



OWOSSO CARNEGIE LIBRARY PROPERTY COMMITTEE

April 23, 2026 at 6 PM at Owosso City Hall

Call to order:

Roll Call

Present:

Absent:

Agenda and Minutes:

Motion to approve April 23, 2026 agenda

Agenda Items:

1. Committee Mission Statement:
2. Committee Rules:
3. Overview/History of Carnegie Library:
4. Deed Information and Reverter Clause Efforts To Date:

RESOLUTION
RESOLUTION
INFORMATION
INFORMATION

Public Comment

Member Comment

Next Meeting: May 28, 2026 @ 6 PM

Adjourn



OWOSSO CARNEGIE LIBRARY PROPERTY COMMITTEE
THE CARNEGIE LIBRARY

MISSION STATEMENT

The Temporary Owosso Carnegie Library Property Committee exists to serve the residents of Owosso by evaluating options for the future use of the historic Carnegie Library building at 502 West Main Street and presenting well-considered recommendations to the Owosso City Council.

The committee honors the building's more than 110-year legacy of public service and seeks a future use that reflects that legacy while serving the long-term interests of the community.

The committee will gather information, consult broadly, and deliberate in good faith. It may seek input from community members, subject matter experts, historic preservation professionals, economic development specialists, and any others it deems helpful. All recommendations are the committee's own, and all final decisions rest with the City Council.

RESOLUTION OF THE OWOSSO CARNEGIE LIBRARY PROPERTY COMMITTEE

ADOPTING ITS MISSION STATEMENT

WHEREAS, the Temporary Owosso Carnegie Library Property Committee was established by the Owosso City Council on April 6, 2026 to evaluate options for the future use of the historic Carnegie Library building at 502 West Main Street and to make recommendations to the City Council; and

WHEREAS, the committee finds it necessary and appropriate to adopt a mission statement that defines its purpose, values, and approach to its work.

NOW THEREFORE BE IT RESOLVED by the Temporary Owosso Carnegie Library Property Committee that:

FIRST: The Mission Statement of the Temporary Owosso Carnegie Library Property Committee is hereby adopted.



OWOSSO CARNEGIE LIBRARY PROPERTY COMMITTEE
THE CARNEGIE LIBRARY

RULES OF THE COMMITTEE

1. Authority and Purpose

The committee is established by resolution of the Owosso City Council and serves in an advisory capacity only. All final decisions regarding the Carnegie Library property rest with the City Council. The committee's role is to evaluate options and present recommendations; it holds no independent authority to act on behalf of the City.

2. Membership and Officers

The committee consists of members appointed by the Mayor and approved by the City Council. The Mayor serves as Chair.

3. Meetings

The committee shall meet on the fourth Thursday of each month at 6:00 p.m. in the Council Chambers at Owosso City Hall, 301 West Main Street, unless otherwise noticed. Special meetings may be called by the Chair with adequate public notice as required by law.

4. Parliamentary Procedure

All meetings shall be conducted in accordance with Robert's Rules of Order, except where these rules or applicable law provide otherwise.

5. Open Meetings

All meetings of the committee are subject to the Michigan Open Meetings Act (MCL 15.261 et seq.). All meetings shall be publicly noticed, open to the public, and minutes shall be kept and made available as required by law. No deliberations or decisions shall occur outside of a duly noticed public meeting – though non-quotate communication is encouraged.

6. Freedom of Information

All records of the committee are subject to the Michigan Freedom of Information Act (MCL 15.231 et seq.) and shall be handled in accordance with the City of Owosso's FOIA policies and procedures.

7. Conflict of Interest

All committee members are subject to the City of Owosso's conflict of interest policies. Any member with a personal, financial, or professional interest in a matter before the committee shall disclose

that interest at the earliest opportunity and, if required by City policy or applicable law, shall recuse themselves from discussion and voting on that matter.

