	OPERATING	11/6/18	1.6500	1.5764	0.9670	1.5243	1.0000	1.5243	NONE	1.5243	N/A
EXTRA VOTED	ROADS	11/3/26	1.5000	1.4331	1.5000	1.5000	1.0000	1.5000	NONE	1.5000	2026
EXTRA VOTED	EMS	8/6/24	5.0000	4.9145	0.9670	4.7523	1.0000	4.7523	NONE	2.0000	2027
EXTRA VOTED	PARK & REC	8/5/25	2.0000	1.9442	0.9670	2.0000	1.0000	1.8800	NONE	1.8800	2029
TOTALS				**9.8682**						**6.9043**	

Prepared by	Telephone Number	Title of Preparer	Date
Loretta Robinson	(906) 495-5381	CLERK	

CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e and 211.34, and for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.121(3).

CLERK	X	**Signature**	**Type name** LORETTA ROBINSON	**Date**
SUPERVISOR	X	**Signature**	**Type name** MARK RICE	**Date**
DEPUTY SUPERVISOR				

***Under truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL211.24e must be met prior to levying and operating levy which is larger that the base tax rate but not larger than the rate in column 9.*

Outlook

11/16/2026 Board Meeting

From Mark Rice <mrice@kinross.net>
Date Tue 11/10/2026 11:57 AM
To Clerk <clerk@kinross.net>
Cc Jeannie Masterson <jmasterson@kinross.net>

5 attachments (5 MB)

KCT Board Memo_MRice11.16.2026.docx; Water sewer 1.131.doc.pdf; Opportunity Zones _ Michigan Business.pdf; State of Michigan Releases Final Opportunity Zone 2.0 Selections _ Michigan Business.pdf; January 2027 Kinross Charter Township Board Materials.pdf;

As I mentioned at the last Board meeting, I will be out of town.

Here are the agenda items I would like placed on the agenda as well as my notes.

Property purchase request from Mr. Henderson.

- Mr. Henderson wants to open negotiations regarding the purchase of this property.
- Per the Assessor, the market value of the property is $40,581.
- Mr. Henderson needs to provide his proposed amount to the boards for consideration. Since we do not have committee to make recommendations regarding the sale of property.
- I myself would not accept a reduction of more than 10% percent of the value.

Health insurance recommendation

- I would recommend the board approve providing the employees the option of selecting from the three different plans with the Township covering costs up to the cap.

EDC proposal

- My recommendation is provided in the letter to the Board.
- Keeping in mind this is only joining the application process, not a commitment of any funds.
- I would suggest including a copy of the ordinance that talks about funds these projects coming from the requester, not the Water and sewer funds.

Opportunity Zone 2.0

- Kincheloe has been designate as an Opportunity Zone.
- See attached info.

Mark W. Rice
Supervisor
Kinross Charter Township
w:(906)495-5381 ext. 107
c:(906)630-3517

KINROSS
CHARTER TOWNSHIP
est. 1899
4884 W. Curtis Street, Kincheloe, Michigan 49788

November 16, 2026

Kinross Charter Township Board of Trustees

Subject: Request to Proceed with CCEDC on EDA Water and Sewer Grant Application

Dear Board Members:

As I am unable to attend the meeting, I am providing this summary and recommending that the Board authorize continued work with the Chippewa County Economic Development Corporation (CCEDC) to prepare an Economic Development Administration (EDA) grant application, with KCT identified as a proposed co-applicant.

A "yes" vote should authorize application development only. It should not commit Township funds, approve construction, accept a grant award, or authorize any binding agreement. Any required financial commitment or certification would return to the Board before it is signed or submitted.

What is proposed?

CCEDC is proposing an approximately $3 million water and sewer extension within the Kinross Industrial Park. The project would provide sewer service to two new industrial buildings along Kincheloe Street, position additional properties for development, and advance utilities toward the fairgrounds.

Funding source	Proposed amount
EDA grant — 80%	$2,400,000
CCEDC contribution	$200,000
KCT contribution	$400,000
Total estimated project cost	$3,000,000

Why pursue this opportunity?

As discussed at the public meeting, grandstand demolition, replacement construction, and utility expansion will most likely require several funding sources, some with local matching requirements. This partnership could address part of the utility work through a shared economic-development investment rather than leave KCT to fund the entire extension separately.

- Outside funding: The proposed structure combines a $400,000 Township contribution with $2.6 million from EDA and CCEDC, if awarded and approved.
- Progress toward the fairgrounds: Where the extension meets the broader project's route and capacity needs, it could reduce the utility work remaining to be funded separately.
- Economic development: The extension would serve industrial development and could support additional business investment, employment, and future utility customers.
- Shared administrative effort: CCEDC proposes to lead application preparation and submission, assemble supporting documents, administer the project in cooperation with KCT, and coordinate necessary easements and approvals.

KINROSS
CHARTER TOWNSHIP
est. 1899
4884 W. Curtis Street, Kincheloe, Michigan 49788

This would not fund the entire grandstand project or eliminate future matching requirements. It could, however, complete a useful portion of the infrastructure needed for that larger effort.

What would KCT be responsible for?
KCT would participate as a co-applicant and would own the completed infrastructure. The Township would therefore need to evaluate its long-term operation, maintenance, and replacement responsibilities before making a final commitment.

Before any binding approval, the Board would receive:

- A refined scope, engineering estimate, and explanation of how the extension benefits the fairgrounds project.
- A proposed source for KCT's contribution, including evaluation of available utility funds, General Fund resources, or financing.
- An assessment of operating costs, potential new utility revenues, and whether rate adjustments would be necessary.
- A written agreement defining partner contributions, administration, ownership, maintenance, and responsibility for additional costs.

