



Brighton City Council Meeting

200 N First St • City Hall Council Chambers • Brighton, Michigan 48116
(810) 227-1911 • www.brightoncitymi.gov

August 11, 2026 – 6:30 p.m.

AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Consider approval of the agenda
5. Consider approval of consent agenda items

Consent Agenda Items

- a. [Consider approval of minutes: July 28, 2026](#)
- b. [Consider approval of the purchase of a Swaby Lobeline Tertiary Wasting Pump for the Wastewater Treatment Plant from Waterworks Systems & Equipment Inc for a cost of \\$20,500](#)
- c. [Consider acceptance of the quarterly financial report for the period ending June 30, 2026](#)
- d. [Consider acceptance of the quarterly investment report for the period ending June 30, 2026](#)

Correspondence

6. Councilmember updates
7. Staff updates
8. Call to the public

Public Hearing

9. [Conduct a public hearing on Michigan Community Development Block Grant \(CDBG\) Funding for City of Brighton Home Rehabilitation Program](#)

New Business

10. [Consider approval of Resolution 2026-11 Authorizing Resolution for the Application by the City of Brighton for a Homeowner Rehabilitation Program through the Michigan State Housing Development Authority, MI Neighborhood Community Development Block Grant](#)
11. Consider entering into closed session for strategy session connected with the negotiation of a collective bargaining agreement pursuant to Michigan Open Meetings Act, 1976, § 15.268(1)(c), Michigan Compiled Laws

Other Business

12. Call to the public
13. Adjournment



Brighton City Council Meeting

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MINUTES OF THE REGULAR MEETING OF THE BRIGHTON CITY COUNCIL HELD ON JULY 28, 2026

1. Call to order

Mayor Tobbe called the meeting to order at 6:30 p.m.

2. Pledge of Allegiance

Mayor Tobbe led those in attendance in the Pledge of Allegiance.

3. Roll call

Present were Mayor Tobbe, Mayor Pro Tem Bohn, Councilmembers: Albert, Gardner, Pettengill and Schmenk.

Others Present: City Manager Gretchen Gomolka, City Clerk Tara Brown, Community Development Manager Caruso, DPW Superintendent Brad Shrader, Attorney Sarah Gabis, and Chief Brent Pirochta.

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Albert to excuse Councilmember Gipson due to personal reasons. **The motion carried, 6-0.**

4. Consider approval of the agenda

Motion by Councilmember Pettengill, seconded by Councilmember Gardner to approve the agenda as presented. **The motion carried, 6-0.**

5. Consider approval of consent agenda items

Motion by Councilmember Schmenk, seconded by Councilmember Albert to approve the consent agenda as presented. **The motion carried by roll call vote, 6-0.**

Consent Agenda Items

- a. Consider approval of minutes: June 23, 2026
- b. Consider approval of the Brighton Area Fire Authority Open House event
- c. Consider approval of the purchase of an Exmark Lazer S-Series Turf Mower from Weingartz for a total cost of \$13,260
- d. Consider approval of the purchase of 20 street barricades from Barrier HQ for a total cost of \$9,536
- e. Consider approval of the Tetra Tech Engineering Services retainer agreement for engineering services for FY 26/27 for a total cost of \$14,435.20
- f. Consider approval of the purchase of two Shield 12 solar digital display speed signs from All Traffic Solutions LLC for a total cost of \$8,133.46
- g. Consider approval of Resolution 2026-10 Recission of Resolution 2024-01 Purchase and Development of Vacant City Owned Real Property

Correspondence

6. Councilmember updates

Councilmember Gardner stated that the Brighton Area Fire Authority Board approved the purchase of new turnout gear at its July 9, 2026, meeting. She also noted that the Fire Authority will host its annual open house on October 10, 2026, on Main Street due to construction at Station 31.

Councilmember Schmenk noted that the Zoning Board of Appeals heard two variance requests during the July 9, 2026, meeting. The first variance was for a variance to the minimum front yard setbacks for construction of an attached garage which was granted and the second was to hear an appeal regarding Ordinance 609. The appeal was tabled.

Councilmember Pettengill thanked the Believe in Brighton group for the great fireworks show as well as an amazing

Taste of Brighton event weekend.

Mayor Tobbe also remarked that the fireworks were out of this world and thanked the Believe in Brighton group for continuing to bring this wonderful event to the City of Brighton.