8. Consultation

The committee may consult with community members, subject matter experts, and any other individuals or organizations it deems helpful to its work. Such consultation is at the discretion of the committee. Outside consultants or advisors have no vote, no deliberative authority, and no formal standing before the committee.

9. Finances

The committee has no budget and no authority to expend or encumber City funds. Neither the committee nor any individual member may incur costs or obligations on behalf of the committee or the City. Any expenditure of City funds related to the committee's work requires the approval of the City Manager.

10. Public Comment

Each regular meeting shall include a period for public comment. Speakers shall be afforded four (4) minutes to address the committee.

11. Quorum

A majority of the appointed voting members shall constitute a quorum for the transaction of business.

12. Voting

Action of the committee shall require an affirmative vote of a majority of members present at a duly noticed meeting at which a quorum exists.

13. Dissolution

The committee shall dissolve upon the City Council's adoption of a final disposition plan for the Carnegie Library property, or upon such earlier date as the City Council may determine.

14. Rules Change

Once established, these rules may be changed by a two-thirds vote of the committee.

RESOLUTION OF THE OWOSSO CARNEGIE LIBRARY PROPERTY COMMITTEE

ADOPTING RULES OF PROCEDURE

WHEREAS, the Temporary Owosso Carnegie Library Property Committee was established by the Owosso City Council on April 6, 2026 to evaluate options for the future use of the historic Carnegie Library building at 502 West Main Street and to make recommendations to the City Council; and

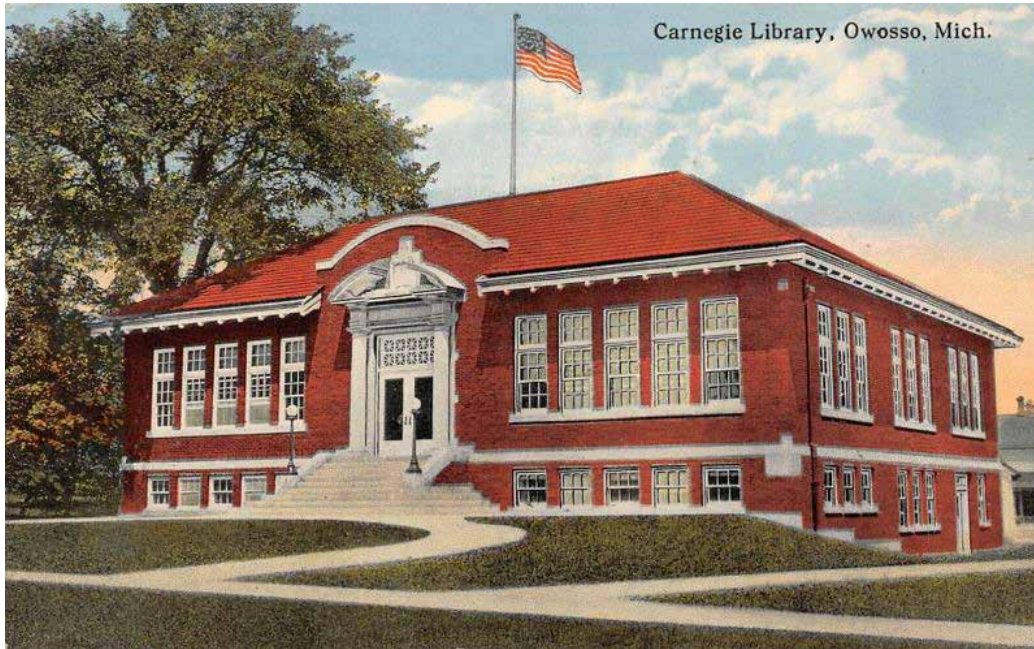
WHEREAS, the committee finds it necessary and appropriate to adopt formal rules governing its operations.

NOW THEREFORE BE IT RESOLVED by the Temporary Owosso Carnegie Library Property Committee that:

FIRST: The Rules of the Temporary Owosso Carnegie Library Property Committee are hereby adopted as the governing rules of the committee.