No loan, rate increase, construction contract, or use of Township reserves is being requested through this initial action.

Recommendation
I recommend a yes vote to continue application development and keep this opportunity moving forward. CCEDC's goal is to submit within 60–90 days, subject to the necessary documentation and coordination.

Suggested motion
Move to authorize Kinross Charter Township staff to work with CCEDC on development of the proposed EDA water and sewer infrastructure grant application, identifying KCT as a proposed co-applicant. This authorization is limited to application development and does not appropriate funds, commit the proposed $400,000 match, authorize borrowing or rate changes, approve construction, accept a grant award, or authorize execution of a binding agreement. Any application certification, resolution, agreement, or submission requiring a financial or other binding Township commitment shall return to the Board for separate approval before execution or submission.

Sincerely,

Mark W. Rice
Supervisor, Kinross Charter Township
supervisor@kinross.net

Section 446. **Limitation of Liability.** By connecting to the Water System, each Customer agrees to release the Township from any liability whatsoever as a result of interruption of water service or water pressure. Each Customer further agrees to indemnify, save and defend the Township against all claims, demands, costs or expenses for loss, damage or injuries to persons or property in any manner directly or indirectly growing out of the transmission and use of water by the Customer.

Section 447. **No Limitation on Powers.** This Ordinance shall not be construed to limit the power of the Township to order the immediate and complete abatement of a public nuisance or menace to the public health.

PART G: FIRE HYDRANTS

Section 448. **Tampering; Permit to Use.** No person shall open or cause to be open any fire hydrant except for authorized representatives of the Township, except in the case of an emergency, without first securing a "Permit to Use Fire Hydrant" from the Township and paying a deposit to the Township, which shall be established by Resolution of the Township Board as part of the Schedule of Rates and Charges. Such Person must report to the Township when such use is terminated, at which time a hydrant inspection will be made by the Township. The cost of the estimated amount of Public Water used and the cost of any necessary repair, if needed, shall be deducted from the deposit and the difference (if any) shall be refunded to the permit holder. If the deposit is insufficient to cover said costs, the permit holder shall pay the difference.

Section 449. **Private Hydrants.** The Township must approve the type, size of openings, and types of nozzle thread on all hydrants installed on private property serviced by the Water System.

Section 450. **Obstruction Prohibited.** No Person shall, in any manner, obstruct or prevent free access to or place or store temporarily or otherwise any object, material, snow, debris, automobile or structure of any kind within a distance of twenty (20) feet of any fire hydrant. Upon the failure of said Person to remove said obstruction which shall be set forth in a notice which shall be mailed to said Person by the Township, the Township is hereby authorized and empowered to remove said obstruction and charge the cost of said removal to said Person as a Miscellaneous Customer Fee.

ARTICLE V
SYSTEM EXTENSIONS

Section 501. **By Township.**

a. Extension of or changes in the Water System or Sewer System may be initiated by the Township or by written request, including petitions, from property owners. The Township may grant the petition, in its discretion, and may prescribe the terms and conditions upon which the petition will be granted and may require the written acceptance of such terms and conditions by the petitioners.

b. If the petition is granted, the Township will proceed as promptly as practical with the proposed work under the terms and conditions prescribed by the Township. The said work

will be done at the expense of the property owners unless otherwise stipulated, and any and all extensions shall be subject to the provisions of this Ordinance.

Section 502. **Voluntary Extension.**

a. In the alternative, the Township may permit, in its sole discretion, a private party to arrange to construct an extension of the Water System or Sewer System, which shall be transferred to the Township upon completion.

b. Any such extension shall be approved by the Township, in its discretion, and the Township's engineer, who shall determine the location of the Public Sewer and/or water mains, and approve the construction plans and specifications. The persons responsible for the extension shall obtain all necessary permission to work in the public right-of-way from the Township and the County Road Commission, and shall be responsible for the payment of all costs related to construction of the sewer mains, Sewer Laterals, water mains, and Service Connections, including, but not limited to, actual construction costs, improvement or enlargement of existing System facilities, if necessary to accommodate the extension, restoration and replacement costs, cost of connecting to the existing Sewer System or Water System, permit and inspection fees, and reimbursement to the Township for out-of-pocket expenses for Township engineer review and any other applicable professional services. These costs shall be in addition to all applicable Rates and Charges for individual premises to be connected to and use of the Systems. Upon satisfactory completion of the extension, it shall be dedicated to the public and become part of the Systems, to be owned and controlled solely by the Township thereafter.

Section 503. **Required Extensions of System to Service New Development.** The owner (or developer) of lands in the Township proposed for development (whether by site condominium, subdivision, land division or otherwise), for which land use approval is received after the effective date of this Ordinance, shall be required to extend the Sewer System or Water System or both and connect the Premises so developed, including all divisions of the parent parcel, to the System extension, subject to the conditions for extensions set forth in Section 502(b) and the condition for approval of a permit application set forth in Section 312, if the distance measured in feet from the nearest edge of the proposed development to the nearest point of the System when divided by the number of Units proposed for the development equals one hundred feet or less. This requirement for a system extension shall be applied separately to the Water System and the Sewer System. This subsection 503 shall not apply to lands improved by one single family residence located adjacent to the then existing terminus of the System.

ARTICLE VI
SYSTEM RATES AND CHARGES

PART A: GENERAL

Section 601. **Public Utility.** The Systems shall, as far as possible, be operated and maintained by the Township on a public utility basis as authorized by state law, including Act 94 of the Public Acts of Michigan of 1933, as amended. The Systems shall be operated on the same fiscal year as that of the Township.

