



CITY COUNCIL MEETING

AGENDA – July 6, 2026

Mason City Hall, 201 W. Ash Street, Mason, MI
Sycamore Room, 6:30 p.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 4. PUBLIC COMMENT**
- 5. CONSENT CALENDAR**
 - A. Minutes:
 1. Approve Minutes of Regular Council Meeting June 15, 2026
 - B. Correspondence:
 1. Receipt of Letter from Consumers Energy in Support of Data Center Development Project (June 15, 2026)
 2. Receipt of Letter from Lansing Regional Chamber of Commerce in Support for the Proposed Private Investment at 3388 W. Columbia Road (June 15, 2026)
 3. Receipt of Written Public Comments from Caylei Ellison (June 15, 2026)
 4. Receipt of Letter from Greater Lansing Building Trades Council (June 16, 2026)
 5. Receipt of Written Public Comment from Bradley Cohen (June 17, 2026)
 6. Receipt of Written Public Comment from Rich Witzke, Business Agent, BA Ironworkers Local 25 (June 17, 2026)
 7. Receipt of Written Public Comments from Amy Olle (June 18, 2026)
 - C. Financials:
 1. Resolution 2026-21: Approval of Compensation Range for Identified Administrative Officers
 - D. Right of Ways and Use of Public Property:
 1. Approve a License Agreement with The Daily Scoop Ice Cream Shoppe for the Defined Use of Outdoor Seating
 2. Approve Use of Public Right-of-Way for the Sundried Music Festival, Inc.'s, Music Festival, Grant Waiver of Amplified Music Prohibitions for Identified Times on August 28, 29, and 30, 2026, and Temporarily Close the Entire Social District on August 28 and 29
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - A. Ordinance 272: Receipt of Technical Review Report from RSG
 - B. Approval of Attendees and Designated Elected Official Representative(s) to attend the Michigan Municipal League Annual Convention on October 7, 8, and 9, 2026 in Traverse City, MI
- 8. MEMBER REPORTS**
- 9. MANAGER'S REPORT (7/2/26)**
- 10. ADJOURN**

Minutes

Cover sheet provided in lieu of Agenda Report.



**CITY OF MASON
REGULAR CITY COUNCIL MEETING MINUTES**

June 15, 2026

CALL TO ORDER

Mayor Whipple called the meeting to order at 6:30 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

ROLL CALL

Present: Councilmembers: Droscha, Ferris, Husby, Preadmore, Schaffer, Vercher, Whipple
Absent: Councilmembers: None

Also present: City Manager Stuart, Executive Assistant Martin

PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Pro Tem Droscha led the Pledge of Allegiance and offered the invocation.

PUBLIC COMMENT

	Name	Resident	Affiliation	Comment Regarding
1	Lisa Norris	No	-	Commented on data center concerns.
2	Patrick Lind	No	-	Commented on data center concerns.
3	Leo Bayard	No	-	Commented as Cyborg 676.
4	Cathy Baird	No	-	Commented in support of proposed Ordinance 272 and other data center concerns.
5	Robert Kerr	No	-	Commented on data center concerns.
6	Gary Baird	No	-	Commented on data center concerns.
7	Delinda Benson	No	-	Commented on data center concerns.
8	Eva Alvarado	No	-	Shared scripture.
9	Bill Dutcher	No	-	Commented on data center concerns.
10	Paula Caltrider	No	-	Commented on data center concerns.
11	Doug Delind	No	-	Commented on data center concerns.
12	Kevin Lovell	No	-	Commented on data center concerns.
13	Emerson Hyde	No	-	Commented on data center concerns.
14	Julie Miller	No	-	Commented on data center concerns.
15	Megan Short	No	-	Commented on data center concerns.
16	Alissa Day	No	-	Commented on data center concerns.
17	Randy Cantu	No	-	Commented on data center concerns.
18	Annette Beyersdorf	Yes	-	Commented on data center concerns.
19	Wendy Ring	Yes	-	Commented on data center concerns.
20	Robin Naeyaert	Yes	-	Commented on community and local government.
21	Tom Emerick	Yes	-	Commented on data center concerns.
22	Pam Oliver	Yes	-	Commented on data center concerns.
23	Mary Wilson	Yes	-	Commented on data center concerns.
24	Kathy Schmitz	Yes	-	Commented on data center concerns.
25	Chris Thomas	Yes	-	Commented on data center and City Charter concerns.
26	Shawn Sodman	Yes	-	Commented on civil discourse.

Recessed: 7:48 p.m. – Break

Reconvened: 8:00 p.m.

PRESENTATIONS

- A. Capital Area District Libraries (CADL) Annual Report 2025 Presented by Jenny Marr, Executive Director, Capital Area District Libraries and Heather Goupil, Head Librarian – Mason Branch
 - 1. Receipt of Capital Area District Libraries (CADL) – Mason Branch Annual Report 2025

MOTION by Droscha second by Preadmore,
to receive the Capital Area District Libraries (CADL) – Mason Branch Annual Report 2025

MOTION APPROVED UNANIMOUSLY

CONSENT CALENDAR

- A. Minutes:
 - 1. Approve Minutes of Regular Council Meeting June 1, 2026
- B. Correspondence:
 - 1. Receipt of Letter from Ingham Intermediate School District Support for Economic Development and Long-Term Community Investment (June 10, 2026)
 - 2. Receipt of Letter from National Electrical Contractors Association Support for Economic Development – Electrical Workforce Impact (June 10, 2026)
 - 3. Receipt of Letter from City Attorney Hitch Regarding Limitations of an Ordinance Adopted by the City Pursuant to Section 7.13 of the City Charter (June 11, 2026)
 - 4. Receipt of Memorandum from City Manager Stuart on the Status of 425 Agreement with Vevay Township (June 12, 2026) – **Moved to New Business**
- C. Financials:
 - 1. Receipt of Monthly Revenue and Expenditure Report for Period Ending May 31, 2026
 - 2. Authorize Purchase for the Replacement of the Fire Department Floor Trench Grating with East Jordan in the Amount of \$6,111.05
 - 3. Authorize the Additional Scope of Work and Associated Costs Under the Current Contract with Hubbell, Roth & Clark, Inc. (HRC) in an Amount Not to Exceed \$40,000 and Any Necessary Budget Amendments – **Moved to New Business**
 - 4. Authorize Change Order No. 1 with SOAP Engineering in the Amount of \$43,003.99 Related to the Water Treatment Plant Supervisory Control and Data Acquisition (SCADA) Upgrade Project – **Moved to New Business**
 - 5. Authorize Contract for Well #7, Kipp Rd. (CIP:2022-U3), and Well #6, Franklin Farms (CIP: 2023-U28) Rehabilitation with Northern Pump and Well Inc. in the Amount of \$121,483.09 and Any Necessary Budget Amendments – **Moved to New Business**
 - 6. Approve City Council Policy 2026-02: Credit Card Policy
 - 7. Fiscal Year 2025-2026 Budget Year End Requirements:
 - A. Resolution 2026-17: Authorization to Amend the 2025-2026 Fiscal Year Budget and Reappropriate Remaining Capital Projects Funds to the 2026-2027 Budget for Capital Projects Not Completed

CITY OF MASON CITY COUNCIL RESOLUTION NO. 2026-17

AUTHORIZATION TO AMEND THE 2025-2026 FISCAL YEAR BUDGET AND REAPPROPRIATE REMAINING CAPITAL PROJECTS FUNDS TO THE 2026-2027 BUDGET FOR CAPITAL PROJECTS NOT COMPLETED

June 15, 2026

BE IT RESOLVED, that the City Council of the City of Mason that the 2025-2026 Fiscal Year Budget is amended as per the attached Budget Report for City of Mason for Fiscal Year 2025-2026; and

BE IT FURTHER RESOLVED, the City of Mason City Council hereby authorizes staff to amend the 2026-2027 budget for any capital projects listed below that are in progress but not completed in the 2025-2026 fiscal year in an amount not to exceed the 2025-2026 approved budget less the funds spent to date as of June 30, 2026.

FY 2025-2026			
Project	Project Name/Description	2025-2026 Approved Budget	Spent to date (6/08/26)
2019-3b/U8	WWTP Plant Construction & Remodel	\$5,408,510	\$3,596,076
2022-U3	Well No. 7 (Kipp Rd.)	\$70,000	\$0
2024-U6	Supervisory Control and Data Acquisition (SCADA)	\$500,000	\$113,650
2020-P24	Lee Austin Park	\$550,000	\$15,550
2021-MVP2	Replacement No. 5 - Police Interceptor	\$67,000	\$36,855
2020-B4	DPW: Facility Design/Construction	\$17,000,000	\$6,808,888
2025-B2	Window Repair/Restoration Library	\$75,000	\$1,037
2022-B3	Replacement Tanker 811	\$900,000	\$260,000
2023-B4	Public Participation Plan & Communications Strategy	\$5,000	\$0

B. Resolution 2026-18: Return Delinquent Water and Sewer Bills to the July 2026 Tax Roll

**CITY OF MASON
CITY COUNCIL RESOLUTION NO. 2026-18**

RETURN DELINQUENT WATER AND SEWER BILLS TO THE JULY 2026 TAX ROLL

June 15, 2026

BE IT HEREBY RESOLVED, that the City Council of the City of Mason that the City Treasurer is authorized to return the attached Exhibit "A" – Delinquent Water and Sewer Bills to the July 2026 Tax Roll, pursuant to Mason City Code Section 82-246 (a).

8. Fiscal Year 2026/2027 Budget Year:

A. Resolution 2026-19: Levy a 1% Tax Administration Fee

**CITY OF MASON
CITY COUNCIL RESOLUTION NO. 2026-19**

LEVY 1% TAX ADMINISTRATION FEE

June 15, 2026

BE IT HEREBY RESOLVED, that the City Council of the City of Mason that the City Treasurer is to levy a 1% tax administration fee on all Ingham County, Mason Public School, Ingham Intermediate School, State Education, Capital Region Airport Authority, Capital Area District Library and Lansing Community College taxes levied on the July and December 2026 tax rolls of the City of Mason;

FURTHER RESOLVED, that the City Treasurer is hereby authorized to collect 4% interest on any taxes that remain unpaid from the July tax roll after August 31, 2026 and 3% penalty from the December tax roll after February 16, 2027.

- B. Approve the Amendments to the Directory of Charges – **Moved to New Business**
- C. Resolution 2026-20: Approval of Professional Service Vendors for Fiscal Year 2026-2027 – **Moved to New Business**
- D. Building Services Preferred Vendor:
 - 1. Authorize Staff to Submit 90-day notice to Meridian Township that the City of Mason Intends to Discontinue Building Services at the End of the Contract Year (October 29) and to Implement a Plan of Transition for Minimal Impact on Current Applicants
 - 2. Authorize Contract with Associated Government Services (AGS) for Building Services Beginning No Later than October 30, 2026

MOTION by Droscha second by Schaffer,
to approve the Consent Calendar as amended, moving items B4, C3, C4, C5, C8B & C8C to New Business.

MOTION APPROVED UNANIMOUSLY

UNFINISHED BUSINESS

None

NEW BUSINESS

- A. Pursuant to Section 7.13(1) of the City Charter, Immediately Adopt Ordinance 272 to Amend Chapter 22, Sections 22-31 and 22-32 of the Code of Ordinances of the City of Mason to Establish Objective, City-wide Noise and Vibration Performance Standards

MOTION by Preadmore second by Schaffer,
to adopt Ordinance 272 to amend Chapter 22, Sections 22-31 and 22-32 of the Code of Ordinances of the City of Mason to Establish Objective, City-wide Noise and Vibration Performance Standards

MOTION APPROVED UNANIMOUSLY

- B. Consent Agenda Item B4
Receipt of Memorandum from City Manager Stuart on the Status of 425 Agreement with Vevay Township (June 12, 2026)

MOTION by Droscha second by Ferris,
to receive Memorandum from City Manager Stuart on the Status of 425 Agreement with Vevay Township (June 12, 2026)

Yes (5) Droscha, Ferris, Preadmore, Vercher, Whipple
No (2) Husby, Schaffer

MOTION APPROVED

- C. Consent Agenda Item C3
Authorize the Additional Scope of Work and Associated Costs Under the Current Contract with Hubbell, Roth & Clark, Inc. (HRC) in an Amount Not to Exceed \$40,000 and Any Necessary Budget Amendments

MOTION by Droscha second by Schaffer,
to authorize the Additional Scope of Work and Associated Costs Under the Current Contract with Hubbell, Roth & Clark, Inc. (HRC) in an Amount Not to Exceed \$40,000 and Any Necessary Budget Amendments

MOTION APPROVED UNANIMOUSLY

D. Consent Agenda Item C3

Authorize Change Order No. 1 with SOAP Engineering in the Amount of \$43,003.99 Related to the Water Treatment Plant Supervisory Control and Data Acquisition (SCADA) Upgrade Project

MOTION by Droscha second by Husby,

to authorize Change Order No. 1 with SOAP Engineering in the Amount of \$43,003.99 Related to the Water Treatment Plant Supervisory Control and Data Acquisition (SCADA) Upgrade Project

MOTION APPROVED UNANIMOUSLY

E. Consent Agenda Item C5

Authorize Contract for Well #7, Kipp Rd. (CIP:2022-U3), and Well #6, Franklin Farms (CIP: 2023-U28) Rehabilitation with Northern Pump and Well Inc. in the Amount of \$121,483.09 and Any Necessary Budget Amendments

MOTION by Droscha second by Ferris,

to authorize Contract for Well #7, Kipp Rd. (CIP:2022-U3), and Well #6, Franklin Farms (CIP: 2023-U28) Rehabilitation with Northern Pump and Well Inc. in the Amount of \$121,483.09 and Any Necessary Budget Amendments

MOTION APPROVED UNANIMOUSLY

F. Consent Agenda Item C8B

Approve the Amendments to the Directory of Charges

MOTION by Preadmore second by Droscha,

to authorize the Amendments to the Directory of Charges

MOTION APPROVED UNANIMOUSLY

G. Consent Agenda Item C8C

Resolution 2026-20: Approval of Professional Service Vendors for Fiscal Year 2026-2027

**CITY OF MASON
CITY COUNCIL RESOLUTION NO. 2026-20**

APPROVAL OF PROFESSIONAL SERVICE VENDORS

June 15, 2026

WHEREAS, the Administrative Purchasing Policy of the City of Mason requires that any purchase or contract for supplies, equipment, services, and construction costing \$5,000 or more shall be approved by the City Council, and that any purchase or contract costing more than \$20,000 shall require the receipt of sealed bids which shall be presented to the City Council except when the City Council waives the competitive bidding requirement;

WHEREAS, particular providers of supplies, equipment, services, and construction have a long standing history with the City of Mason, or qualify as a sole source provider by way of providing proprietary products, by being the only feasible provider geographically, by being the only historically available provider, or by being the best quality provider as demonstrated over time; and

WHEREAS, past experience has demonstrated that the cost to the City of Mason of soliciting quotations or sealed bids for some purchases does not result in cost savings.

NOW, THEREFORE BE IT RESOLVED, that the providers of supplies, equipment, services, and construction designated herein are approved contractors by the City Council for services provided within the Fiscal Year 2026-27;

BE IT FURTHER RESOLVED, the providers designated herein have a long-standing successful history with the City of Mason or are designated as sole source providers where it has been determined that the solicitation of quotations or sealed bids will not result in reduced cost or improved levels of service; and

BE IT FINALLY RESOLVED, by this action the vendors listed herein are hereby selected and approved as meeting the requirements of the City's Administrative Purchasing Policy.

Sole Source Vendors:

Item is available from only one source OR competition is determined inadequate after solicitation of a number of sources.

Vendor	Description
Adrian & Blissfield (New)	Railroad Contract
Blue Cross Blue Shield of Michigan	Health Insurance Provider
BS&A Software	Software Provider
CE&A Professional Services	Employee Testing
Cummins Sales & Service	Generator Service Provider
Election Source	Voting Supplies and Service
Enmet LLC	Gas Detection Systems
Huber Technologies	WWTP Materials
ICC CDS, LLC (New)	Records Retention System
Ingham County	Network and IT & Drain Assessments
Michigan Municipal League	Workers Compensation
MMRMA	Municipal Risk Management
State of Michigan	Wastewater, Drinking Water, Stormwater Permits
Valbridge Property Advisors	Appraisal Services

Best Quality Source Vendors:

Item is available from other sources, but due to experience and the nature of the services the vendor is determined to be the best source.

Vendor	Description
Allstate Tower	Radio Tower Maintenance
Bendzinski & Co (formerly Baker Tilly)	Financial Advisor
Ballard Electric LLC	Electrical Contractor
Biotech Agronomics	Biosolids
Cintas	Product & Service Provider
CMP	Law Enforcement Supplier
CSM Mechanical	Mechanical Contractor
Datacom	Security Key Access
Detroit Salt Company (New)	Salt Provider
Dornbos Sign and Safety	Street Signs
EJ Iron Works (New)	Water/Sewer Parts

Elevator Service LLC	Elevator Maintenance and Repairs
Elhorn Engineering	Chemical Supplies WTP
ESO	Emergency Management Software
Etna Supply (New)	Water/Sewer Parts
Facilities 360	Cleaning Services
Ferguson Water Works	Water/Sewer Parts
Giffels Webster	Supplemental Zoning Services
Haviland Enterprises Inc	Chemical Manufacturer
HSC Services, Inc.	Assessing Services
Hubbell, Roth & Clark, Inc. (HRC)	Engineering and Architectural Professionals
Ingham County Road Department	Plow Blades and Center Line Stripping
Kennedy Industries	Pump Sales and Service
McGinty, Hitch, Person, Anderson & Revore, P.C.	Legal Services
Meridian Township	Building Inspection Services
Michael R. Kluck (Foster Swift Collins & Smith PC)	Legal Services, Labor
Michigan Fleet and Fuel	Fuel Provider
Microsoft Corporation	Computer Hardware and Equipment
Myers Plumbing and Heating	Mechanical Services
North Central Laboratories	WTP & WWTP Supplies and Equipment
Northern Pump and Wells	Well Repairs
Peerless-Midwest	Well Repairs
PVS Technologies	Chemical Supplies WWTP
R & R Truck Repair Inc	Vehicle Maintenance, Repairs and PPE
Solitude Lake Management	Pond Management
U of M/Sparrow Occupational Health Services	Healthcare Provider
Studio Intrigue Architects	Architectural Services
T.H. Eifert, LLC	HVAC Maintenance and Repairs
USA Blue Book	WTP & WWTP Supplies and Equipment
West Michigan International	Commercial Heavy Duty Vehicle Service
Wolverine Engineering	Engineering and Design Services

MOTION by Preadmore second by Droscha,
to approve Resolution 2026-20: Approval of Professional Service Vendors for Fiscal Year 2026-2027

Yes (6) Droscha, Ferris, Husby, Preadmore, Vercher, Whipple

No (1) Schaffer

MOTION APPROVED

MEMBER REPORTS

A. Receipt of Mayoral Proclamation for Ellie Koppin, June 6, 2026

- Mayor Pro Tem Droscha responded to Public Comment
- Councilmember Vercher responded to Public Comment
- Mayor Whipple responded to Public Comment

CITY MANAGER'S REPORT (6/12/2026)

- Manager Stuart provided several remarks in response to Public Comment

ADJOURN

The meeting was adjourned at 9:01 p.m.

Deborah Stuart, City Manager
City of Mason, County of Ingham, State of Michigan

Correspondence

Cover sheet provided in lieu of Agenda Report.





June 15, 2026

City of Mason
201 West Ash Street
Mason, MI 48854

RE: Letter of Support — Data Center Development Project

Dear Mason City Council and City Manager,

On behalf of Consumers Energy, I am pleased to offer this letter of support for the proposed data center project currently located in Vevay Township and supported by the city. Consumers Energy serves approximately 6.8 million customers across Michigan's Lower Peninsula, and we are deeply committed to the economic vitality of the communities in our service territory. We believe this project represents a significant and positive milestone for the City, the broader mid-Michigan region, and state.

Consumers Energy has the operational expertise and infrastructure planning capabilities to serve the power demands that this project requires. Our Growth team is actively engaged in supporting large-load development across Michigan and stands ready to work collaboratively with the project developer and community to ensure that energy service is delivered safely and reliably while maintaining our commitment that **growth strengthens our communities, our grid, and protects our customers.**

Consumers Energy is equally committed to ensuring that this growth benefits and does not burden our existing customers. Our large-load tariff structure, reviewed and approved by the Michigan Public Service Commission, incorporates rigorous customer protections that prevent the costs of serving this project from shifting to other customers. At the same time, the addition of significant new load spreads fixed system costs across a broader customer base, putting downward pressure on rates for all Consumers Energy customers over time. Furthermore, new or upgraded poles, lines and equipment required to serve the project will strengthen the backbone of the system for the surrounding area. That stronger backbone is all part of our Reliability Roadmap, a blueprint for fewer and shorter outages.

Responsible data center development, done right, is a win for every customer we serve.

Beyond reliable power delivery, Consumers Energy recognizes our broader role in Michigan's economic competitiveness. We are supportive of this project's efforts to strengthen Michigan's opportunities by generating substantial local tax revenue, supporting supply chain activity, and signaling that Michigan is ready to compete for the digital economy. We are proud to work alongside City officials, local leaders, and state agencies to ensure this project delivers lasting community benefits. Consumers Energy stands ready to be a committed, long-term energy partner for this development and supports its advancement.

Please do not hesitate to contact me to discuss how Consumers Energy can best support this effort. We look forward to powering City of Mason's next chapter.

Respectfully submitted,

Lauren Snyder

Senior Vice President and Chief Customer and Growth Officer
Consumers Energy



June 15, 2026

Mayor and Members of the Mason City Council

City of Mason
201 West Ash Street
Mason, MI 48854

Re: Support for the Proposed Private Investment at 3388 W. Columbia Road

Dear Mayor and Members of the Mason City Council,

The Lansing Regional Chamber of Commerce has proudly served the Lansing region for 125 years. Since our founding in 1901, we have stood alongside this community through every defining economic chapter: the rise of the automobile industry, the post-war manufacturing boom that built a middle class, the diversification into life sciences and higher education, and the growth of state government, healthcare, and technology that shape the region today. In each of those chapters, our role has been the same: to ensure the region does not miss the moments that define the next generation of prosperity. We are writing today because we believe this is one of those moments, and we want Mason's leadership to know that the LRCC stands firmly behind it.

Our Commitment to Mason

We are aware of the recent discussions surrounding the proposed development at 3388 W. Columbia Road and the intergovernmental process that has been underway. We want the Mason City Council to know clearly and without reservation that the Lansing Regional Chamber of Commerce is fully supportive of the City's efforts to move this project forward. We encourage the Council to continue pursuing the development at 3388 W. Columbia Road through whatever legal and development framework best serves the City and its residents. The LRCC will be with you every step of the way.

Why This Project Matters

The data from the Lansing Economic Area Partnership's Mason Community Profile and the State of the Lansing Region 2025 report tells us something important about where this region is headed. Between 2010 and 2023, Mason's working-age population declined even as overall population grew slightly. Residents aged 20 to 44 fell 7%, and those aged 45 to 64 fell 10%. Michigan's population is projected to decline 2% between 2025 and 2050, while the nation grows 7%. The Lansing region is expected to face similar pressures.

The Lansing region also has the second highest share of Generation Z residents among all of its benchmark peer regions. One in four residents is between the ages of 12 and 27. These are the future homeowners, workers, entrepreneurs, and civic leaders of this community. The question is whether we give them a reason to stay. A \$1 billion private investment of this scale is a compelling answer to that question for Mason, and for the region.





When businesses evaluate where to invest, where to build, and where to put their capital and their people, they do not see township lines or city limits. They see the Lansing region. A project of this scale strengthens the entire region's competitive position, signals to site selectors and investors across the country that this is a place ready to grow, and creates the kind of private sector momentum that funds public services, supports infrastructure, and builds a stronger community for the next generation.

A Generational Investment in This Community

The scale of what is being proposed here is worth stating plainly. Based on 2025 millage rates and a minimum taxable value of \$500 million, this project would generate an estimated \$29.5 million in new annual tax revenue across all affected jurisdictions every single year, with no local property tax abatements and no exemptions. Over 20 years, the cumulative benefit to the region exceeds \$589 million.

That means Mason Public Schools receiving tens of millions of dollars in additional support over the next two decades, supporting teachers, programs, and the facilities that make Mason an attractive place for young families. It means Lansing Community College gaining the funding to invest in workforce training and student access. It means Ingham County, public safety, roads, library services, and regional infrastructure all receiving sustained, meaningful new revenue — year after year, without asking anything more of current taxpayers.

This is the kind of private investment that changes a community's trajectory. It funds the services residents rely on, attracts the workforce the next generation of employers will need, and sends a signal to the broader business community that Mason is a city ready to grow.

Our Support

The Lansing Regional Chamber of Commerce encourages the Mason City Council to press forward with this project. We represent more than 1,000 businesses and community partners across the Lansing region, and we speak on their behalf when we say: this investment matters. The path forward may require creativity and persistence, but the opportunity on the other side of that effort is worth it.

We are available to support the City in any way that is helpful, whether that means providing data, connecting stakeholders, engaging the broader business community, or simply being a visible and vocal advocate for Mason's leadership on this project. Please do not hesitate to reach out.

For 125 years, the Lansing region has moved forward when its communities chose to lead. We know Mason will be the next community to demonstrate that leadership for others to follow moving forward.

Thank you for your service and your commitment to Mason's future and our region.

Sincerely,

A handwritten signature in black ink that reads 'Tim Daman'. The signature is fluid and cursive, with the first name 'Tim' being more prominent.

Tim Daman

President & CEO

Lansing Regional Chamber of Commerce



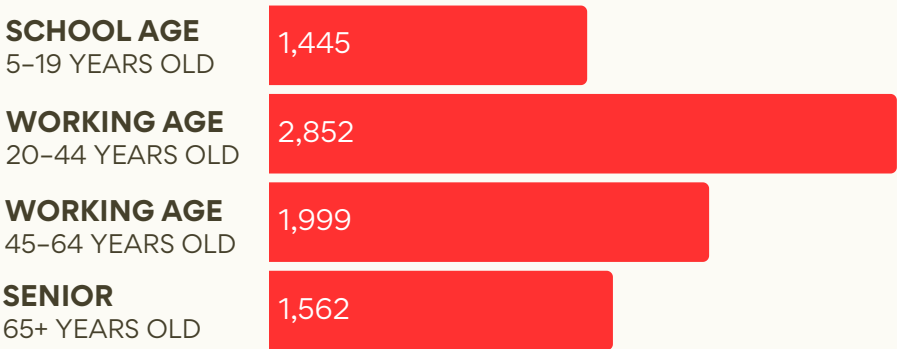
COMMUNITY PROFILE

Economic development strengthens a community’s economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

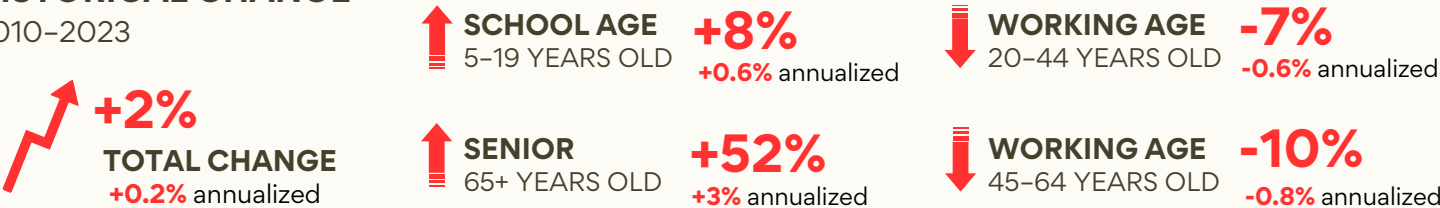
MASON

MASON POPULATION

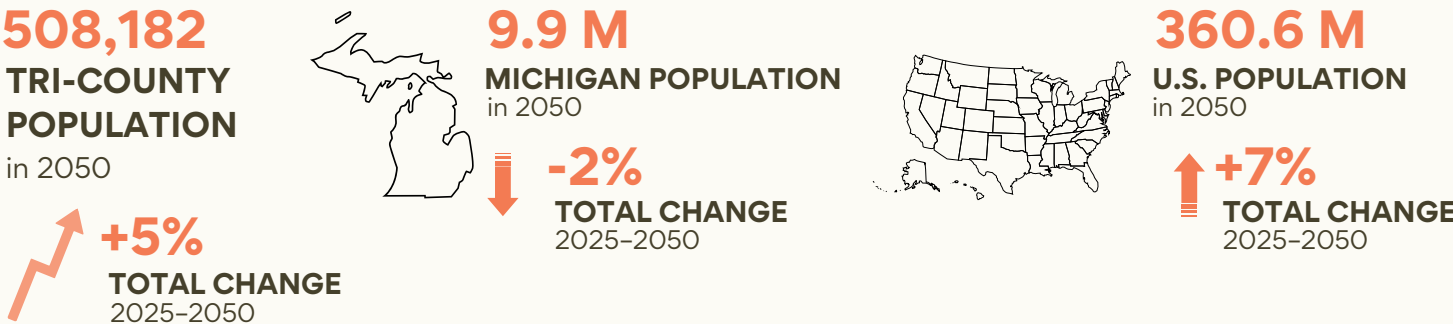
Mason’s population increased slightly from 2010 to 2023, primarily due to the growth of the school-age and over-65 populations, while the working-age population declined during the same period.



HISTORICAL CHANGE 2010–2023

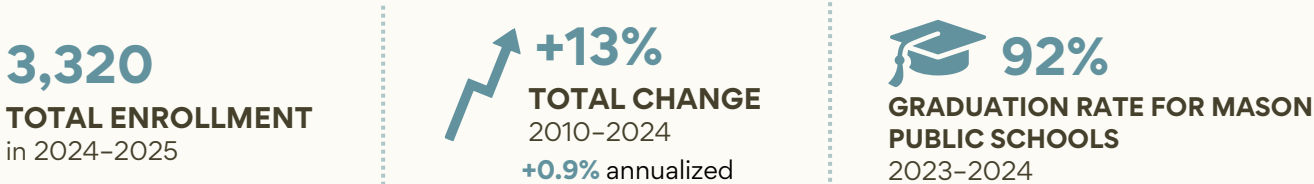


TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

Enrollment in Mason Public Schools has increased significantly since 2010, at a higher rate than the school-age population.



HOUSING

Mason's total housing supply and available housing decreased from 2010 to 2023, while mortgage costs and rent continued to increase.

3,621      

TOTAL HOUSING UNITS
in 2023



-1%
TOTAL CHANGE
2010-2023

0.7% → 5%

AVAILABILITY RATE

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,568

MEDIAN MONTHLY MORTGAGE COST
in 2023

12%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR MORTGAGE
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$1,103

MEDIAN GROSS RENT
in 2023

24%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR RENT
in 2023

\$194,600 **MEDIAN HOME VALUE** in 2023



+51%
TOTAL CHANGE
2010-2023
+3% annualized

2010 **\$128,700**

2023 **\$194,600**

MEDIAN HOUSEHOLD INCOME

\$79,521

MEDIAN HOUSEHOLD INCOME
in 2023



+59%
MEDIAN HOUSEHOLD INCOME CHANGE
2010-2023
+4% annualized

MUNICIPAL FINANCES

Mason's revenues have increased by 16% since 2010, while expenditures have decreased by 27% during the same period.

\$23.1 M

TOTAL REVENUE
in 2024

\$15.1 M

TOTAL EXPENDITURES
in 2024

54

AVERAGE MILLAGE RATE
in 2024

TOTAL REVENUE
in 2024

TOTAL EXPENDITURES
in 2024

EMPLOYMENT

4,150



CIVILIAN LABOR FORCE
in 2023

62%

LABOR FORCE PARTICIPATION RATE
in 2023

4%

UNEMPLOYMENT RATE
in 2023

REFERENCES



Visit bit.ly/communityprofilesources or scan the QR code for a list of references.



State of the Lansing Region 2025

Clinton County

Eaton County

Ingham County





Forward



Tim Daman, *President and CEO*, Lansing Regional Chamber of Commerce



Bob Trezise, *President and CEO*, Lansing Area Economic Partnership (LEAP)

We are pleased to introduce the second edition of the *State of the Region Benchmarking Report*, offering a refreshed and data-driven perspective on the economic vitality of the Lansing region. This report continues our effort to assess how the Lansing region—encompassing Ingham, Eaton and Clinton counties—compares to peer regions across the country, including Ann Arbor, Grand Rapids, Nashville, Des Moines, Greenville, Hartford, Columbus, Madison, Indianapolis, Minneapolis, and Durham–Chapel Hill.