7. Staff updates

Clerk Brown stated that early voting for the August 4, 2026, primary election began on July 25, 2026, and will end on August 2, 2026. Early voting hours are from 9:00 a.m. to 5:00 p.m. at City Hall.

Chief Pirochta noted that on July 30, 2026, during the Live at Millpond Park concert series, eight local first responders will be honored as local heroes as part of the America 250 Celebration. The concert will begin at 7:00 p.m. with honors to begin shortly before the concert.

DPW Superintendent Shrader noted that the 7th Street construction project is moving along well. The twelve-inch water main is set, and the contractor will be pouring new curb during the first week of August. Plans remain on time to have the road open for travel before school begins.

City Manager Gomolka stated that summer taxes are due August 17, 2026. Payments may be made online, in person at City Hall, or by mail. She also noted that the City of Brighton T-shirts featuring the American flag have been very popular and will be offered for sale at City Hall. An order will be placed once sufficient quantities have been requested.

8. Call to the public

Mayor Tobbe opened the call to the public at 6:58 p.m.

Alicia Urbain, Chair of the Zoning Board of Appeals, asked that City Council take a second look at recently adopted Ordinance 609, regarding chicken coop requirements, and conduct an overall review of the ordinance.

Tina Alonzo asked City Council to review requirements for sidewalk installation related to her paving the private drive Temple Street.

Hearing and seeing no further comment, the call to the public was closed at 7:03 p.m.

Discussion

9. Discuss CDBG MI Neighborhood Grant Program Application and consider setting a public hearing for August 11, 2026

Motion by Councilmember Pettengill, seconded by Councilmember Schmenk to set a public hearing for the CDBG MI Neighborhood Grant Program Application for August 11, 2026, at 6:30 p.m. **The motion carried, 6-0.**

New Business

10. Presentation by the Brighton Arts and Culture Commission and consider approval of sculptures for the 2026-27 season

Motion by Councilmember Gardner, seconded by Councilmember Schmenk to approve the sculptures as presented by the Brighton Arts and Culture Commission for the 2026-27 season. **The motion carried, 6-0.**

11. Consider authorizing staff to work with the Economic Development Council of Livingston County (EDCLC) on a service agreement for a dedicated Economic Development Liaison for the City of Brighton in an amount not to exceed \$30,000 for the 2026/2027 fiscal year

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Pettengill to authorize staff to work with the Economic Development Council of Livingston County (EDCLC) on a service agreement for a dedicated Economic Development Liaison for the City of Brighton in an amount not to exceed \$30,000 for the 2026/2027 fiscal year and to bring the agreement back to City Council for final approval. **The motion carried, 6-0.**

12. Consider appointment to the Brighton Arts and Culture Commission

Motion by Councilmember Pettengill, seconded by Mayor Pro Tem Bohn to reappoint Michael Monroe to the Brighton Arts and Culture Commission. **The motion carried, 6-0.**

13. Consider appointments to the Planning Commission

Motion by Councilmember Schmenk, seconded by Councilmember Gardner to reappoint Chuck Hundley to the Planning Commission. **The motion carried, 6-0.**

14. Consider appointments to the Downtown Development Authority

Motion by Councilmember Pettengill, seconded by Schmenk to reappoint Bill Albert and Mark Binkley to the Downtown Development Authority. **The motion carried, 5-0. Councilmember Albert abstained.**

15. Consider approval of the purchase of new sump pumps and valves for the Wastewater Treatment Plant from Dubois-Cooper Associates for a cost of \$29,592

Motion by Councilmember Albert, seconded by Councilmember Schmenk to approve the purchase of new sump pumps and valves for the Wastewater Treatment Plant from Dubois-Cooper Associates for a cost of \$29,592. **The motion carried, 6-0.**

16. Consider Approval of the Brighton Hills Cemetery Driveway Replacement with unit pricing held from previous street paving contract from Allied Asphalt, Inc. in an amount not to exceed \$115,000

Motion by Councilmember Pettengill, seconded by Councilmember Schmenk, to approve the Brighton Hills Cemetery driveway replacement with unit pricing held from previous street paving contract from Allied Asphalt, Inc. in an amount not to exceed \$115,000. **The motion carried, 6-0.**

17. Consider authorizing staff to apply for the Explore Brighton Howell Area, Community Tourism Action Plan (CTAP) grant program for downtown visitor wayfinding and public parking initiative