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

Opportunity Zones

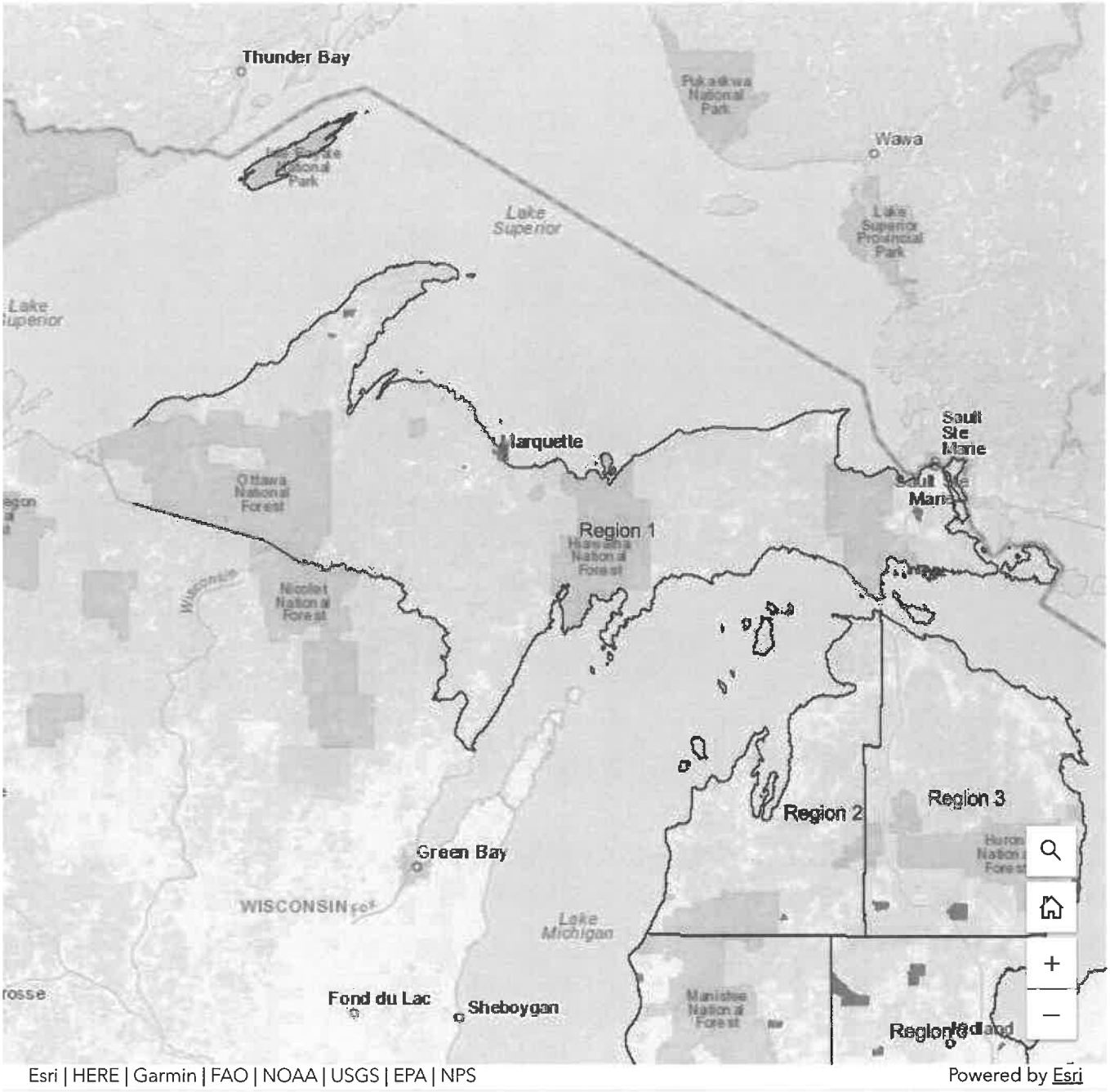
Opportunity Zones are one of the largest federal community development tax incentives in the United States and were recently renewed by federal tax changes.

Opportunity Zones are federally designated census tracts where eligible investments made through Qualified Opportunity Funds may qualify for federal tax benefits. Opportunity Zones were originally created in 2017 (1.0) and became a permanent part of the tax code with legislation enacted in 2025, initiating a new round of tract designations (Opportunity Zones 2.0).

Current Status

Michigan's selections have been submitted to and confirmed by the US Department of Treasury. These are final and cannot be revised.

Explore Michigan's 2.0 Zones



View Map in Full Screen

About Opportunity Zones

Opportunity Zones are federally designated census tracts where eligible investments made through Qualified Opportunity Funds may qualify for federal tax credits.

Governors can nominate up to 25% of their state's eligible census tracts every ten years. The Opportunity Zones 2.0 tracts recently confirmed by the federal Treasury will be eligible for federal tax benefits starting January 1, 2027, through December 31, 2036.

- To review a comparison of OZ 1.0 and 2.0 legislation, visit the US Department of Housing and Urban Development's (HUD) Opportunity Zone update page.
- Review guidelines for OZ 2.0 investors by visiting the HUD's guide for investors.

Benefits of Investing in an Opportunity Zone

Investments made into a Qualified Opportunity Fund receive the following federal tax incentives:

- **Deferral:** Investors may defer taxes on capital gains invested in a Qualified Opportunity Fund for up to five years.
- **Basis Step-Up:** Opportunity Zone Investors receive a step-up in basis on their deferred capital gains liability. The step-up basis increases to 30% for investments in rural Opportunity Funds.
- **Exemption for long-term investments:** Any gains made on investments held in an Opportunity Zone for 10 or more years are exempt from capital gains tax.