The updated benchmarking data tells a compelling story. Our region is making important strides, with clear momentum in several key areas. We are outpacing many peers in GDP growth, high-tech job creation, STEM degree attainment, new business startups, and our population's Gen Z share. Encouragingly, venture capital activity is on the rise, signaling growing confidence in our startup ecosystem and long-term innovation potential.

More than half of the key benchmarks tracked in this report are trending positively—strong evidence that our regional economic development strategies are working. This progress provides an opportunity to double down on our competitive advantages and invest further in what we do best. By identifying and focusing on our core strengths, we can maximize impact, accelerate success, and amplify our momentum.

At the same time, the data highlights critical challenges that we must address. Despite sharing similar assets, our region continues to lag behind peer communities. Ongoing population decline, stagnant household income, limited housing supply, and a relatively small private sector all pose serious obstacles to our long-term competitiveness. These insights underscore the need for coordinated regional leadership, strategic investment, and a united vision to tackle these issues and position our region for future success.

Benchmarking allows us to identify what is working and where gaps exist. It provides the foundation for actionable strategies to ensure Lansing continues to be a competitive and desirable place to live, work, and do business.

The insights in this report provide metrics that can serve as a road map for change. With our collective will and commitment to growth, we can leverage our region's assets and emerging strengths to meet today's challenges in shaping a more vibrant, prosperous future for all who call the Lansing region home.

Let's keep building forward—together.

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The Report

Overview

With support from the local business community and area stakeholders, the Lansing Regional Chamber of Commerce (LRCC) and the Lansing Economic Area Partnership (LEAP) partnered to sponsor the inaugural State of the Lansing Region report in 2019.

LRCC commissioned Anderson Economic Group to benchmark the Lansing region against its peer regions. The first benchmarking report was completed in 2020 and included data for the years 2014 through 2018.

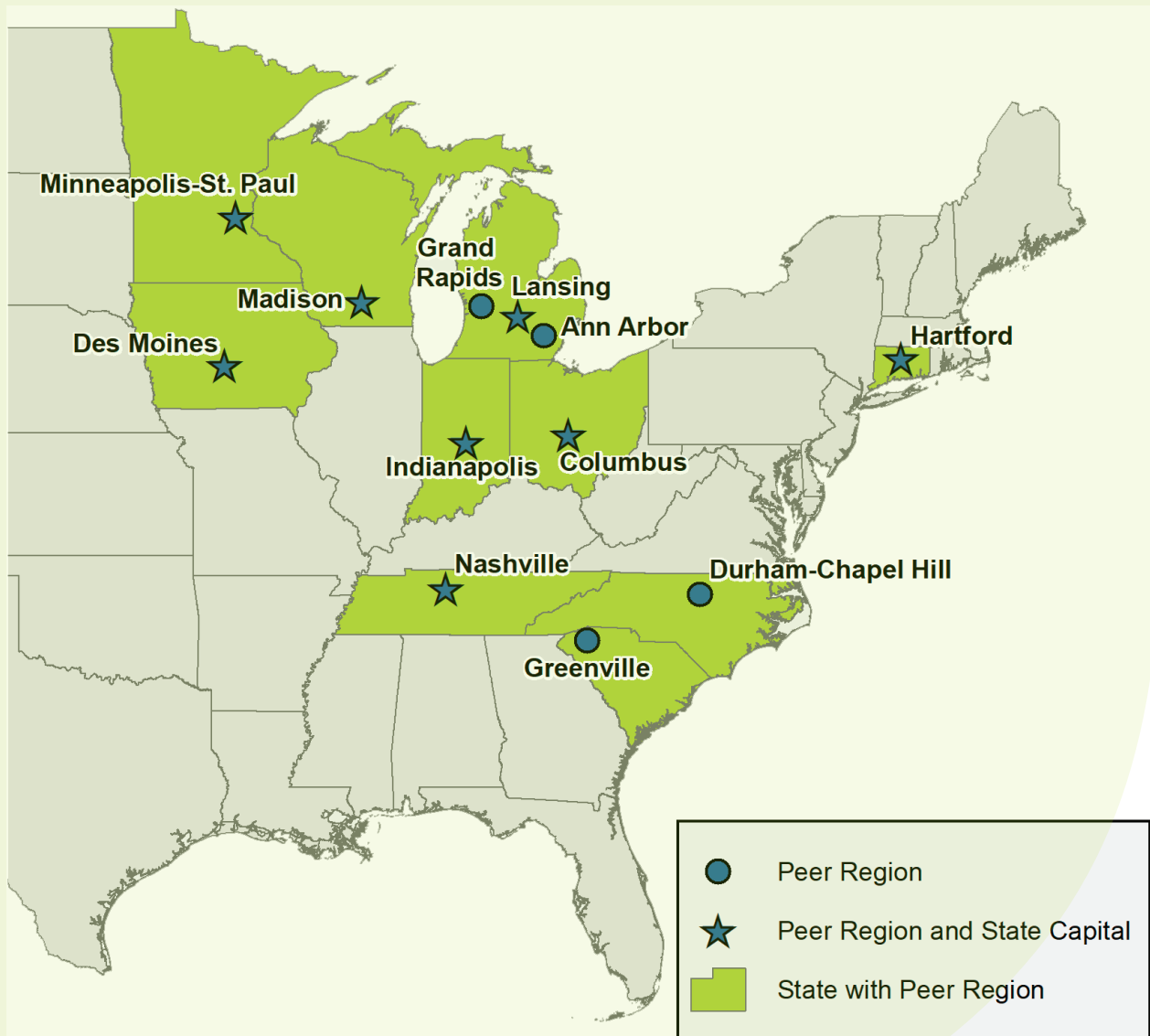
LRCC retained Anderson Economic Group to update the 2020 benchmarking report for the Lansing region, which includes Clinton, Eaton, and Ingham Counties. This 2025 update continues to benchmark the region against the same set of 11 peers as in the first report.

The report, which covers data from 2019-2023 (where available) highlights notable findings, defines the Lansing region and its peer regions, and includes analysis results for over 40 benchmarking indicators.



Lansing's peer regions include the following metropolitan statistical areas:

- | | | |
|-------------------|---------------------|------------------------------|
| 1. Ann Arbor, MI | 5. Grand Rapids, MI | 9. Madison, WI |
| 2. Columbus, OH | 6. Greenville, SC | 10. Minneapolis/St. Paul, MN |
| 3. Des Moines, IA | 7. Hartford, CT | 11. Nashville, TN |
| 4. Durham, NC | 8. Indianapolis, IN | |



• • • • •

Notable Findings

This benchmarking report demonstrates the strength and resilience of the Lansing region in the face of evolving economic conditions.

In 2024, Lansing improved on several key measures from the previous study. This included GDP growth, growth in business establishments, high-tech employment growth, venture capital growth, and share of STEM degree completions. These gains are important to the area's economic prosperity and competitiveness.

Strengths

Prior Rank	Current Rank	
8	5	Strong Economic Growth Lansing's economy demonstrated healthy growth through 2023, indicating recovery from a slight dip in 2020.
12	7	Expanding Business Community The Lansing region has experienced significant business creation over the previous five years.
11	4	High-Tech Sector Strength Employment in high-tech industries grew faster in the Lansing region than it did in most peer regions.
4	3	Strong STEM Talent Generation Lansing area institutions conferred the third highest share of STEM degrees among the peer regions.
n/a	1	Increase in Venture Capital The Lansing region experienced the highest increase in venture capital deals and dollar amounts over the last five years.
2	2	Large Gen Z Population Among the peer regions, the Lansing area continued to have the second highest share of Generation Z population.

Conversely, Lansing declined or stagnated on several measures, including population growth, housing development, educational attainment, household income, and private sector employment. Lack of growth among these factors presents opportunities for the Lansing region to improve its ranking among the peer regions so it can be more competitive in attracting residents and businesses.

Opportunities

	Prior Rank	Current Rank
Population Growth The Lansing area population continued to decline between 2019 and 2023. Retaining talent grown in the region and attracting new residents is critical for regional growth.	11	11
Housing Development The Lansing region has seen limited development in single- and multi-family housing. A range of available housing is critical for retaining and attracting residents.	11	11
Educational Attainment Educational attainment is below the peer region average in the Lansing area. Educated talent can promote growth in key industries.	8	10
Household Income The region's median household income continues to be among the lowest of the peer regions, as are average wages.	11	11
Private Sector Employment Only 76% of Lansing area employment is from the private sector. Higher private sector employment signifies more businesses, driving economic growth and better wages.	11	10
Well-Educated Young People The share of Lansing region residents aged 25-34 who earned a bachelor's degree or higher was lower than the share among most peer regions in 2023.	10	9



By the
Numbers

STRENGTHS

GDP GROWTH

Between 2019 and 2023, GDP increased by

10.3%

START-UPS

Increase in business establishments, 2019-2023:

16.6%

HIGH-TECH JOBS

Growth in high-tech employment, 2018-2022:

12.2%

STEM GRADUATES

Strong share of STEM degrees in 2023:

9.1%

VENTURE CAPITAL

Venture capital investment increase, 2019-2023:

254.1%

GEN Z

High 2023 Generation Z population share:

25.2%

OPPORTUNITIES

POPULATION

Population decline between 2019 and 2023:

1.9%

HOUSING

Housing permits authorized, 2019-2023:

5,064

EDUCATED ADULTS

Low share of educated adults over 25 in 2023:

47.9%

HOUSEHOLD INCOME

Median household income in 2023:

\$70,007

PRIVATE SECTOR

Share of private sector employment in 2023:

75.7%

WELL-EDUCATED YOUNG PEOPLE

2023 share of well-educated young people:

44.1%

Demographics

This section of the report gauges the Lansing region's progress toward prosperity by tracking key demographic indicators over time.

Growth in population and positive net migration are indicators for how well the region attracts and retains residents, while population diversity related to ages and generations reflects how well a region attracts and retains workers.

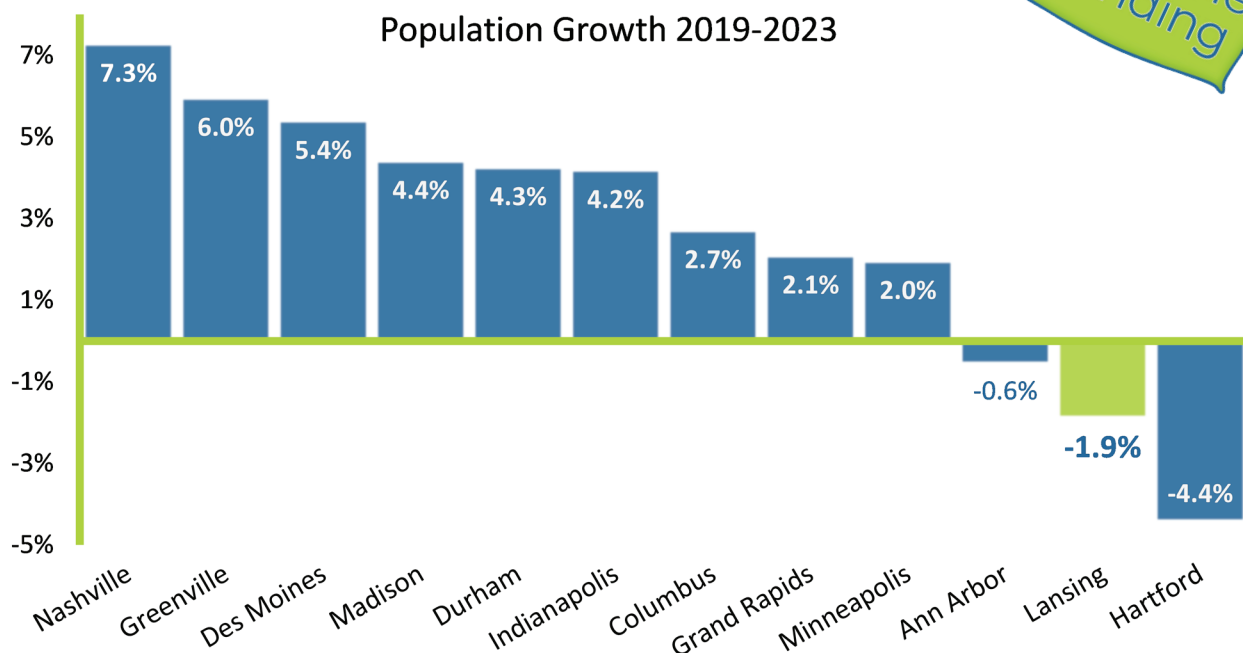
	2023 Population	Pop. Growth Rate, 2019-23	Major University(s)
LANSING, MI ★	473,177	-1.9%	Michigan State University
Ann Arbor, MI	365,536	-0.6%	University of Michigan
Columbus, OH ★	2,180,271	2.7%	Ohio State University
Des Moines, IA ★	737,164	5.4%	(no sizable campus)
Durham, NC	608,879	4.3%	Duke University + others
Grand Rapids, MI	1,162,950	2.1%	Grand Valley State Univ.
Greenville, SC	975,480	6.0%	Clemson University
Hartford, CT ★	1,151,543	-4.4%	Trinity College, Univ. of CT
Indianapolis, IN ★	2,138,468	4.2%	(no sizable campus)
Madison, WI ★	694,345	4.4%	University of Wisconsin
Minneapolis/St. Paul, MN ★	3,712,020	2.0%	University of Minnesota
Nashville, TN ★	2,102,573	7.3%	Vanderbilt, Tennessee State

★ Indicates State Capital



Population Growth

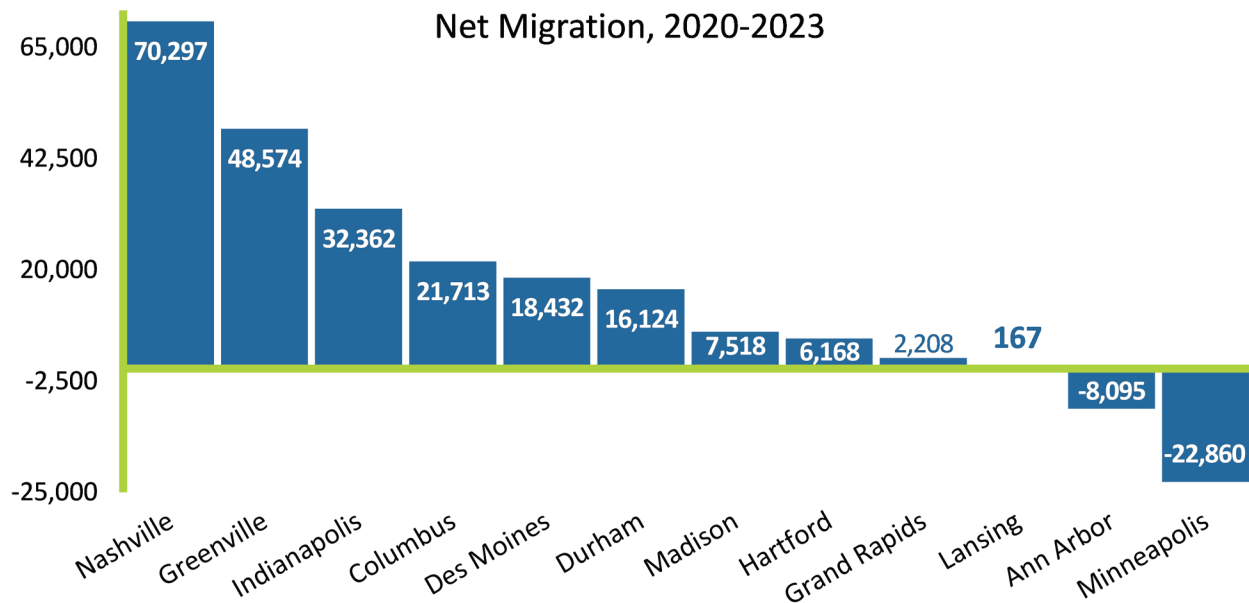
Overall, the population in the Lansing region declined by 1.9% between 2019 and 2023 while most peer regions continued to experience growth. Since 2021, however, the Lansing region's population has increased, reaching 473,177 in 2023. This is a promising sign moving forward, as retaining talent grown in the region and attracting new residents are both key factors for continued regional growth.



Source: US Census Bureau, population estimates

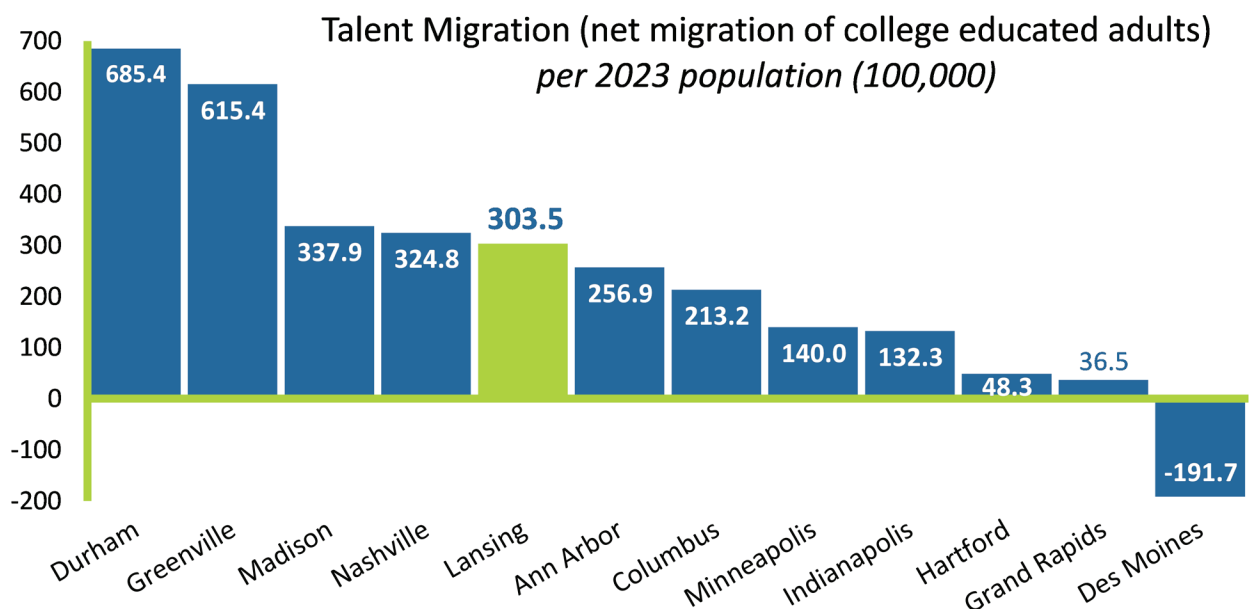
Net Migration and Talent Migration

Net migration is the difference between the number of people coming into an area and the number of people leaving. In the Lansing area, net migration contributed to a slight population increase from 2020 to 2023, but it remains consistently smaller than that of peer regions.



Source: US Census Bureau, population estimates

Talent migration is the measure of individuals with a bachelor's, graduate, or professional degree coming into or leaving the region. The Lansing region retained more highly educated individuals than it lost in 2023 relative to population size, out-performing seven peer regions. Retaining this demographic is important to the region's overall population and economic growth.



Source: US Census Bureau, American Community Survey

Generational (Age) Variation

In 2023, the Lansing region had the second highest share of Generation Z population (25.5%). These individuals, born between 1997 and 2012, are now between 13 and 28 years old. This figure indicates the share of the population that will soon enter the workforce, as well as those in their first few years of their careers. If retained in our region, these individuals will fill workforce shortages, support diverse housing types, and spur development of vibrant spaces.

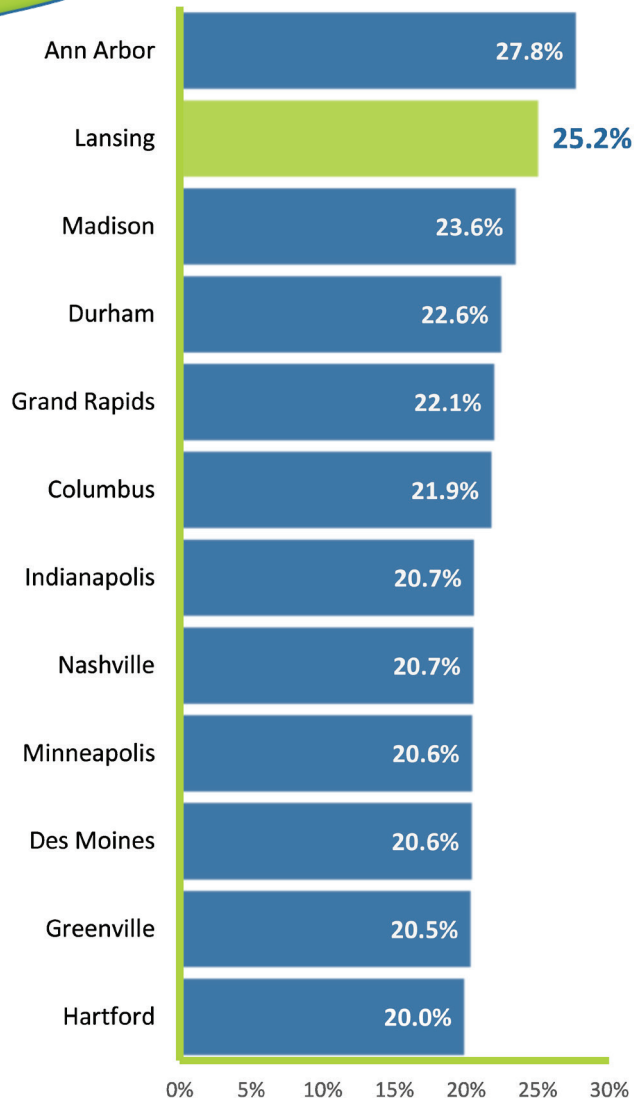


At 20%, Lansing has a relatively low share of Millennials (those born between 1981 and 1996 who are now 29 to 44 years old). This could indicate that the demographic in the middle of the workforce is leaving the region. Among the peer regions, the Lansing region also has the lowest share of Gen X individuals (those born between 1965 and 1980 who are now between 45 and 60 years old) at 18.2%.

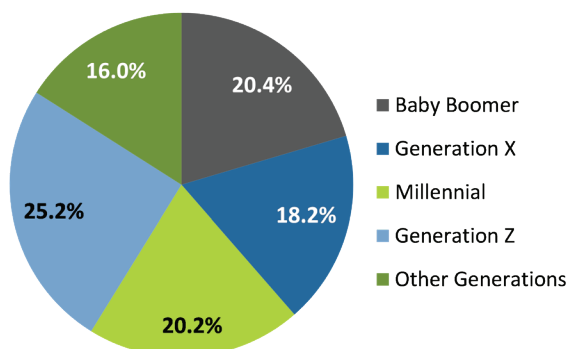
Conversely, Lansing has a relatively high share of Baby Boomers (born between 1946 and 1964, or between 61 and 79 years old) at about 20%. These residents are nearing or past retirement age, and may have additional time and disposable income to spend in the community.



Share of Generation Z



Lansing Region Population by Generation



Source: ESRI, Inc. and Pew Center

Economic Growth

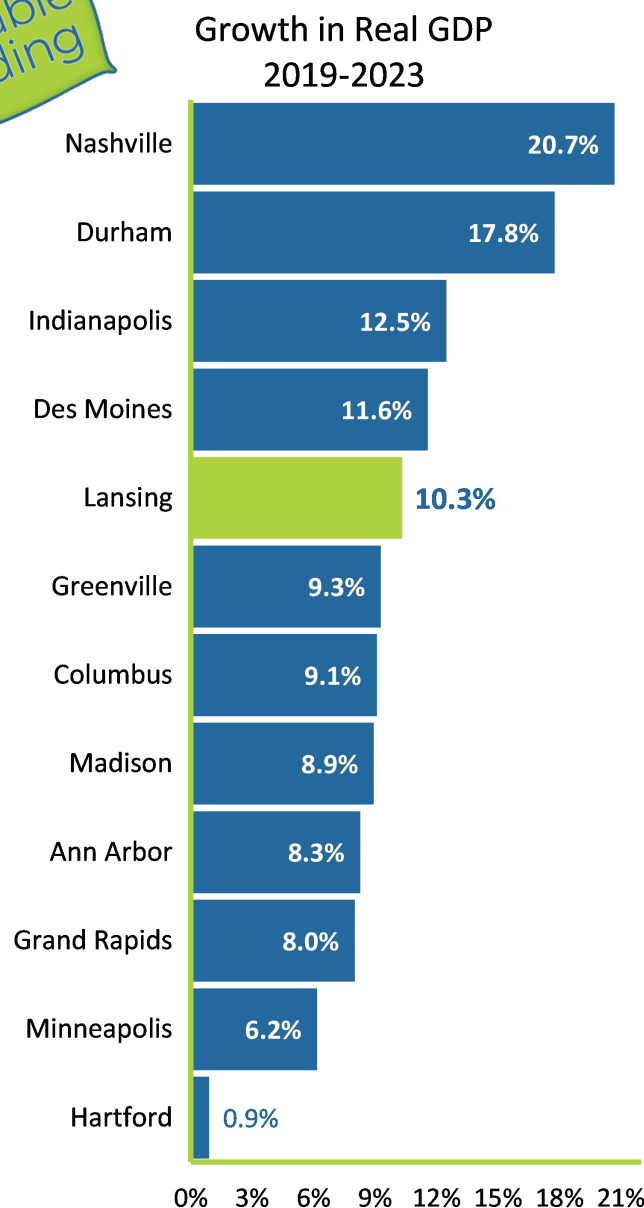
These metrics provide multiple reference points for evaluating the Lansing region's economic performance. High levels of employment, and in particular private employment, indicate financial strength and prosperity among the region's residents. Employment in different industries, GDP growth, and exports are some of the primary measures of a region's economic health.



Real Gross Domestic Product (GDP)

Between 2019 and 2023, Lansing region's gross domestic product (GDP) increased by over 10%, reaching almost \$29.3 billion in 2023. This increase reflects healthy regional economic growth despite the COVID-19 pandemic-induced recession in 2020.

Lansing had the fifth highest growth rates among its peer regions during the same time period.

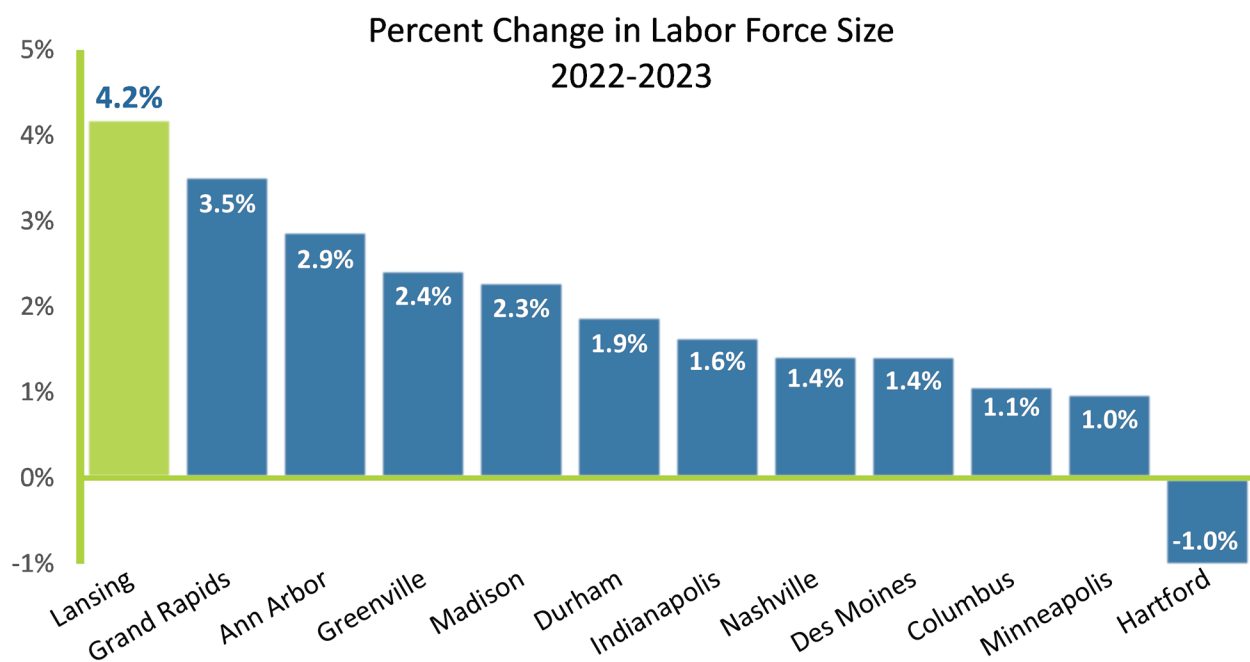


Source: US Bureau of Economic Analysis

Labor Force and Employment

Between 2022 and 2023, the Lansing workforce grew faster than any of the peer regions at 4.2%. This places Lansing 9th among the peer regions for a five-year workforce growth rate, and 1st for a one-year growth rate. Overall, the Lansing workforce grew slightly between 2019 and 2023, despite a decline in the region's population. The labor force (defined as the number of population age 16 and above that is employed or actively looking for work) totaled 253,416 in 2023, an increase of 1.0% since 2019.

Similarly, unemployment figures show that all peer regions, including Lansing, had low unemployment rates in 2023 (between 2.3 and 3.7%). Each region has recovered to the unemployment rates recorded prior to the pandemic in 2020. In 2023, Lansing ranked 10th in unemployment rate at 3.7%, declining from a higher rate of 7.7% in 2020.

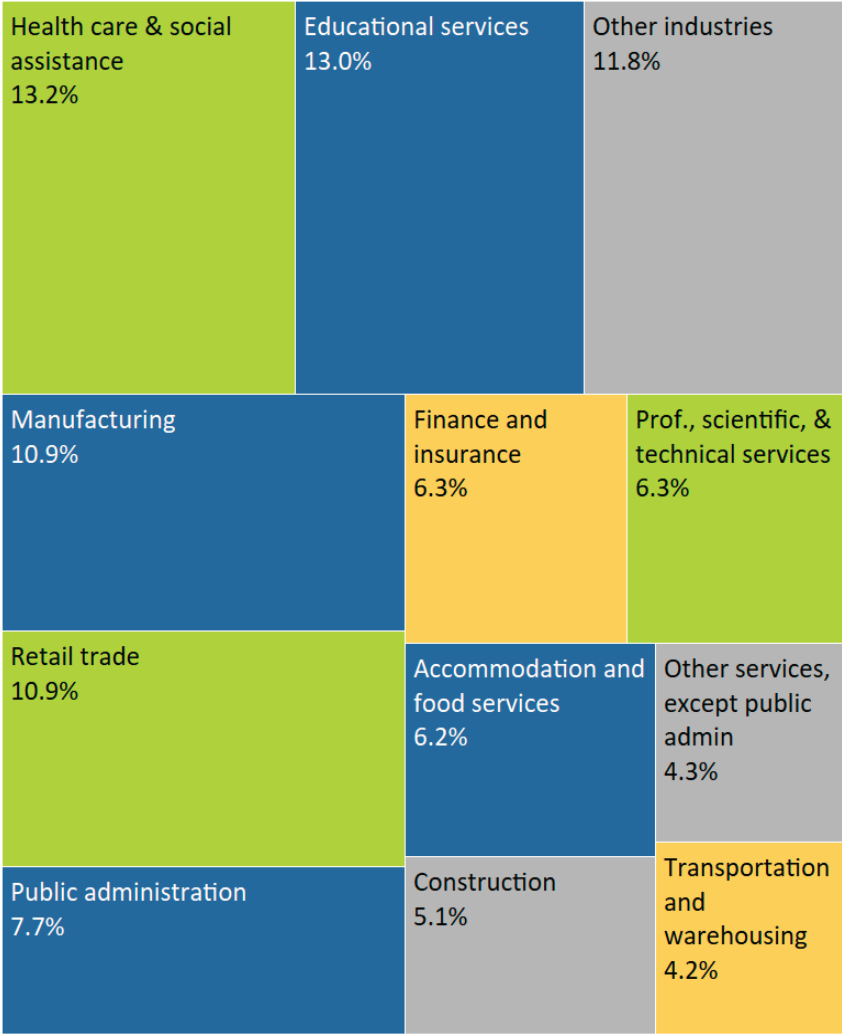


Source: US Bureau of Labor Statistics

Employment by Industry

Health care and social assistance, along with educational services, are the Lansing area’s top industries by share of employment. Each accounted for about 13% of the region’s employment in 2023. Health care and education were also important industries in many of the peer regions. Manufacturing, finance and insurance, and retail trade also represent sizable industries in the Lansing region.

