

DATE: March 23rd, 2026

AUTHORIZING RESOLUTION FOR THE DESIGNATED OFFICIAL AND THE APPLICATION BY THE VILLAGE OF PINCKNEY FOR A HOMEOWNER REHABILITATION PROGRAM AND AN UNOCCUPIED RENTAL REHABILITATION PROGRAM THROUGH THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY MI NEIGHBORHOOD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

WHEREAS, the Village of Pinckney is seeking \$1,500,000 in grant funding for the Michigan State Housing Development Authority (MSHDA), MI Neighborhood Homeowner Rehabilitation and Unoccupied Rental Rehabilitation CDBG programs; and

WHEREAS, the Village of Pinckney proposes to use \$660,000 in CDBG funds to provide income-eligible homeowners with funds to make necessary repairs to their home that are eligible under the program guidelines, which may include but are not limited to, rehabilitating interior and exterior for code-related requirements, permanently affixed energy-related repairs, and improvements necessary for persons with accessibility needs, and remediation of lead-based paint hazards or asbestos abatement, and to provide required administration of the grant program. Not less than \$550,000 will be used to benefit persons within the Village of Pinckney, pursuant to MSHDA and CDBG guidelines. No persons will be displaced as a result of the proposed activity; and

WHEREAS, the Village of Pinckney proposes to use \$840,000 in CDBG funds to complete the 551 E. Hamburg St. unoccupied rental rehabilitation project to renovate an existing blighted structure which is not able to be rented due to the substandard housing designation. The rehabilitation will include, but is not limited to, structural, mechanical, electrical, plumbing, windows, countertops, cabinets and fixtures. Not less than \$700,000 will be used to benefit persons within the Village of Pinckney, pursuant to MSHDA and CDBG guidelines. No persons will be displaced as a result of the proposed activity; and

WHEREAS, the proposed homeowner rehabilitation program aligns with the Village’s Master Plan. Objective 1.5 which specifically identifies the need to “revitalize older residences and neighborhoods by encouraging public and private investments in rehabilitation.” Also noting that, approximately 23.6% of the Village of Pinckney’s homeowner housing stock was built before 1970; and

WHEREAS, the proposed unoccupied rental rehabilitation program and the associated development of vacant and underused properties aligns with the Village’s engagement in the MEDC Redevelopment Readiness Certification program, which began in 2013. This effort emphasized increasing foot traffic within the village’s downtown, diversifying housing opportunities, and improving overall standards of living. The development of seven apartment units directly supports those community goals; and

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WHEREAS, all homeowner rehabilitation program activities will be taken for the purpose of providing and/or improving permanent residential structures which, upon completion, one hundred (100%) percent will be occupied by low- or moderate-income households; and

WHEREAS, all unoccupied rental rehabilitation program activities will be taken for the purpose of providing and/or improving permanent residential structures which, upon completion, at least fifty-one (51%) percent of the units will be occupied by low or 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 CDBG Project Manager; and

WHEREAS, the Village of Pinckney held a public hearing March 23, 2026, to afford citizens an opportunity to examine and submit comments on the proposed application for the CDBG grant;

NOW THEREFORE BE IT RESOLVED that Village of Pinckney hereby **authorizes the Village President to submit the MSHDA MI Neighborhood CDBG Application and to sign the application and all necessary supporting attachments. The Village President is authorized to sign the Grant Agreement and payment requests and is authorized to execute any amendments or additional documents required to carry out and complete the grant. The Village Manager is designated as the Certifying Officer for the National Environmental Policy Act (NEPA) Environmental Review.**

DATE: March 23rd, 2026

EFFECTIVE DATE:

This Resolution shall become effective upon its adoption by the Pickney Village Council and publication in accordance with applicable law.

X

Jeffrey A Buerman
President Village of Pinckney

X

Andrea McCall
Clerk Village of Pinckney

Village Council Member _____ offered the foregoing Resolution and moved its adoption. The motion was seconded by Village Council Member _____, and upon being put to a vote, the vote was as follows:

Jeffrey A Buerman, President	_____
Justin Bierman – President Pro-temp	_____
Stacy Conquest, Trustee	_____
Rob Coppersmith, Trustee	_____
, Trustee	_____
Nick Kane, Trustee	_____
Jo Self, Trustee	_____

The President thereupon declared this Resolution approved and adopted by the Village of Council of the Village of Pinckney this 23rd day of March 2026.

I hereby certify that the foregoing constitutes a true and complete copy Resolution No. _____ adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on Monday March 23rd, 2026.

X

Andrea McCall
Village Clerk