To begin making qualifying investments, visit the US Department of Housing and Urban Development's guide for investors.

About Michigan's Nomination Process

Research and stakeholder outreach to support Michigan's Opportunity Zone 2.0 nominations were led by Michigan Economic Development Corporation (MEDC) with substantial research and analytical support from Michigan State Housing Development Authority (MSHDA). Additional support was provided by the department of Labor and Economic Opportunity (LEO), Michigan Department of Agriculture and Rural Development (MDARD), and Michigan Department of Treasury.

Nominations seek to align OZ nominations with the broader strategic economic goals of the state and to attract projects that have been successful under past OZ legislation. These goals include the creation of more housing and commercial opportunities in

Michigan. Both a quantitative model and public input were used to arrive at final tract nominations. MEDC hosted 13 public input events across the state of Michigan between July 15 – August 4, 2026, as well as an online submission form. Public engagement generated over 700 unique tract selections across in-person and online channels. Final tracts were selected by Governor Whitmer and sent to the US department of Treasury for certification on October 28th, 2026.

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

FRIDAY, NOVEMBER 6, 2026 | DANIELLE EMERSON

State of Michigan Releases Final Opportunity Zone 2.0 Selections

LANSING (Friday, Nov. 6, 2026) – The state of Michigan has released its final set of Opportunity Zone 2.0 designations, approved this week by the federal government. Opportunity Zones are a federal income tax incentive designed to mobilize private investments in lower-income communities by incentivizing the reinvestment of capital gains into projects in designated census tracts. Qualifying investments include real estate, business expansion, manufacturing, energy, and other related projects.

The state's final recommendations were reached after a months-long, robust public engagement process that generated hundreds of distinct pieces of feedback on a quantitative framework as well as on individual census tracts. The state workgroup hosted 13 in-person and virtual meetings across the state that generated more than

700 unique pieces of public input. Final recommended Opportunity Zone 2.0 designations can be viewed at MichiganBusiness.org/OpportunityZones.

"We are grateful to the many hundreds of organizations and individuals who showed up in-person and online to help shape the state's next round of Opportunity Zones, and to the federal government for endorsing this work," said **Quentin L. Messer, Jr., CEO of the MEDC.** "While the breadth of opportunity in our state exceeded our ability to select all due to federal constraints, Team Michigan is going to hit the ground running in January to ensure these Opportunities Zones established by the new federal tool leverage private investments to help us build more housing, bring new small businesses to our downtowns, grow manufacturing, and create more opportunities for Michiganders."

The state's workgroup on Opportunity Zones 2.0 included representatives from the Michigan Economic Development Corporation (MEDC), the Michigan State Housing Development Authority (MSHDA), Department of Treasury, Michigan Department of Agriculture and Rural Development, and the Department of Labor and Economic Opportunity (LEO), including LEO's Office of Rural Prosperity.

In April 2026, the federal government released its list of eligible census tracts, which included some but not all of those previously designated as Opportunity Zones, and asked states to officially nominate up to 25% of eligible tracts for designation as Opportunity Zones. How to determine those tracts was left to the states; Michigan designed a quantitative model aimed at advancing Michigan's broader strategic economic goals:

1. **Housing:** Support the creation of multifamily housing projects in communities with demonstrated need.
2. **Revitalization and Investment:** Encourage revitalization, job creation and business investment in downtowns, and in strategic commercial and industrial corridors.

At each of the 13 public input sessions, attendees were asked to give feedback on the above statewide objectives, on each of the data points selected within each of those objectives, and on specific census tracts within their region. All of this feedback was gathered, collated, and interpreted to inform the development of the final set of recommendations.

