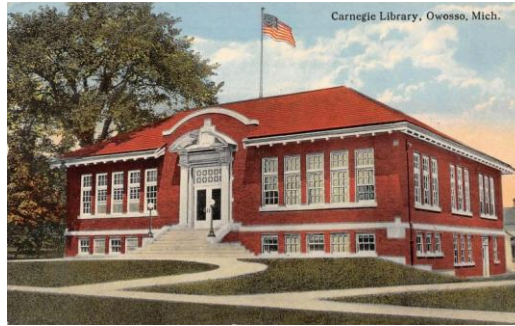




OWOSSO CARNEGIE LIBRARY PROPERTY COMMITTEE

MINUTES FOR REGULAR MEETING OWOSSO CARNEGIE LIBRARY PROPERTY COMMITTEE June 25, 2026, at 6 PM at Owosso City Hall

MEETING CALLED TO ORDER: at 6:02 PM

Roll Call

Present: Brewer, Wilson, Harrington, Ferweda, Cook, Horvath, Teich

Absent: None

Agenda and Minutes:

MOTION to approve the June 25, 2026 agenda made by HORVATH. SUPPORTED by HARRINGTON Motion carried.

MOTION to approve the May 28, 2026 meeting minutes made by HARRINGTON. SUPPORTED by BREWER. Motion carried.

Agenda Items:

1. Committee Questions from May 28 Meeting (INFORMATION)
 - a. Steam pipes: \$75,000 estimate was a rough figure; system is patched and functional. Capital item removed since the library intends to vacate; long-term the steam boiler will need full replacement.
 - b. Carnegie maintenance pledge: equates to ~\$2,000/year; City has far exceeded that historically (roof ~\$100K, A/C ~\$67-\$68K). Foundation no longer appears to actively check compliance.
 - c. Square footage: 4,000 sq ft above grade, plus ~4,000 sq ft basement (children's library); basement count depends on egress/zoning interpretation.
2. HDC Historic District Boundary Expansion (INFORMATION)
 - a. Committee favored Historic District inclusion over deed restrictions as the more effective, enforceable tool; deed restrictions seen as hard to enforce and potentially chilling to developers.
3. Parking Discussion with Adjacent Property Owner (INFORMATION)
 - a. Nathan outlined parking deficits for most use scenarios; only ~10 apartment units avoid a deficit. City has a variance process (used for Lincoln House) and may consider parking maximums as OHM updates the master plan.

- b. The committee raised a timing problem: use recommendations depend on adjacent parking availability. The Watkins green space parcel is separately deeded, which could ease acquisition.

Public Comment None.

Member Comment

The committee asked how to generate developer interest; Nathan and Justin said an RFP is premature until the funding gap is resolved and a timeline is set. Committee agreed to wait before marketing the property.

Nathan reported Owosso is now RRC-certified and has toured the MEDC rep through the Carnegie site as a priority property (\$35,000/year in technical assistance available). Committee would like the MEDC rep to present on July 23.

Venture Inc.'s investor campaign closed the old middle school funding gap; closing expected by year-end with construction starting early 2027 — freeing MEDC capacity to focus on Carnegie.

Justin Horvath flagged the pending Community Redevelopment Tax Credit (CRTC): a \$200M statewide pool. Bills are introduced in both chambers; Justin will send details to Nathan.

Action Items

- c. HDC: Nathan to recommend Council appoint the HDC as study committee to begin the survey process.
- d. Quiet title: Scott to proceed with the regular process after Council acts. Legal fees covered by General Fund.
- e. MEDC: Nathan to invite the MEDC rep – Nate Scramlin – to present July 23.
- f. Speaker: Nathan to line up a speaker from a community that repurposed a Carnegie library.
- g. CRTC: Justin to send legislation details to Nathan for the committee.

Next Meeting: July 23, 2026 @ 6 PM

Adjourned: at 6:39 PM