**A HISTORY OF THE
OWOSSO CARNEGIE LIBRARY**

502 West Main Street • Owosso, Michigan



Carnegie Library, Owosso, Michigan — Vintage postcard, circa 1914

Built 1913 • Dedicated July 4, 1914 • In Continuous Service for Over 110 Years

Chapter One THE ROOTS: THE LADIES' LIBRARY ASSOCIATION (1867–1910)

The story of the Owosso Carnegie Library does not begin with Andrew Carnegie. It begins with the women of Owosso during the Civil War.

During the conflict, a group of Owosso women met regularly to contribute to the Union cause and to help provide for the soldiers. Once the war was over, they continued to meet together as a literary club. On May 5, 1867, the Ladies' Library Association was formally organized at the home of Mrs. Ebenezer Gould, on the southwest corner of Shiawassee and Oliver Streets. The fledgling association received from its predecessor literary club \$12.00, a set of blank books, and 48 volumes donated by citizens. A state charter followed on November 16, 1870 — the same year Owosso High School graduated its first class.

The association's founding officers included Mrs. J. A. Church as president, Mrs. I. S. Bockee as vice president, Mrs. A. H. Parkhill as secretary, and Mrs. J. H. Kelley as treasurer. The charter members were predominantly the wives of prominent Owosso businessmen, most in their thirties and forties. The association's stated purpose was "the promotion of literary pursuits."

In its early years, the library was only open two hours per week — Saturdays from 3 to 5 p.m. Financial support came entirely from member dues of one dollar per year, payable quarterly. Books were loaned for two weeks; overdue fines were initially ten cents per week, later revised to one cent per day. Fine money went toward purchasing new books.

The library had no permanent home in those early years and moved from location to location: from Mrs. Gould's home, to Gould's Hall, to the Common Council room, to Union Hall, to a room above Osborn and Son's store, and eventually to the Y.M.C.A. and later the Laverock Building on North Washington Street. By the end of its first year the collection had grown to 262 volumes; by 1876 it held 910 books with 140 members.

"When I mount the steps of the library and turn the key in the door, I get a thrill of happiness that nothing else could equal."

— Margaret McBain, Librarian, writing to her daughter, c. 1934

One particularly notable supporter was Governor John Bagley, who contributed \$10 annually for as long as he lived, beginning in May 1871 with a gift to purchase Emerson's complete works.

In January 1876, Owosso pioneers A. L. and B. O. Williams donated a building lot at the northwest corner of Park and Exchange Streets toward a permanent library building, and a centennial tea party raised the first deposits for a building fund — but the building was never constructed there. After about thirty years, the idea of the city taking over the library and establishing a free public library gained traction. City officials declined the offer the first time it was made.

In 1909, Margaret McBain — a recent widow — was elected president of the Ladies' Library Association. Under her determined leadership, the proposal was made a second time to the Common Council, and in August of 1910, the City of Owosso agreed to take over the library. The city received approximately 3,800 books, \$1,000 in cash, and the rights to a building on North Washington Street. The library was estimated to be runnable for \$500 per year.

Chapter Two **SECURING THE CARNEGIE GRANT & BUILDING A HOME (1911–1914)**

With the city now operating the library, Margaret McBain was hired as its first paid librarian. She wasted little time. In 1911, Mrs. McBain first wrote to the Carnegie Corporation about the possibility of their providing funds for a new library building. William Seegmiller, attorney and secretary for the Owosso Improvement Association, continued negotiations for the next two years with the permission of the council.

In the process of securing a grant from the Carnegie Corporation, the city learned that it would need to provide the land for the building and ten percent of the requested amount. Originally \$15,000 was thought sufficient; in the end, \$20,000 was requested and approved. The announcement of Carnegie's gift was made on Friday, April 13, 1913. The council also approved levying a tax of \$2,000 per year for maintenance, as required under the grant's terms.