Among peer regions, Lansing’s share of educational employment is 3rd largest and its share of manufacturing employment is 6th largest. Further, the region boasts the largest share of public administration employment. Lansing has the smallest share of professional services employment and information industry employment.

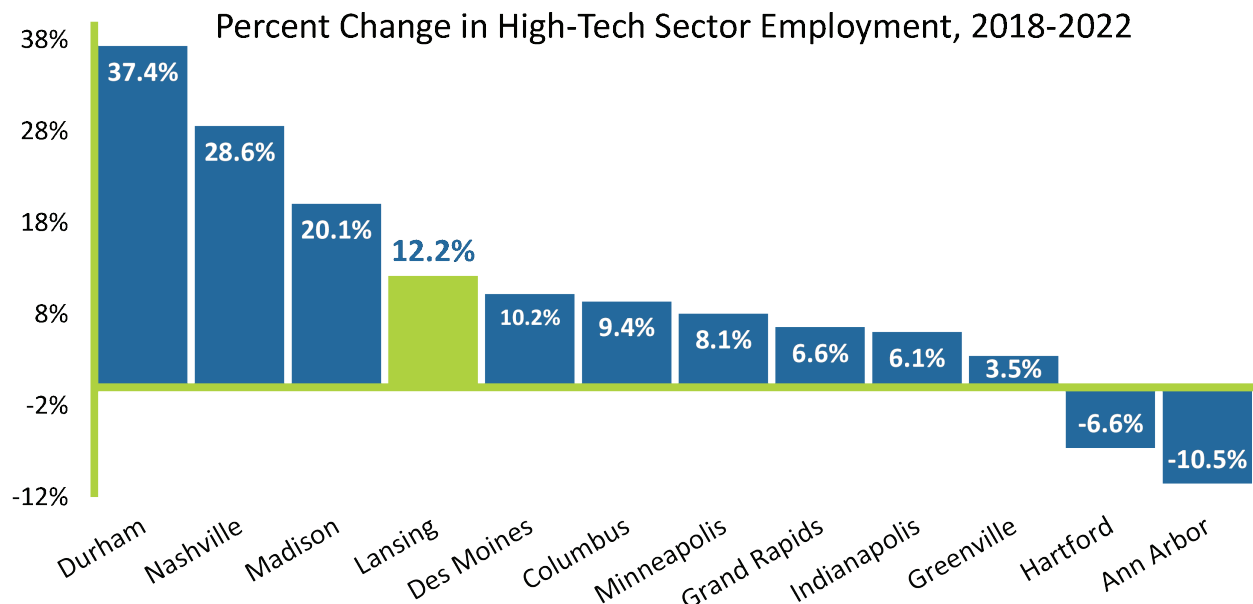


Source: US Census Bureau, American Community Survey
Note: "Other industries" include Admin and support & waste mgmt svcs; Real estate and rental and leasing; Arts, entertainment, and recreation; Wholesale trade; Information; Ag, forestry, fishing & hunting; Utilities; Mining, quarrying, oil & gas extraction; and Mgmt of companies & enterprises.

High-Tech Employment



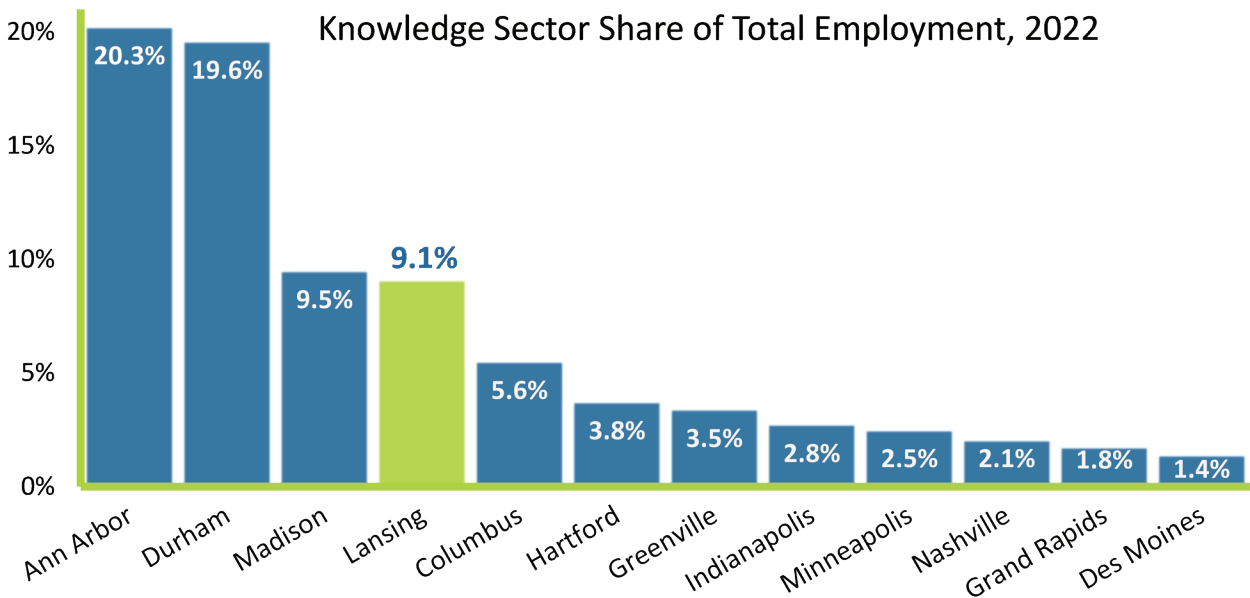
Between 2018 and 2022, high-tech employment in the Lansing region grew by 12.2%. This is faster than eight of the peer regions. In 2022, over 11% of the region's employment was in high-tech industries, including advanced manufacturing, engineering, information technology, and research and development. This indicates the existence of a talented workforce that is positioned to support economic prosperity in the region.



Source: US Census Bureau, county business patterns;
Anderson Economic Group, definition of high-tech sectors

Knowledge Sector Employment

Just over 9% of the region’s employment was in the knowledge sector, which includes education and research and development. The Lansing region has the fourth largest knowledge sector among its peers. Knowledge sector employment declined 2.8% between 2018 and 2022, but it continues to command a sizable portion of regional employment.



Source: IPEDS; Anderson Economic Group, definition of knowledge sector



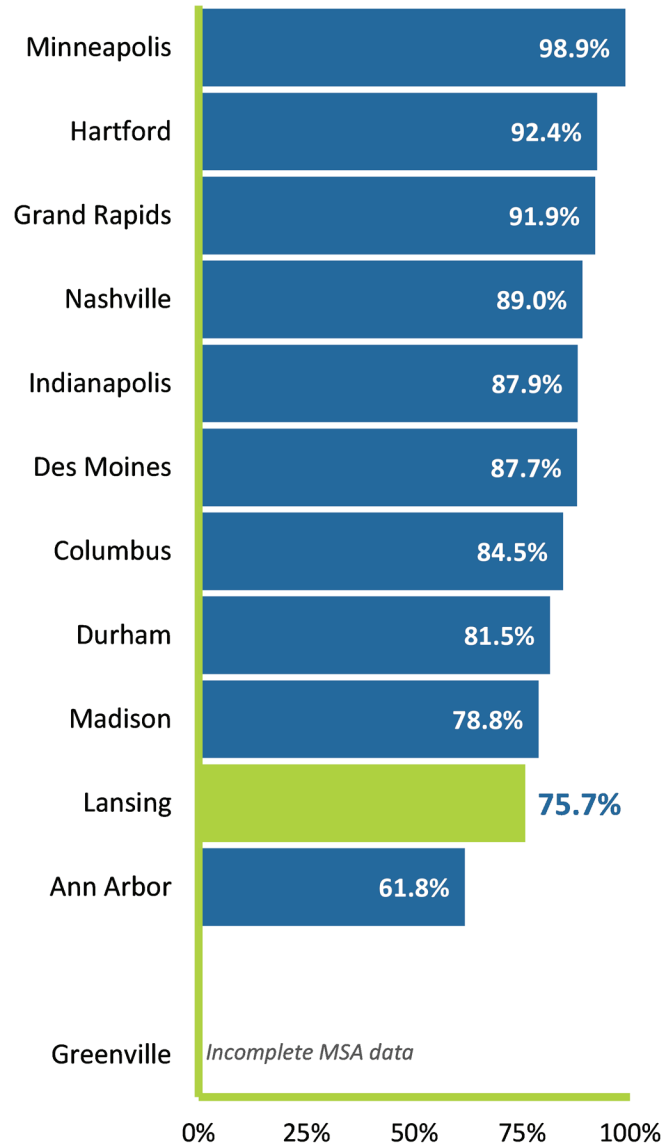
Private vs. Public Sector Employment

In 2023, the Lansing region's share of private-sector employment remained unchanged since 2019 at 75.7%. The area has one of the lowest shares of private employment among the peer regions.

Conversely, the Lansing region maintained the second-highest share of employment in the public sector. For this measure, "public" includes government, universities, schools, and public hospitals.



Private Sector Employment Share, 2023



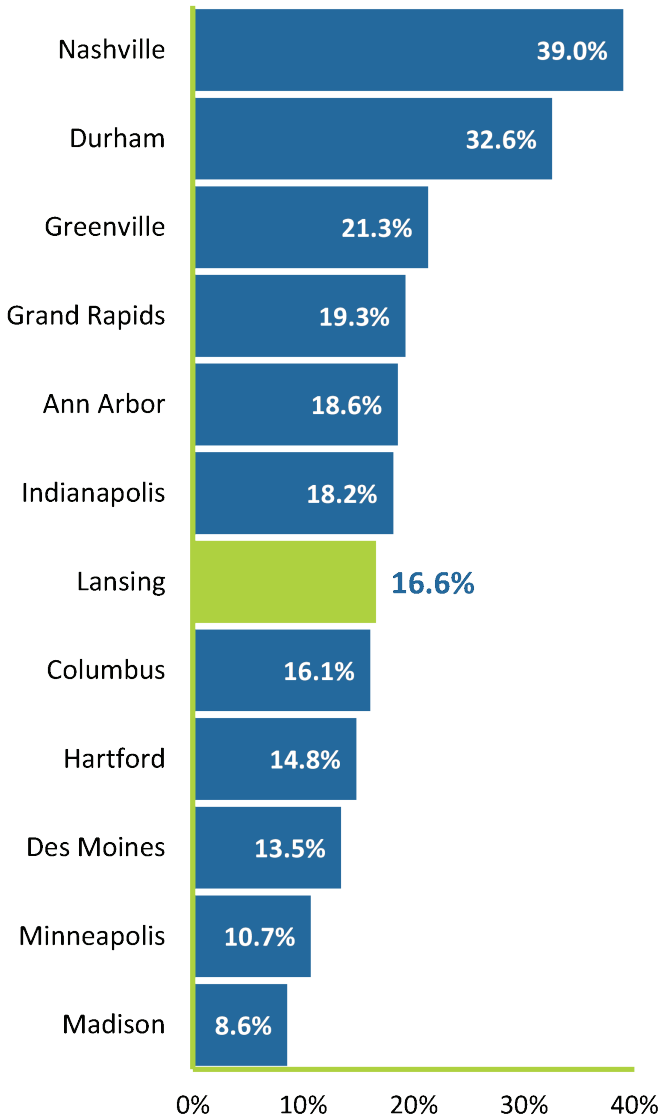
Source: US Bureau of Labor Statistics, Quarterly Census of Employment and Wages



Growth in Business Establishments

The Lansing region has seen a significant economic upturn, with nearly 11,000 business establishments as of 2023. This marks a 16.6% growth in recent years, underscoring the region's improved rankings amongst several of its peer regions. This significant business creation supports a vibrant and diverse economy.

Growth in Business Establishments, 2019-2023



Source: US Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Occupational Opportunities

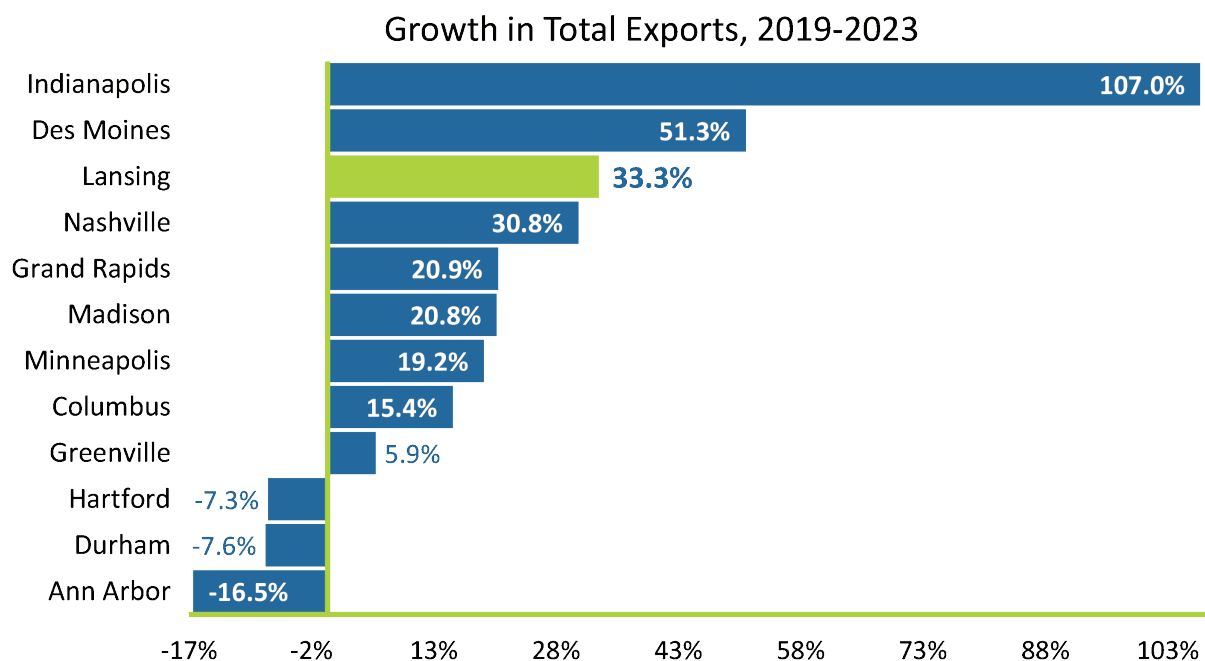
In total, employment in the Lansing region is projected to increase by nearly 10% between 2020 and 2030. During this period, healthcare support occupations; computer and mathematical occupations; education, training, and library occupations; management occupations; and business and financial operations occupations are each projected to add at least 1,000 jobs to the region. Other fields that are projected to grow significantly include personal care and service occupations, transportation and material moving occupations, and installation, maintenance, and repair occupations. These important jobs may require technical training rather than advanced degrees.

Notable Exports in 2023

The Lansing area's top exported goods included transportation equipment, chemicals, machinery, plastics and rubber products, and paper products. Most of these goods were exported to Canada, Mexico and Asian countries.

Growth in Exports

The Lansing region exported \$1.5 billion worth of goods in 2023, representing an increase of 33.3% since 2019. While exports from the Lansing region declined in 2020, they have increased in each subsequent year. Since 2019, the growth rate for the Lansing region's exports was third largest among its peer regions during the same period.



Source: US Department of Commerce

Regional Employers

The Lansing region's top employers are the State of Michigan, Michigan State University, and University of Michigan Health-Sparrow. However, the employment picture is far larger than that. The area's top private employers represent automotive, healthcare, insurance, retail and distribution, financial, apparel, food processing, logistics, and manufacturing sectors. Several major national companies are headquartered in the region, including Auto-Owners Insurance Group, Neogen Corporation, and Dart Container Group.

Employers shown here are ordered by total employment in the Lansing area.

Top 20 Private Employers by number of Lansing area employees	No. of Employees	Industry Cluster
Auto-Owners Insurance Group	5,943	Insurance
General Motors	4,183	Automotive
Jackson National Life Insurance Co.	2,907	Insurance
Peckham, Inc.	2,200	Manufacturing
Dart Container Corp.	2,000	Manufacturing
Meijer Distribution Center	1,500	Logistics
Dean Transportation, Inc.	800	Transportation
Delta Dental	800	Insurance
MSU Federal Credit Union	800	Financial Svcs.
Michigan Farm Bureau	750	Insurance
Quality Dairy	730	Food Processing
Spartan Motors Chassis, Inc.	730	Automotive
Dakkota Integrated Systems	670	Automotive
Multi-Packaging Solutions	600	Logistics
Neogen Corp.	550	Biotech
Bridgewater Interiors	500	Automotive
Orchid Orthopedic Solutions	500	Medical Device
Pratt & Whitney	500	Aerospace
PNC Bank	500	Financial Svcs.
Gestamp	489	Automotive

Source: Lansing Economic Area Partnership



Top Employers

by number of Lansing area employees

	No. of Employees	Industry Cluster
State of Michigan	13,880	Government
Michigan State University	11,118	Education
University of Michigan Health - Sparrow	9,000	Healthcare
Auto-Owners Insurance Group	5,943	Insurance
General Motors	4,183	Automotive
Jackson National Life	2,907	Insurance
Peckham, Inc.	2,200	Manufacturing
Dart Container Corp.	2,000	Manufacturing
Lansing Community College	1,800	Education
Meijer Distribution Center	1,500	Logistics
Lansing School District	1,490	Education
McLaren Greater Lansing	1,401	Healthcare

Source: Lansing Economic Area Partnership

Community Prosperity

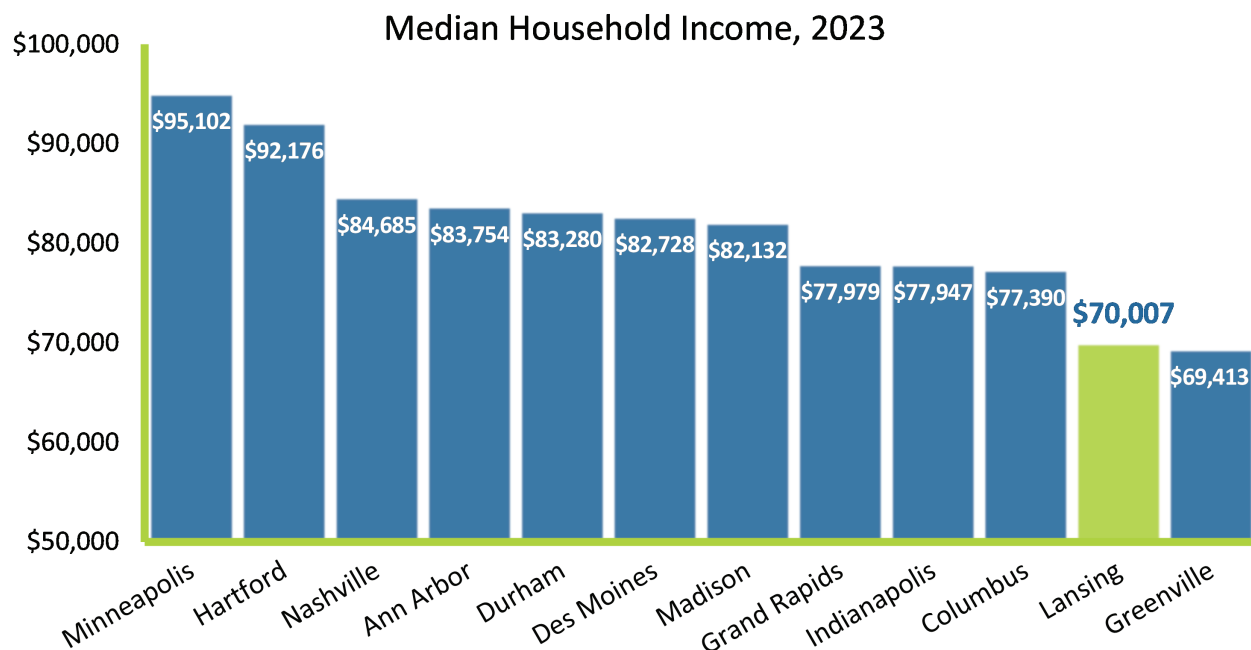


These indicators reflect the impact regional and state policies can have on area residents. Income, housing, and other indicators illustrate the level of regional prosperity by measuring trends in financial status and security, along with the region's average standard of living. Together, these factors demonstrate how the economic makeup of the region impacts individuals, families, and the community as a whole.



Household Income

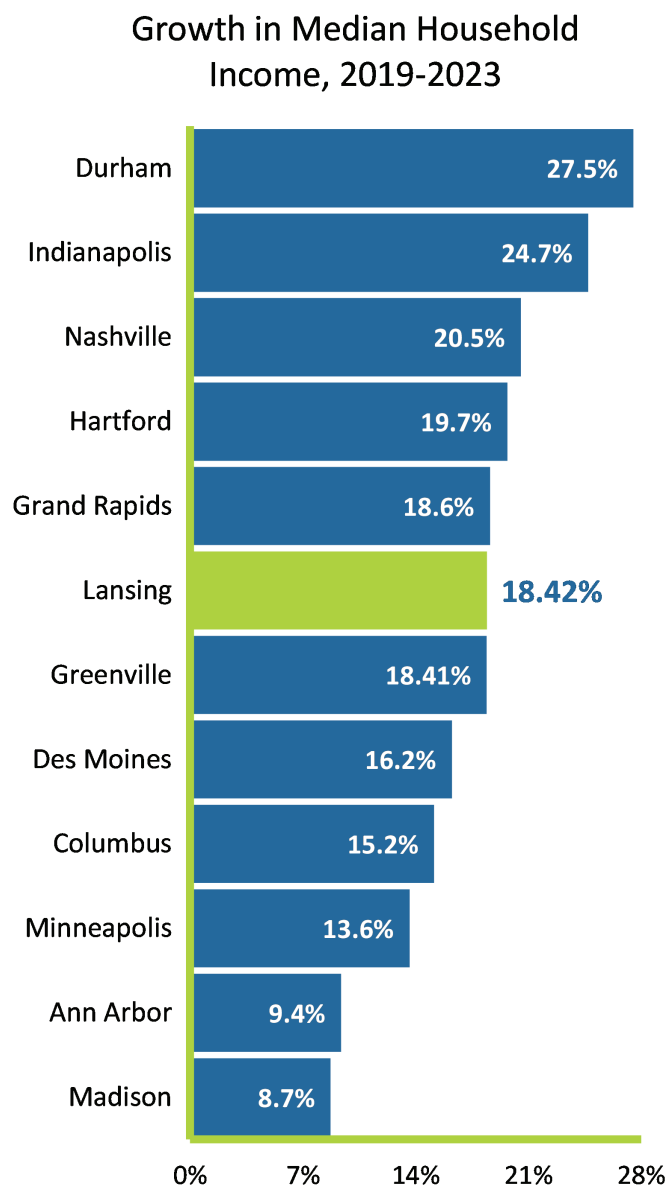
In 2023, Lansing's median household income was just over \$70,000, making it among the lowest of the peer regions.



Source: US Census Bureau, American Community Survey

Household Income Growth

From 2019 to 2023, median household income in the Lansing region grew 18.4%, faster than six of the peer regions.

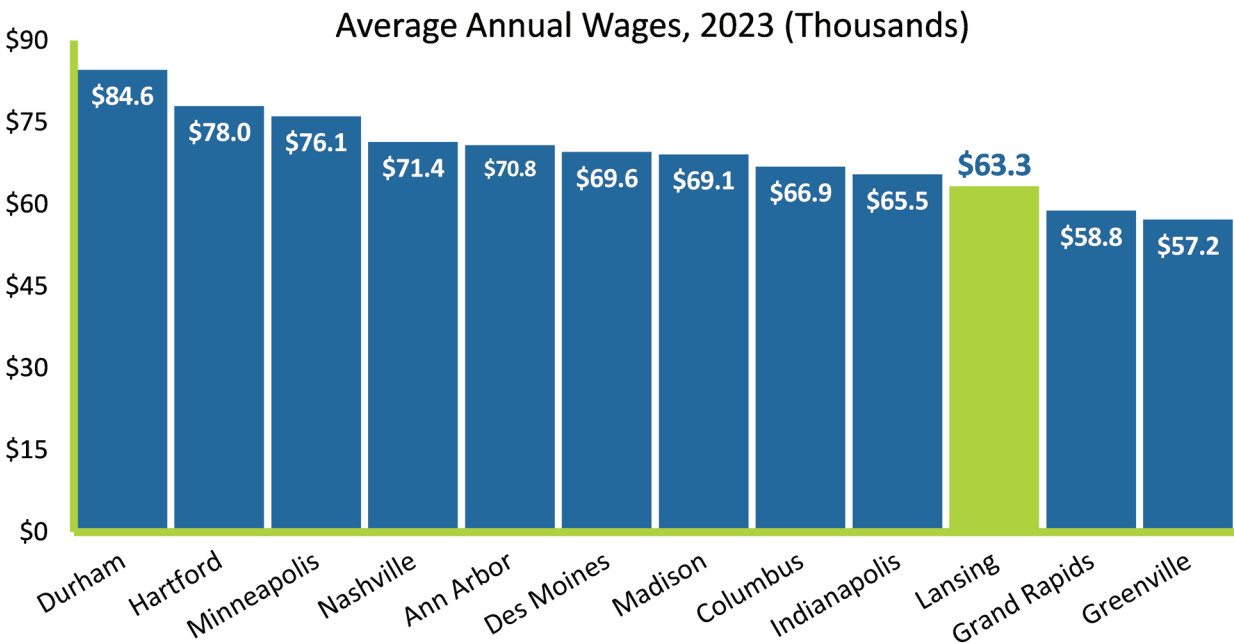


Source: US Census Bureau, American Community Survey



Average Wages

Average wages in the Lansing region were \$63,305 in 2023, which is among the lowest of the peer regions. Wages in the Lansing region have increased by an amount that is similar to that of its peer regions, rising 20.2% since 2019.

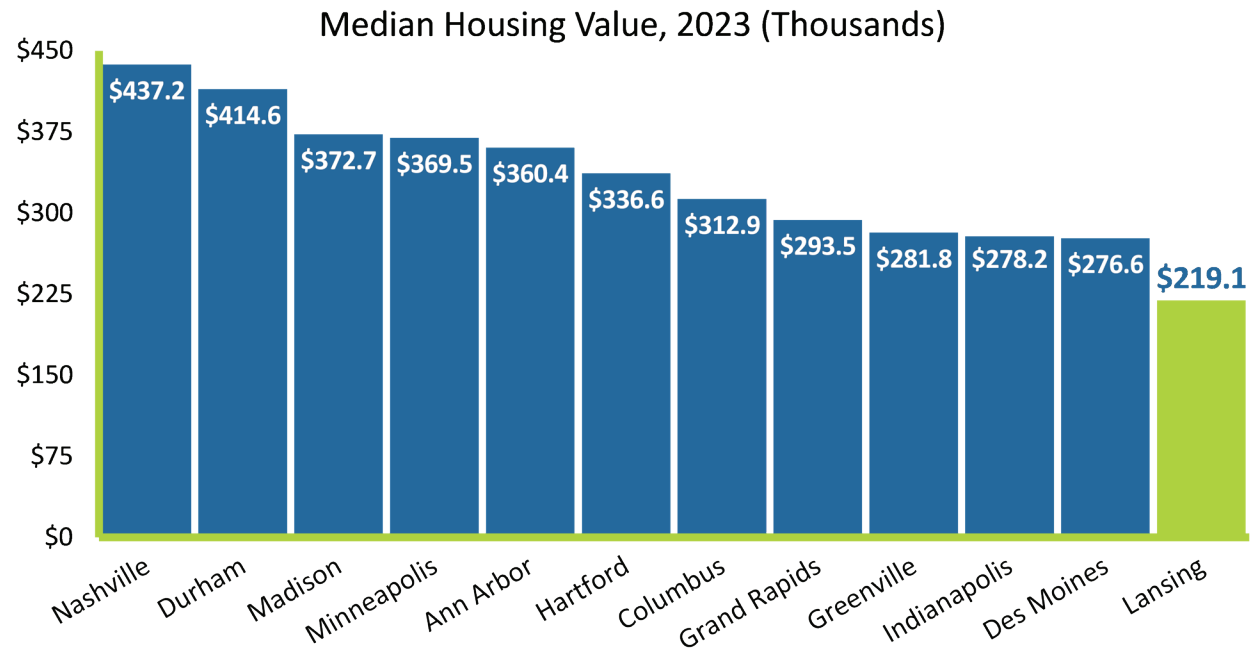


Source: US Bureau of Labor Statistics, Quarterly Census of Employment and Wages

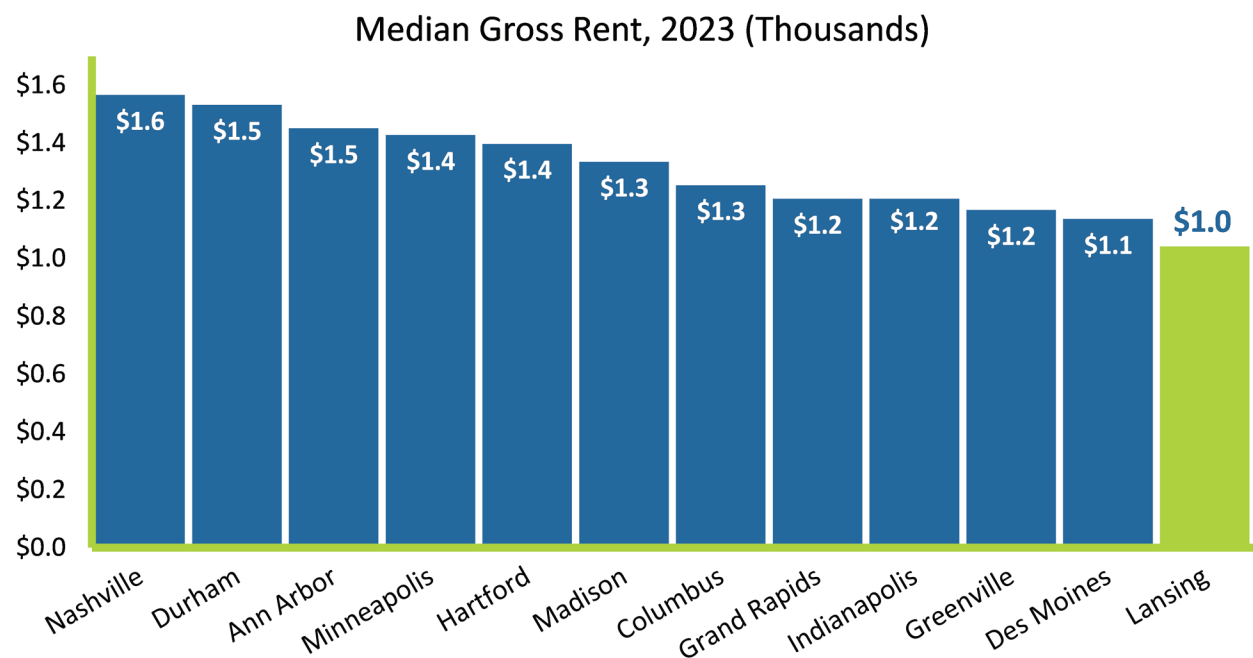


Housing Costs

The Lansing region's low housing costs make both home ownership and rent more affordable than the peer regions. While the Lansing region's median housing value has increased since 2019, it came to only \$219,100 in 2023. Similarly, while Lansing's median gross rent increased by over 22% in the last five years, it came in lowest among the peer regions at \$1,042 in 2023.



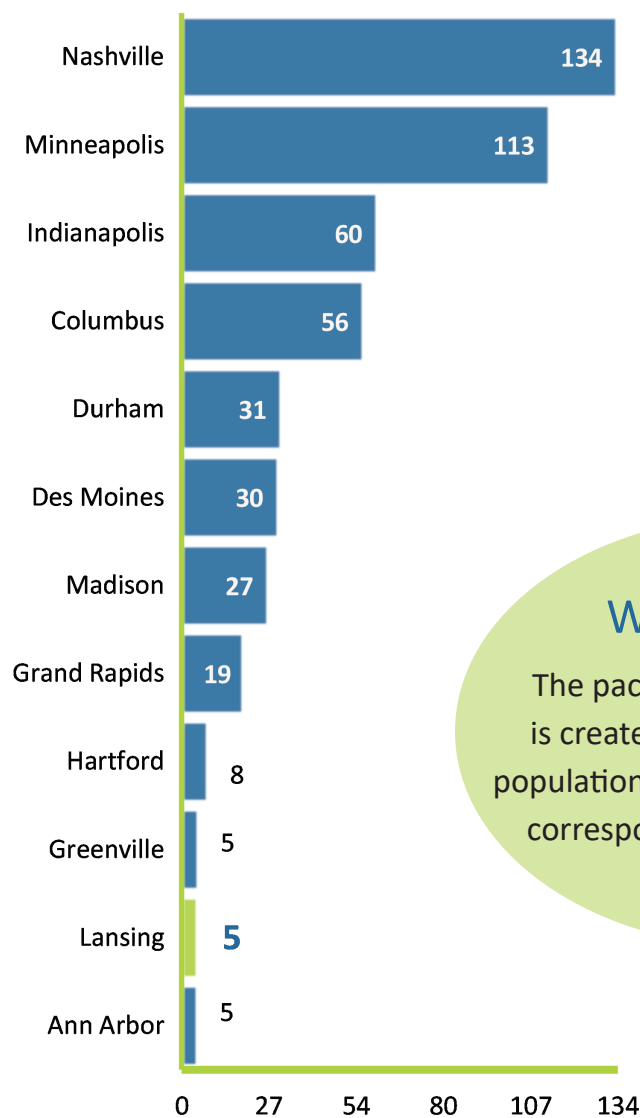
Source: US Census Bureau, American Community Survey



Source: US Census Bureau, American Community Survey



New Housing Units Authorized,
2019-2023 (Thousands)



Source: US Census Bureau Building Permits Survey and American Community Survey.

