

MINUTES

DRAFT

Intergovernmental Cooperation Committee

Spaulding Township Hall, 5825 Cole Rd., Saginaw MI 48601

Tuesday, June 24, 2025 – 5:30 p.m.

Present: Lisa Coney-Chair, Sheldon Matthews-Vice-Chair, Mark Piotrowski, Richard Spitzer, Jack Tany
Others: Mary Catherine Hannah, Ed Masters, Suzy Koepplinger, Tim Stevens, Gerald Little, JuVedia White, Bridget Smith, Torrie Lee, Sandy Fick, Pastor Fred Lewis, Alan Malesky, Erin Riley, Teresa DeBeau, Brandell Adams, Mark Seamon, Tim Morales, Dylan Hellus, Andrew Klaczekiewicz, and others

- I. Call to order – ***Chair Coney at 5:44 p.m.***
- II. Welcome – ***Chair Coney welcomed everyone to Spaulding Township Hall and thanked Ed Masters, Township Supervisor, for hosting. Introductions were made around the room, and Chair Coney introduced Jenifer Acosta from Housing Forward, Region G Housing Partnership, to give a presentation.***
- III. Public comment (*Speakers limited to 3 minutes*) - ***None***
- IV. Agenda

1. Jen Acosta, Housing Forward, Region G Housing Partnership, re:

- Housing Forward is part of the Midland Business Alliance and a community-based initiative to holistically approach and implement solutions to develop and rehabilitate attainable housing throughout Midland County. Jen Acosta presented a slideshow titled “Unlocking Solutions for Saginaw County & Region G” with the basic message that housing is fundamental to economic development, workforce attraction, and community vitality.
- **Highlights of the presentation included:**
 - ≈ Housing Needs Assessment, with a focus on:
 - Infill housing and adaptive reuse
 - Expand attainable rental housing for households earning <\$50K
 - Encourage local incentives + public-private partnerships
 - Leverage employer-assisted housing for workforce attraction
 - Address permitting & zoning delays to unlock supply
 - ≈ What does housing have to do with Economic Development?
 - Business & Talent Attraction/Business Growth; Talent attraction is the biggest issue facing our business community – cannot be competitive without available housing; Housing inventory doesn’t align with needs; Companies can’t add/relocate new talent to meet demand; Opportunities are going to other communities
 - ≈ Changing Demographics
 - Household size (people) has decreased; Home size remains large for less people
 - A lack of the right kind of supply for a growing demand results in rising costs
 - Brief discussion of how financing works on housing developments

- **Goals from the MSHDA Regional Action Plan included:**

- ≈ **Goal 2.1:** Information and collaboration increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among state agencies, philanthropy, local governments, Tribal Nations, education and the wide variety of private-sector organizations that make up the housing ecosystem

Strategy: Create and/or align regional networks to collaborate on housing plans and projects; assess capacity of regional networks on a regular basis and fill gaps where appropriate.

- ≈ **Goal 4.1:** Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.

Strategy: Develop data-driven approaches to address housing needs specific to geographic areas (e.g. rural, suburban, urban) and demographic areas, and to support business development.

- ≈ **Goal 8.1:** Increase awareness of and support for the importance and benefits of accessible, affordable, and attainable housing throughout Michigan.

Strategy: Meet people where they are when communicating with them through culturally appropriate, accessible delivery formats (including for people with disabilities), languages, and messengers.

- **HOW SAGINAW CAN LEAD**

- 1) Support Zoning Code Updates;
- 2) Plug into the Region G Platform to align on grants, partnerships, and advocacy;
- 3) Be Proactive & Strategic

- **SAGINAW OBSERVATIONS**

- Positive in-migration of young adults (<35 years) – 62% of all new residents
- Significant commuter inflow: over 18,000 workers commute into Midland-Saginaw area
- Cost-burdened households + aging housing stock = opportunity for infill, senior housing, and rentals
- Whether our population is growing or declining, we are struggling with housing challenges
- Lack of housing supply; Lack of affordable housing; Lack of economic resources

- **KEY TAKEAWAYS**

- We need more housing
- We need more housing types with smaller housing options
- We need more housing in the right location
- We must be proactive to achieve economic and household growth

2. Any other matters to come before the committee

Future topics:

- Involve Saginaw Future
- Assess Infrastructure (water and sewer)
- Expansion
- Address Blight in community
- Address issues/concerns/complaints with the Land Bank

V. Miscellaneous – ***None***

VI. Adjournment

- ***Moved by Matthews, seconded by Tany, to adjourn. Motion carried; time being 6:58 p.m.***

Respectfully Submitted,

Lisa Coney, Committee Chair

Suzy Koepplinger, Committee Clerk