The question of land was resolved through the generosity of the Woodard family. Fred Woodard had initially been approached about donating land for a park. Instead, two years later, the Owosso Casket Company and the Woodards donated the land to the city with the stipulation that it be used for a Carnegie library to be built within three years. The site, at the corner of Shiawassee and Main Streets just west of Comstock Creek, had previously been occupied by a flat known as "Woodard's Ark" — employee housing where each apartment had its own small bridge over the creek.

Groundbreaking and Construction

Ground was broken on September 2, 1913, with the cornerstone laid on October 28 of the same year. Despite uncooperative weather, hundreds attended the cornerstone ceremony, which was delayed until 3 p.m. so schoolchildren could participate. A parade formed at the corner of Exchange and Ball Streets, including a

Boy Scout troop, the Knights Templar, and the Masons. A Masonic ceremony was conducted using the same trowel that had laid the cornerstone of the Michigan State Capitol when John Bagley was governor.

United States Senator Charles Townsend was the speaker for the occasion. He spoke on education and commended Andrew Carnegie for his generosity, remarking: “This library is going to send out an inestimable amount of knowledge and will give inspiration to the young people and the old, who come here to read. They will receive education here and education is one of the elements of human life that must be recognized as necessary to success.” The threatening weather cut his speech short.

The building’s designer was Architect E. A. Bowd of Lansing. Construction was awarded to Rickman Construction of Kalamazoo, who had previously been involved in the construction of the Shiawassee County courthouse, the post office, and the State Savings Bank.

Dedication — July 4, 1914

On July 4, 1914, the building was completed and a formal dedication was held. Approximately 400 people attended, making the rest of Owosso seem deserted. After an invocation and the singing of the national anthem, George C. Reineke, chairman of the building committee, thanked the many people whose generosity had made the library possible.

Mayor James DeYoung then accepted the keys and made a brief speech. In addition to his thanks to the Ladies’ Library Association for their book collection, he urged that each person donate at least the value of one book, and reminded Owosso’s businessmen that the library could become a business asset for the community.

Two plaques were unveiled that day: a bronze marker erected by the Daughters of the American Revolution honoring Owosso’s pioneers, and a marble tablet honoring Carnegie, the Ladies’ Library Association, L. E. Woodard, and the building committee. Both still hang on either side of the main entrance.

The Building Itself

The Carnegie Corporation made grants to 53 Michigan cities and 61 libraries were built across the state. The Owosso building was, in many ways, a typical Carnegie library — standardized for efficiency, with steep front stairs (Carnegie believed that anyone interested in reading and education should be willing to make an effort and climb the steps). One distinguishing feature of the Owosso building is its large, open main floor; many Carnegie libraries were compartmentalized into small rooms.

The interior, as required by the Carnegie Corporation, was without partitions except those created by five-foot-high bookcases. The basement was designed as a meeting room. There was no separate children’s area. The books were not yet shelved at the time of the dedication; the library opened to the public on July 21, 1914, with hours of 11:30 to 5:00 daily and Tuesday and Saturday evenings from 7 to 9 — a total of 37 hours per week.

Chapter Three EARLY YEARS OF SERVICE (1914–1929)

Assistant librarian Frances Jones classified the entire collection according to the Dewey Decimal System and created the library’s first card catalog — a task that consumed the better part of a year. In 1915, the first magazines were purchased and the Y.M.C.A.’s library collection was transferred to the public library. Between 1914 and 1916, the first story hour was held; over 300 children crowded the basement to hear Mrs. Maude Thompson tell three stories.

Margaret McBain served as librarian until September 1917, when she turned over her responsibilities to Frances Jones. Margaret McBain lived to the age of 90, passing away on February 15, 1934. Her obituary credited her as the one person who did more to provide a library facility for Owosso than anyone else.

World War I brought disruptions. Library hours were cut back, and from January through April 1918, by order of Mayor Wright, the library was closed because of fuel shortages, high water, and furnace problems. The librarian gave her services to the Red Cross during this time, soliciting books for soldiers. In October 1918, the flu epidemic forced another closure; when it reopened in early 1919, the collection stood at 5,131 volumes.