Housing Construction

Lansing improved its performance in the construction industry, with a little over 5,000 housing units authorized from 2019 to 2023. In comparison, between 2014 and 2018, the total number of units authorized was 4,771. In spite of this improvement, the number of new units authorized in 2023 relative to existing units put Lansing among the regions with the lowest new residential construction. The region authorized only five new construction permits per 1,000 existing housing units, ranking the Lansing area 10th among its peer regions.

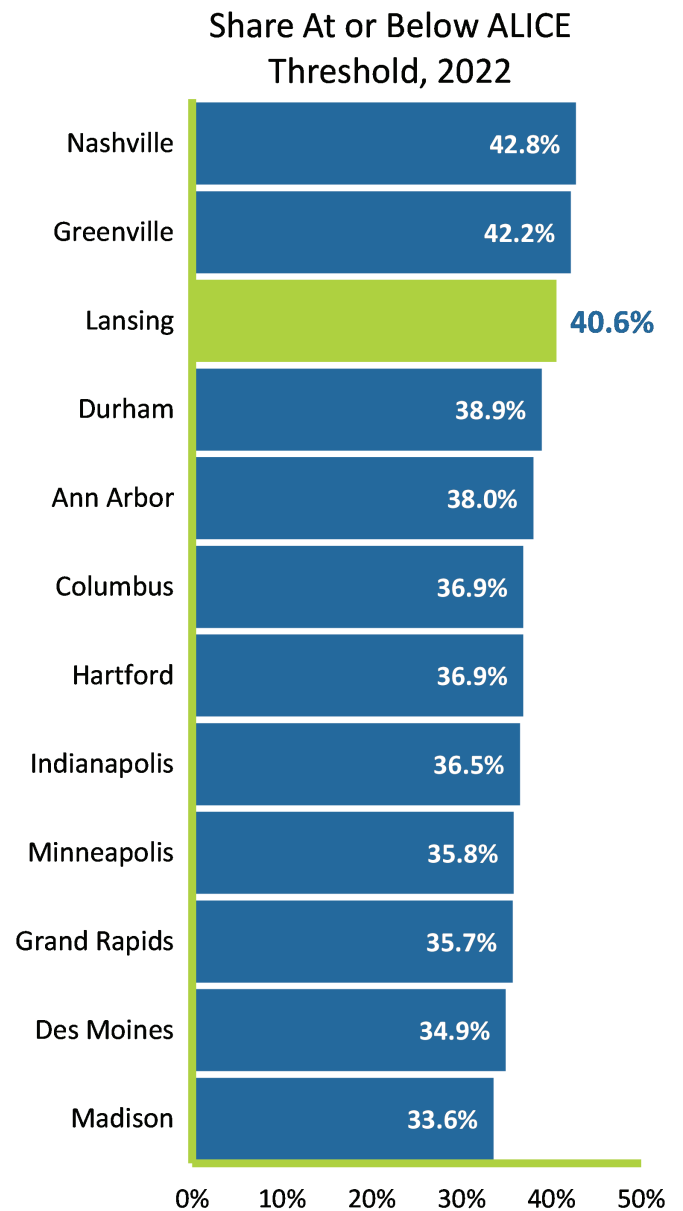
Why it Matters

The pace at which housing stock is created can indicate a growing population, household formation, and corresponding economic growth.



Livability and the Working Poor

All regions have a portion of the working population that struggles to make ends meet. The United Way defines the “working poor” using the ALICE (Asset-Limited, Income Constrained, and Employed) metric. According to the 2022 ALICE data (the most recent year for which data is available), about 40% of the Lansing region’s households fall at or below the ALICE threshold. While the share of households below this threshold is similar across the peer regions, Lansing has the third highest share of households earning less than the ALICE-defined cost of living.



Source: United for ALICE

Education and Talent

This section's key indicators describe the area's infusion of talent and human resource capital. Measures such as degrees conferred and educational attainment assess the overall quality of the labor pool, while STEM degree metrics indicate how well a region prepares students for highly skilled occupations. Further, higher levels of education point to higher wages for area workers, resulting in increased regional prosperity.

A talented workforce is fundamental to the region's current and future economic prosperity. The Lansing region is home to diverse, top-ranked K-12 schools as well as higher education institutions that include Michigan State University and Lansing Community College. Other higher education institutions in the region include Davenport University, Cooley Law School, and partner institutions at the LCC University Center (Central Michigan University, Ferris State University, Northwood University, Siena Heights University, and University of Michigan-Flint).



Higher Ed Enrollment

In 2023, higher education institutions in the Lansing region enrolled 71,164 students, a decline of almost 9% since 2019. Among the peer regions, Lansing was 10th in total enrollment, 10th in undergraduate enrollment, and 11th in graduate enrollment.

Almost all of the peer regions experienced a decline in student enrollment during this period. Most of the decline was in undergraduate enrollment. The majority of the peer regions saw small increases in graduate enrollment over the five-year period. This trend in student enrollment is due to several factors, including shifting demographics, tuition costs, and other financial concerns.

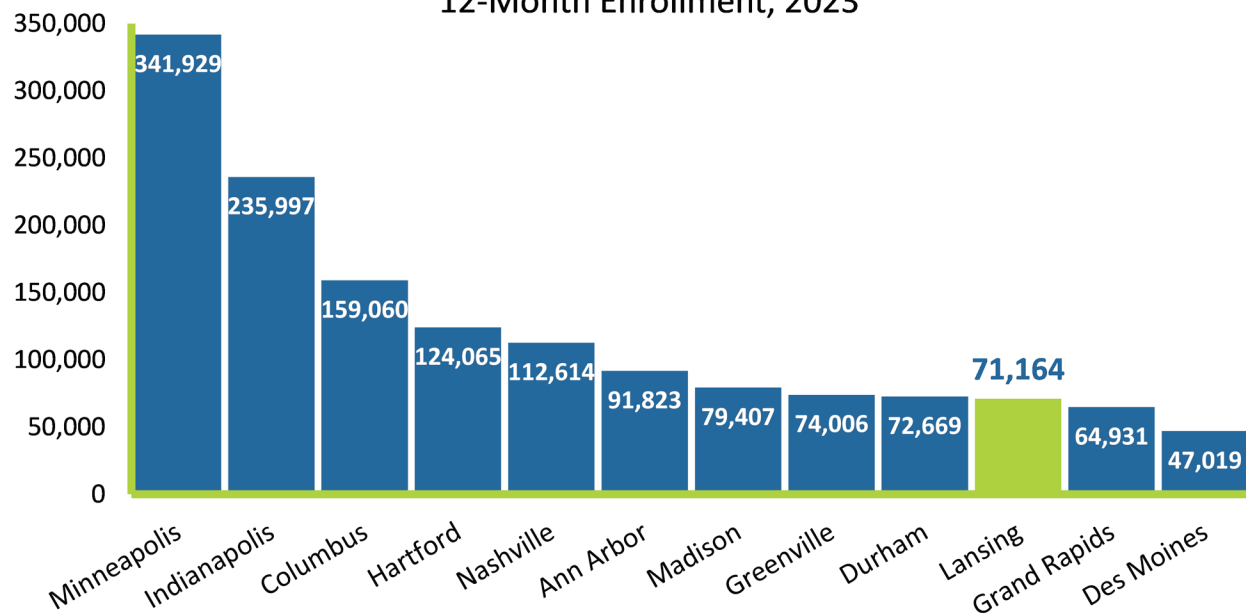
Michigan State University

MSU, founded in 1855, is the nation's premier land-grant university and a top research university. MSU offers 400 programs across 17 degree-granting colleges and offers undergraduate, graduate, and professional study. The university ranks well among the nation's public universities and attracts strong classes each year. Its programs are first in the nation for education degrees that include elementary and secondary education, educational administration, and higher education administration. MSU also has top programs in nuclear physics, supply chain management, rehabilitation counseling, production/operations, management, and accounting.

Lansing Community College

Lansing Community College is one of the largest community colleges in Michigan, serving more than 13,000 students each year. LCC offers more than 200 associate degree and certificate programs, in addition to options for career and workforce development and for personal enrichment. LCC regularly ranks among the best schools in the nation for its technical programs, including the on-line construction management degree and coursework for ultrasound technicians.

12-Month Enrollment, 2023



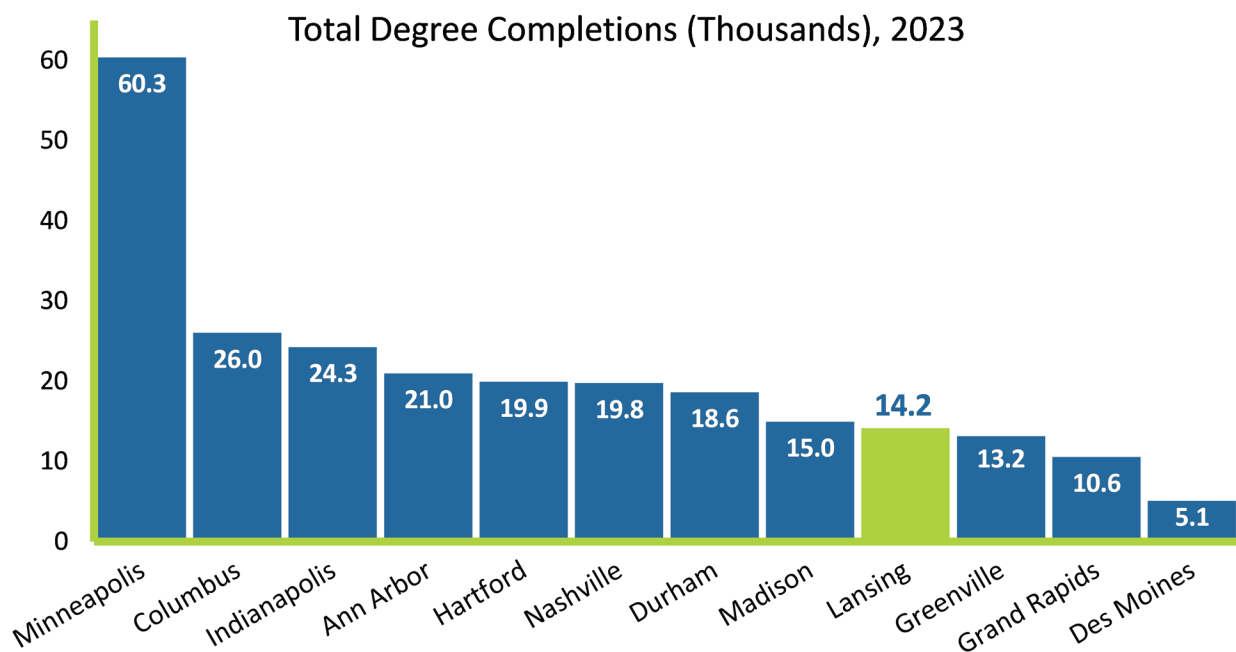
Source: IPEDS

Note: See page 10 for population differences among the peer regions

Degrees Earned

Lansing ranks 9th in the number of degrees conferred in 2023, at 14,165. The number of degrees conferred by higher education institutions in the Lansing region declined by 2.5% between 2019 and 2023. Four other peer regions also experienced a decline in the number of degrees conferred.

More than 10,400 undergraduate students earned degrees from Lansing area schools in 2023. This places Lansing 7th among the peer regions. For graduate students, almost 3,700 degrees were awarded in 2023, placing Lansing 10th.



Source: IPEDS

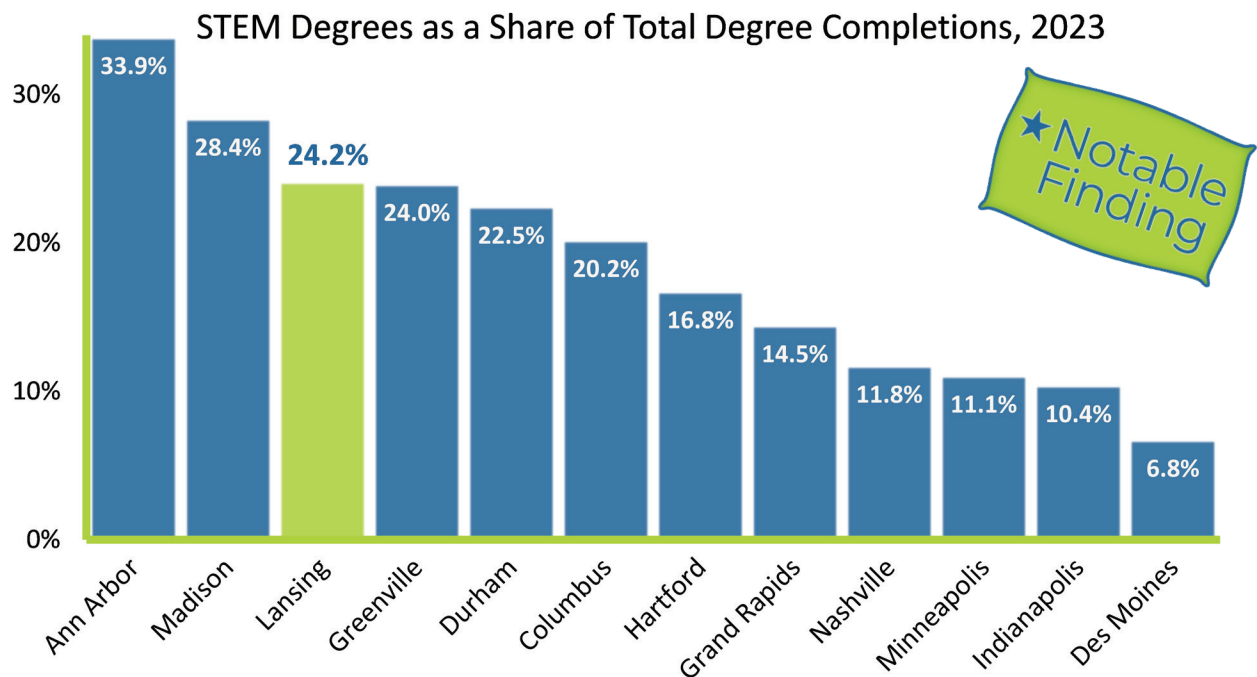
Note: See page 10 for population differences among the peer regions



STEM Degrees

In 2023, STEM degrees accounted for 24.2% of total degrees awarded in the Lansing region. This gives Lansing the 3rd highest share of STEM degrees among the peer regions.

Over 3,400 STEM degrees were awarded in the Lansing region in 2023, representing an increase of 9.1% over 2019. This places Lansing 6th for STEM degree growth rates among the peer regions. The increase in STEM degrees despite a decline in total degrees indicates the importance of these fields in the workforce.

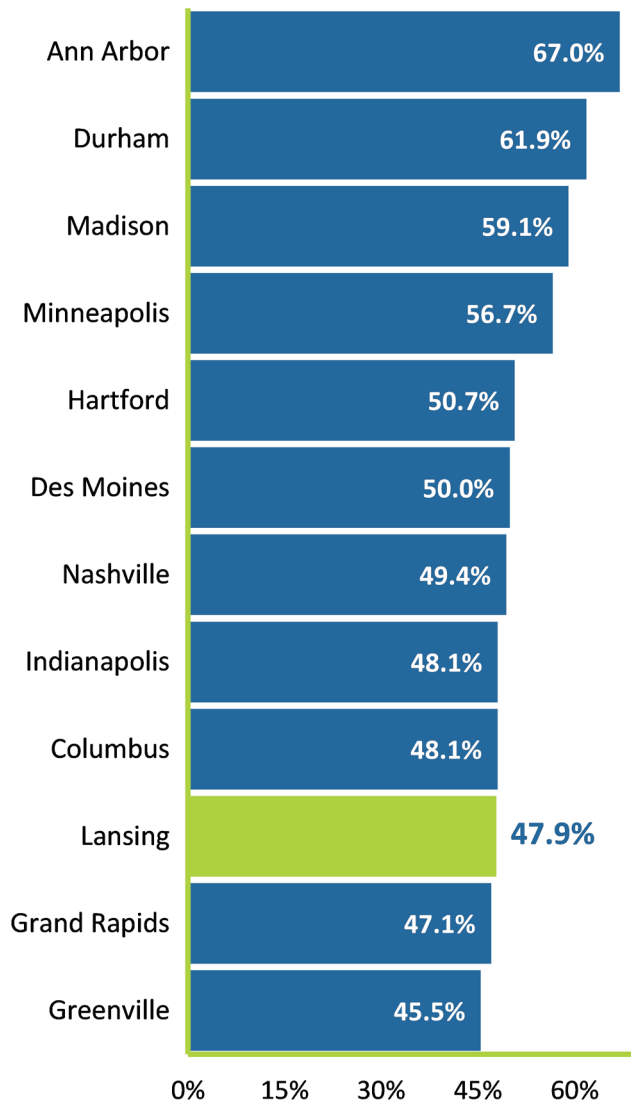


Source: IPEDS

STEM degrees include the following disciplines: computer and information sciences, engineering, engineering technologies, biological and biomedical sciences, mathematics and statistics, and science technologies.



Share of Adults 25+ with Assoc. Degree or Higher, 2023



Source: US Census Bureau, American Community Survey

Educational Attainment

In 2023, the share of Lansing area residents aged 25 and older with an associate degree or higher was 47.9%. This figure is partly attributable to the thousands of local graduates who decide to stay in the region.

While this measurement is lower in the Lansing region than most of the peer regions, it has increased since 2019. These peer regions represent some of the most educated places in the country, with most being home to renowned universities. All of the peer regions outperform the nation on this metric.

Educational attainment is an important factor in the region's economic growth, attracting new businesses, and increasing jobs in the region.

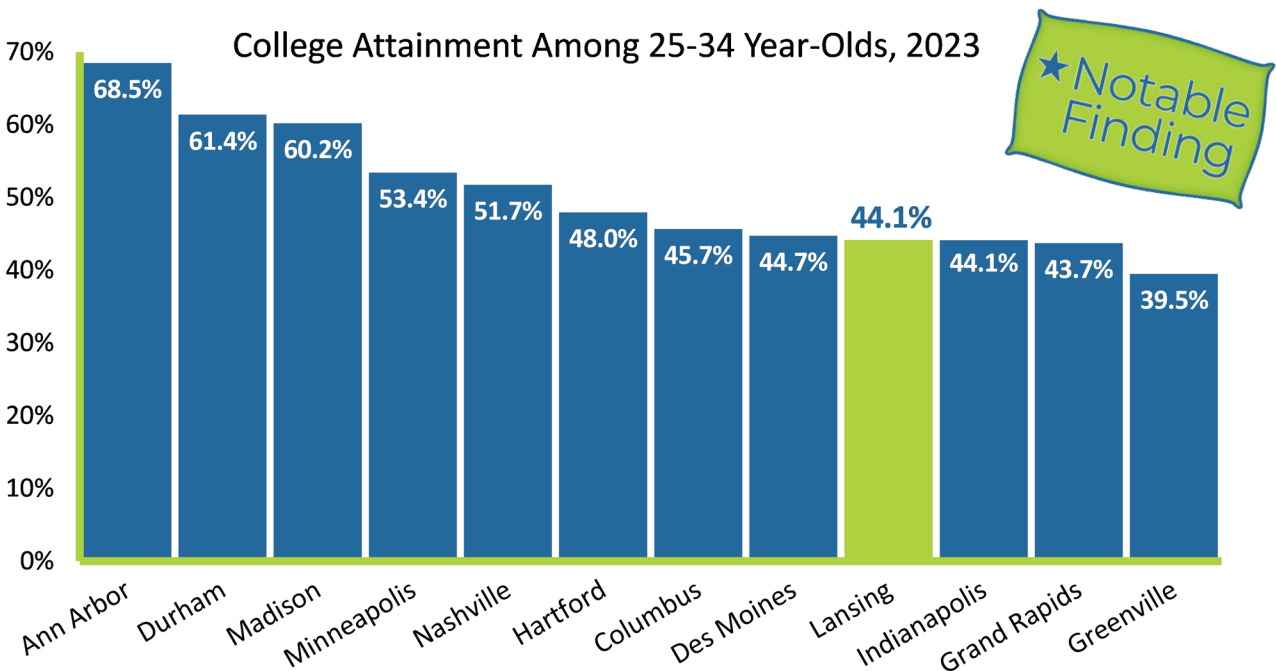




Rank
9
Well-Educated
Young People

Well-Educated Young People

In 2023, 44% of Lansing residents age 25 to 34 had earned a bachelor's degree or higher. While this represents an increase in educated young talent from 2019, most peer regions had much higher shares. This indicates that the Lansing continues to struggle to attract and retain highly trained young people. Lansing was outranked by all but three of its peers in 2023.



Source: US Census Bureau, American Community Survey

Entrepreneurship and Innovation



An entrepreneurial spirit is critical to advancing a community's economic prosperity. The Lansing region strives to support entrepreneurship and innovation (E&I) by providing the support new businesses need to succeed.

Lansing has a century-old tradition of E&I. Ransom E. Olds, one of the fathers of the nation's auto industry, is among Lansing's most well-known entrepreneurs. Today, Lansing's E&I ecosystem flourishes through partnerships between MSU, the MSU Research Foundation, LEAP, and many community-based programs. E&I education and support programs are deployed across undergraduates and faculty at MSU (Burgess Institute & MSU Innovation Center), along with community-based entrepreneurs who participate in programs offered through the Lansing Regional SmartZone (LRSZ).

MSU's research expenditures, bolstered by MSU and MEDC funding, support the transformation of raw innovation into new products and services, while expanding opportunity and bringing new companies to our region. These activities raise the region's competitiveness, enabling us to attract talented students, researchers, and aspiring entrepreneurs. They also provide the spark that market-ready concepts need to ignite entrepreneurship throughout the Lansing region.



The new TechSmith Headquarters facility opened in 2022 and anchors a future innovation park in the former Spartan Village site at Michigan State University—517 Visuals

Business Acceleration

Small businesses and entrepreneurs are critical to Lansing's prosperity. Regional efforts to support entrepreneurship, including incubator space and accelerator programming, resulted in the creation of at least 25 companies in 2023.

The Lansing Regional SmartZone (LRSZ) supports high-tech sector growth by backing entrepreneurial support services. The East Lansing Technology Innovation Center (The TIC), managed by the MSU Research Foundation, celebrated 15 years of operations in 2023, during which it welcomed more than 120 businesses across diverse industries. Further, a partnership between LEAP and MSU Research Foundation targets and supports early-stage medical technologies and advances the Lansing area's MedTech corridor. The Foundation's Conquer Accelerator program is in its 8th year and partners with Michigan Virtual on an Ed Tech accelerator that has produced 15 new companies and the MSU Federal Credit Union on an Insurtech/Fintech Accelerator that has produced 10 new companies.

LEAP also supports equitable economic development by operating Elevate, Lansing's first Black business accelerator program; One and All, that supports underserved entrepreneurs and business owners in the Lansing area; and many other programs.

Business acceleration also includes incubator, office, and wet lab facilities. The Lansing region now has over 100,000 square feet of space for rent by growing companies. Of this, MSU Research Foundation operates the VanCamp Incubator, The TIC, MSU Hatch, and the Alliance Incubator facility.

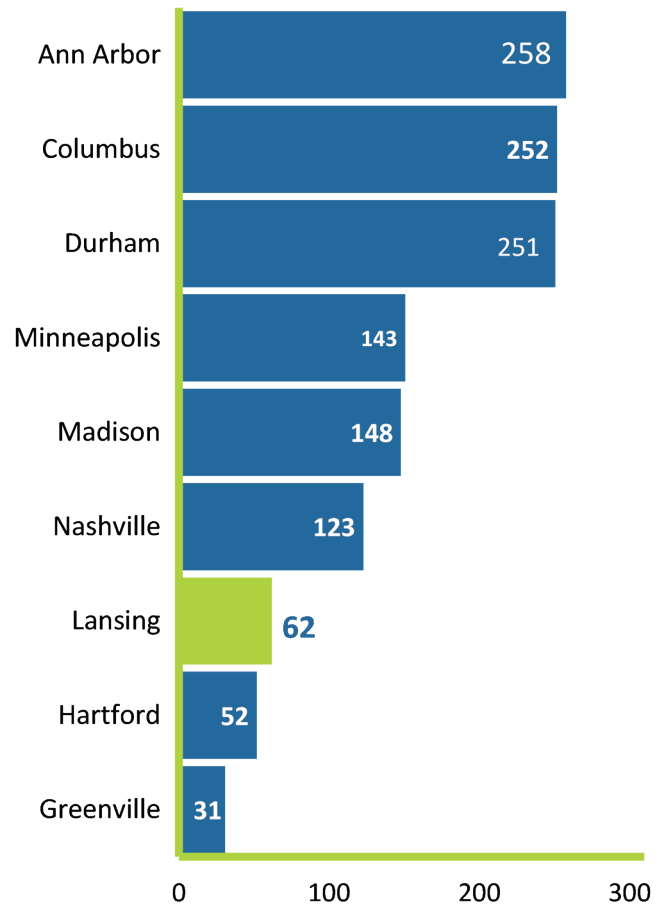
Patents

Michigan State University typically leads patent generation for the Lansing region. MSU researchers conduct cutting-edge research in fields that range from agriculture to health science, complex materials, and nuclear physics. In 2023, Michigan State University secured 62 patents. MSU was ranked 49th in the U.S. and in the top 100 worldwide by the National Academy of Inventors (NAI) for its 45 utility patents that year. The NAI's list recognizes U.S. universities that have been granted the most utility patents.

University Start-Ups

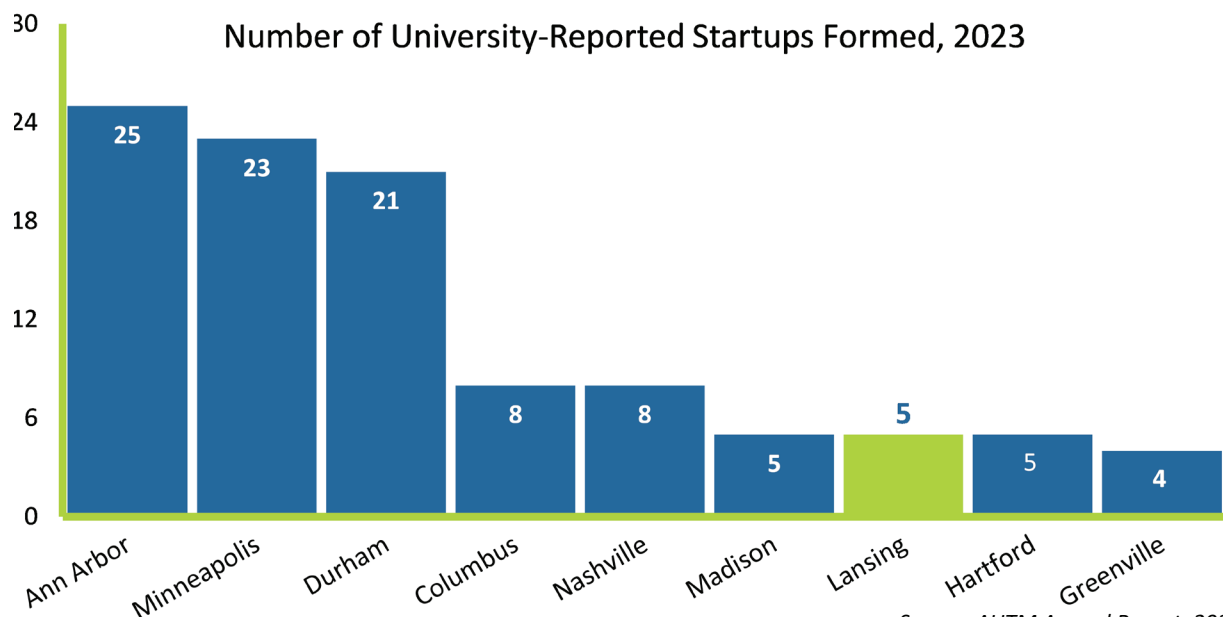
MSU supports entrepreneurship by providing faculty and students with access to experienced business leaders and startup funding opportunities, and by connecting them to university-wide entrepreneurship programs and community collaborations. In 2023, MSU reported five new startups in the region due to these efforts.

University Patents Issued, 2023



Source: AUTM Annual Report, 2023

Note: Data were unavailable for Indianapolis, Grand Rapids, and Des Moines.



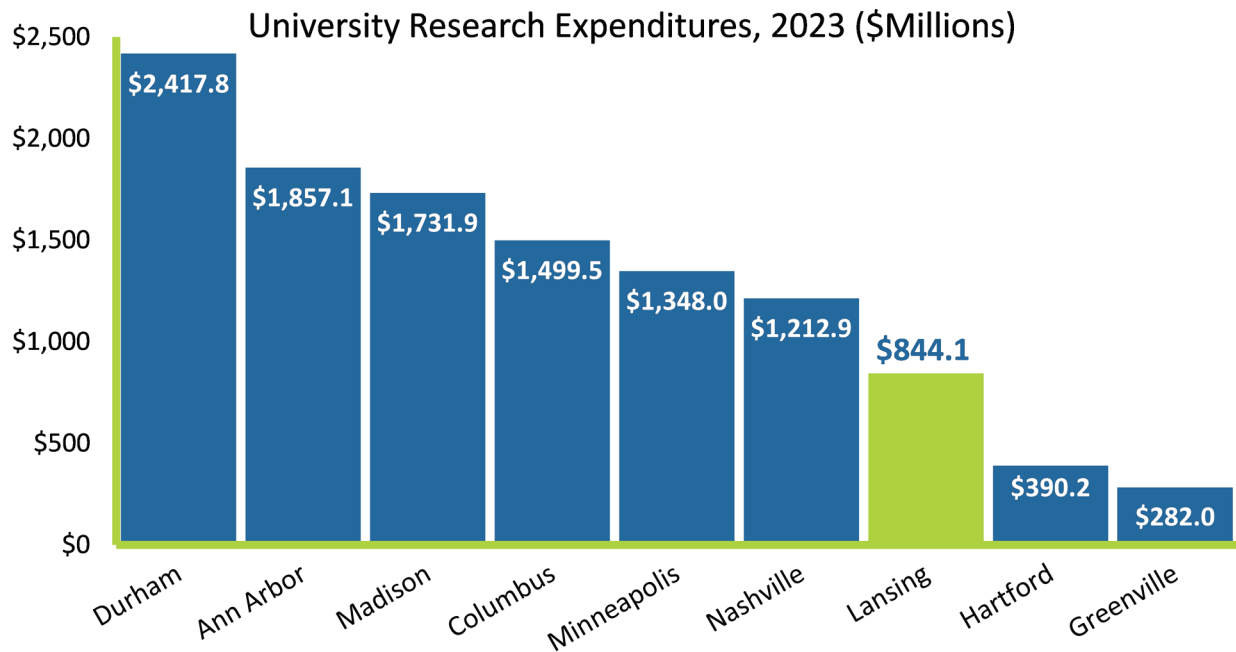
Source: AUTM Annual Report, 2023

Note: Data were unavailable for Indianapolis, Grand Rapids, and Des Moines. Definition of "Startup" may vary among universities.



University Research

MSU’s 2023 research expenditures exceeded \$844 million, ranking the region 7th among its peers. This represents a 16% increase over 2019.