Motion by Councilmember Gardner, seconded by Councilmember Schmenk to authorize staff to apply for the Explore Brighton Howell Area, Community Tourism Action Plan (CTAP) grant program for downtown visitor wayfinding and public parking initiative. **The motion carried, 6-0.**

18. Consider Entering into Closed Session to Receive a Written Attorney-Client Privileged Communication pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(h), Michigan Compiled Laws Consider and to consider the purchase or lease of real property pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(d), Michigan Compiled Laws

Motion by Councilmember Gardner, seconded by Councilmember Pettengill to enter into Closed Session at 8:53 p.m. to Receive a Written Attorney-Client Privileged Communication pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(h), Michigan Compiled Laws Consider and to consider the purchase or lease of real property pursuant to the Michigan Open Meetings Act, 1976, § 15.268(1)(d), Michigan Compiled Laws. **The motion carried by roll call vote, 6-0.**

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Pettengill to come out of closed session at 11:12 p.m. **The motion carried, 6-0.**

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Albert to direct the City Attorney to take all necessary action to terminate the Predevelopment Agreement with DA Building. **The motion carried, 6-0.**

Motion by Mayor Pro Tem Bohn, seconded by Councilmember Albert to direct the City Attorney to provide legal guidance to the Zoning Board of Appeals regarding the variance request to Ordinance 609. **The motion carried, 5-1. Councilmember Schmenk voted no.**

Other Business

19. Call to the public

Mayor Tobbe opened the call to the public at 11:13 p.m. Hearing and seeing no comment, the call to the public was closed.

20. Adjournment

Motion by Councilmember Gardner, seconded by Councilmember Pettengill, to adjourn the meeting at 11:13 p.m.

The motion carried, 6-0.

Tara Brown, City Clerk



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

August 11, 2026

SUBJECT: **CONSIDER APPROVAL OF THE PURCHASE OF A SWABY LOBELINE TERTIARY WASTING PUMP FOR THE WASTEWATER TREATMENT PLANT FROM WATERWORKS SYSTEMS & EQUIPMENT INC FOR A COST OF \$20,500**

BACKGROUND

Located in the Lower Gallery of the Wastewater Treatment Plant (WWTP) is a Swaby Lobeline tertiary wasting pump. This pump was installed in 2012 and is at the end of its useful life and due for replacement.

ADMINISTRATIVE SUMMARY

The tertiary wasting pump is an important part of the phosphorus removal process at the WWTP. Ferric chloride and polymer are added to the wastewater that flows through the Clairicone clarifiers which aids in the development of a phosphorus rich sludge blanket in each tank. Wastewater staff adjust the runtime of the tertiary waste pump to regularly remove a portion of the sludge from all three clarifiers. Over time the pump wears out, becomes inefficient and needs to be replaced.

Once the new pump has been received, plant operators will remove the old pump and install the new one. Since we are using the same brand of pump (Swaby Lobeline) there is very little retrofitting of pipe connections required which makes installation relatively easy.

Swaby Lobeline Pumps are sold by single source supplier Waterworks Systems & Equipment Inc from Lakeland Michigan. This brand of pump has proven to be a long lasting and reliable pump.

BUDGET INFORMATION

City Council approved \$20,000 in the 2026/2027 Utilities Budget for the purpose of replacing the Tertiary Waste Pump at the Wastewater Treatment Plant. The cost of the pump is \$19,450 + \$1,050 for shipping for a total of \$20,500. Since the price came in \$500 over the \$20,000 budget, we propose using funds from \$33,000 left in the Fiscal Year 25/26 Utility System Replace Capital Budget. These funds are available because of savings from other projects.

RECOMMENDATION

Approve the purchase of a Swaby Lobeline tertiary wasting pump for the Wastewater Treatment Plant from Waterworks Systems & Equipment Inc for a cost of \$20,500

Prepared by: Corey Brooks, Deputy DPS Director

Reviewed by: Marcel Goch, DPS Director

Reviewed by: Elizabeth Gaines, Finance Director

- ☒ Within Budget when using savings from prior projects
- ☐ Budget Amendment Necessary and In Proper Form
- ☐ Other _____

Reviewed &

Approved by: Gretchen Gomolka, City Manager



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL AUGUST 11, 2026

SUBJECT: QUARTERLY FINANCIAL REPORT FOR THE PERIOD ENDING JUNE 30, 2026

ADMINISTRATIVE SUMMARY

- This report is for the fourth quarter of the fiscal year and while we are still going through our annual audit, we have a pretty good idea of what the final numbers will look like. Numbers are coming in very favorably compared to the amended budget.
- We will continue to monitor the budget and make City Council aware of any significant budget variances if they should arrive prior to next quarter's report.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed &

Approved by: Gretchen Gomolka, City Manager

FINANCIAL REPORT FOR CITY OF BRIGHTON - GENERAL FUND
PERIOD ENDING 6/30/2026

Favorable compared to Budget
Materially In line with Budget
Monitoring
Unfavorable compared Budget

DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD ACTIVITY 6/30/2026	OVER/ (UNDER) AMENDED BUDGET	NOTES
REVENUE					
PROPERTY TAXES	8,773,620.00	8,773,620.00	8,753,903.58	(19,716.42)	Tax collections are materially in line with the budgeted amount.
TAX PENALTIES, INTEREST & FEES	295,500.00	295,500.00	326,970.50	31,470.50	This includes the tax administrative fee (1% fee on all taxes added to tax bills), which we collect on both the summer and winter tax bills. This also includes penalties for late tax payments.
LICENSES & PERMITS	414,750.00	514,750.00	490,856.42	(23,893.58)	This account is primarily building permit fees and cable franchise fee payments. We received 3 of 4 cable franchise fee payments, the fourth payment will be back dated and recorded when received. I anticipate the payment will put this line slightly over the budgeted amount.
STATE SHARED REVENUE	1,125,000.00	1,125,000.00	980,677.58	(144,322.42)	This includes the PPT reimbursement, which which we receive in October and May, and the State Shared revenue which we receive bi-monthly, on a two month lag. We will still record one State Shared revenue payment in this account which will not be received until the end of August. This account will end materially in line with budget.
INVESTMENT EARNINGS	30,000.00	330,000.00	336,255.08	6,255.08	Due to high interest rates we have exceeded the budgeted amount.
RENTS & ROYALTIES	76,350.00	76,350.00	84,707.50	8,357.50	The majority of this line item represents charges to Major and Local streets for employees working on street projects and building rental fees (AMP and community center).
OTHER REVENUE	68,500.00	68,500.00	108,967.91	40,467.91	Includes reimbursement for civic events, dividend payment from our purchasing card and reimbursements to the City for retiree health savings account pre-funding.
OTHER FINANCING SOURCES	271,000.00	271,000.00	271,166.62	166.62	This represents appropriation from DDA, Utility and Brownfield Funds.
SERVICE CHARGES	872,200.00	872,200.00	889,726.91	17,526.91	This is primarily refuse collection user fees and cemetery lot sales, which have exceeded the budgeted amount.
FINES & FORFEITS	26,000.00	26,000.00	43,510.69	17,510.69	Primarily police related fines which come in sporadically throughout the year.
LOCAL UNIT CONTRIBUTION	100,000.00	100,000.00	98,362.86	(1,637.14)	This account is for the liaison officer payments from Brighton Schools.
GRANTS	21,000.00	21,000.00	105,106.19	84,106.19	We received a traffic safety grant, an election assistance grant for ADA compliance and additional reimbursement from the State for exempt personal property. None was anticipated.
TOTAL REVENUES	12,073,920.00	12,473,920.00	12,490,211.84	16,291.84	

Favorable compared to Budget
Materially In line with Budget
Monitoring
Unfavorable compared Budget

DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD ACTIVITY 6/30/2026	OVER/ (UNDER) AMENDED BUDGET	NOTES
EXPENDITURES					
CITY COUNCIL	38,267.00	38,267.00	34,810.46	(3,456.54)	Primary expense is Per Diems.
CITY MANAGER	298,438.00	298,438.00	293,552.97	(4,885.03)	Includes City Manager, a portion of the Grant Writer Communications Specialist and an allocated portion of the budgeted additional payment to MERS.
COMMUNICATIONS	50,768.00	60,768.00	57,018.85	(3,749.15)	Includes a portion of the Grant Writer Communications Specialist and other community promotions expenses.
LEGAL SERVICES	256,040.00	146,040.00	108,798.44	(37,241.56)	General, MTT and Labor attorney retainers and other expenses.
CITY CLERK	238,165.00	243,165.00	240,718.05	(2,446.95)	Election costs and per diems, a portion of the management assistant, general operating expenses as well as an allocated portion of the budgeted additional payment to MERS.
HUMAN RESOURCES	260,884.00	275,384.00	237,837.88	(37,546.12)	General operations, a portion of the management assistant position, as well as an allocated portion of the budgeted additional payment to MERS.
FINANCE	942,238.00	912,238.00	894,936.18	(17,301.82)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
INFORMATION SYSTEMS	233,411.00	288,411.00	258,436.45	(29,974.55)	General operations to run IT, primarily software related expenses.
POLICE	4,119,077.00	4,219,077.00	4,194,761.50	(24,315.50)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
PUBLIC WORKS	2,994,688.00	3,175,355.09	3,168,610.36	(6,744.73)	General operations covering all city buildings and public spaces.
COMMUNITY DEVELOPMENT	659,220.00	659,220.00	622,251.07	(36,968.93)	General operations as well as an allocated portion of the budgeted additional payment to MERS.
POST EMPLOYMENT BENEFITS	557,859.00	584,359.00	583,242.25	(1,116.75)	Healthcare for retirees.
TRANSFERS-OUT AGENCIES	166,200.00	158,200.00	157,981.92	(218.08)	425 Agreement payment to Genoa Township based on the Taxable Value for the parcels in the agreement, as well as an appropriation to Economic Development Council, the Historical Society and Brighton Senior Center.
TRANSFERS-OUT OTHER FUNDS	1,792,805.57	2,407,271.72	2,033,585.58	(373,686.14)	Appropriations to other funds are made as expenditures in those funds occur. The difference between the original budget and the amended budget is primarily due to Council approved amendments for left turn signals at Grand River and Church, a portion of construction costs for Rita Ann, Sisu Knoll, Roberston, Glenwyth and Oak Ridge as well as additional road maintenance.
TOTAL EXPENDITURES	12,608,060.57	13,466,193.81	12,886,541.96	(579,651.85)	
NET OF REVENUES & EXPENDITURES	(534,140.57)	(992,273.81)	(396,330.12)		Overall revenues are trending favorable compared to the budgeted total. Expenditures are materially inline with the budget. Note the budgeted use of fund balance is primarily due to an additional \$572,399 (\$600,000 total including utilities fund portion) payment into MERS as well as the budget amendments to increase the transfers-out other funds line (see detail above). We will most likely end the year using fund balance, as anticipated, but to a lessor degree as budgeted for.



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL AUGUST 11, 2026

SUBJECT: QUARTERLY INVESTMENT REPORT FOR THE PERIOD ENDING JUNE 30, 2026

ADMINISTRATIVE SUMMARY

- The City's total investment/bank balance has decreased by \$938,873 or 3.5% over last quarter to \$25,017,510.
- This decrease is to be expected as we collected tax revenue in the first quarter, while expenditures tend to be constant throughout the year.
- The City's average rate of return on investments increased from 3.33% to 3.44% over the last quarter.
- The City's earnings remain just barely lower than the benchmark 3-month Treasury Bill Rate and the Fed Funds Rate. This is due to the city's need for liquidity and protecting funds in low interest, higher insurance coverage bank accounts. The City invests in US Treasuries to close the gap. The City continues to properly diversify funds in order to obtain the most FDIC insurance coverage as possible. Investing US Treasuries is considered one of the safest investments available, backed by the full faith and credit of the U.S. government.
- The City's deposits/investments with Michigan Class, Huntington Bank, Flagstar Bank and Independent Bank, total 46.8%, 37.4%, 3.7% and 5.5%, respectively, of the City's overall portfolio. The high ratio of deposits held in Michigan Class and Huntington Bank is because Michigan Class is a fully liquid account with moderate interest and Huntington Bank houses our US Treasury investments.
- We continue to work within the primary objectives of the City's Investment Policy, which, in priority are: safety, liquidity, and return on investment.

Prepared by: Elizabeth Gaines, Finance Director

Reviewed and approved by: Gretchen Gomolka, City Manager

MEMORANDUM

To: City Council
From: Laura Hoshaw, Treasurer 
Subject: Quarterly Investment Report
Date: July 22, 2026

We are earning interest rates ranging from 0% to 3.74% on our money market, savings, and checking accounts held at various financial institutions. We have two accounts that are earning 0% interest at Old National Bank. One is a small balance account, which allows our Police officers no fee money orders for out of county court warrants. The other is a tax account that gives our citizens another location to pay their property taxes. These funds are liquid in nature and are available to use on demand. We currently have two CDs ranging from \$283,714 to \$285,326. They range from 11 months to 12 months in length with interest rates from 3.70% to 3.95%. We also have one CDARS (Certificate of Deposit Account Registry Service) at CIBC for \$830,251.59 at 4.10% with 7 months remaining. CDARS allows investments in CDs held by many different FDIC insured banking institutions so it can achieve full FDIC coverage for the total sum. Our account at Huntington Bank currently has \$9,354,745 invested with maturities from 1–4 years and an average interest rate of 3.38%. Municipalities are required to use Michigan banks for investment purposes.