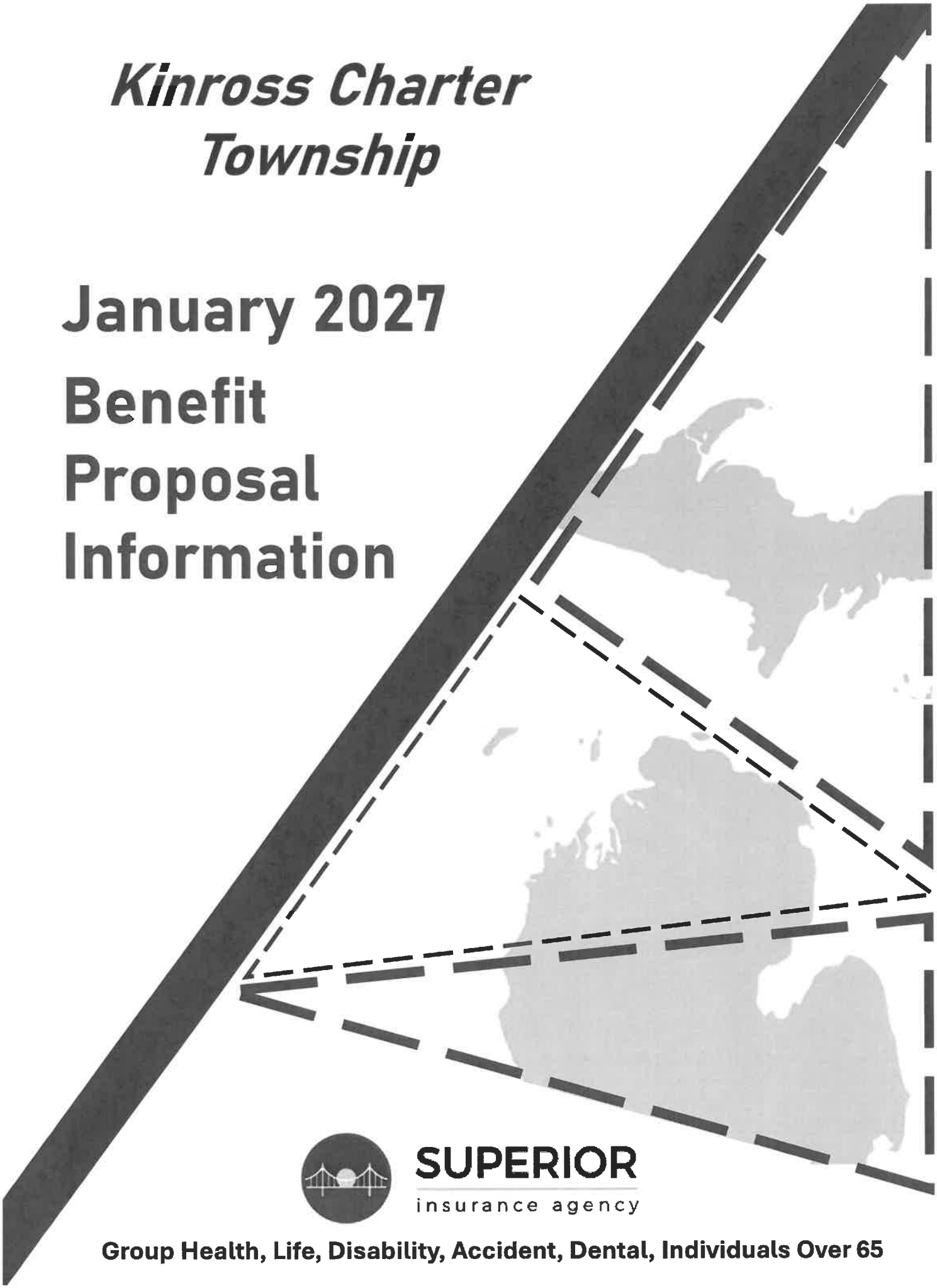
Now that the state's nominations have been approved by the federal government, Opportunity Zone 2.0 designations will take effect on January 1, 2027, and will last 10 years; these designations cannot be revised.

About Michigan Economic Development Corporation (MEDC)

The Michigan Economic Development Corporation is the state's marketing arm and lead advocate for business development, job awareness and community development with the focus on growing Michigan's economy. For more information on the MEDC and our initiatives, visit www.MichiganBusiness.org. For Pure Michigan® tourism information, your trip begins at www.michigan.org. Join the conversation on: Facebook, Instagram, LinkedIn, and Threads.

Kinross Charter Township

January 2027 Benefit Proposal Information



SUPERIOR
insurance agency

Group Health, Life, Disability, Accident, Dental, Individuals Over 65

About Us

SUPERIOR
insurance agency

Superior Insurance Agency of Sault Ste. Marie, LLC is a full-service independent insurance agency representing many of the nation's top-rated insurance carriers.

Our staff is a dedicated, ethical, knowledgeable team of professionals with a strong focus on customer service. We provide value by getting to know each of our clients. In doing so, we are able to educate and assist you in choosing the insurance products that provide the protection you need.

How we strive to help you:

- With many years of experience working with over 30 carriers and multiple types of plan administrations, you can depend on us to help you create a benefits package that suits your business needs.
- We offer on-location meetings with employees for open enrollment and insurance education to make the process easier for the employer or HR professional.
- Our service doesn't stop after we write your policy. We are also here to periodically review your coverage with you to determine whether your existing coverages make sense given your current situation.
- We care about you AND your employees, providing year-round employee advocacy and support. We answer day to day employee questions, assist employees with navigating claims, and provide educational resources and tools to help employees understand their benefits.



Medical Renewal

Blue Cross Blue Shield Simply Blue PPO $2,000

	Small Group Conversion	Alternate Plan Option 1	Alternate Plan Option 2	
	Blue Cross Blue Shield Simply Blue PPO Gold Option 3	Blue Cross Blue Shield Simply Blue PPO Gold Option 7	Blue Care Network Blue Elect Plus POS Gold Option 3	
	01/01/2027	01/01/2027	01/01/2027	
	In-Network	In-Network	In-Network	
	PPO	PPO	POS	
Deductible				
Individual	$2,000	$4,500	$2,000	
Family	$4,000	$9,000	$4,000	
Coinsurance				
Coinsurance	20%	0%	20%	
Individual Max	$3,500	Not Applicable	$5,000	
Annual Out of Pocket Max				
Individual	$7,500	$8,000	$9,500	
Family	$15,000	$16,000	$19,000	
Physician Office Services				
Preventive Care	No Charge	No Charge	No Charge	
Primary Care	$30	$30	$30	
Specialist	$50	$40	$50	
Behavioral Health	$30	$30	$30	
Hospital Services				
Urgent Care	$60	$60	$50	
Emergency Room	$250	$150	$250	
Diagnostic Services				
Imaging/CT/PET/MRI	20% after deductible	0% after deductible	$150	
Labs	20% after deductible	0% after deductible	No Charge	
X-Rays	20% after deductible	0% after deductible	20% after deductible	
Prescription Drugs				
Generic	$20	$25	$10/$30	
Preferred Brand	$60	$75	$60	
Non-Preferred Brand	$100	$175	$80	
Preferred Specialty	20% ($200 max)	20% ($300 max)	20% ($200 max)	
Non-Preferred Specialty	25% ($300 max)	25% ($300 max)	20% ($300 max)	
Rehabilitative Care				
Chiropractic	$30	$30	$30	
Durable Medical Equipment	20% after deductible	20% after deductible	20% after deductible	
One Person (3)	$833.27	$786.99	$759.73	
Two Person (2)	$1,916.44	$1,810.08	$1,747.37	
Family (6)	$2,499.71	$2,360.98	$2,279.18	
Monthly Total Premium	**$21,330.85**	**$20,147.02**	**$19.448.97**	
Monthly Change (%)				
Monthly Change ($)				

Benefit information assumes in-network provider. Please reference proposal for out-of-network benefits.