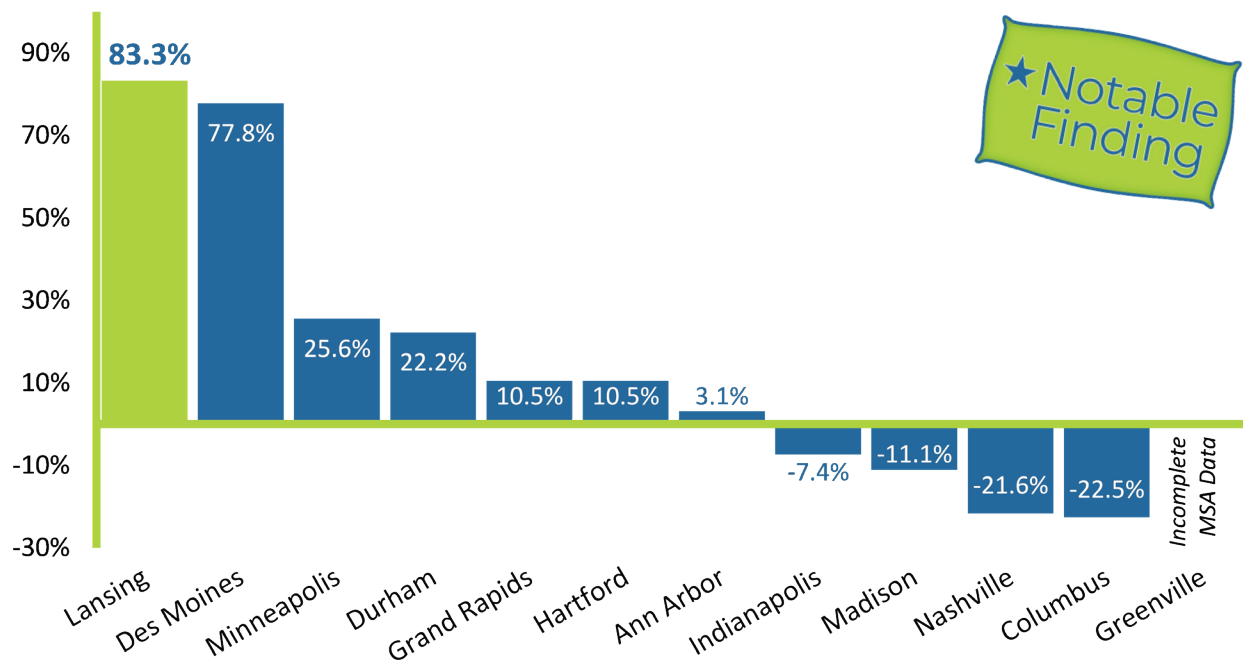
Source: AUTM Annual Report, 2023.
Note: Data were unavailable for Indianapolis, Grand Rapids, and Des Moines.

Venture Capital

The Lansing entrepreneurial ecosystem has benefited from an influx of venture capital in the last few years. The number of venture capital deal counts increased from 6 to 11 between 2019 and 2023, representing an 83.3 percent increase overall or 16.4 percent on an annual basis. The Lansing region experienced the highest increase in the number of deals in the last five years among its peer regions.



Growth in Venture Capital Deal Count, 2019-2023

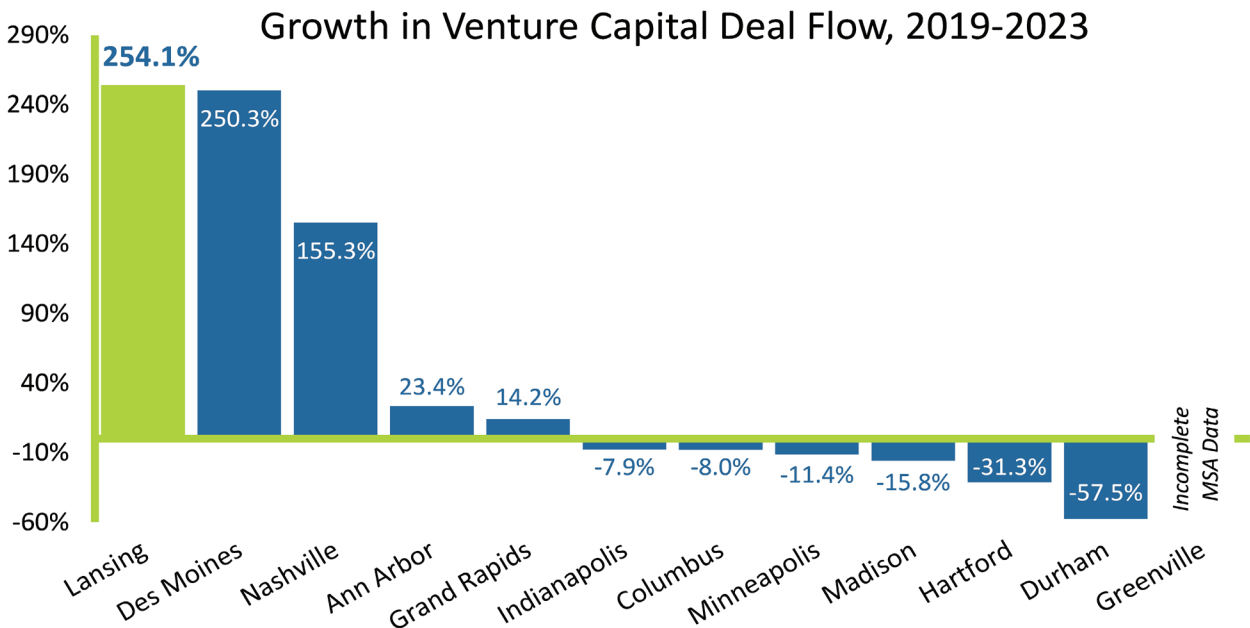


Source: National Venture Capital Association (NVCA); Pitch Book, US VC Deal Flow by MSA (USD).
 Note: See differences in peer region population on page 10, and limitations of defining deal flow on page 46.

Ten years ago, there was no venture capital in Greater Lansing. MSU Research Foundation, through its captive venture funds - Red Cedar Ventures and the Michigan Rise Pre-Seed Fund –is now the 2nd most active early-stage investor in the Midwest over the last 3 years according to Pitchbook. With \$50M of committed capital, the Foundation invests in MSU Alumni ventures, startups emanating from MSU’s healthcare partnerships and opportunities from across the 21 SmartZones across the state.



Venture capital supports high growth companies and indicates improvements in a region's competitive entrepreneurial ecosystem. The amount of venture capital deal flow increased from \$5 million to \$16 million between 2019 and 2023, representing a 254.1 percent increase overall or a 37.2 percent increase on an annual basis. The Lansing region experienced the highest increase in deal flow among its peer regions.



Source: National Venture Capital Association (NVCA); Pitch Book, US VC Deal Flow by MSA (USD).
Note: See differences in peer region population on page 10, and limitations of defining deal flow on page 46.

Place, Livability, and Connectivity

The Lansing region has many arts and culture, recreation, and entertainment attractions for visitors and residents alike. From the State Capitol to the beautiful MSU campus, Lake Lansing, miles of trails and paths, parks and cultural attractions, sporting venues, and popular festivals, the region provides enriching opportunities for all. This section describes key placemaking and connectivity benchmarks for the region.

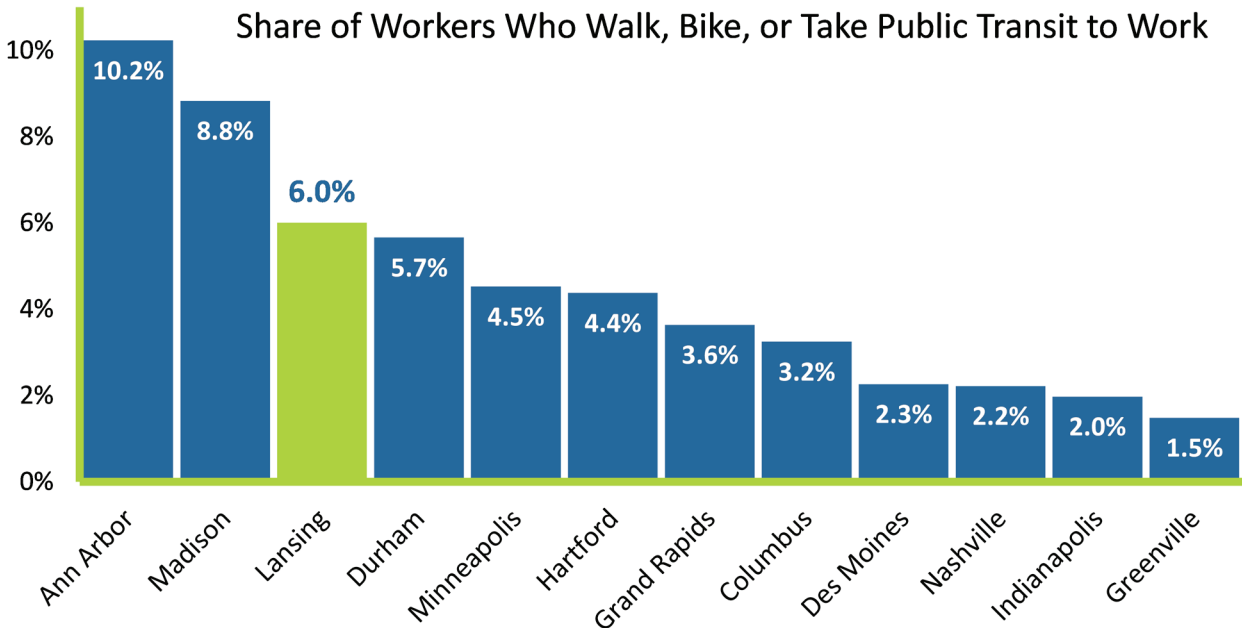


Walkability and Commuting

The ability to walk or take public transit to work are important for attracting workers and providing options for those who do not have reliable personal transportation. The Capital Area Transportation Authority (CATA) offers a variety of transportation options, including regularly scheduled routes, advance-reservation services, and MSU campus routes. In addition, the Lansing River Trail connects downtown Lansing to MSU, many neighborhoods, and other local attractions.

With 6% of workers walking, biking, or taking public transit to work, Lansing ranks third among the peer regions. This share declined slightly between 2019 and 2023. Some of this decline may be due to a drastic increase in employees working from home. All of the peer regions experienced an increase in employees working from home, with Lansing’s share growing from 4.4% in 2019 to 13.7% in 2023.

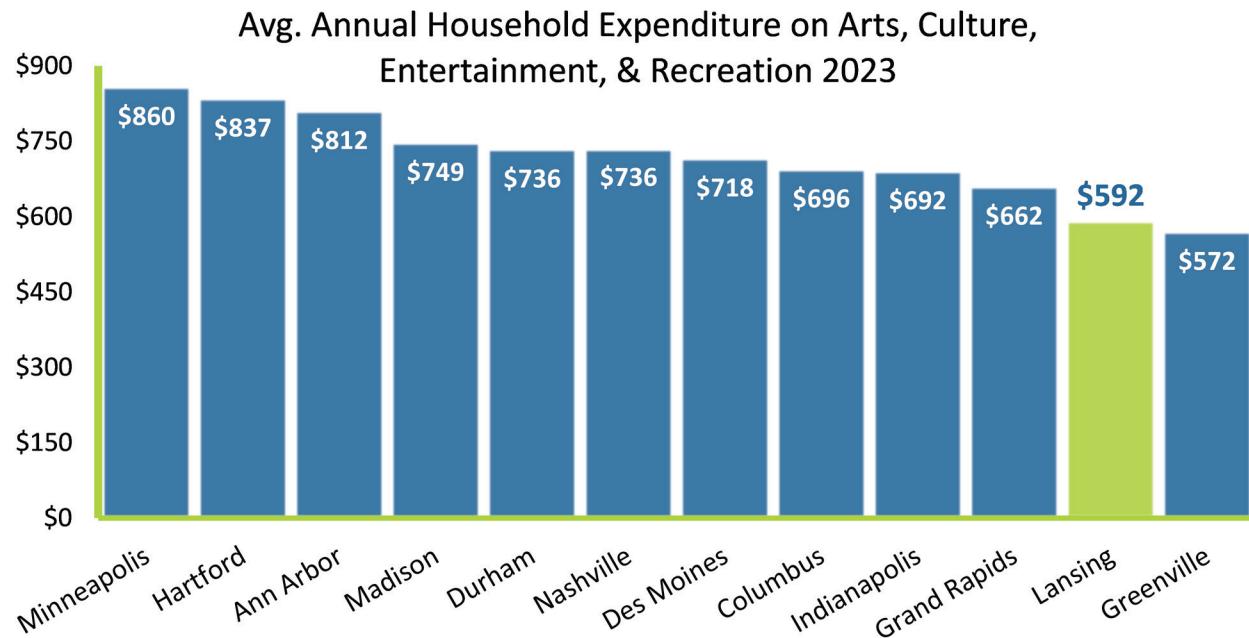
The average commute time for Lansing workers was 22.1 minutes in 2023, showing an average commute faster than 8 of the peer regions. This indicates relatively convenient access to employers for local residents.



Source: US Census Bureau, American Community Survey

Arts, Culture, and Entertainment

Lansing is among the lowest in the peer regions for per-household spending on theater, opera, and concert tickets; movies, museums, and parks; admission to sporting events; and participant sports at \$592 per household. This factor is partly attributable to the many area attractions and festivals that are free or relatively inexpensive when compared to the Lansing area's peer regions.



Source: ESRI, Inc. 2023





Image Source: Breeze Airlines

Regional Connectivity

Located in the heart of Michigan, the Lansing region offers exceptional access to major commercial, personal, and recreational destinations. Three major highways—I-96, I-69, and U.S. 127—intersect the region, enabling efficient transportation throughout the state and beyond. I-96 connects Detroit to Lansing and Grand Rapids along Michigan’s primary economic corridor, while I-69 links the region to a key border crossing into Canada, facilitating international trade. Additionally, Lansing lies on the primary trade corridor connecting Canada and Mexico, and 90% of Michigan’s population can be reached within a 90-minute drive, underscoring its central and strategic location.

Airport connectivity is another regional strength. Capital Region International Airport (LAN) offers direct flights to five major destinations—Detroit, Chicago, Washington D.C., Orlando, and Tampa—as well as a variety of seasonal domestic and international routes. LAN is a regional hub for air cargo transportation, processing nearly 63.5 million pounds of cargo in 2024 alone, and serving as the Michigan Air Operations hub for UPS. It is also home to Port Lansing, mid-Michigan’s only U.S. Port of Entry, enabling swift and efficient clearance of international passengers and goods through U.S. Customs and Border Protection. The airport’s location adjacent to three major highways enhances its role as a critical transportation and logistics asset for the region.

Summary of Indicators

	2019	2023	Rank Among Peers (2023)	% Change 2019-23	5 Year Trend	Rank Among Peers (Trend)
Demographic Indicators						
Population	482,269	473,177	11th	-1.9%	↓	11th
Net-migration	-12,208	1,016	11th			
Net talent migration	69	1,436	8th			
Gen Z population (<i>share of total pop</i>)		25.2%	2nd			
Millennial population (<i>share of total pop</i>)		20.2%	11th			
Gen X population (<i>share of total pop</i>)		18.2%	12th			
Baby boomer population (<i>share of total pop</i>)		20.4%	3rd			
Economic Growth Indicators						
Real GDP (<i>in millions of chained 2017 USD</i>)	\$ 46,486,146	\$ 50,797,835	11th	9.3%	↑	5th
Labor Force growth	250,788	253,416	11th	1.0%	↑	9th
Employment growth	242,125	244,000	11th	0.8%	↑	9th
Unemployment rate	3.5%	3.7%	11th	5.7%	↓	8th
Knowledge sector employment (<i>share of total employment</i>)	9.3%	9.1%	4th	-2.8%	→	8th
High tech employment (<i>share of total employment</i>)	9.9%	11.2%	6th	12.2%	↑	4th
Private sector employment (<i>share of total employment</i>)	75.7%	75.7%	10th	0.0%	→	6th
Public sector employment (<i>share of total employment</i>)	24.3%	24.3%	2nd	0.0%	→	7th
Establishments	9,728	11,343	11th	16.6%	↑	7th
Total export product/sales (<i>in millions</i>)	\$ 1,136.1	\$ 1,514.2	10th	33.3%	↑	3rd
Community Prosperity Indicators						
Median household income	\$ 59,117	\$ 70,007	11th	18.4%	↑	6h
Per capita income	\$ 31,534	\$ 37,980	12th	20.4%	↑	6th
Average wages	\$ 52,685	\$ 63,305	10th	20.2%	↑	8th
Median housing value	\$ 159,700	\$ 219,100	12th	37.2%	↑	8th
Median gross rent	\$ 852	\$ 1,042	12th	22.3%	↑	11th
Housing construction permits	1,026	949	12th	-7.5%	↓	10th
Housing construction permits (aggregate 2019-2023)		5,064	11th			
Households earning below ALICE poverty/livable level		40.6%	3rd			
Education and Talent Indicators						
Student enrollment, undergraduate	62,613	57,962	9th	-7.4%	↓	10th
Student enrollment, graduate	15,408	13,202	9th	-14.3%	↓	11th
Student enrollment, total	78,021	71,164	10th	-8.8%	↓	10th
Total degrees awarded, undergraduate	10,592	10,466	7th	-1.2%	↓	7th
Total degrees awarded, graduate	3,938	3,699	9th	-6.1%	↓	10th
Total degrees awarded, total	14,530	14,165	9th	-2.5%	↓	9th
STEM degrees awarded	3,137	3,423	6th	9.1%	↑	6th
Share of STEM degrees awarded	21.6%	24.2%	3rd	2.6%	↑	4th
Edu. attainment; (<i>age 25+ with assoc. degree or higher</i>)	46.2%	47.9%	10th	2.1%	↑	11th
Highly educated young ppl (<i>age 25-34, bachelor's or higher</i>)	41.6%	44.1%	9th	0.5%	↑	11th
Entrepreneurship & Innovation Indicators						
University patents issued	63	62	7th	-1.6%	↓	7th
University start-ups	4	5	7th	25.0%	↑	4th
University R&D expenditures	\$725,708,000	\$844,076,000	7th	16.3%	↑	8th
Venture Capital Deal Flow (\$ in millions)	\$ 5	\$ 16	11th	254.1%	↑	1st
Venture Capital Deal Count	6	11	11th	83.3%	↑	1st
Place, Livability, and Connectivity Indicators						
Mean commute time (<i>minutes</i>)	22.9	22.1	4th	-3.5%	↓	4th
Share of workers commuting by bus, bike, or walk	7.1%	6.0%	3rd	-26.5%	↓	9th
Share of workers commuting working from home	4.4%	13.7%	10th	167.9%	↑	9th
Average household spend on arts, culture, & entertainment		\$837	11th			
Share of employees in arts, culture, and entertainment	1.4%	1.7%	7th	15.8%	↑	3rd

Methodology

Lansing Region Definition

The Lansing region includes Clinton, Eaton, and Ingham Counties. This represents a change from the prior benchmarking report, where the official definition of the Lansing-East Lansing Metropolitan Statistical Area included Shiawassee County.

On some measures, previous Lansing MSA data included Shiawassee County due to a prior definition of the region. In most cases, we adjusted the data to include only Clinton, Eaton, and Ingham Counties. Other indicators, such as median values, cannot be adjusted with the data available. We assume these values are similar for the three-county region and have minimal impact on the Lansing region's rank among its peers.

Data Sources and Vintage

Readers will find data collection sources noted throughout the report. Also noted throughout are limitations based on population size. AEG analyzed data from the last five years (2019-2023), comparing it to the same data for the five years prior. For some indicators, data was available for the most recent year. Others are based on earlier years. Anderson Economic Group defined both high-tech and knowledge sectors.

Criteria for AEG's Selection of Peer Regions

- Presence of a major university,
- State capitals,
- Industry makeup, and
- Competitiveness of the business environment.

Where possible, metrics were normalized to compensate for differences in population.



ABOUT ANDERSON ECONOMIC GROUP

Anderson Economic Group, LLC is a research and consulting firm founded in East Lansing, Michigan in 1996. AEG now serves clients across the U.S. from its offices in East Lansing and Chicago.

The experts at AEG have particular expertise in public policy, economic analysis, and economic development.

Relevant publications from the firm include:

- State of the Lansing Region report, 2020.
- Annual Benchmarking of Michigan's University Research Corridor, 2007-2024.
- State Economic Competitiveness Benchmarking, compiled for Business Leaders for Michigan, 2012-2019.
- Annual State Business Tax Burden Rankings, 2007-2019.
- Annual Technology Industry Report, compiled for Automation Alley, 2006-2016.





State of the Lansing Region 2025

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Re: Public Comment: Data Center Project Impact on Sycamore Village Residents

From D&C Ellison <ellisonsmrandmrs@gmail.com>

Date Mon 6/15/2026 1:59 PM

To masonclerk <masonclerk@mason.mi.us>; Deborah Stuart <deborahs@mason.mi.us>

Dear City Manager Stuart and City Clerk,

I am writing to formally attach my name and address to the public comment email I submitted a few days ago regarding the proposed data center project and its impact on my 14-year-old daughter with microcephaly.

To ensure this is accurately reflected in the official public record for tonight's meeting, please note that I am Caylei Ellison and my 14 year old daughters name is Antonia Walker located at 20 Hawthorne Ln Mason MI 48854 in Sycamore Village.

Thank you for ensuring this is properly logged.

Respectfully,
Caylei Ellison

On Thu, Jun 11, 2026 at 11:13 AM D&C Ellison <ellisonsmrandmrs@gmail.com> wrote:

Dear City Clerk, please submit this written public comment for the upcoming June 15th City Council meeting record, and request that the Mayor read it aloud during the Public Comment segment per Resolution 2024-17.

----- Forwarded message -----

From: **D&C Ellison** <ellisonsmrandmrs@gmail.com>

Date: Thu, Jun 11, 2026 at 11:04 AM

Subject: Public Comment: Data Center Project Impact on Sycamore Village Residents

To: <deborahs@mason.mi.us>

Dear City Manager Stuart,

I am writing as a resident of Sycamore Village to ensure our neighborhood's reality is placed on the official record for the upcoming City Council meeting.

If the City of Mason pursues a forced annexation to bypass Vevay Township's rejection, you will be placing a 24/7 industrial noise footprint right against our property line. For the vulnerable children in our park, this is a barrier to basic survival.

My 14-year-old daughter has microcephaly and severe auditory hypersensitivity. The constant, low-frequency hum of data center infrastructure will trigger severe sensory distress and chronic sleep deprivation. The ambient noise will become so intolerable that I will not even be able to safely get her out of the house to board her school bus in the morning without inducing total sensory panic.

Furthermore, my neighbor Kristin Marie Slough has an autistic son who struggles with these exact same acute sound sensitivities.

Chasing tax revenue by bringing a massive data center complex to this specific site means actively destroying the habitability of homes for disabled children who cannot afford to move away. I urge the City of Mason to drop any further pursuit of this project and protect the families of Sycamore Village.

Respectfully,
A Concerned Resident of Sycamore Village

June 16, 2026



GREATER LANSING BUILDING TRADES COUNCIL

Mayor and Members of the Mason City Council
City of Mason
201 W. Ash Street
Mason, MI 48854

RE: Support for Proposed Private Investment at 3388 W. Columbia Road

Dear Mayor and Council Members:

On behalf of the Greater Lansing Building and Construction Trades Council and the thousands of skilled construction professionals we represent throughout the region, I am writing to express our strong support for the proposed private investment at 3388 W. Columbia Road in Mason.

This project represents a significant investment in the future of Mason and the surrounding region. Private development of this scale brings substantial economic benefits, including job creation, increased tax revenue, support for local businesses, and long-term economic growth. Investments such as this demonstrate confidence in Mason's future and contribute to the continued prosperity of the community.

The Greater Lansing Building Trades strongly supports projects that create family-sustaining careers and provide opportunities for highly skilled construction workers. This proposed development has the potential to generate valuable work hours for local tradespeople while promoting the highest standards of safety, quality, and craftsmanship. The economic impact of these construction jobs extends well beyond the project site, benefiting local businesses, suppliers, restaurants, and service providers throughout the region.

We recognize that the City Council has a responsibility to carefully evaluate development proposals and consider the interests of all stakeholders. However, we believe the benefits of this investment significantly outweigh potential concerns and that the City's planning and review processes are well-equipped to address any issues related to infrastructure, traffic, or compatibility with surrounding land uses.

Supporting this project sends a positive message that Mason welcomes responsible private investment, economic development, and job creation. It demonstrates a commitment to growth that strengthens the local economy while creating opportunities for working families.

For these reasons, the Greater Lansing Building and Construction Trades Council respectfully urges the Mayor and City Council to approve the proposed development at 3388 W. Columbia Road and allow this important investment to move forward.

Thank you for your consideration and for your continued service to the residents of Mason.

Respectfully submitted,

Deshon Leek 
Southeast Building Trades Representative
Greater Lansing Building and Construction Trades Council

517-388-8173

dleek.mbtc@gmail.com

BUILDING MICHIGAN UNION



Outlook

From: Bradley Cohen <cohe8727@gmail.com>**Date:** Wednesday, June 17, 2026 at 10:50 AM**To:** Russell Whipple <russw@mason.mi.us>**Subject:** Re: I support the proposed data center

I thought you would like to know that I support a data center in Mason.

The upsides: increased tax revenue, the hardened power infrastructure to provide reliable power to it will help the local area, the influx of highly paid employees, their desire to live close to work will enhance property values while the increased business tax revenue can offset future property tax increases or the need to fund municipal bonds. A \$7 million boost to our city revenue will go a long way for schools, local roads, etc. The influx of workers during construction and beyond will help our local business owners stay in business, (the sale of Big Boy comes to mind).

The claims of increased utility costs don't bear witness to the fact that the data center should and will pay for the improvements to it and to the local infrastructure. There is technology to have efficient use of water to cool them. Unlike cannabis greenhouses which simply USE water and not REUSE it. To mitigate sound and sight objections, they will plant trees where there is now open land that grows crops once a year and will backset the center from the roads.

Yes, the people who live close to the proposed site will experience changes; such is progress in the 21st century.

The objections the "No Data Center" groups state are more "maybe's, might's, could happen, some people say," objections of other opponents, add to that the "conspiracy theorists" about the intrusion of AI and all the other "concerns". The naysayers talk about quality of life, that will become difficult as our taxes go up, our local businesses close, and people sell their houses at low prices to simply move when they can **if** they.

I am a retiree and I want to see our city continue to thrive, the students to have ample funding for their schools, less municipal debt and stable property taxes.

There is a "silent majority" in all endeavors. The ideas that the loudest argument wins aren't true; rational, thoughtful decisions do. I wouldn't speak my mind in the public meeting, getting shouted down and scorned is no fun. I'm at an age where I simply let my vote do the talking; I don't sign petitions.

Thank you for your attention to this matter.

Bradley Cohen
121 Rayner St
Mason Mi. 48854



Re-submitting A voice in support for the data center

From Rich Witzke <rich.witzke@ironworkers25.org>

Date Wed 6/17/2026 11:00 AM

To Russell Whipple <russw@mason.mi.us>; Jon Droscha <jond@mason.mi.us>; Elaine Ferris <elainef@mason.mi.us>; Tom Husby <tomh@mason.mi.us>; Scott Preadmore <ScottP@mason.mi.us>; Jerry Schaffer <jerrys@mason.mi.us>; John Vercher <johnv@mason.mi.us>; Deborah Stuart <deborahs@mason.mi.us>

Hello, my name is Rich Witzke, a Business Agent for Ironworkers Local 25 in the Lansing Area.

For some background, I started my Ironworker career in Mason, with Jerico Construction. For two and a half years I drove from Olivet to Mason (1994-1996), watching Mason grow and change. I worked on the Dart Packaging plant on the south-east side of Mason, and also on the RSDC building on the north-west side of Mason. I helped other members of the surrounding area build the Dart World Headquarters, working for Douglas Steel. With Lewis Steel, I worked on the SAAB/Hardtech building long before the Meijer was built across the road, returning to put in protective barriers around the doors with R&B Steel years later. I bring this all up to show both the initial jobs that are produced and the long-term jobs that can be available for members of the community. These jobs are not only for the people in the plant/data center, but also for the maintenance and retrofitting of the servers when they are updated. I've been around Mason for a good portion of my 30+ year career and I represent many members in your community and surrounding areas that would work on the proposed data center under review right now.

After reading much of the information being disseminated about data centers (both for and against), I am reaching out to bring a different perspective to the table. Many of the jobs that would be created to build the data center would be filled by several members of the Mason community, as well as the surrounding cities, towns, and townships. The economic boost to the economy of Mason has been both touted and bashed, so I'm not going to re-hash that argument. Instead, I am writing to you to consider the opportunity for those members I represent, and the members of other unions that live in and around Mason.

I understand you've been inundated with countless calls, emails, and most likely verbal abuse from concerned members of the community. Having been on, and planning on being on the receiving end of the same, I hope this comes across as I intended; calm and somewhat rational. Thank you for your time, and if you have any questions I can answer, I look forward to helping you.

Rich Witzke
BA Ironworkers Local 25
5800 Executive Dr
Lansing MI, 48911



Concerns Regarding Annexation, Representation, and Public Trust

From Amy Olle <baileyolle@gmail.com>

Date Thu 6/18/2026 12:59 PM

To Deborah Stuart <deborahs@mason.mi.us>

Dear City Manager Stuart,

My name is Amy Olle, and I reside in Vevay Township on Tuttle Road.

I attended the recent City Council meeting and listened carefully to both residents and City officials. I left with a greater understanding of the issues being discussed, but also with significant concerns that remain unresolved.

I recognize that I am not currently a resident of the City of Mason. However, I am a resident of the township that contains land being discussed for potential annexation and future development. Decisions being considered today could directly affect my family, my property, and the community where my family has lived for generations.

I am not new to this community. My grandparents settled in this area in 1950. My father, myself, and my son all grew up here. My husband and I chose to remain here because we value the character, history, and quality of life that this community provides.

I understand that reasonable people may disagree about economic development, technology investment, and the future growth of our region. My concern is not simply about data centers. My concern is whether residents are receiving clear, complete, and consistent information about decisions that may permanently alter our community.

As discussions continue, I respectfully request greater transparency regarding:

- Any discussions that have occurred with developers, site selectors, or interested companies.
- The City's intentions regarding annexation of Vevay Township land.
- The expected impacts of future development on nearby residents.
- The process through which affected township residents will be able to participate in future decisions.
- The long-term vision for the M-3 Technology Innovation District and surrounding areas.
- How the proposed development fits into the city's master plan.
- What discussions have occurred with developers, site selectors, or interested companies regarding these properties?
- What factors led the City to conclude that annexation and outward expansion are preferable to redevelopment of existing vacant or underutilized properties within Mason, including the vacant factory, shopping plaza, and car dealerships on Cedar Street?
- What opportunities will affected township residents have to participate in future decisions?

I also ask the Council to consider the message being sent to residents who live closest to the affected land. While township residents may not vote in City elections, many of us could be directly impacted by decisions currently under consideration. We deserve to be treated as stakeholders in this process and to have our concerns addressed respectfully and transparently.

Trust between local government and residents is difficult to build and easy to lose. Regardless of where individual residents stand on this issue, I believe transparency and open communication are essential if that trust is to be maintained.

Thank you for your time and consideration. I respectfully request that this correspondence be included in the public record regarding the M-3 Technology Innovation District and any future annexation discussions involving Vevay Township.

Sincerely,

Amy Olle
Vevay Township Resident
2115 Tuttle Road
Mason, MI
baileyolle@gmail.com



Agenda Report: July 6, 2026 City Council Meeting

AGENDA ITEM

Resolution 2026-21: Approval of Compensation Range for Identified Administrative Officers

RECOMMENDED ACTION

Approve Resolution 2026-21

PROJECT DETAILS

As part of the approved FY 2025-2026 budget, the City Council appropriated \$15,000 to complete a compensation study for non-union positions. The purpose of the study was to evaluate whether the City's compensation structure remained competitive with the municipal labor market and to address concerns that wages for non-union positions were not keeping pace with comparable communities.

Rather than commissioning a separate study, the City was contacted by the City of St. Johns to provide salary and benefit information for its independently contracted compensation study. Mason was selected as one of St. Johns' comparable communities based on factors including geographic location, population, organizational structure, budget, and taxable value. Upon completion of the study, St. Johns provided the City with a copy of the report.

Staff used the St. Johns compensation study as the foundation for Mason's evaluation and supplemented it with additional research, including:

- recent municipal job postings,
- salary information published on municipal websites,
- direct outreach to comparable municipalities to compare position duties and organizational responsibilities, and
- the 2025 Michigan Municipal League Wage and Salary Survey.

Using these resources, staff evaluated each non-union position and developed recommended salary ranges that are competitive within the market while recognizing the City's organizational structure and fiscal capacity.