Art and Community in the 1920s

The 1920s brought significant community enrichment. In 1923, Mayor Wright purchased the adjoining lot to the north, an old home was removed, and the ground was landscaped into a library park. The Women's Club planted eight commemorative trees, and the park was dedicated on April 24, 1924.

In February 1926, the Owosso-born Impressionist painter Frederick Carl Frieseke gave the city of Owosso his painting, "Lady With a Sunshade." Frieseke had been born in Owosso in 1874, studied art in New York and Chicago, and became known in France as an Impressionist painter. He dedicated the painting to the memory of his grandmother, who had once led a campaign to keep the Ladies' Library Association alive. The painting hung in the library until 2000, when it was loaned to the Shiawassee Arts Council where it remains today.

Later that same year, Alice Rogers Fisher presented her painting "Cathedral Aisles," depicting a woodland path near Steubenville, Ohio. By 1926, Frances Jones's annual report showed circulation had grown from 2,266 to 5,668 since opening, and the budget had risen from \$2,000 to \$6,720 per year.

Chapter Four DEPRESSION, WAR, AND GROWTH (1930S–1950S)

Miss Winifred Rank had succeeded Frances Jones as librarian in 1926. By the end of the decade, the library owned 9,200 books and was circulating nearly 70,000 items per year. When the Great Depression hit, library use surged. It was believed that the high unemployment rate was directly responsible for the increase in circulation; many people who had previously been working were now turning to reading to fill their time, and others were saving money by staying home with a book. By the end of 1933, circulation had climbed to about 96,000, even as the library was forced to open only three days per week for five months of the year.

In 1934, Mrs. Maude Thompson replaced Winifred Rank as librarian. She was the most community-engaged of all the library's early directors, active in the Congregational Church, the Daughters of the American Revolution, the Women's Club, the Zonta Club, and the Current Topics Club. During World War II, she joined the County War Board and viewed the library as a war information center — providing materials for defense workers, housewives rationing food, and anyone seeking to navigate wartime life.

In 1941, Michigan first provided state aid to libraries. In 1942, the library received slightly over \$1,000 in state aid earmarked for home defense, first aid, nursing, and food preservation books. In 1948, the library closed for two weeks for its first full redecoration since 1914: walls painted green with rose trim, furniture refinished, and fluorescent lights replacing the original chandeliers. Mrs. Thompson died suddenly in 1951 at the age of 84, having apparently been preparing to leave for work at the library when she had a stroke.

The First Professional Librarians: 1950s

The 1950s brought the library its first professionally credentialed directors. Harold G. "Dick" Johnston, hired in 1955 at an annual salary of \$5,000, was the first librarian holding a degree in library science. He envisioned a library providing real reference service to business and industry. A new circulation system was installed in 1955, along with an outdoor book return on Main Street. Phonograph records were added to the collection in 1959.

Johnston resigned in 1957 to become the assistant director of the Flint Public Library, and would later become Michigan Library Association president and receive the Association's Librarian of the Year Award in 1980. He died in 1985. His successor Donald Hendricks served until 1960, during which time the front steps

collapsed due to the former Comstock Creek flowing beneath them and had to be repaired, and the parking lot behind the library replaced the north-side park.

Chapter Five CHALLENGES AND TRANSFORMATION (1960S–1980S)

The 1960s were turbulent. Helen Mollema served as director from 1960 to 1968, facing building repairs, discipline problems with teenagers, space shortages, and the long-deferred need for a dedicated children’s library. In September 1963, a full-time children’s librarian was hired, and the basement was converted into a children’s library, accommodating about 7,000 books and records.

Discipline problems with teenagers became a major issue during this period. The solution, which took effect in January 1964, was known as “school hours”: during the school year, study use of the library was limited to girls on Monday and Wednesday evenings and boys on Tuesday and Thursday evenings. These restrictions were discontinued before 1970 when the problems had been alleviated.