Illustrative Rates

SUPERIOR
insurance agency

		Renewal (SG)				
		Blue Cross Blue Shield Simply Blue PPO Gold Option 3 (EE = 24 Payroll Deductions)				
		Blue Cross Blue Shield Simply Blue PPO Gold Option 3	Employer Contribution *PA 152 Hard Cap Option*	Employee Contribution *PA 152 Hard Cap Option*	Employer Contribution *80% Option*	Employee Contribution *20% Option*
Single	3	$833.27	$681.70	$75.79	$666.62	$83.35
2 Person	2	$1,916.44	$1,425.64	$245.40	$1,533.15	$191.80
Family	6	$2,499.71	$1,859.18	$320.27	$1,999.77	$249.97

		RENEWAL - Individual Member Rates Option				
		Blue Cross Blue Shield Simply Blue PPO Gold Option 3 (EE = 24 Payroll Deductions)				
		Blue Cross Blue Shield Simply Blue PPO Gold Option 3	Employer Contribution *PA 152 Hard Cap Option*	Employee Contribution *PA 152 Hard Cap Option*	Employer Contribution *80% Option*	Employee Contribution *20% Option*
Members	30	$21,330.85	$16,051.42	$87.99	$17,064.68	$71.10

		Alternate Plan Option 1				
		Blue Cross Blue Shield Simply Blue PPO Gold Option 7 (EE = 24 Payroll Deductions)				
		Blue Cross Blue Shield Simply Blue PPO Gold Option 7	Employer Contribution PA 152 Hard Cap Option	Employee Contribution PA 152 Hard Cap Option	Employer Contribution 80% Option	Employee Contribution 20% Option
Single	3	$786.99	$681.70	$52.65	$629.59	$78.70
2 Person	2	$1,810.08	$1,425.64	$192.22	$1,448.06	$181.01
Family	6	$2,360.98	$1,859.18	$250.90	$1,888.78	$236.10

		Individual Member Rates Option				
		Blue Cross Blue Shield Simply Blue PPO Gold Option 7 (EE = 24 Payroll Deductions)				
		Blue Cross Blue Shield Simply Blue PPO Gold Option 7	Employer Contribution *PA 152 Hard Cap Option*	Employee Contribution *PA 152 Hard Cap Option*	Employer Contribution *80% Option*	Employee Contribution *20% Option*
Members	30	$20,147.02	$16,051.42	$68.26	$16,117.62	$67.16

		Alternate Plan Option 2				
		Blue Care Network Blue Elect Plus POS Gold Option 3 (EE = 24 Payroll Deductions)				
		Blue Care Network Blue Elect Plus POS Gold Option 3	Employer Contribution *PA 152 Hard Cap Option*	Employee Contribution *PA 152 Hard Cap Option*	Employer Contribution *80% Option*	Employee Contribution *20% Option*
Single	3	$759.73	$681.70	$39.02	$607.78	$75.97
2 Person	2	$1,747.37	$1,425.64	$160.87	$1,397.90	$174.74
Family	6	$2,279.18	$1,859.18	$210.00	$1,823.34	$227.92

		Individual Member Rates Option				
		Blue Care Network Blue Elect Plus POS Gold Option 3 (EE = 24 Payroll Deductions)				
		Blue Cross Blue Shield Simply Blue PPO Gold Option 3	Employer Contribution *PA 152 Hard Cap Option*	Employee Contribution *PA 152 Hard Cap Option*	Employer Contribution *80% Option*	Employee Contribution *20% Option*
Members	30	$19,448.97	$16,051.42	$56.63	$15,559.18	$64.83

SUPERIOR
insurance agency

Contact Us at Anytime

Superior Insurance Agency of Sault Sainte Marie, LLC
3175 I-75 Business Spur
Sault Sainte Marie, MI 49783

Phone: (906)632-3337

Email: deniseb@superiorsault.com

Thank you!

We appreciate your trust and partnership.

Outlook

Fw: Township Property

From Mark Rice <mrice@kinross.net>
Date Tue 11/10/2026 9:51 AM
To Clerk <clerk@kinross.net>

Mark W. Rice
Supervisor
Kinross Charter Township
w:(906)495-5381 ext. 107
c:(906)630-3517

From: Mark Rice <mrice@kinross.net>
Sent: Monday, November 2, 2026 6:25 PM
To: Herbert Henderson <hhenderson@lssu.edu>
Subject: Re: Township Property

In response to the inquiry regarding the possible purchase of parcel **008-076-000-20**, the parcel contains approximately **23.5 acres, more or less**, and has an estimated True Cash Value of **$40,581** for assessing purposes.

Based on that assessment, the estimated fair market value is **$40,581**. The actual purchase price would be subject to agreement between the buyer and seller.

If you would like to place in offer for this property, please do so in writing, addressed to the Township Board. It will need to be in sent to the Clerk at least the Thursday before a Board meeting to be considered at that meeting.

