

LOCAL NEWS

Cindy Schwedler gives update on Riverwalk Boardwalk project

by Manuela Kress  
OSCODA – Oscoda Township resident Cindy Schwedler provided members of the Oscoda

Township Board of Trustees with an update on the Riverwalk Boardwalk project at its regular April 22 meeting.

Schwedler directed board members to a map in their packet that outlines the phases on the Riverwalk project which

she referred to as the Oscoda AuSable Riverwalk Boardwalk (OARB). Schwedler said the map shows the ideal footprint of the boardwalk.

Schwedler reported that the group worked with township engineer Rick Freeman in February to submit a grant application to the Consumers Energy Foundation for the Put Your Town on the Map pitch competition for a trail-head welcome center where the Iosco Exploration Trail and the OARB meet. Schwedler said the submission did not make it into the top 10 but the competition helped the group come up with a vision for the welcome center.

Schwedler said the footprint of the project has changed over the past two months. The boardwalk will start at Gilbert’s property and go south to the Mill Street Bridge. Peggy Gilbert is interested in the project and is going to contact PNC Bank about their continued interest as well as Rob Myles, the owner of Finish Line Park. Schwedler said Gilbert would like assistance with the easement language. Schwedler also reported that Huron Pines had conducted a walk through in the fall and is interested in helping with the project.

OTB  
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some contradictions and typos throughout the document. Kline said the EIC would be providing supervision but ultimately it would be her or whomever would be in the superintendent position.

Cummings asked if it was similar to the EID that was supervised by the EIC but reported to the superintendent. Cummings also asked about a statement that the CDD would provide support to various boards and committees.

Kline gave an example that if someone came in to talk to the planning and zoning director about a site plan, the person in the CDD position could provide information about what properties are available. She added that the CDD would sit in on pre-development meetings.

The CDD would be a full-time township employee earning a salary between \$48,000-\$55,000 with full benefits.

Cummings, who said he was in support of the position, noted that the CDD position was not included in the 2024 budget. He commented that as the township’s personnel director, Kline is able to fill positions that have been budgeted for.

Spencer asked Cummings if he wanted to postpone taking action on the position until the next meeting. Cummings said he

was okay with moving forward with the position description if the corrections he had pointed out were made. Kline said she noted all of the corrections.

Sutton amended his motion to include the edits from Cummings, Spencer supported the revised motion and it passed unanimously with a vote of 6 to 0. Treasurer Jaimie McGuire did not attend the meeting.

In a related matter, the board voted to establish a Corridor Improvement Authority (CIA). The motion was by Spencer, and supported by Sutton. Cummings asked about the purpose of the CIA. He asked if anyone had researched taxing small businesses out of business.

Sutton explained how the additional tax revenue would be captured. Palmer explained that the CIA is similar to a Downtown Development Authority (DDA) but it covers a larger area.

Palmer explained that the Tax Incremental Finance (TIF) would not be an additional tax but would be captured as the property values increase.

Spencer asked what would happen to the funds if there is not a TIF. The other trustees responded that it would go to the county.

Cummings asked what kind of a board would need to be

put in place. “We have been talking about turning the EIC into a CIA,” Palmer responded. He added that 50% of the CIA members would need to be business owners or people who live within a ½ mile of the CIA.

Cummings asked how large the board needs to be. Kline responded five to nine people. Cummings asked if the EIC had to be converted noting that the EIC had a role and that Alpena and Grand Rapids both have EICs, with Grand Rapids having several. Sutton said four members of the EIC would move to the CIA and five business owners would be added.

Spencer asked if the document the board was being asked to approve includes getting rid of the EIC.

Cummings stated that one of the problems in the past was the lack of training provided to DDA members. Cummings asked what safeguards would be put in place to make sure the CIA doesn’t “blow up.” Sutton responded that the EIC would be rolled into the CIA and would have the requirement of completing six hours of training annually. He described the CIA training available.

Ultimately the board unanimously approved the proposal from Beckett and Raeder for \$6,600 to develop a CIA.

LEGAL & PUBLIC NOTICES

NOTICE TO CREDITORS  
Decedent’s Estate  
State of Michigan  
Probate Court  
Iosco County

Case No. and Judge:  
24-005009-DE  
Hon. Christopher P. Martin  
Court Address: 422 W. Lake Street,  
P.O. Box 609, Tawas City,  
MI 48764-0609  
Court Telephone No: (989) 362-3991  
Estate of Louis Russell Welch, deceased, date of birth May 1, 1950.

NOTICE TO CREDITORS: The decedent, Louis Russell Welch, deceased, died March 6, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Terry L. Welch, personal representative, or to both the probate court Iosco County Building at 422 W. Lake Street, P.O. Box 609, Tawas City, Michigan 48764-0609 and the personal representative within 4 months after the date of publication of this notice.  
Date: April 15, 2024

Terry L. Welch  
P.O. Box 372  
Oscoda, MI 48750  
989-820-7120

Ann Hopenroft P34150  
P.O. Box 372  
Oscoda, MI 48750  
989-630-3792

NOTICE OF CONDOMINIUM ASSOCIATION LIEN FORECLOSURE SALE WHEREAS, default has been made in the terms and conditions of the Consolidating Master Deed of The Villages of Oscoda dated June 16, 2005, signed on June 16, 2005, and recorded on June 30, 2005, in Liber 852, Page 15, et seq., Iosco County, Michigan, Register of Deeds, and any amendments thereto, and designated as Iosco County Condominium Subdivision Plan No. 27 (the “Master Deed”). Said default under the Master Deed has resulted in the recordation of a “Notice of Lien for Nonpayment of Assessments” by The Villages of Oscoda Owners’ Association, said Notice of Lien for Nonpayment of Assessments being dated March 24, 2023, signed on March 24, 2023, and recorded on March 28, 2023, as Document No. 2023001246, Iosco County, Michigan, Register of Deeds (the “Lien”) on which Lien there is claimed to be due, as of the date hereon, the sum of THREE THOUSAND FOUR HUNDRED SIX AND 52/100 DOLLARS (\$3,406.52). Under the power of sale contained in the Michigan Condominium Act of 1978, MCL 559.208(2), and Article II, Section 9 of the Consolidating Condominium Bylaws, attached as part of said Master Deed, please take notice as follows: Notice of foreclosure by advertisement.