It is important to note that over the past month, at least four members of the City's leadership team have been contacted regarding external recruitment opportunities, reflecting the increasing competitiveness of the City's workforce in the regional labor market. According to OpenWork, a staffing resource, the cost of replacing salaried employees is typically estimated at six to nine months of salary, underscoring the financial and operational importance of retention.

Recommended Compensation Structure

The recommended compensation structure establishes salary grades that provide flexibility for the City Manager to determine appropriate starting salaries and future compensation adjustments based on factors such as qualifications, experience, certifications, performance, and internal equity, while remaining within Council-approved salary ranges.

Position	Comparables	Range (based on 5-7 comparables)	Recommended Grade and Range
City Clerk/Dir of Employment & Customer Relations	Charlotte, Chelsea, Owosso, St Johns, Dewitt	\$83,000 - \$132,000	III: Leadership \$98,000 – \$118,000
Community Development Director	Grand Ledge, Big Rapids, Saline, Owosso, Chelsea	\$66,000 - \$114,000	III: Leadership \$98,000 – \$118,000
DPW Director	Grand Ledge, St Johns, Chelsea, Marshall, Owosso, Charlotte	\$79,000 - \$132,000	III: Leadership \$98,000 – \$118,000
Finance Director / Treasurer	St Johns, Portland, Dewitt, Grand Ledge, Owosso, Ionia	\$109,000 - \$133,000	IV: Senior Leadership \$108,000 – \$129,600
Fire Chief	Hudsonville, Big Rapids, Marshall, St. Johns, Tecumseh	\$62,000 - \$111,000	IV: Senior Leadership \$108,000 – \$129,600
Police Chief	Chelsea, Marshall, St Johns, Portland, Dewitt, Grand Ledge, Ionia	\$94,000 - \$138,000	IV: Senior Leadership \$108,000 – \$129,600
Utilities Director	Grand Ledge, St Johns, Chelsea, Marshall, Owosso, Charlotte	\$79,000 - \$132,000	III: Leadership \$98,000 – \$118,000

The attached Proposed Compensation Structure illustrates how these positions relate to classifications based on organizational responsibility, leadership expectations, and decision-making authority. While the structure provides the framework for administration of the City's compensation system, Council approval is requested only for the salary ranges associated with the positions listed above.

The attached resolution authorizes the City Manager to establish and adjust compensation for current and future employees within the Council-approved salary ranges. This approach provides the flexibility necessary to recruit and retain qualified employees while maintaining consistency, internal equity, and fiscal responsibility.

If approved by the City Council, staff will implement the new compensation structure as part of the annual employee performance review process conducted each July. Individual compensation adjustments will be based on each employee's placement within the approved salary range, taking into consideration factors such as experience, performance, responsibilities, certifications, and internal equity.

Staff further recommends that the Council review and update the compensation structure at least once every three years, consistent with the City's collective bargaining negotiation cycle, to ensure the City's compensation program remains competitive and responsive to changing market conditions.

AUTHORIZATION

- [City Charter Chapter 4 Sec 4.6:](#) (Related Excerpt): all administrative officers of the City shall be appointed by the Council for an indefinite period, shall serve at the pleasure of the Council, and shall have their compensation fixed by the Council.

VISION AND COMMUNITY PLANS

- [Master Plan 2023](#): Safe: S1 Asset Management for Public Services, “Accurate Inventory of all assets, including personnel.”

RESOURCE PLANS

- [FY 2026/27 Budget](#): By utilizing the compensation framework developed by the City of St. Johns, staff was able to avoid the cost of completing a separate compensation study, resulting in a direct budgetary savings of \$15,0000 to the City in last year’s budget.

The estimated annual fiscal impact of implementing the proposed compensation adjustments for FY 2026/27 is approximately \$120,000 to the general fund. This estimate is preliminary and is based on the compensation framework prior to completion of individual employee placement evaluations within the new salary ranges.

Budget Amendment Required: No

Given the timing within the fiscal year, and depending on staffing vacancies, employee transitions, and adjustments to planned projects and expenditures, staff anticipates that the majority of these costs can be absorbed within the existing approved budget. However, year-end budget adjustments may be necessary depending on actual expenditures and staffing levels.

At this time, a budget amendment is not recommended. Staff will continue to monitor expenditures throughout the fiscal year and will return to the City Council if adjustments are required to ensure expenditures remain within available appropriations.

Potential Retention and Workforce Costs without Action: Without these compensation adjustments, retention challenges are expected to increase, which may result in higher turnover and associated transition costs. According to OpenWork, a staffing resource, the cost of replacing salaried employees is typically estimated at six to nine months of salary.

In addition to direct replacement costs, failure to maintain competitive compensation levels may require the City to recruit new employees at or near the proposed market ranges, often without the benefit of institutional knowledge or experience specific to Mason. This approach risks investing in new hires while not appropriately recognizing the value and contributions of existing staff who have built extensive organizational expertise.

ATTACHMENTS

- City of Mason – Proposed Compensation Structure
- Resolution 2026-21

City of Mason – Proposed Compensation Structure July 1, 2026

TPOAM – Union Represented Employees

(Council Approved Contract: 7/1/2025 – 6/30/2028)

Position	CC Approved Compensation	Notes
Bookkeeper, Customer Service Specialist, Laborer, Facilities Maintenance	\$53,277 – \$58,805	Employees in this bargaining unit are eligible for overtime compensation. Overtime opportunities vary based on operational needs and the duties and responsibilities of each position.
Equipment Operator, Automotive Equipment Technician	\$54,225 – \$59,654	
Mechanic	\$55,203 – \$60,929	
Utility Operator	\$55,908 – \$61,707	

FOP – Union Represented Employees

(Council Approved Contract: 7/1/2025 – 6/30/2028)

Position	CC Approved Compensation	Notes
Patrol Officer	\$76,440 – \$82,708	Employees in this unit are scheduled for 2,184 hours and are eligible for overtime compensation. Sergeants serve in a supervisory capacity; however, do not have formal disciplinary authority.
Corporal	\$81,091 – \$84,367	
Sergeant	\$86,661 – \$93,759	

Grade I – Non-Union (Operational Support)

Position	CM Approved Compensation	Notes
Communications Specialist / Executive Assistant to City Manager, Staff Services Coordinator	\$55,000 – \$66,000	Positions in this category do not have supervisory responsibilities and are not eligible for overtime under applicable law.

Grade II – Management

Position	CM Approved Compensation	Notes
CPF Foreman, DPW Lead Foreman, Deputy Treasurer / Accountant, Utilities Foreman, WWTP Foreman	\$65,000 – \$78,000	Compensation is 15% differential above the Utility Operator to recognize the responsibility, technical expertise, and supervisory duties. Employees are exempt from overtime under applicable law and work extensive hours at times.

Grade III – Leadership

Position	Recommended Range	Notes
City Clerk / Director of Employee & Customer Engagement, Community Development Director, DPW Director, Police Lieutenant (approved by CM), Utility Director	\$98,000 – \$118,000	Compensation is 15% differential above the Sergeant to recognize the increased responsibility, organizational leadership, and decision-making authority. Employees are exempt from overtime under applicable law and work extensive hours at times.

Grade IV – Senior Leadership

Position	Recommended Range	Notes
Finance Director / Treasurer, Fire Chief, Police Chief	\$108,000 – \$129,600	Compensation is 10% differential above Grade III to recognize the increased scope of responsibility, organizational accountability, and decision-making risk associated with these positions. Employees are exempt from overtime under applicable law and regularly work extensive hours, which require an immediate response. Positions within this grade are also expected to serve as Acting City Manager, as designated, to ensure continuity of operations when needed.

Grade V- Executive Leadership

(Council Approved Employment Agreement: Effective 1/1/2016; subject to renegotiation)

Position	CC Approved Compensation	Notes
City Manager	\$144,707 (7.1.26)	Compensation is subject to annual cost-of-living adjustments consistent with those provided to non-union employees. Employees are exempt from overtime under applicable law and regularly work extensive hours, which require an immediate response. Current compensation is within the comparable market range of \$125,000–\$172,000, reflecting the scope of executive leadership responsibilities, organizational oversight, and accountability for the overall administration of City operations.

Factors Considered for Placement Within a Wage Range

Placement within an established wage range is based on the qualifications, experience, knowledge, skills, and responsibilities of the individual selected. Compensation decisions are not based on any single factor, but rather on an overall assessment of the following:

- **Market Competitiveness:** Current labor market conditions, recruitment challenges, and the City's ability to attract and retain qualified candidates.
- **General Related Experience:** The amount and quality of professional experience in the same or a closely related field.
- **Direct Experience:** Experience performing the specific duties and responsibilities of the position or in a substantially similar role.
- **Education and Certifications:** Relevant educational achievements, professional licenses, certifications, or specialized training that enhance the individual's ability to perform the position.
- **Knowledge, Skills, and Abilities:** Demonstrated competencies that exceed the minimum qualifications and provide additional value to the organization.
- **Additional Assigned Responsibilities:** Employees assigned ongoing, specialized, or non-traditional duties beyond the standard job description may be considered for placement higher within the wage range when those responsibilities provide significant value to the organization.
- **Internal Equity:** Placement will also consider the compensation of current employees in comparable positions to promote fairness, consistency, and equitable pay practices across the organization.

Compensation Placement Guidelines

- **Minimum of the Range:** Typically, appropriate for individuals who meet, or are slightly below, the minimum qualifications and require additional training, development, or experience to become fully proficient in the position.
- **Mid-Range:** Generally appropriate for individuals who possess solid related experience, have demonstrated proficiency in similar work, and can perform the essential functions of the position with minimal supervision.
- **Upper Portion of the Range:** Reserved for employees who have demonstrated exceptional proficiency in the position through extensive directly related experience, advanced education or certifications, specialized expertise, or significant ongoing responsibilities beyond the standard expectations of the position. Placement within the upper portion of the range is generally intended for employees who have demonstrated sustained high performance and mastery of the position over time, typically after five or more years of successful service in the role. Exceptions may be approved by the City Manager when justified by market conditions, recruitment needs, or extraordinary qualifications.

**CITY OF MASON
CITY COUNCIL RESOLUTION NO. 2026-21**

APPROVAL OF COMPENSATION RANGE FOR IDENTIFIED ADMINISTRATIVE OFFICERS

July 6, 2026

WHEREAS, Section 4.6 of the City of Mason Charter provides that, except as otherwise provided, all administrative officers of the City, except the City Administrator, shall be subject to recommendation by the City Administrator and confirmation by the City Council and have their compensation established by the City Council; and

WHEREAS, the City has not conducted a comprehensive market compensation review for non-union positions in more than twenty (20) years, and recent collective bargaining negotiations, recruitment efforts, and regional compensation comparisons have identified the need to evaluate the competitiveness of non-union wages; and

WHEREAS, the City Council approved funding in the 2025–2026 fiscal year budget to conduct a compensation review for non-union positions; and

WHEREAS, staff evaluated available compensation data and supplemented that information with market comparisons from comparable municipalities to develop recommended wage ranges for administrative positions; and

WHEREAS, the recommended wage ranges are intended to improve the City's ability to recruit and retain qualified employees while ensuring current employees are compensated in a manner that is fair, competitive, and reflective of their responsibilities; and

WHEREAS, staff recommends adoption of the wage ranges identified in Attachment A as reasonable, market-based compensation guidelines that are consistent with the City's compensation philosophy and comparable municipal labor market data.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby adopts the wage ranges for the positions identified in Attachment A; and

BE IT FURTHER RESOLVED, that the adopted wage ranges will be adjusted annually by the City Council to reflect approved cost-of-living increases authorized by City Council for non-union employees; and

BE IT FURTHER RESOLVED, that the City Manager is authorized to establish individual compensation within the approved wage ranges based on the City's Compensation Placement Guidelines, including consideration of market conditions, related and direct experience, education, certifications, knowledge, skills, internal equity, and assigned responsibilities; and

BE IT FURTHER RESOLVED, that nothing in this Resolution shall be construed to waive or eliminate the requirement for City Council confirmation of appointments as required by the City Charter.

The foregoing Resolution was moved for adoption by Councilmember _____ and seconded by Councilmember _____ and declared adopted by the following vote:

Yes ()
No ()
Absent ()

RESOLUTION DECLARED _____.

STATE OF MICHIGAN)
COUNTY OF INGHAM) ss
CITY OF MASON)

I, the undersigned, the duly qualified and acting Clerk of the City of Mason, County of Ingham, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Mason at a regularly scheduled meeting held on Monday July 6, 2026, pursuant to the Michigan Open Meetings Act, the original of which is on file in my office as part of the Council minutes.

IN WITNESS WHEREOF, I have hereunto set my official signature, this _____ day of _____, 2026.

Sarah J. Jarvis, City Clerk
City of Mason, County of Ingham, State of Michigan

CITY COUNCIL RESOLUTION NO. 2026-21
ATTACHMENT A

Grade III – Leadership

Position	Approved Range
City Clerk / Director of Employee & Customer Engagement, Community Development Director, DPW Director, Utility Director	\$98,000 – \$118,000

Grade IV – Senior Leadership

Position	Approved Range
Finance Director / Treasurer, Fire Chief, Police Chief	\$108,000 – \$129,600

Factors Considered for Placement Within a Wage Range

Placement within an established wage range is based on the qualifications, experience, knowledge, skills, and responsibilities of the individual selected. Compensation decisions are not based on any single factor, but rather on an overall assessment of the following:

- **Market Competitiveness:** Current labor market conditions, recruitment challenges, and the City's ability to attract and retain qualified candidates.
- **General Related Experience:** The amount and quality of professional experience in the same or a closely related field.
- **Direct Experience:** Experience performing the specific duties and responsibilities of the position or in a substantially similar role.
- **Education and Certifications:** Relevant educational achievements, professional licenses, certifications, or specialized training that enhance the individual's ability to perform the position.
- **Knowledge, Skills, and Abilities:** Demonstrated competencies that exceed the minimum qualifications and provide additional value to the organization.
- **Additional Assigned Responsibilities:** Employees assigned ongoing, specialized, or non-traditional duties beyond the standard job description may be considered for placement higher within the wage range when those responsibilities provide significant value to the organization.
- **Internal Equity:** Placement will also consider the compensation of current employees in comparable positions to promote fairness, consistency, and equitable pay practices across the organization.

Compensation Placement Guidelines

- **Minimum of the Range:** Typically, appropriate for individuals who meet, or are slightly below, the minimum qualifications and require additional training, development, or experience to become fully proficient in the position.
- **Mid-Range:** Generally appropriate for individuals who possess solid related experience, have demonstrated proficiency in similar work, and can perform the essential functions of the position with minimal supervision.
- **Upper Portion of the Range:** Reserved for employees who have demonstrated exceptional proficiency in the position through extensive directly related experience, advanced education or certifications, specialized expertise, or significant ongoing responsibilities beyond the standard expectations of the position. Placement within the upper portion of the range is generally intended for employees who have demonstrated sustained high performance and mastery of the position over time, typically after five or more years of successful service in the role. Exceptions may be approved by the City Manager when justified by market conditions, recruitment needs, or extraordinary qualifications.



Agenda Report: July 6, 2026 City Council Meeting

AGENDA ITEM

Approve a License Agreement with The Daily Scoop Ice Cream Shoppe for the Defined Use of Outdoor Seating

RECOMMENDED ACTION

Approve a License Agreement with The Daily Scoop Ice Cream Shoppe for the Defined Use of Outdoor Seating

PROJECT DETAILS

The Daily Scoop Ice Cream Shoppe, located at 350 South Jefferson Street, has operated an outdoor seating area under a previously approved public right-of-way license agreement. No concerns or issues have been reported during the term of that agreement. In accordance with City Council's direction regarding the long-term use of public property, staff has prepared an updated license agreement for Council's review and approval.

The proposed agreement is consistent with the requirements of the City's Zoning Ordinance and supports Council's ongoing practice of utilizing license agreements to govern long-term use of public property.

The initial license fee is \$25. While the license agreement includes an annual \$25 renewal fee, that fee will be waived each year if the licensee provides proof of insurance by April 30.

AUTHORIZATION

- [City Ordinance Sec. 94-173\(j\)](#): Outdoor food and drink service areas. It is the intent of this section to set forth the requirements for establishing outdoor food and drink service areas at a pub, tavern, or restaurant. Excerpt: Establishments utilizing the public right-of-way shall do so only under a license granted by the city council which shall be revocable at the will of the council.
- [City Ordinance Sec. 94-192](#): Any temporary use of public street or public property shall be permitted only by the prior approval of the City Council.

VISION AND COMMUNITY PLANS

- [Master Plan 2023](#): Action Items: MP2023- W1.2: Make public spaces more accessible for programming by our citizens through promotions of licensing agreements.
- [Master Plan 2023](#) Welcoming W1: Partnership: Foster community ownership through partnerships and communication.

RESOURCE PLANS

- There are no anticipated costs related to this action.

ATTACHMENTS

- Proposed License Agreement



LICENSE AGREEMENT

BY & BETWEEN

THE CITY OF MASON, AS LICENSOR, AND THE DAILY SCOOP ICE CREAM SHOPPE, AS LICENSEE

	Licensor	Licensee
Organization:	City of Mason	The Daily Scoop Ice Cream Shoppe
Primary Representative:	Deborah Stuart	Shawn Sodman
Title:	City Manager	Owner
Email:	deborahs@mason.mi.us	sparkyville2@gmail.com
Primary Phone:	517.676.9155	517.244.1170
Secondary Phone:	-	-
Address:	201 West Ash St. Mason, MI 48854	350 South Jefferson St. Mason, MI 48854

This is a License Agreement entered into between the CITY OF MASON, hereinafter called “Licensor” and The Daily Scoop Ice Cream Shoppe, hereinafter called the “Licensee”.

The Licensor and the Licensee hereby covenant and agree as follows:

- Premises.** The Licensor hereby permits the Licensee to use a portion of the property at 350 S Jefferson Street, Mason, MI 48854 described on **Attachment 1: DESIGNATED AREA** for the purposes of outdoor seating.
- Property Owner Consent and Authorization.** The Licensee represents and warrants that it has obtained the express consent of the owner of the property located at 350 S Jefferson Street (the “Property Owner”) to enter into this License Agreement with the City and to utilize the adjacent public right-of-way for the purposes described herein. If ownership changes, the Licensee will be responsible for getting updated documentation of consent.
- Term.** The term of the License shall commence on July 6, 2026, and shall continue indefinitely unless terminated by either party under the conditions herein.
- License Fee.** Licensee shall pay a license fee of \$25 to the Licensor on or about the signing date of this Agreement. The license fee will be an annual fee, however, the annual renewal fee of \$25 will be waived if Licensee supplies proof of insurance by April 30 of each year.
- Licensor’s Title and Allowable Use.** The Licensor represents and warrants as follows: that Licensor has good and marketable title to the Licensed Premises and the right to make this License Agreement for the aforesaid term; that this License Agreement has been duly authorized, executed and delivered by Licensor.
- Construction Conditions.** The Licensee shall maintain Designated Area in conformance with all applicable Federal, State and local laws. The Designated Area can be amended, if requested by the Licensee, subject to the approval by the City Council.
- Maintenance and Repairs.** The Licensee shall maintain any physical structures, furniture and fixtures in compliance with all City of Mason building and zoning codes and Licensee shall maintain the Designated Area and keep the same in a clean, safe and healthy condition, free and clear from all rubbish, litter dirt and other similar items during the term of the License.

8. **Maintenance and Conditions.** The Licensee shall maintain any and all fences, benches, and other materials in good condition.
9. **Operations.** This License Agreement and **Attachment 2: OPERATING REQUIREMENTS** outline operating requirements. The Code of Ordinances should be referenced when clarification is needed.
10. **Restoration of Public Property Upon Termination.** Upon termination of this License Agreement for any reason, the Licensee, its successors, and assigns, shall restore the public property to its original condition or such condition as mutually agreed upon by both parties so as to give the appearance that no structure or installation was ever on the public property.
11. **Default by License.** If the Licensee, defaults in the performance of any of the provisions, covenants, or conditions of the License and such default continues for five (5) days after the Licensee is notified in writing by the Licensor to cure it (or, if such default is of such a nature that it cannot be cured within the five (5) day period and continues for a period longer than the period reasonably required to cure it), then, upon five (5) days written notice to Licensee, this License shall terminate.
12. **Assignment.** This License Agreement shall not be assigned.
13. **Indemnity.** Licensee shall hold Licensor harmless from all injuries or damages to any person or property arising out of, relating to, or occurring in, on, or about the Licensed Premises or from any claims, demands, losses, costs, liens, damages, fines and penalties of whatever name, nature or kind (herein "Claims") relating to the same.
14. **Public Liability Insurance.** Licensee at its cost, shall maintain public liability insurance with limits of not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, insuring against all liability of Licensee and its authorized representatives arising out of in connection with Licensee's use or occupancy of the Licensed Premises. Licensor shall be named as an additional insured on all of such policies. Licensee shall provide Licensor certificates of insurance, evidencing all such coverage. All such insurance shall provide for notification to Licensor of not less than thirty (30) days prior to the cancellation or non-renewal of such insurance. In the event the Licensee fails to provide Licensor with said Certificate of Insurance, the Licensor has a right to obtain liability insurance solely for its own protection and Licensee agrees to reimburse Licensor for the cost incurred by Licensor to obtain liability insurance to protect Licensor with respect to the Licensed Premises and the use thereof, such reimbursement to be made from time to time upon presentment by Licensor to Licensee of proof of coverage and an invoice for same; provided, however, that Licensor shall not be hereby obligated to acquire such insurance.
15. **Termination.** This license shall create no vested rights for the Licensee, and any such license shall be revocable at any time by the City Council at will and without notice.
16. **IN WITNESS WHEREOF,** the Licensor and the Licensee have caused this License Agreement to be executed by their duly authorized officers or representatives on the date and year first written above.

[Signature page to follow]

LICENSOR

City of Mason, a Michigan Municipal Corporation

Date:_____

By:_____

Deborah Stuart, City Manager

Authorized by City Council:_____

STATE OF MICHIGAN)
COUNTY OF INGHAM) ss
CITY OF MASON)

Before me, a notary public in and for the aforesaid state and county, personally appeared Deborah Stuart, the City Manager of the City of Mason the Licensor in the foregoing License Agreement, who acknowledged the signing of the same to be his voluntary act and deed as such officer for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on the ____ day of _____, 2026.

(signature)

_____, Notary Public

(print name)

State of _____, County of _____

Notary Commission Expiration:_____

LICENSEE

The Daily Scoop Ice Cream Shoppe

Date:_____

By:_____

Shawn Sodman, Owner

STATE OF MICHIGAN)
COUNTY OF INGHAM) ss
CITY OF MASON)

Before me, a notary public in and for the aforesaid state and county, personally appeared Shawn Sodman, the owner of The Daily Scoop Ice Cream Shoppe, the Licensee in the foregoing License Agreement, who acknowledged the signing of the same to be his voluntary act and deed as such officer for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on the ____ day of _____, 2026.

(signature)

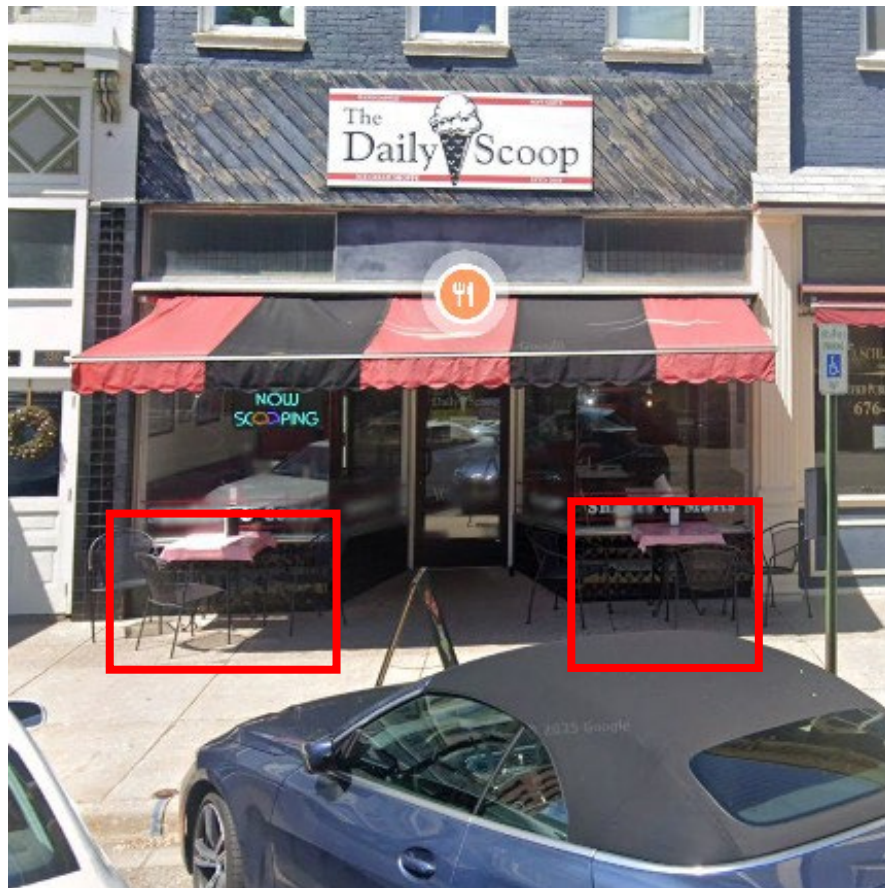
_____, Notary Public

(print name)

State of _____, County of _____

Notary Commission Expiration:_____

Attachment 1: DESIGNATED AREA



Attachment 2: **OPERATING REQUIREMENTS**

1. Licensee must meet all zoning requirements for outdoor seating, including but not limited to maintaining a minimum of four feet of unobstructed sidewalk within the public right-of-way.
2. Licensee must arrange the outdoor sales and service area presentably for the public at the time business opens each day. The Licensee should not leave tables and chairs stacked on the public right-of-way during hours that the restaurant is open.
3. The Licensee must clean the area of all trash, litter, and food at the time of the service and not allow food or trash to enter other areas of the public right-of-way. The area must be thoroughly cleaned at the time the outdoor space closes each evening. The Licensee must provide sufficient trash receptacles for their patrons to prevent the accumulation of trash and litter in public space. The use of public trash receptacles to satisfy this requirement is prohibited.
4. No amplified music will be allowed in public areas without appropriate prior approval.
5. The use of the right-of-way can be temporarily revoked as necessary for community events, which may require use of the space; therefore, the fences, seating, and other amenities should be reasonably portable.
6. No alcoholic beverages shall be sold or consumed in the licensed area unless the area is also licensed by the Liquor Control Commission for outdoor service.



Agenda Report: July 6, 2026 City Council Meeting

AGENDA ITEM

Approve Use of Public Right-of-Way for the Sundried Music Festival, Inc.'s, Music Festival, Grant Waiver of Amplified Music Prohibitions for Identified Times on August 28, 29, and 30, 2026, and Temporarily Close the Entire Social District on August 28 and 29

RECOMMENDED ACTION

Approve Use of Public Right-of-Way for the Sundried Music Festival, Inc.'s, Music Festival, Grant Waiver of Amplified Music Prohibitions for Identified Times on August 28, 29, and 30, 2026, and Temporarily Close the Entire Social District on August 28 and 29

PROJECT DETAILS

Sundried Music Festival, Inc. has submitted a Special Events Application for the Sundried Music Festival on August 28, 29, and 30, 2026. They are requesting street closures from 7:00 a.m. Friday, August 28 until 5:00 p.m. Sunday, August 30, 2026, as defined on the attached map. The street closures requested are:

- Jefferson (Ash St. to Sycamore St.)
- Barnes St. (Ash St. to Maple St.)
- Maple (S. Park St. to Barnes St.)
- Ingham Ct. (Jefferson St. to Park St.)

The organization is also requesting Council waive Section 22-34 (6) of the Mason Code to allow the use of sound amplifying equipment on Friday from noon until midnight, Saturday from noon until midnight, and Sunday 11:00 a.m. until 2:00 p.m. The organization has invited area churches to use the stage and equipment for a morning community worship service on August 30.

The organizer has applied to the Michigan Liquor Control Commission for a Special Liquor License and the City endorsed approval for issuance of a license.

The organizer has requested that City Council approve the temporary closure of the whole Social District on Friday, August 28 and Saturday, August 29. In following the City of Mason's Social District Management and Maintenance Plan, the Sundried Music Festival organizers must:

- communicate the closure to all qualified licensees at least 24 hours in advance,
- prepare temporary signage indicating the planned closure to the social district Commons Areas and hours of closure due to the event, and obtain approval by the City Manager in advance of the event, and
- Place temporary signage during the actual hours of the event.

Ingham County staff have also been notified of the event, and we are not aware of any concerns at this time.

Staff reviewed the application and have no objection to the requested closures. The estimated cost to the City for this event is approximately \$1,650, which will be charged to the applicant. However, final invoicing will be based on actual costs incurred.

AUTHORIZATION

- [City Ordinance Sec. 94-192](#) (6) a. Any temporary use of public streets or public property shall be permitted only by the prior approval of the City Council.
- [City Ordinance Sec. 22-34 \(6\)](#): Prohibits use of loudspeakers.

VISION AND COMMUNITY PLANS

- [Master Plan 2023](#): W1-Partnerships, W3-Place Keeping, W4- Vibrant Business Districts

RESOURCE PLANS

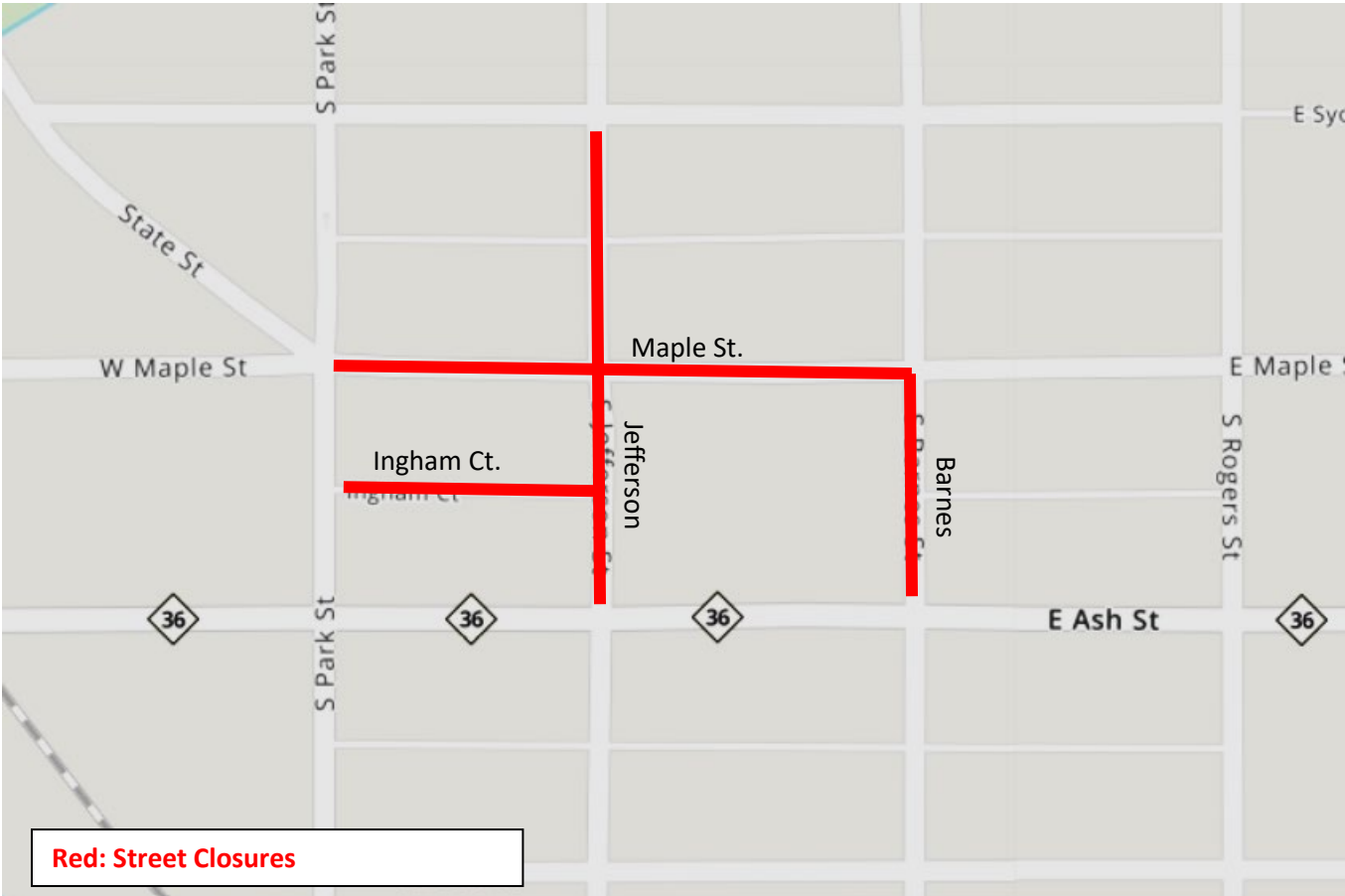
- [FY 2026/27 Budget](#) (Adopted 5.6.26): The costs of this event were anticipated in the proposed budget.
Budget Amendment Required: No

ATTACHMENTS

- Event Map

Sun Dried Music Festival, Inc. – Sun Dried Music Festival
August 28, 29, & 30, 2026

Street Closures: 7:00 AM Friday, 8/28, to 5:00 PM Sunday, 8/30
Event: Friday, 6:00 PM – Midnight; Saturday, Noon – Midnight; Sunday, 11:00 AM – 2:00 PM





Agenda Report: July 6, 2026 City Council Meeting

AGENDA ITEM

Ordinance 272: Receipt of Technical Review Report from RSG

RECOMMENDED ACTION

- Ordinance 272: Receipt of Technical Review Report from RSG
- Request for Direction from Council, Council's Pleasure

PROJECT DETAILS

City Council previously authorized staff to obtain both a legal opinion from the City Attorney and a technical review from a qualified sound expert regarding the Initiatory Petition Ordinance Proposal, now adopted as Ordinance 272.