With a landmark housing affordability bill in limbo, U.S. home prices have hit an all time high. The median price of existing homes in June was \$440,660, up 1.8% from \$432,700 a year ago. Home prices have risen for 36 straight months. Housing affordability remains low under slowing wage growth and stronger home price growth. The highest mortgage rates in nearly a year and the record high national median home price together are contributing to a tepid housing market that is especially difficult for first time homebuyers.

Consumer prices posted their biggest decline in more than six years during June as a sharp swoon in energy prices provided at least temporary relief from this year's inflation surge. The consumer price index, a broad measure of costs for goods and services across the U.S. economy, was lower than expected across the board. The CPI fell a seasonally adjusted 0.4% for the month, bringing the annual inflation rate down to 3.5%. The unemployment rate declined to a low 4.2% from 4.36% in May, though the decline mostly occurred because many people out of work gave up looking and were no longer counted as unemployed. The figures suggest companies remain wary of the economy's health, with inflation at a three-year high and consumer confidence near post-pandemic lows.

The Committee decided to maintain the target range for the federal funds rate at 3-1/2% to 3 3/4% in support of the Federal Reserve's dual mandate. The Committee reaffirmed its policy of maintaining ample reserves in the banking system. Economic activity is expanding at a solid pace despite elevated uncertainty that owes, in part, to the conflict in the Middle East. Productivity growth and capital investment are strong. Inflation remains elevated relative to the Committee's 2% goal, in part reflecting supply shocks that have driven price increases in certain sectors, including energy.

CITY OF BRIGHTON
QUARTERLY INVESTMENT REPORT
AS OF JUNE 30, 2026

Investment Accounts	Account Balance	Maturity Date	Current % Interest Rate	Average R.O.R.
OLD NATIONAL BANK-Checking	41,462	Immediate	0.00%	0.00%
OLD NATIONAL BANK-Juvenile	16,190	Immediate	0.00%	0.00%
Total Old National Bank	57,653			
BANK OF ANN ARBOR	207,414	Immediate	1.11%	0.01%
Total Bank of Ann Arbor	207,414			
FLAGSTAR BANK-Refundable Deposit	4,014	Immediate	2.20%	0.00%
FLAGSTAR BANK-Combined Savings	247,814	Immediate	2.45%	0.02%
FLAGSTAR BANK-A/P Checking	665,098	Immediate	2.45%	0.07%
Total Flagstar Bank	916,926			
HUNTINGTON BANK-MM	10,854	Immediate	1.66%	0.00%
HUNTINGTON BANK-INVESTMENT	9,343,891	Various	3.38%	1.26%
	9,354,745			
INDEPENDENT BANK UTILITY LB CHECKING	1,371,965	Immediate	1.85%	0.10%
Total Independent Bank	1,371,965			
MICHIGAN CLASS	11,709,515	Immediate	3.74%	1.75%
Total Michigan Class	11,709,515			
CD-FIFTH THRID BANK	285,326	12/23/26	3.95%	0.05%
CD-CIBC BANK	283,714	11/19/26	3.70%	0.04%
CDARS-CIBC	830,252	02/11/27	4.10%	0.14%
Total Certificate of Deposits	1,399,292		1.68%	
TOTAL	25,017,510			3.44%
Three Month Treasury Bill Rate*				3.81%
Average Fed Funds Rate**				3.63%
City's Avg. R.O.R. over/(under) the 3-month T-Bill Rate				-0.37%
City's Avg. R.O.R. over/(under) the Avg. Fed Funds Rate				-0.19%



City of Brighton

REPORT FROM THE CITY MANAGER TO CITY COUNCIL

August 11, 2026

SUBJECT: **CONSIDER APPROVAL OF RESOLUTION 2026-11 AUTHORIZING RESOLUTION FOR THE APPLICATION BY THE CITY OF BRIGHTON FOR A HOMEOWNER REHABILITATION PROGRAM THROUGH THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, MI NEIGHBORHOOD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

BACKGROUND

City Staff began investigating the CDBG MI Neighborhood grant in March of this year and has been navigating the grant application process. We have continued to move along the grant process and in addition to a public hearing, we must also adopt the attached resolution.