Mark W. Rice
Supervisor
Kinross Charter Township
w:(906)495-5381 ext. 107
c:(906)630-3517

From: Herbert Henderson <hhenderson@lssu.edu>
Sent: Monday, November 2, 2026 12:23 PM
To: Mark Rice <mrice@kinross.net>
Subject: Fwd: Township Property

Mark,

Following up on my email.
Herb

---------- Forwarded message ---------
From: **Herbert Henderson** <hhenderson@lssu.edu>
Date: Fri, Oct 23, 2026 at 3:22 PM
Subject: Township Property
To: <mrice@kinross.net>

Mark,

I tried to stop by to see you but your were off. So, I'm emailing about the township property adjoining to my property on South Kinors Lake Rd. My Address is 16350 S. Kinross Lake Rd and I would like to purchase the adjoining township property to the north of me next to the County Salt barn. My hope is to be able top purchase so that my daughter and son can build 2 new homes.
Please let me know the next steps, processes, etc...

Thank you,
Herb H.

--
Herbert D. Henderson, MPA, MPhil, MSc, PhD
Professor
Director of MCOLES
Past-President of the Faculty Association
Chair of the School of Criminal Justice, Fire Science and EMS
Lake Superior State University
Sault Ste. Marie, MI 49783
(906) 635-2172

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Thank you.

CASH SUMMARY REPORT FOR KINROSS CHARTER TOWNSHIP

From 07/01/2026 to 07/31/2026
ACCOUNTS: 001.000, 002.000, 002.005, 002.002, 002.001 (6 more)
FUNDS: 590, 591, 596, 101, 204 (11 more)

Account	Description	Beginning Balance 07/01/2026	Total Debits	Total Credits	Ending Balance 07/31/2026
Fund: 101	**GENERAL FUND**				
001.000	CASH-CHECKING	816,939.72	1,981.56	46,370.03	772,551.25
	GENERAL FUND	816,939.72	1,981.56	46,370.03	772,551.25
Fund: 204	**ROAD MAINT. AND REPAIR MILLAGE**				
001.000	CASH-CHECKING	474,309.56	11,493.77	0.00	485,803.33
	ROAD MAINT. AND REPAIR MILLAGE	474,309.56	11,493.77	0.00	485,803.33
Fund: 206	**FIRE FUND**				
001.000	CASH-CHECKING	134,614.16	158.55	22,202.41	112,570.30
002.000	CASH-SAVINGS FOR BUILDING	9,000.00	0.00	0.00	9,000.00
002.005	CASH-SAVINGS FOR EMS/FIRE BLDG	15,000.00	0.00	0.00	15,000.00
002.007	CASH-SAV FOR EQUIPMENT	3,500.00	0.00	0.00	3,500.00
	FIRE FUND	162,114.16	158.55	22,202.41	140,070.30
Fund: 207	**POLICE FUND**				
001.000	CASH-CHECKING	505,810.57	580.88	28,761.15	477,630.30
002.000	CASH-SAVINGS FOR BUILDING	3,461.00	0.00	0.00	3,461.00
	POLICE FUND	509,271.57	580.88	28,761.15	481,091.30
Fund: 208	**RECREATION FUND**				
001.000	CASH-CHECKING	239,837.00	869.45	20,196.96	220,509.49
002.000	CASH-SAVINGS FOR BUILDING	18,082.02	0.00	0.00	18,082.02
	RECREATION FUND	257,919.02	869.45	20,196.96	238,591.51
Fund: 210	**AMBULANCE FUND**				
001.000	CASH-CHECKING	298,158.08	2,781.93	67,923.13	233,016.88
	AMBULANCE FUND	298,158.08	2,781.93	67,923.13	233,016.88
Fund: 247	**PROPERTY MANAGEMENT FD**				
001.000	CASH-CHECKING	101,499.72	11,413.66	15,577.49	97,335.89
002.000	CASH-SAVINGS FOR BUILDING	17,660.00	4,415.00	0.00	22,075.00
002.005	CASH-SAVINGS FOR EMS/FIRE BLDG	10,000.00	0.00	0.00	10,000.00
	PROPERTY MANAGEMENT FD	129,159.72	15,828.66	15,577.49	129,410.89
Fund: 301	**2026 CAPITAL IMPR BOND DEBT SERVICE FUND**				
001.000	CASH-CHECKING	26.83	0.00	0.00	26.83
	2026 CAPITAL IMPR BOND DEBT SERVICE FUN	26.83	0.00	0.00	26.83
Fund: 401	**2026 CAPITAL IMPR BOND CONSTRUCTION FUND**				
001.000	CASH-CHECKING	1,370.90	123,629.10	125,000.00	0.00
	2026 CAPITAL IMPR BOND CONSTRUCTION FUN	1,370.90	123,629.10	125,000.00	0.00
Fund: 445	**PUBLIC IMPROVEMENT FUND**				
001.000	CASH-CHECKING	4,534.24	0.00	0.00	4,534.24
	PUBLIC IMPROVEMENT FUND	4,534.24	0.00	0.00	4,534.24
Fund: 508	**PARKS FUND**				
001.000	CASH-CHECKING	91,002.27	21,107.68	9,128.36	102,981.59
	PARKS FUND	91,002.27	21,107.68	9,128.36	102,981.59
Fund: 510	**KINROSS FAIRGROUNDS FUND**				
001.000	CASH-CHECKING	1,201,746.17	13,494.80	14,904.71	1,200,336.26
	KINROSS FAIRGROUNDS FUND	1,201,746.17	13,494.80	14,904.71	1,200,336.26
Fund: 584	**GOLF COURSE FUND**				
001.000	CASH-CHECKING	192,603.68	80,031.79	60,078.50	212,556.97
	GOLF COURSE FUND	192,603.68	80,031.79	60,078.50	212,556.97
Fund: 590	**SEWER FUND**				
001.000	CASH-CHECKING	1,413,955.15	251,150.94	527,625.85	1,137,480.24
002.000	CASH-SAVINGS FOR BUILDING	86,393.00	0.00	0.00	86,393.00
002.001	CASH-OPERATION & MAINT	0.00	310,000.00	0.00	310,000.00
002.002	CASH-SAVINGS FOR IMPROVEMENTS	12,869.19	0.00	0.00	12,869.19
	SEWER FUND	1,513,217.34	561,150.94	527,625.85	1,546,742.43
Fund: 591	**WATER FUND**				
001.000	CASH-CHECKING	294,606.66	67,462.03	68,637.10	293,431.59
002.002	CASH-SAVINGS FOR IMPROVEMENTS	2,126.18	0.00	0.00	2,126.18
002.003	CASH-SAV FOR TRACTOR	7,043.20	0.00	0.00	7,043.20
002.010	CASH-SAV FOR PAINTING WATER TOWERS	58,445.00	0.00	0.00	58,445.00
	WATER FUND	362,221.04	67,462.03	68,637.10	361,045.97
Fund: 596	**RUBBISH COLLECTION FUND**				
001.000	CASH-CHECKING	41,915.84	21,772.92	18,566.82	45,121.94
	RUBBISH COLLECTION FUND	41,915.84	21,772.92	18,566.82	45,121.94
	REPORT TOTALS:	6,056,510.14	922,344.06	1,024,972.51	5,953,881.69