During her tenure, Mollema assembled a complete non-circulating collection of James Oliver Curwood’s works for research and display — a fitting tribute in Curwood’s hometown.

The Uptigrove Era: 1970–2007

Kenneth Uptigrove began as library director in August 1970 and would serve for 37 years, becoming one of the most consequential figures in the library’s history. The 1970s saw the Friends of the Owosso Public Library organized in 1974; agreements with surrounding townships extending library service; innovative summer reading programs; and the addition of topographic maps, art prints, posters, cassette tapes, and eventually videotapes. A 1974 revenue-sharing grant funded a remodel of the children’s library with new ceiling, carpeting, and furniture. In 1976, a bequest from the Frank Gute estate funded storm windows and air conditioning.

The 1980s brought severe fiscal crisis. The book budget was cut from about \$33,000 in 1980–81 to just \$700 for the 1983–84 fiscal year — one of the lowest points in the library’s history. Staff took unpaid holidays to avoid service cuts. Yet the collection continued to grow through major donations, including 3,600 books from the Alvin M. Bentley family in 1981. A wheelchair lift was installed in 1985–86, making both floors accessible. Compact discs entered the collection in 1988.

A coin-operated photocopier was installed in 1970. By end of 1989, the library owned 64,650 volumes, 2,281 records, 141 compact discs, and 917 video tapes — a far cry from the 48 volumes the Ladies’ Library Association had started with 122 years earlier.

Chapter Six A NEW NAME AND THE DIGITAL AGE (1990S–2010S)

By 1990, circulation exceeded 111,000 items per year. The library’s first automated circulation system, MOLLI, was installed — a landmark shift from the card catalog era. The entire collection was barcoded in a massive staff effort. A feasibility study in 1991 found the building’s 7,500 square feet to be far below the ideal 22,500 square feet and noted problems with heating, cooling, lead pipes, floor load capacity, and staffing costs across two floors.

On July 1, 1994, the Shiawassee District Library was officially formed after the Owosso Public Library and the Durand Memorial Library combined resources. The merged district included the cities of Owosso and Durand and Bennington, Owosso, and Rush Townships. A millage of 1.25 mills was approved by voters in August 1995, providing stable funding for the first time in decades.

Internet access for the public arrived in 1997 — initially just one terminal with a 30-minute limit. The library’s website launched in 1999. In July 2000, the Bill and Melinda Gates Foundation committed a \$35,722

grant to the library, bringing public computers in Owosso to nine. The beloved Frieske painting was loaned to the Shiawassee Arts Council that same year.

Ken Uptigrove retired at the end of 2007 after 38 years. In addition to his actual work at the library, he and his wife established a scholarship fund to aid employees working toward a masters degree in library science. He passed away in August 2012. Steven Flayer succeeded him in January 2008, emphasizing expanded programming for children and adults. By the 2010s, the library had embraced e-books through Overdrive, downloadable music through Freegal, and social media.

Significant building work was undertaken in the 2010s: additional insulation was added in 2010; in 2012, the tile roof was fully restored, eliminating leaks that had developed over more than a decade; by early 2013, plaster damage from those leaks had been repaired, fresh paint applied to the adult library, and new exterior doors hung. In 2021, the adult space underwent a renovation including new carpet, paint, custom reading chairs, and updated shelving.

Chapter Seven THE PRESENT AND THE BUILDING'S FUTURE (2025–2026)

After more than 110 years of continuous library service at 502 West Main Street, the Owosso Carnegie Library building now stands at a crossroads. The Shiawassee District Library's Owosso branch has purchased a new location at 621 West Oliver Street and plans to relocate as early as late 2027. Library Director Kimberly White has noted that the library has outgrown the current space and that the building is not accessible to people with disabilities. Renovating the Main Street building would likely be more expensive than relocating, complicated further by the fact that the city owns the building while the library leases it.