The attached report from RSG provides a technical review of Ordinance 272 and identifies numerous technical issues and potential unintended consequences. In addition, the City Council and City Manager received a confidential legal opinion from the City Attorney outlining legal concerns, applicable case law, and the potential liability the City could face in enforcing the ordinance in light of the ordinance and the technical issues identified in the RSG report.

As City Manager, my oath of office and employment agreement require me to faithfully execute the laws while upholding the Michigan and United States Constitutions. Based on the legal opinion provided by the City Attorney, I do not believe I can lawfully enforce, or direct City staff to enforce, the ordinance in its current form as adopted by City Council. I also have concerns that implementing Ordinance 272, despite the identified legal issues, could affect the City's liability exposure and insurance coverage.

Based on the technical review and the legal opinion provided by the City Attorney, I recommend that the City Council consider one of the following actions:

- Amend Ordinance 272 to address the technical and legal concerns identified in the reports provided to Council; or
- Repeal Ordinance 272.

Council is requested to provide direction at this meeting regarding how it wishes to proceed.

AUTHORIZATION

- [City Charter, Sec. 2.1. General powers. \(excerpt\)](#) The City and its officers shall have power to exercise all municipal powers in the management and control of municipal property and in the administration of the municipal government, whether such powers be expressly enumerated herein or not; to do any act to advance the interests of the City, the good government and prosperity of the municipality and its inhabitants, and, through ***its regularly constituted authority, to pass and enforce all laws, ordinances, and resolutions relating to its municipal concerns, subject to the Constitution and general laws of the State and the provisions of this Charter.***
- In addition, various sections of state law, other portions of the City Charter, and legal precedent, outlined in City Attorney's memo on this issue.

VISION AND COMMUNITY PLANS

- [Master Plan 2023](#): Safe- page 48, related excerpt: “As Mason grows, decision-makers must evaluate investments to ensure that they support the community’s vision of maintaining its legacy as a city with high levels of service at the lowest tax burden and ***with the least amount of regulation.***”

RESOURCE PLANS

- None

ADDITIONAL MATERIAL

- RSG Report (July 2, 2026)



MEMO

TO: Ms. Deborah Stuart

FROM: Kenneth Kaliski, P.E., INCE Bd. Cert.
Indi Savitala

DATE: July 2, 2026

SUBJECT: Review of Mason City Petition Noise Ordinance

At your request, we have evaluated the petition for changes to the City of Mason noise ordinance, Chapter 22 Sections 22-31 and 22-32. At your direction, we have answered the six questions relating to the technical nature of the ordinance and the ability of the City to enforce the revised standards.

A summary of the technical aspects of the petition noise standard is as follows:

- 1) The measurement location is on the property line or road right-of-way of the source property.
- 2) Sources shall comply with Chapter 94, Section 94-177(d)(4), which is, for residential properties, 55 dB L_{AF} during the day and 50 dB L_{AF} during the night.
- 3) The petition introduces a new weighting to the existing ordinance, the C-weight, which emphasizes low-frequency sound relative to the A-weighting. The standard for the C-weighting is 10 dB above the A-weighting. Thus for residences, it would be 65 dB L_{AF} during the day and 60 dB L_{AF} during the night.
- 4) An additional standard is introduced for “continual sound sources” and the routine exercising of emergency generators. This is 4 dB above the “Historical Predevelopment Baseline (LA_{90})”. The LA_{90} is the A-weighted sound level exceeded 90 percent of the time (or alternatively, the quietest 10% of the time).
- 5) The historical predevelopment baseline is established prior to construction at representative points around the facility by sound monitoring for at 72 hours. The results are broken out by daytime and nighttime. This baseline remains unchanged throughout the life of the facility. All “measurement data and methodologies” are subject to public review and approval by the City.
- 6) In addition, the C-weighted L_{90} shall not exceed the “applicable” L_{C90} by more than 10 dB. It is not clear what the applicable L_{C90} is. We presume that it is the historical baseline level.

- 7) Measurements are made for at least 15 minutes under typical operating conditions.
- 8) In addition, the facility must meet standards based on the equivalent continuous sound level metric, the L_{eq} . The L_{eq} is a pressure weighted average over time. In this case, the measurements are for 10 minutes, and the facility cannot exceed the A-weighted and C-weighted baseline level by more than 6 dB and 10 dB, respectively.
- 9) If the facility sound has a “pure tone”, a 5 dB penalty is applied to the above standards.
- 10) There is a vibration limit of 0.01 inches per second, intended to be the “vibration perception threshold” at or beyond the source property line.

These are summarized in Table 1 and 2.

TABLE 1: EXISTING A-WEIGHTED AND PROPOSED C-WEIGHTED STANDARDS FOR ALL SOURCES

Sound level (dB)	Weighting	Metric	Time of day
50	A	L_F	nighttime
55	A	L_F	daytime
60	C	L_F	nighttime
65	C	L_F	daytime

TABLE 2: PROPOSED STANDARDS FOR CONTINUAL SOURCES AND ROUTINE OPERATION OF EMERGENCY GENERATORS

Baseline Metric	Weighting	Limit (dB above baseline)
L_{F90}	A	+4
L_{F90}	C	+10
L_{eq}	A	+6
L_{eq}	C	+10

1) Whether the proposed methods, metrics, and standards are reasonable from the perspective of an individual responsible for collecting noise data.

The petition requires the measurement of A-weighted and C-weighted fast-response and equivalent continuous sound levels. Typical noise ordinance recommendations are written to accommodate the slow-response time weighting. This 1 second time averaging smooths out any short-term fluctuations in the measurements. As

measurement periods increase, the difference between fast-response and slow-response is negligible. Thus, for a daytime or nighttime overall L90, the difference between fast- and slow-response should be small.

The historical baseline levels are intended to be collected over at least 72 hours by qualified acoustical consultants. Any qualified noise consultant with a Class 1 or Class 2 sound level capable of simultaneously logging the C- and A-weighted slow-/fast-response and equivalent continuous sound levels should be able to conduct these measurements.

The postconstruction compliance measurements are not restricted to acoustical consultants. Our opinion is that the postconstruction measurement requirements are too complicated for an untrained individual. However, a properly trained code compliance officer could make the measurements with a suitable sound level meter. As for training, the Institute of Noise Control Engineering offers a Technical Badge in sound measurements, through an online training course and final badging exam, for example.

2) Whether there may be unintended consequences for existing businesses, operations, or future development, particularly with regard to the potential for differing noise standards for similar uses in different locations.

There could be unintended consequences for existing businesses, operations, or future development, particularly with regard to the potential for differing noise standards for similar uses in different locations. The standards would apply to any source, any backup generator, and all “continual” sound sources. There is no obvious definition of “continual” in the proposed standard. Thus with any new source that makes noise one could argue that they need to comply with the stricter standards.

We have not seen “continual” defined in other standards. However, we have seen standards based on the operational time during a given period of time (i.e., 15 minutes in an hour, 8 hours in a day, etc.) We can work with you on a better definition if the City would like to propose a new standard.

We estimate that that the standards for “continual” sources and backup generators could end up being about 10 dB lower than the existing Chapter 94, Section 94-177(d)(4) standards (see Question 3, below)

Finally, we generally do not recommend “relative” noise standards unless there are minima and maxima in place. That is, we would generally encourage noisier operations in areas where there are few people that could be exposed to the noise. However, relative standards do the opposite. They encourage development where there is more noise, which is presumably caused by more people. Thus, noisier operations are placed in areas where noise exposure is already high, and expose a larger segment of the population. Further, each project then raises the baseline sound level, further increasing the allowable level of noise in that area.

Fixed limits, or a hybrid fixed/relative limit tends to solve these problems. For example, one could set a limit of no less than 45 dBA (the minimum), or 10 dBA above background, not to exceed 55 dBA (the maximum). Note that we have found that where these types of standards occur, most applicants try to meet the minimum limits (45 dBA in this example).

3) Whether the proposed methods, metrics, and standards are reasonable and legally defensible, particularly regarding continuously operating equipment.

The noise standard needs clarification as to how the historical daytime and nighttime L_{90} s are calculated. In particular, after collecting data for the entire 72 hours, is the baseline the L_{90} of the entire nighttime or daytime portion of the data or is the lowest, highest, or average of the hourly L_{90} s? We believe that it should be interpreted that the baseline is the L_{90} of the entire daytime and entire nighttime period.

Assuming this is the case, there would be 12 different noise standards that the facility would be subject to. If the noise standards were looking at different things, that could be reasonable. However, there is a great amount of overlap between them. For example, there is no need to have both an L_{AF90} and L_{eq} standard for continual sources. In this case, the facility sound would be constant; thus the L_{F90} reading would be similar to the L_{eq} . The only difference is that the *baseline* L_{90} would be lower than the L_{eq} . Including these two noise standards can create confusion when trying to establish the baseline for the background sound levels.

As an example, in Table 3, we estimated what the continual source sound limits would be for an average community with a population density similar to Mason City. As shown, the limit based on the baseline $L_{F90} + 4$ dB would be 47 dBA daytime and 40 dBA nighttime. At the same time, the limit based on $L_{eq} + 6$ dB would be 56 dBA during the day and 50 dBA during the night. We thus have two facility day and night noise limits, measuring A-weighted sound levels, that are about 10 dB apart; refer to the 'Approximate Limit' column in Table 3. Not to mention, there is a third set of limits from Chapter 94, Section 94-177(d)(4) (55 dBA daytime/50 dBA nighttime). This seems unreasonably complicated and unnecessary.

The daytime and nighttime hours (7am to 10pm, 10pm to 7am, respectively) are reasonable.

Finally, we note that while the C-weighting is a measure of the low-frequency sound, it is not typically used as a criterion for annoyance, nor is it typically used in community noise or zoning ordinances. There are better indicators of low frequency noise annoyance that we will discuss in Question 6, below.

TABLE 3: PROPOSED STANDARDS FOR CONTINUAL SOURCES AND ROUTINE OPERATION OF EMERGENCY GENERATORS

Baseline Metric	Weighting	Limit (dB above baseline)	Approximate Baseline Level	Approximate Limit
L _{F90}	A	+4	43 dBA day 36 dBA night	47 dBA day 40 dBA night
L _{F90}	C	+10	n/a	n/a
L _{eq}	A	+6	50 dBA day 44 dBA night	56 dBA day 50 dBA night
L _{eq}	C	+10	62 dBC day 56 dBC night	72 dBC day 66 dBC night
L _{eq}	A	--	--	55 dBA day 50 dBA night
Chapter 94				

4) Whether the proposed methods, metrics, and standards can be enforced by the City in a predictable, equitable, and reasonable manner, as required legally.

The proposed methods, metrics, and standards can be enforced by the City in a predictable and reasonable manner, with exceptions highlighted in our responses to the other questions in this memorandum.

With respect to equity, we note that the noise standard is enforceable at the property line of the source or the road right-of-way. There appear to be no exceptions or differences in the limits for different land uses. For example, two adjacent industrial uses would still be required to meet the most stringent standards geared towards protecting residential interests at their shared property lines.

Furthermore, there are no exceptions or exemptions that commonly occur in noise standards, such as that for public events, lawn maintenance, agriculture, construction, snow removal, etc.

We also note that it may be difficult for City staff to conduct vibration testing. Vibration testing is typically best done by qualified noise control engineers.

5) Whether the vibration standard proposed is a reasonably practical limit.

While the limit of 0.01 in/sec is generally reasonable if you would like to set the threshold at the human vibration threshold, we believe that it can be improved. First, human vibration sensitivity varies by frequency. Humans tend to be most sensitive to vibrations around 4 Hz. Thus, most good vibration thresholds are functions of frequency. We believe that it is best to use the thresholds found in ANSI S2.71 as it is a standardized reference and includes frequency response.

We do not agree that the proper location of the receptor is at the property line of the source. We believe that if the limit is based on the threshold of perception, the best measurement location is inside a residence or commercial building. Many times, a

property line may not be an area of frequent human use, and is thus irrelevant to protect with such a strict standard. For example, a property line with an agricultural use would not need to protect against just barely noticeable ground vibration. In addition, some property line locations have substantial vibrations from other sources. For example, a property line that abuts a road would have background vibration levels that would be difficult to distinguish from the facility vibrations.

For these reasons, we believe that an interior space is the most practical location for limiting vibrations based on a human perception threshold as identified in ANSI S2.71.

6) Whether there are other methods, metrics, and standards that would result in a more effective environmental noise ordinance and a more efficient standard for data collection and enforcement.

In this petition, the ordinance would be written such that the standard is the lowest of a limits based on the relative difference from a baseline (a “relative” standard) and a fixed limit. We believe that a better approach, and that used more commonly, is to provide a fixed limit, but if the baseline sound levels are higher, then the limit could be increased to either the baseline or the baseline plus a margin. For example, the ordinance could state a 45 dBA nighttime and 55 dBA daytime limit; a common limit we have seen in other noise ordinances. If the baseline sound levels are greater, then the standard would be the baseline $L_{eq} + 3$ dB, whichever is greater. In this case, the city is not setting standards that are lower than the background sound level.

As mentioned above, C-weighted sound levels do not make good standards to project against low frequency noise. The C-weighting includes all frequencies, including high frequencies and very low frequencies. However, the benefit to C-weighting is that it can be easily measured on a standard sound level meter. If the City decides to pursue C-weighting, more justification should be obtained as to the proper limit. A noise limit should be relevant to an impact on humans (or potentially wildlife). It is not clear how these limits are justified based on past research or guidance.

Rather than a single weighting, we recommend limiting low frequency noise based on low frequency octave bands. The noise limits we recommend are found in ANSI S12.9 Part 4, which discusses limits of 65 dBZ at the infrasound octave band of 16 Hz, 65 dBZ at the lowest frequency audible octave band of 32.5 Hz, and 70 dBZ at the next highest octave band of 63 Hz. By taking an octave band approach, we can zero in on the frequencies that cause low frequency noise annoyance with a fixed limit based on a national standard. The disadvantage of octave band measurements is that it requires more specialized equipment and training. However, since tonality is already defined in the standards as being based on 1/3 octave bands, these measurements are already required.



Agenda Report: July 6, 2026 City Council Meeting

AGENDA ITEM

Approval of Designated Elected Official Representative(s) to attend the Michigan Municipal League Annual Convention on October 7, 8, and 9, 2026, in Traverse City, MI

RECOMMENDED ACTION

Council's Pleasure

PROJECT DETAILS

The Michigan Municipal League (MML) has announced its Annual Convention Conference. According to MML, local officials and experts come together for a few days each fall to learn the new programs and strategies that will improve their communities. Specifically, this year's attendees, according to the MML, will leave with:

- Activation – Inspire communities to embrace new ideas.
- Empowerment – Strive for prosperity, quality of life, trust, and belonging.
- Innovation – Look at your communities with fresh eyes.
- Optimism – Cultivate a positive outlook for the future.
- Tangible tools – The information you need to take meaningful action.

City Manager Stuart will be attending and has been invited to speak at the Convention on a session regarding public service, mental health, and impacts on the family of public servants. It has been beneficial to also send representatives from the City Council to represent Mason at the Annual Meeting.

During the MML Convention, an Annual Meeting is held to elect trustees, vote on any current items, and conduct other business. Pursuant to the Michigan Municipal League Bylaws, the City must designate, by City Council action, one official representative to attend the MML Annual Meeting and cast the City's vote, with an alternate designated if possible.

Councilmembers interested in attending should express interest during this meeting. A timely decision will allow staff to secure early-bird registration rates by August 28, 2025. As on-site accommodations fill quickly, staff would like to register the Councilmember/s as soon as possible once representative/s are selected.

AUTHORIZATION

- None

VISION AND COMMUNITY PLANS

- None

RESOURCE PLANS

- [FY 2026/27 Budget](#) (CC Adopted 5.6.26): The Council's total budget for conference and travel in 2026-27 is \$5,500. Costs per individual member will likely be between \$1,500 - \$2,000 (including registration, hotel, and meals for the Early Bird Rate).

Budget Amendment Required: No

A budget amendment may be needed, if more than two Councilmembers were to attend or for future professional development opportunities for Councilmembers.

ATTACHMENTS

- [MML Event Link](#)



City Manager's Report: July 2, 2026

IMPORTANT DATES

- **July 3:** City Hall closed to the public in observance of Independence Day.
- **July 14:** The Planning Commission will hold a workshop following their regular meeting (agenda packet will be posted by July 10) to discuss Special Use Permits based upon the webinar '**Use By Right and Administrative Approvals**' hosted by APA Michigan on the YouTube Channel: **PlanningWebcastSeries**. Link: <https://youtu.be/cEdXPSIEuE?si=G0OwM7gSGmB7Shpx>

OPERATIONS

General Updates and Resources

- The 2025 Water Quality Report has been published and is available at mason.mi.us/waterqualityreport. The link is also available on all utility bills. Staff has worked to expand the report to answer many of the commonly asked questions. If there are additional questions and responses the Council would like to include in the future, please direct them to the City Manager.
- HydroCorp has completed the majority of the City's commercial cross-connecting inspections and remains on schedule to inspect 100% of commercial properties within the two-year contract period. They have been excellent partners throughout the project, providing professional and efficient service. This accelerated inspection schedule significantly improves upon the City's previous five-year inspection cycle, bringing all commercial properties into compliance while strengthening the City's Cross Connection Control Program.
- **Resources Related to Data Centers:**
 - Citizens Research Council of Michigan has recently published information regarding Data Centers that may be helpful for Council as a resource - [Data Centers in Michigan: Evaluation of Policy Controversies Regarding Hyperscale Data Center Development](#)
 - The Centers for Regional Analysis, George Mason University, completed a study in August 2025 titled "[Data Centers and 2023 Home Sales in Northern Virginia](#)" that demonstrates actual property value impacts based on proximity to data centers, stating that "there is no marginal negative effect of being closer to a data center" and "there is no evidence that, on average, proximity to data centers negatively impact housing values in Northern Virginia".
 - National Association of Realtors recently presented "Data Center- Impact on Housing Markets, Utility Costs, and Business Opportunities," attached as a reference, demonstrating a lack of negative impacts on housing and concerns about energy.

Expertise Building and Partnerships:

- **June 19:** All Employee In-Service, the training included team building activities and updates on all City projects and issues.
- **June 22:** Officer Smith and Officer O'Shaughnessy had their formal swearing-in ceremony, with family and friends in attendance.
- **June 22-23:** MPD officers participated in Defensive Tactics training, led by Officer Washington.
- **June 23:** Chief Shutes spoke to the Kiwanis about Officer James Hinkley, who gave his life in the line of duty in 1938.
- **June 23-24:** City Manager Stuart participated in the Michigan Municipal League (MML) Workers' Compensation Board Retreat, where training and discussions included: trends in liability claims in Michigan cities, current workers' compensation cases before the board, and practical tools we can provide communities to reduce that liability. It was noted that public official action leading to lawsuits (zoning, improper firings/settlements, open meeting violations, etc.) is now trending higher than police liability claims. The MML will continue to encourage elected officials to attend training, especially related to these topics.

Personnel:

- TRANSITIONS – 1
 - Kirk Carter started June 22, 2026, as a Full-Time Police Sergeant
- ACTIVE OPPORTUNITIES - 2
 - Lieutenant, Full-time, Non-union (1)- Staff will post after Council considers wage ranges for leadership to determine appropriate compensation.
 - Community Development Intern (1) – posted externally, will close August 28, 2026
- STANDING OPPORTUNITIES - Always accepting applications
 - Crossing Guard, Part-time and Substitute; On-Call Firefighter; On-Call Police Officer

Traffic Complaints:

- A traffic complaint was submitted regarding speeding on Vanderveen Drive. Two officers conducted enforcement and visibility patrols with emphasis on deterrence. No violations were observed. The complaint is closed.

CAPITAL IMPROVEMENT PROGRAM PROJECTS

Active or planned for the current Fiscal Year. Removed after one notice of completion.

Note that the estimated schedules are weather and capacity dependent.

FISCAL YEAR 2026-2027		
Project	Project Name/Description	Status
STREETS, BRIDGES, SIGNALS (S)		
2019-S7 & 2023-U17	S. McRoberts St.: W. Ash St. to W. South St.	Anticipate Public Engagement and Preliminary Design in 1Q/2Q, with Special Assessment 2Q/3Q, Bid out 3Q, Construction Start 4Q
2019-S8 & 2023-U18	W. Maple St.: S. Lansing St. to S. Park St.	
2023-S3	W. Sycamore St. South Alley: S. Park St. to S. Jefferson St.	
2023-S4	E. Ash St. South Alley: S. Barnes St. to S. Rogers St.	
2024-S17 & 2024-U22	Avery Ln.: Temple St. to End	
UTILITIES: SANITARY SEWER, STORM WATER, AND WATER DISTRIBUTION (U)		
2019-U3b, U8	WWTP Plant Construction/ Office Building Remodel	Demolition is nearly complete, remaining work includes final punch list items, site restoration, completion of the laboratory and facilities renovations, and final SCADA improvements. Anticipate completion 2Q/3Q.
2022-U3 2023-U28	Well No. 7 (Kipp Rd.) and Well No. 6 (Franklin Farms) Rebuild	Council authorized. Contract is being finalized.
2024-U6	Supervisory Control and Data Acquisition (SCADA)	In progress, anticipated completion in 3Q.
2018-U40a	N. Water Tower Repairs	Anticipate 3Q/4Q start, coordinated with CIP 2018-U40b
2019-U9	New Chlorine Generator	Anticipate 1Q/2Q start
2023-U26	Water Service Line Replacement	0 out of 48 completed. Ongoing, anticipate completion in 4Q.
2023-U27	S. Water Tower Inspection	Anticipate 1Q/2Q start
2026-U1	Temple St. Lift Station Improvements	Anticipate 1Q/2Q start
PARKS/ CEMETERY/ FORESTRY/ NONMOTORIZED (P)		
2020-P24	Lee Austin Park: Capital Improvements	Complete Easement Agreements 1Q, Prepare Bid Docs 2Q, Bid 3Q, Construction Start 4Q, Coordinate with 2020-P18 if possible.
2018-P23	Parks Plan (5-Year Update)	Anticipate 3Q start
2020-P9, 2020-P12	Downtown Wayfinding Signage, General Major Corridors	Anticipate 3Q start
2020-P18	Bond Park: Capital Improvements	Finalize Scope/ Design for Council 1Q, Prepare Bid Docs 2Q, Bid 3Q, Construction Start 4Q, Coordinate with 2020-P24 if possible.
2021-P2	Non-Motorized: Southeast Quadrant	Fall 2026
2026-P1	Cemetery Rules and Regulations Signs	Anticipate 1Q/2Q purchase
MOTOR VEHICLE POOL (MVP)		
2018-MVP4	Replacement No. 21 (DPW Pickup)	Anticipate 1Q purchase
2021-MVP1	Replacement No. 77 (Mower)	Anticipate 1Q purchase
2021-MVP4	Replacement No. 14 (DPW Pickup)	Anticipate 1Q purchase
2021-MVP5	Replacement No. 19 (Parks Pickup)	Anticipate 1Q purchase
2021-MVP6	Replacement No. 86 (Police Interceptor)	Anticipate 1Q purchase
2024-MVP3	New Equipment No. 41 (Valve turner)	Anticipate 1Q purchase
2024-MVP4	New Equipment No. 64 (Sidewalk Plow/Salter)	Anticipate 2Q purchase

BUILDING, PROPERTY, EQUIPMENT (B)		
2018-B23	Planning: Zoning Update	Next meeting is July 27 at 4:30 p.m. at City Hall.
2020-B4	DPW: Facility Design/ Construction	In progress, completion 2Q
2023-B4	Public Participation Plan & Communication Strategy	4Q project depending on capacity.
2019-B10	New Servers/ Switches for City Hall	Complete
2022-B3	Replacement Tanker 811	Ordered. Possession anticipated in 2027/28.
2025-B2	Window Repair/ Restoration (Library)	Anticipate 1Q start
2022-B1	ORD: Planning, Subdivision, Signs, STR	Anticipate 3Q start
2022-B2	Ord. Update: Historic Preservation, Building, Utilities	Anticipate 3Q start
2023-B5	Comprehensive Business and Resident Guide	Anticipate 3Q start
2023-B7	Infrared Cameras	Sub-committee is researching, anticipate 1Q purchase
2023-B8	Extrication Tools	Sub-committee is researching, anticipate 1Q purchase
2024-B2	New Election Equipment	The State of Michigan is in the bid process, and an appropriation to fund 100% of new election equipment is in the proposed State budget. Timing of when equipment will be provided is unclear at this time.
2024-B4	BS&A Cloud Program	Scheduled for 1Q/2Q
2026-B1	Ballistic Shields	Anticipate 1Q purchase
2026-B2	Copier Replacement	Anticipate 3Q/ 4Q purchase
Not Anticipated	Library Insurance Repair	In progress, 1Q completion. City Manager is authorizing work on Sundays (after July 5) to allow for work when the library is closed, neighbor had no concerns after that date.

ACTIVE PROJECTS STATUS UPDATES (Projects not coordinated by the city, requiring additional approval)

Project Name	Details
John Fischer Pre/Final Site Plan	Staff is in receipt of an application from John Fischer for a concurrent approval of a Preliminary and Final Site Plan for a proposed change of use from retail to indoor recreation/sports training and expansion of parking from 56 to 91 spaces at 525 N Cedar St, Mason MI, 33-129-10-05-3289-003. The Planning Commission will review at its next regular meeting on Tuesday, July 14, 2026.

Resources: More Questions? Please contact Customer Service at 517.676.9155 or info@mason.mi.us

DATA CENTERS

Impact on Housing Markets, Utility Costs & Business Opportunities

NADIA EVANGELOU

**PRINCIPAL ECONOMIST, DIRECTOR OF REAL
ESTATE RESEARCH**

WASHINGTON, DC

What we will cover today

5 key questions answered with data

01

Data Center Landscape

Where are they, how concentrated, and how fast are they growing?

02

Impact on Home Values and Housing Demand

Do data center counties have higher home prices, and why?

03

Jobs

Do data centers drive economic growth and population movement?

04

Utility Cost Burden

Are residents paying more for electricity near data centers?

05

Market Opportunities

Where are the CRE opportunities for investors and practitioners?

Why this matters

AI growth is creating physical demand



Every AI application depends on physical data centers

Data centers require:



Land



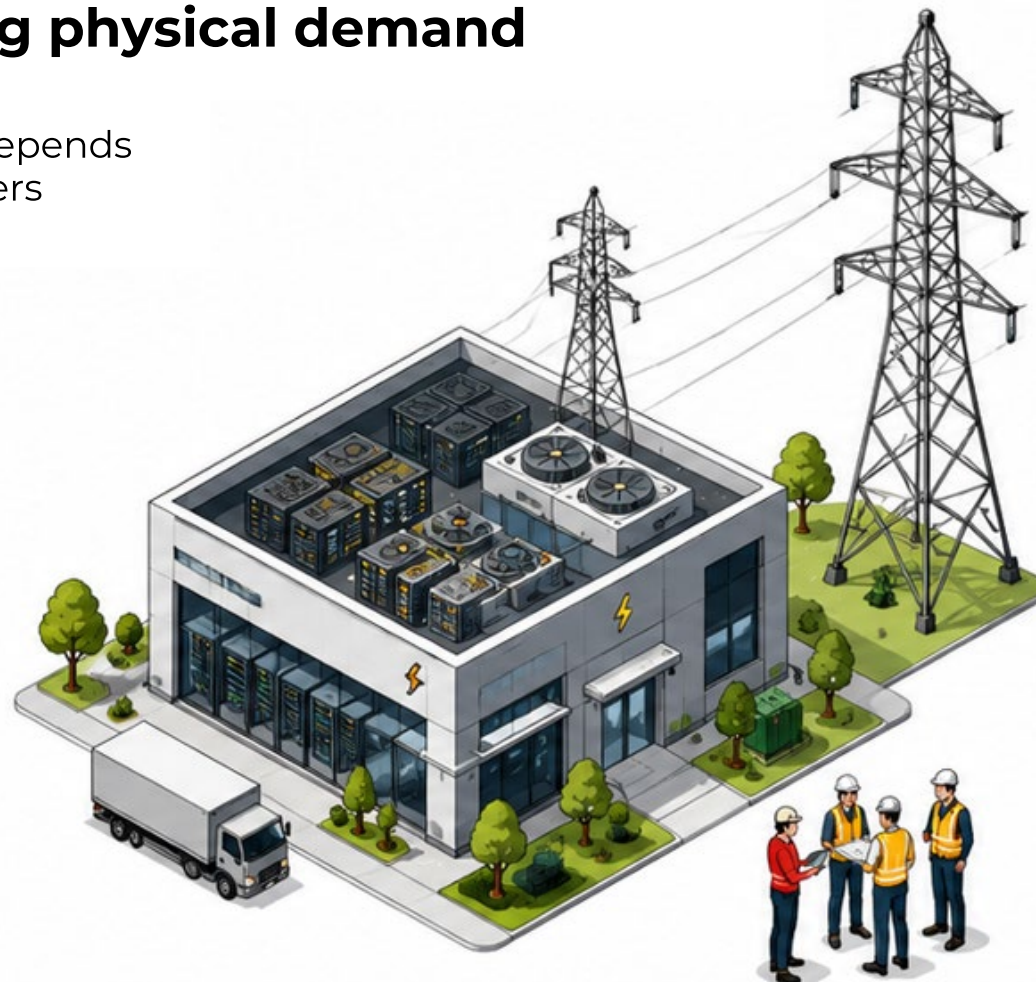
Electricity



Construction



Skilled labor



**Research
Question:**

**How do housing
markets perform
in markets with
significant data-
center activity?**

About the data

What it is, what it counts, and why we use it

What is the ZIP Business Patterns (ZBP)?

Published by:

The U.S. Census Bureau – free, updated annually

What it counts:

The number of business establishments operating in each ZIP code, organized by industry (NAICS code)

Coverage:

All 50 states + D.C. - over 35,000 ZIP codes and 1,900+ industries

Key fields:

ZIP code | Industry (NAICS) | Number of establishments | Employee size bands (e.g. under 5, 5-9, 10-19 employees...)

Year used:

2023 – the most recent available release

End of June the 2024 data will be available

What does the U.S. Department of Energy track?