ADMINISTRATIVE SUMMARY

This grant will allow the City of Brighton to seek applications for income qualified residents to apply for grants of up to \$10,000 each for improvement to owner occupied homes. Projects over \$10,000 but less than \$40,000 can be funded through a loan rather than a grant. These loans are forgivable after 5 years if the recipient meets certain conditions. Eligible repairs include but are not limited to replacement of roofs, furnaces, HVAC systems, windows, doors, septic systems, and wells (where eligible); electrical and plumbing upgrades; foundation stabilization; insulation and weatherization; accessibility improvements, including ramps, grab bars, and accessible bathrooms; and lead or asbestos remediation. We applied for \$250,000 and were given an award amount of \$295,000 which included \$45,000 for administrative fees. We found out this week that due to increasing construction costs there has been a slight reallocation of the award. The new numbers will be \$252,137 towards projects and \$42,863 towards administration.

BUDGET INFORMATION

We do not anticipate any costs to the city other than staff time. The grant administration award will be used to hire a MSHDA approved third party contractor who is familiar with grant compliance and administration.

RECOMMENDATION

Staff recommends approval of resolution 2026-11 Authorizing Resolution for the Application by the City of Brighton for a Homeowner Rehabilitation Program through the Michigan State Housing Development Authority, MI Neighborhood Community Development Block Grant

Prepared by: Gretchen Gomolka, City Manager

Attachment: Resolution 2026-11

Resolution 2026-11

AUTHORIZING RESOLUTION FOR THE APPLICATION BY THE CITY OF BRIGHTON FOR A HOMEOWNER REHABILITATION PROGRAM THROUGH THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, MI NEIGHBORHOOD COMMUNITY DEVELOPMENT BLOCK GRANT

At a regular meeting of the City Council of the City of Brighton, Livingston County, Michigan, held in Council Chambers on the 11TH day of August 2026, at 6:30 p.m.

PRESENT: Members:

ABSENT:

The following preamble and resolution were offered by Council Member: _____ and supported by Council Member _____:

WHEREAS, the City of Brighton is seeking grant funding for the Michigan State Housing Development Authority (MSHDA), MI Neighborhood Community Development Block Grant (CDBG); and

WHEREAS, the City of Brighton proposes to use \$295,000 in CDBG funds to provide income-eligible homeowners with funds to make necessary repairs to their home to rehabilitate interior and exterior projects, including but not limited to, replacement of roofs, furnaces, HVAC systems, windows, doors, septic systems, and wells (where eligible); electrical and plumbing upgrades; foundation stabilization; insulation and weatherization; accessibility improvements, including ramps, grab bars, and accessible bathrooms; and lead or asbestos remediation and required administration of the grant program. Not less than \$252,137 will be used to benefit persons within the City of Brighton and \$42,863 will be used for grant administration, pursuant to MSHDA MI Neighborhood CDBG guidelines. No persons will be displaced as a result of the proposed activities; and

WHEREAS, the proposed project is consistent with the City of Brighton Master Plan and the proposed project will support initiatives in bringing properties into compliance with building and property maintenance codes; and

WHEREAS, all activities will provide improvements to permanent residential structures, which upon completions will be occupied by low- to moderate-income households; and

WHEREAS, no project costs (CDBG and non-CDBG) will be incurred prior to formal grant award, completion of the environmental review procedures, and formal written authorization to incur costs has been provided by the MI Neighborhood CDBG Project Manager; and

NOW, THEREFORE, BE IT RESOLVED that the City of Brighton City Council hereby authorizes the City Manager to submit the MSHDA MI Neighborhood CDBG Application and to sign the application and all necessary supporting attachments as well as the Grant Agreement and all amendments. The City Manager is designated as the Certifying Officer for the NEPA Environmental Review and is authorized to sign the FSR Payment Requests.

AYES: Members:

NAYS: Members:

RESOLUTION DECLARED ADOPTED.

Tara Brown, City Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Brighton, County of Livingston, State of Michigan, at a regular meeting held on the 11th day of August 2026, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976 and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Tara Brown, City Clerk