Outlook

Parcel 008-076-000-20

From Herbert Henderson <hhenderson@lssu.edu>
Date Wed 11/4/2026 5:22 PM
To Clerk <clerk@kinross.net>
Cc Mark Rice <mrice@kinross.net>

1 attachment (43 KB)
Request to Purchase Property Kinross TWP Board.pdf;

Ms. Robinson,

Please see the attached request to purchase letter for the Township Board. I have emailed Mark in reference to this parcel and he has advised me to send the request to you for the board.
Thank you,

Herb H.

--
Herbert D. Henderson, MPA, MPhil, MSc, PhD
Professor
Director of MCOLES
Past-President of the Faculty Association
Chair of the School of Criminal Justice, Fire Science and EMS
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Thank you.

Kinross Township Board of Trustees
Kinross Township Clerk-Loretta Robinson
Ref: Parcel 008-076-000-20

November 4, 2026

Township Board,

I am writing the board as a formal request to enter into a purchase agreement for the Parcel 008-076-000-20 (approx. 23.5 Acres). This parcel currently owned by the township is directly to the North of my property sharing the property line. I am requesting the township enter into a purchase agreement for this property. I have been a resident of my current property since 2001. During that time, I have had the unfortunate opportunities to find vast amounts of garbage and at times human waste on this adjoining property. Individuals have driven side by sides into the property and dumped their travel trailer waste water and solids. This property has not been used for any legal recreational purpose during the past 25 years. Hence, I would like to purchase this parcel to clean it up and potentially build a house for my daughter. Township Supervisor Rice has stated that the value of the parcel fair market value is $40,581. This price seems high based on current 40 acre parcel within the township listed for sale at $59,000. However, I am looking to add value to the parcel and increase property taxes for the township/county. Therefore, I would like to enter into negotiations for the purchase of the property. I look forward to hearing from you. Thank you for your time.

Sincerely,

Herbert Henderson
16350 S. Kinross Lk Rd
PO Box 11
Kinross, MI 49752
906-748-6221

Outlook

new maintenance person hire

From Greg Wright <GWright@kinross.net>
Date Thu 11/12/2026 11:23 AM
To Loretta Robinson <LRobinson@kinross.net>
Cc Kayla Brown <KBrown@kinross.net>

Hello Loretta,

Would you please put on the agenda to hire John Tharp as a Maintenance person position effective start date of 11/30/2026.

Thank you,

Greg Wright
Wastewater Superintendent
16350 D'Arcy Rd.
Kincheloe, MI 49788
(906) 495-5134

Outlook

Fw: Township Property

From Mark Rice <mrice@kinross.net>
Date Tue 11/10/2026 9:51 AM
To Clerk <clerk@kinross.net>

Mark W. Rice
Supervisor
Kinross Charter Township
w:(906)495-5381 ext. 107
c:(906)630-3517

From: Mark Rice <mrice@kinross.net>
Sent: Monday, November 2, 2026 6:25 PM
To: Herbert Henderson <hhenderson@lssu.edu>
Subject: Re: Township Property

In response to the inquiry regarding the possible purchase of parcel **008-076-000-20**, the parcel contains approximately **23.5 acres, more or less**, and has an estimated True Cash Value of **$40,581** for assessing purposes.

Based on that assessment, the estimated fair market value is **$40,581**. The actual purchase price would be subject to agreement between the buyer and seller.

If you would like to place in offer for this property, please do so in writing, addressed to the Township Board. It will need to be in sent to the Clerk at least the Thursday before a Board meeting to be considered at that meeting.

Mark W. Rice
Supervisor
Kinross Charter Township
w:(906)495-5381 ext. 107
c:(906)630-3517

From: Herbert Henderson <hhenderson@lssu.edu>
Sent: Monday, November 2, 2026 12:23 PM
To: Mark Rice <mrice@kinross.net>
Subject: Fwd: Township Property

Mark,

Following up on my email.
Herb

---------- Forwarded message ---------
From: **Herbert Henderson** <hhenderson@lssu.edu>
Date: Fri, Oct 23, 2026 at 3:22 PM
Subject: Township Property
To: <mrice@kinross.net>

Mark,

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Please let me know the next steps, processes, etc...

Thank you,
Herb H.

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Herbert D. Henderson, MPA, MPhil, MSc, PhD

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