Published by:

Pacific Northwest National Laboratory (PNNL) for the U.S. Dept. of Energy - free, available at [osti.gov](https://www.osti.gov)

What it counts:

Verified physical data center facility locations across the U.S. - actual buildings and campuses with GPS coordinates and square footage

Key fields:

Latitude & longitude | Facility name & operator | Square footage | Type: point / building / campus | State & county

Year used:

February 2026 - most recent release

The U.S. data center landscape

Physical data centers are highly concentrated



1,479

Physical facilities



47

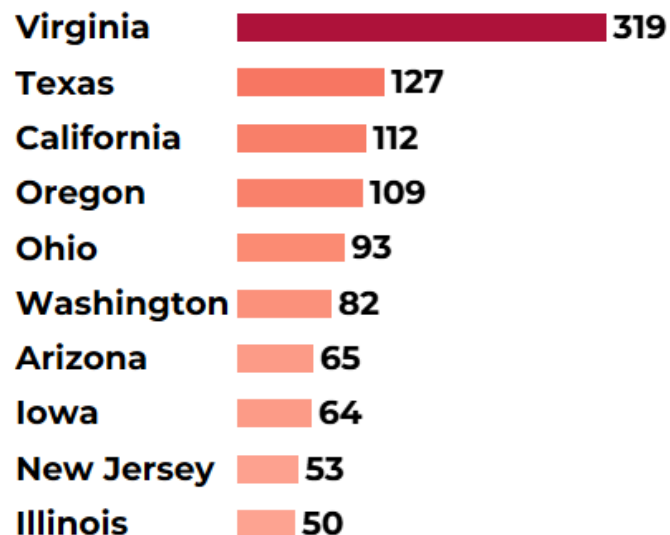
States with facilities



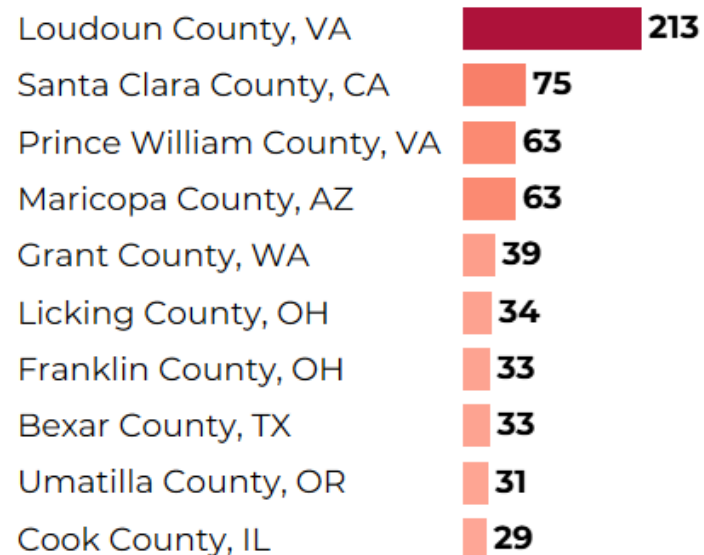
251

Counties with facilities

Top States by Number of Facilities

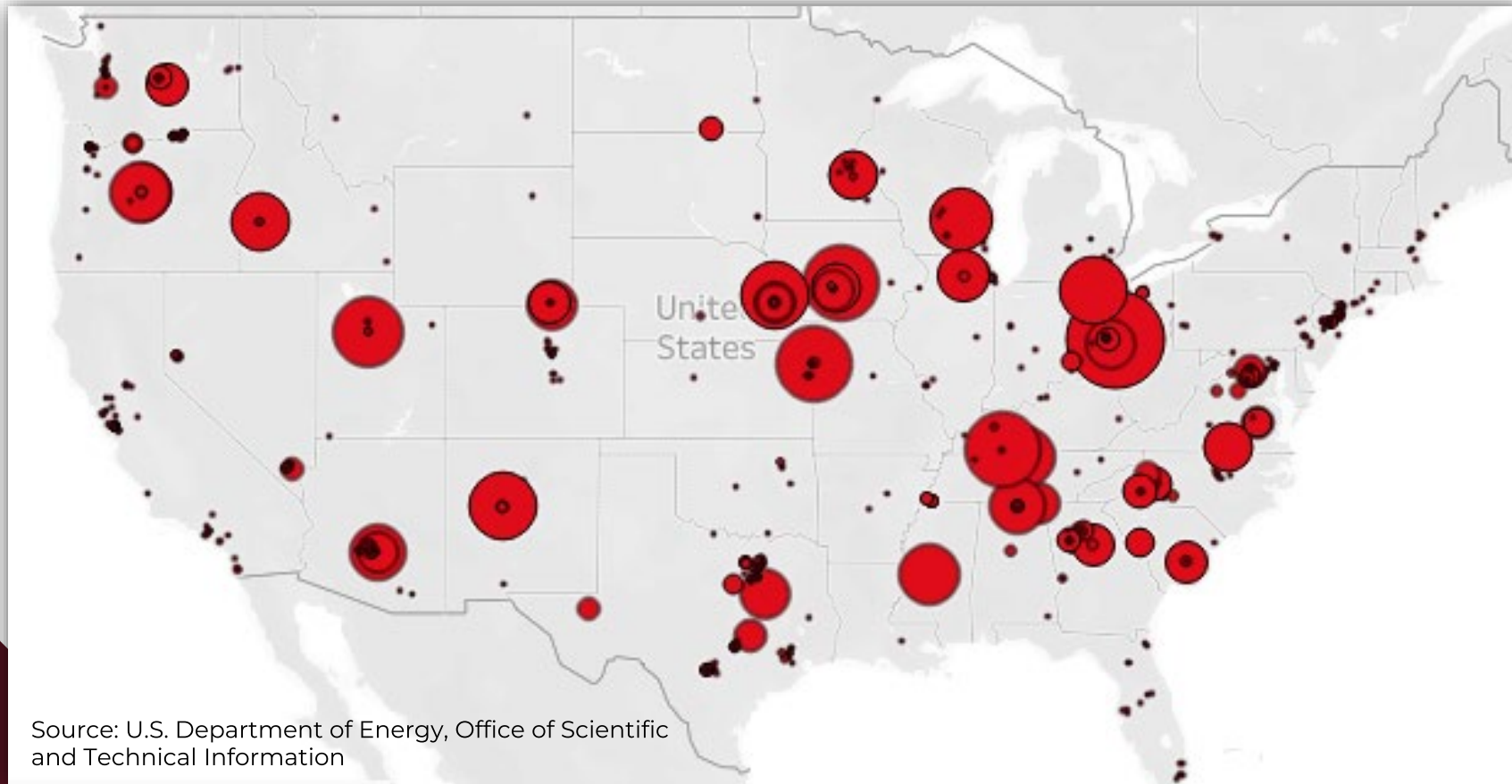


Top Counties by Number of Facilities



The U.S. data center landscape

Physical data centers are highly concentrated



Location of data centers by square footage

Ohio – 102.3M sq.ft.

Virginia – 98.7M sq.ft.

Iowa – 59.7M sq.ft.

Oregon – 53.1M sq.ft.

Tennessee – 50.6M sq.ft.

Housing markets in data center counties

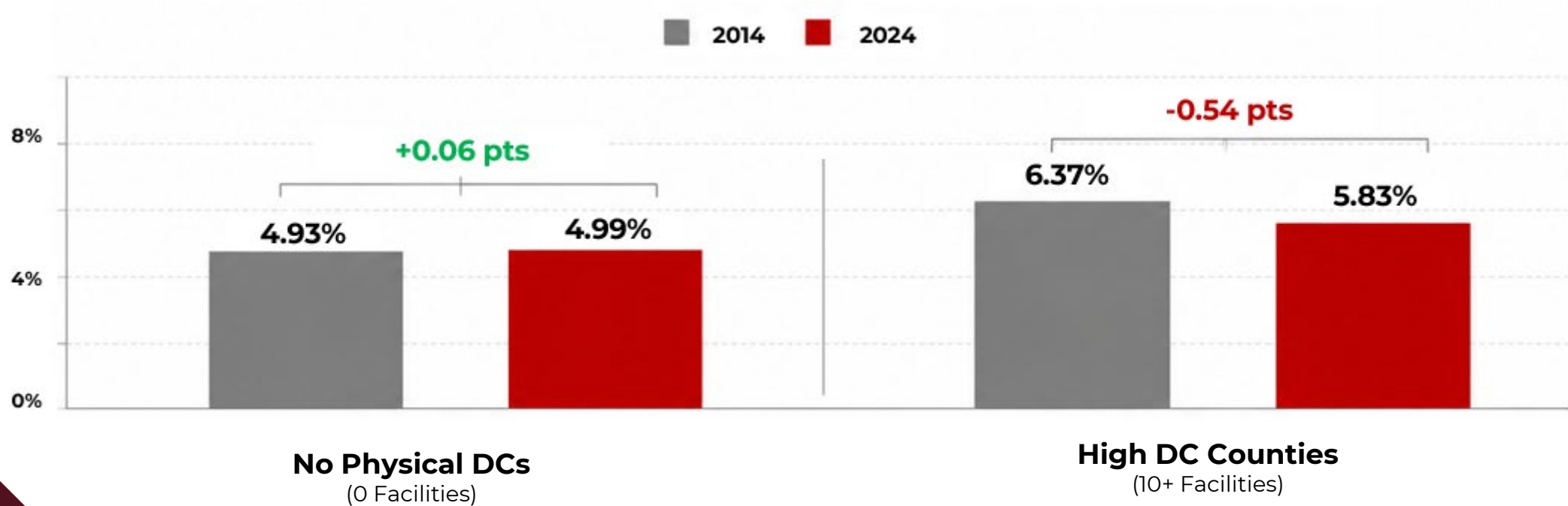
	 TIER 1 No Physical DCs (0 Facilities)	 TIER 2 Low (1-2 Facilities)	 TIER 3 Medium (3-9 Facilities)	 TIER 4 High (10+ Facilities)
 Median 2024 Home Price	\$174,600	\$298,800	\$390,300	\$431,750
 2014-2024 Appreciation	+64.1%	+72.5%	+98.3%	+95.0%

High-density counties (10+ facilities) have median home values **2.5x** higher than counties with no data centers and **31** percentage points **more appreciation** over the past decade.

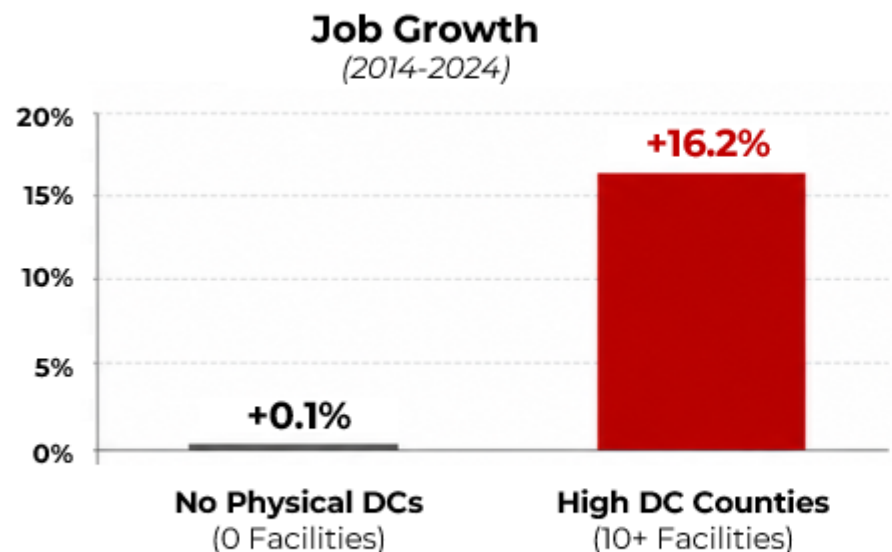
Data centers do not hurt housing demand

High-density data center counties (10+ facilities) remain **84 basis points above** counties without data centers in 2024

Share of Homeowners Moved into their homes in the Last 12 Months or Less (Turnover)



Job growth is the strongest signal



162x
Higher job growth
+16.1
percentage point advantage

Job Growth
(2014-2024)

97% of high-data-center counties expanded their labor market

vs.

48% of counties without data centers experienced growth

Top Performers



Businesses around data centers

The strongest
per-capita industry

4.1x

more Computer Systems
Design firms per capita

**95.8 per 100K vs 23.5 in no-DC
counties**

NAICS 54151 – Computer Systems
Design & Related Services

Per 100K population – all sectors

High DC counties

No DC counties

Badge=ratio



**Computer Systems
Design**
NAICS 54151



4.1x



**Professional & Tech
Services**
NAICS 54



2.3x



Real Estate
NAICS 53



1.6x



**Admin & Support
Services**
NAICS 56



1.4x



Information Technology
NAICS 51



1.4x



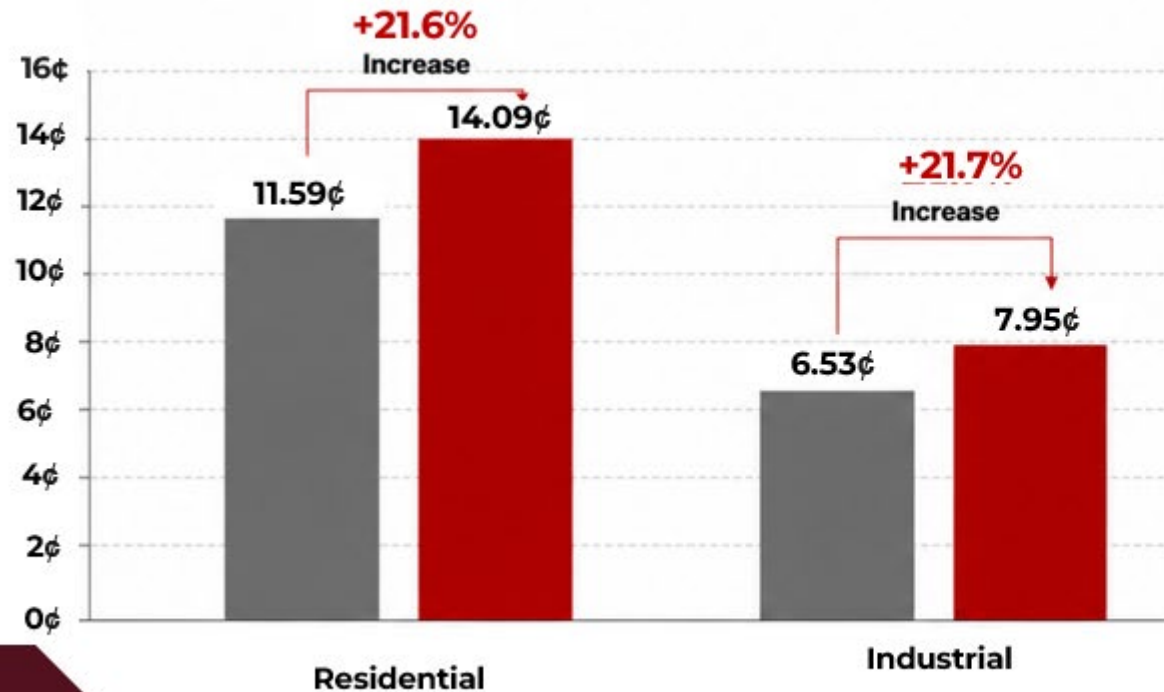
Data Centers (direct)
NAICS 518210



1.4x

Electricity costs are rising across the U.S.

Residential and industrial electricity prices increased at nearly identical rates nationally between 2020 and 2024



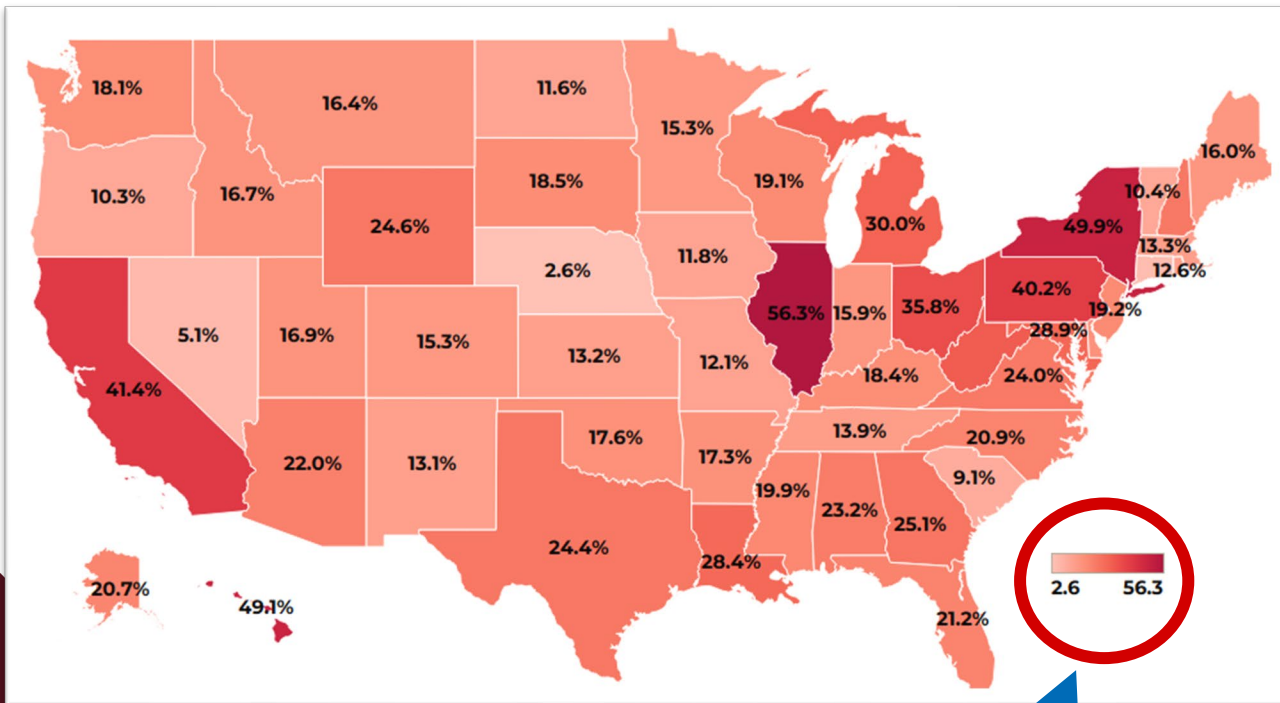
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Major Data Center States
saw industrial electricity rates rise faster than residential rates

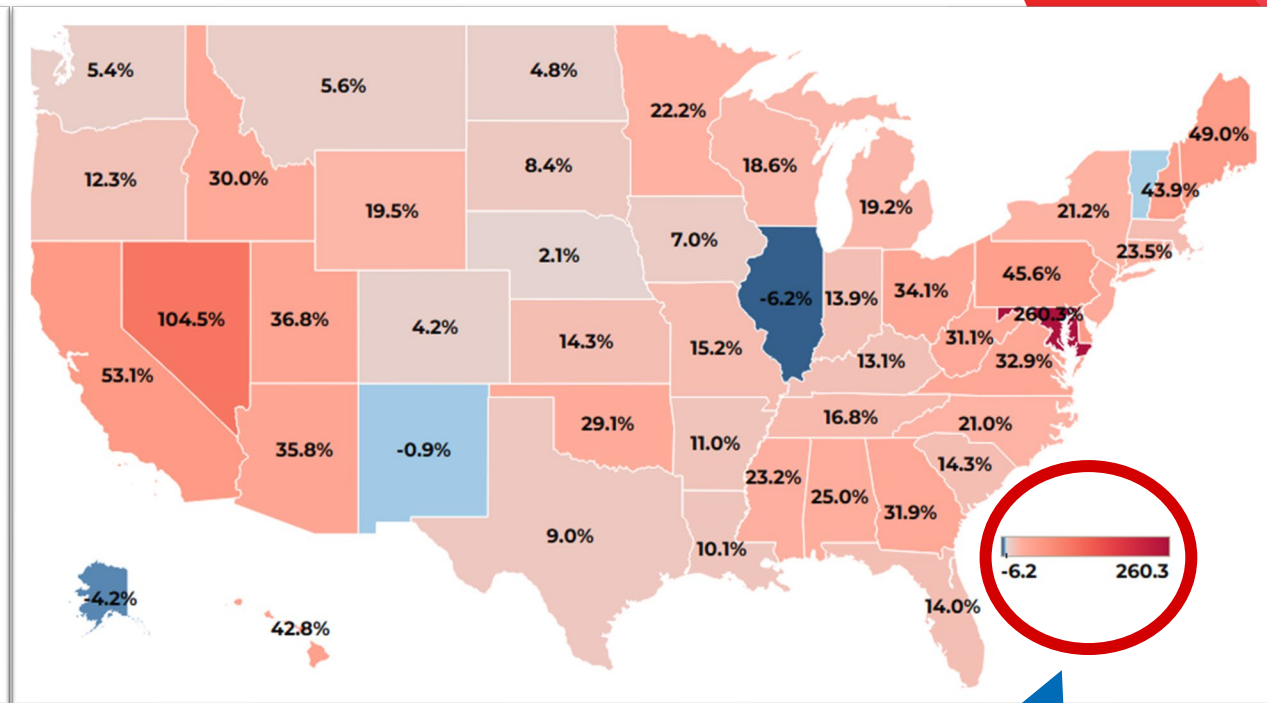
Industrial rates remain significantly lower than residential by about 22% nationally

Changes in electricity costs vary by state

Residential electricity prices
% change (2020-2024)

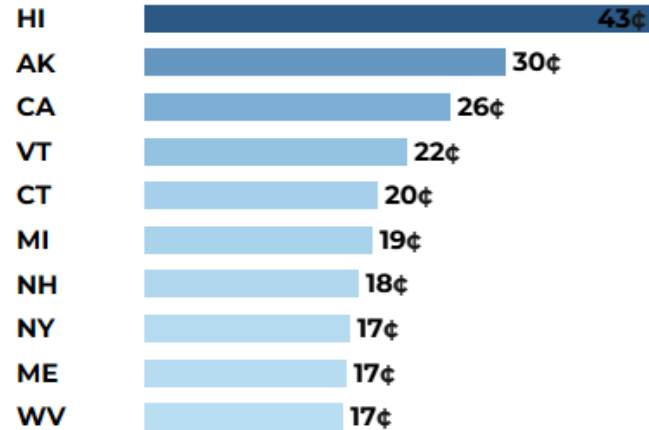


Industrial electricity prices
% change (2020-2024)

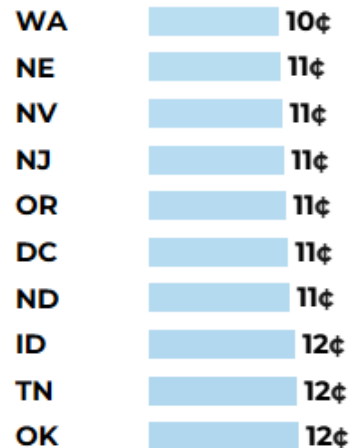


States with the highest/lowest rates

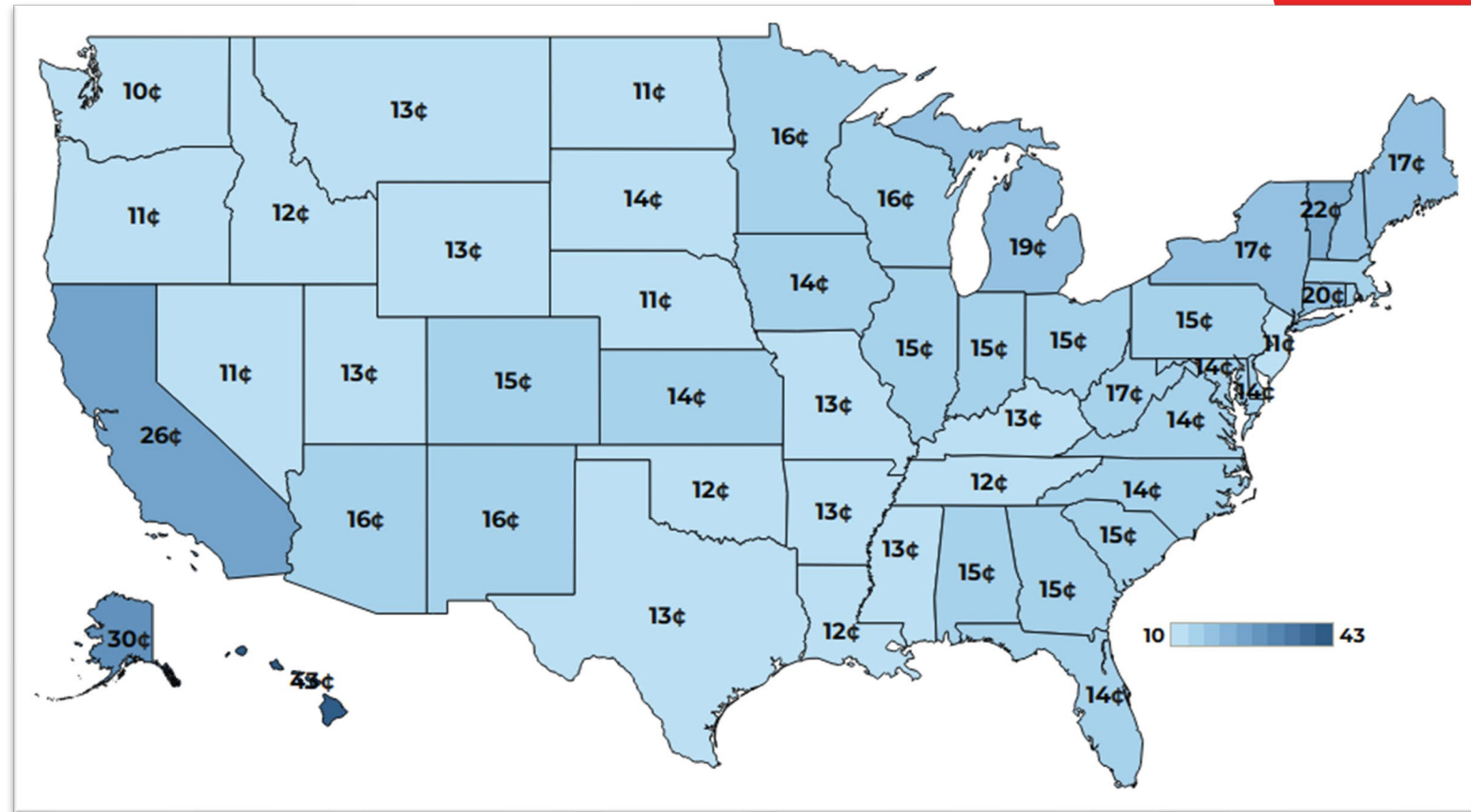
States with the highest residential rates



States with the lowest residential rates

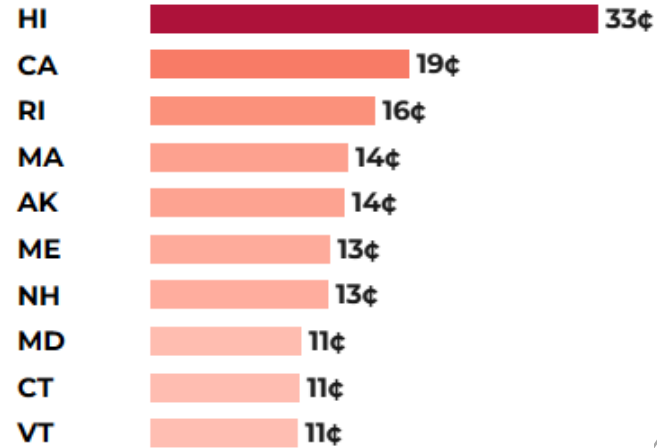


Median residential electricity prices by state (¢/kWh)

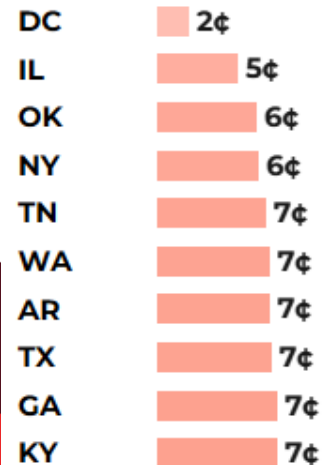


States with the highest/lowest rates

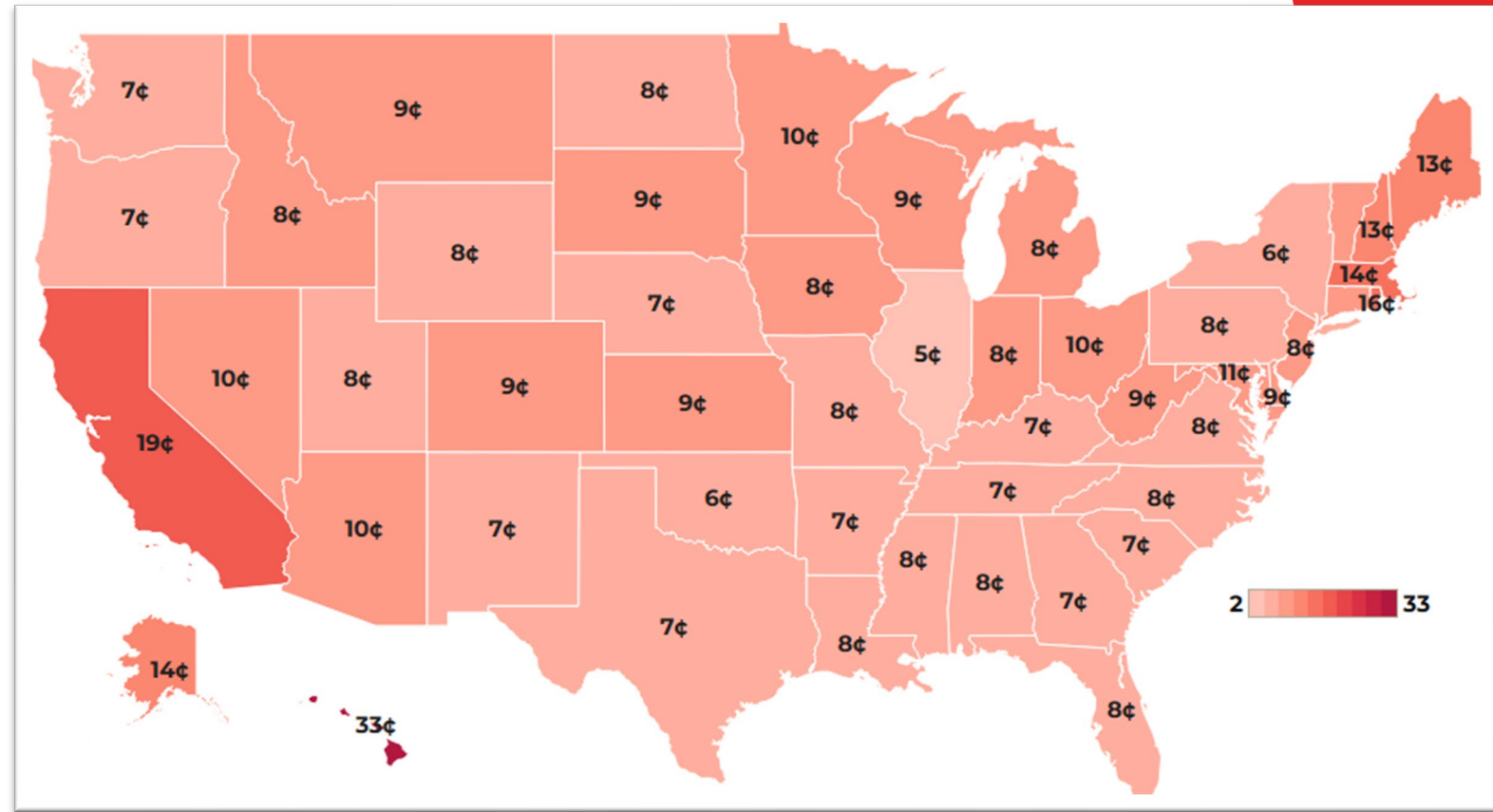
States with the highest industrial rates



States with the lowest industrial rates



Industrial electricity prices by state (¢/kWh)



Residential electricity rates remain lower in high DC counties



Residential Electricity Rates (¢/kWh)				
	2020	2024	Avg Increase	Avg% Change
No Physical DCs	10.67¢	12.80¢	+2.13¢	+17.5%
Low (1-2 DCs)	10.82¢	13.68¢	+2.86¢	+24.0%
Medium (3-9 DCs)	10.16¢	13.40¢	+3.23¢	+27.4%
High (10+ DCs)	9.20¢	12.01¢	+2.81¢	+19.1%

Medium (3-9 DCs) counties saw the **largest increased** in residential rates **(27.4%)**

Rates in high DC counties are still **lower** than any other county tier.

Industrial electricity rates remain lower in high DC counties



Industrial Electricity Rates (¢/kWh)				
	2020	2024	Avg Increase	Avg% Change
No Physical DCs	6.39¢	7.52¢	+1.12¢	+16.9%
Low (1-2 DCs)	6.42¢	8.50¢	+2.08¢	+28.2%
Medium (3-9 DCs)	5.78¢	8.14¢	+2.36¢	+37.1%
High (10+ DCs)	5.60¢	7.18¢	+1.59¢	+22.8%

Medium (3-9 DCs) counties saw the **largest increased** in industrial rates **(37.1%)**

Rates in high DC counties are still **lower** than any other county tier.

THANK YOU.

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