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following Lien will be foreclosed by a sale of the lien premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier’s check at the place of holding the circuit court in Iosco County, starting promptly at 10:00 AM, on June 5, 2024. The amount due on the Lien may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the premises. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Said premises are located in the Township of Oscoda, County of Iosco, State of Michigan, and more particularly described as: Unit 420 of The Villages of Oscoda, a condominium according to the consolidating Master Deed thereof recorded in Liber 852, Pages 15 through 205, both inclusive, and any amendments thereto, Iosco County Records, and designated as Iosco County Condominium Subdivision Plan No. 27, together with rights in general common elements and limited common elements as set forth in the above-described Consolidating Master Deed, and any amendments thereto, and as described in Act 59 of the Public Acts of Michigan of 1978, as amended. Owner(s) of Record: Ronald S. Gorney, Trustee and His Successors in Trust Under Declaration of Trust Dated June 4, 1996, Ronald S. Gorney, Donor Property Address: 10105 Virginia Street, Oscoda, Michigan 48750 Parcel ID No. 066-070-000-420-00 Attention condominium co-owner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the Lien at the telephone number stated in this Notice. The redemption period shall be six (6) months from the date of such sale pursuant to MCL 559.208(2) unless the property is determined abandoned, then, in that event, the redemption period shall be one (1) month from the date of such sale pursuant to MCL 559.208(2), after which Ronald S. Gorney, Trustee and His Successors in Trust Under Declaration of Trust Dated June 4, 1996, Ronald S. Gorney, Donor and all persons claiming through or under them shall be forever barred from all equity of redemption. Pursuant to MCL 600.3278, if the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, the owner, Ronald S. Gorney, Trustee and His Successors in Trust Under Declaration of Trust Dated June 4, 1996, Ronald S. Gorney, Donor, will be held responsible to the person who buys the property at the foreclosure sale

or to The Villages of Oscoda Owners’ Association for damaging the property during the redemption period. Dated: April 23, 2024 By: The Villages of Oscoda Owners’ Association, a Michigan Nonprofit Corporation For any inquiries, please contact the attorney for the party foreclosing the Lien set forth below: Chantelle R. Neumann, Esq. Hirzel Law, PLC 37085 Grand River Avenue, Suite 200 Farmington, Michigan 48335 Phone: (248) 478-1800 Hirzel Law, PLC File No. 15037 (05-01)(05-22)

RETIRES  
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Township supervisor. If a candidate runs as an independent, they have until July 18 to file.

According to the Bureau of Elections if there are no candidates for supervisor for the November election, Beliveau remains in office until January 2025. If the position is not filled

in 45 days, the county clerk would call for a special election. The supervisor position pays \$14,000 annually and includes leading the BOT meetings held on the first and third Monday of the month and additional special meetings held for developing the budget.

Leaf & Brush Disposal  
Charter Township of Oscoda

Oscoda Township residents will be provided the opportunity to dispose of leaves and brush at the former WAFB DRMO near the corner of F-41 and Rea Rd. Weather permitting the site will be open from 10:00 a.m. until 4:00 p.m. every Saturday of every month beginning April 13, 2024 and ending May 25th, 2024. All leaves must be removed from bags or other containers and such bags or containers must be removed from the disposal site. An attendant will be on duty to assist residents. Your cooperation in not bringing other materials to this site will be appreciated. The charge shall be fifty cents (.50¢) per bag and eight dollars (\$8.00) per pickup truck or trailer. Increased charges shall apply for larger trucks or larger trailers.



NEWS - PRESS  
WIN PRIZES!  
NASCAR  
CHALLENGE

PUBLIC NOTICE  
Former Wurtsmith Air Force Base  
Restoration Advisory Board Meeting

The Air Force Civil Engineer Center is holding a Restoration Advisory Board meeting for the former Wurtsmith Air Force Base, Michigan, from 5 to 8 p.m. ET on May 15 at the Oscoda United Methodist Church, and virtually on Teams. Air Force officials will provide an update on the PFAS remedial investigation and interim remedial actions and other restoration activities taking place at the former installation. The event is open to the public, and an informal poster session from 4 to 5 p.m. ET before the RAB session will be available for in-person attendees. RAB attendance is required for RAB members.

For more information visit the AFCEC website at:  
<http://www.afcec.af.mil/Home/BRAC/Wurtsmith.aspx>

The Oscoda United Methodist Church is located at 120 W. Dwight St., Oscoda, MI 48750.  
To register for the virtual RAB meeting, follow the link below:

<https://bit.ly/3JqC1q0>



There will be an in-person technical session open to the public from 1 to 4 p.m. ET on May 14, at the Robert J. Parks Public Library (6010 N Skeel Ave, Oscoda, MI).

For additional questions or concerns contact AFIMSC Public Affairs at:  
[AFIMSC.PA.workflow@us.af.mil](mailto:AFIMSC.PA.workflow@us.af.mil) or call 1-866-725-7617.