The future of the building will ultimately be decided by the city. While the city owns the structure, the land beneath it is owned by the Woodard family — descendants of the same family who donated the land in 1913. The property deed includes a reverter clause that could affect ownership once the building is no longer used by the library. The city attorney has filed a quiet title action — a lawsuit used to resolve ownership disputes and establish clear legal ownership — to resolve the issue.

In April 2026, the Owosso City Council voted 7–0 to establish the Temporary Owosso Carnegie Library Property Committee to serve in an advisory capacity to the City Council, charged with evaluating options and making recommendations for the building's future use. Mayor Robert Teich assembled the committee of community members.

The new location on Oliver Street promises more space, better accessibility, and improved parking. And the Carnegie building, a familiar fixture at the corner of Main and Shiawassee for more than a century, will not simply disappear — the city has the opportunity to reimagine it and give it new life and purpose in a highly visible part of the community.

The building itself — constructed in 1913 with a \$20,000 Carnegie grant, dedicated July 4, 1914, designed by Lansing architect E. A. Bowd, and built by Rickman Construction of Kalamazoo — has served Owosso for over 110 years. It stands as one of 61 Carnegie libraries built across Michigan from 53 grants totaling over \$1.6 million. Whatever its next chapter, it carries with it the memory of the Civil War women who started it all, the Woodard family's generous gift of land, the labor of librarians who gave their careers to its mission, and the generations of Owosso residents who climbed its front steps to borrow a book, hear a story, or simply find a quiet place to learn.

Appendix KEY DATES IN THE LIBRARY'S HISTORY

1867	Ladies' Library Association formally organized on May 5 at the home of Mrs. Ebenezer Gould.
1870	Charter received from the State of Michigan; collection reaches 521 volumes.
1910	City of Owosso takes over the library from the Ladies' Library Association in August; Margaret McBain hired as first paid librarian.
1911	McBain writes to the Carnegie Corporation; Woodard family approached about land donation.
1913	Carnegie Corporation approves \$20,000 grant (announced April 13). Woodard family donates land. Ground broken September 2. Cornerstone laid October 28.
1914	Library dedicated July 4; opens to public July 21. Collection organized under Dewey Decimal System by Frances Jones.
1918	Library closed January–April due to WWI fuel shortages; closed again October due to flu epidemic.
1920s	Library park created north of building. Frederick Frieseke donates "Lady With a Sunshade" (1926). Annual circulation reaches 5,668.
1930s	Great Depression drives circulation to nearly 96,000. Mrs. Maude Thompson hired as librarian in 1934.
1948	First full redecoration since 1914; fluorescent lights replace original chandeliers.
1955	First librarian with a library science degree (Harold Johnston) is hired. New circulation system installed.
1963	First children's librarian hired; basement converted into dedicated children's library.
1966	Complete non-circulating collection of James Oliver Curwood's works assembled.
1970	Kenneth Uptigrove begins 37-year tenure as library director.
1974	Friends of the Owosso Public Library organized. Children's library remodeled.
1976	Air conditioning installed from Frank Gute estate bequest.
1985–86	Wheelchair lift installed, making both floors accessible.
1990	First automated circulation system (MOLLI) installed; entire collection barcoded.
1994	Shiawassee District Library officially formed, merging Owosso and Durand libraries (July 1).
1995	District library millage of 1.25 mills approved by voters in August.
1997	Internet access first made available to the public.
2000	Bill & Melinda Gates Foundation grants \$35,722 for computers. Frieseke painting loaned to Shiawassee Arts Council.
2007	Ken Uptigrove retires after 38 years; Steven Flayer appointed director in January 2008.
2012	Tile roof fully restored. Uptigrove passes away in August.
2021	Adult space renovation: new carpet, paint, custom Arts & Crafts chairs, updated shelving.
2026	SDL purchases 621 W. Oliver St. for future library relocation;

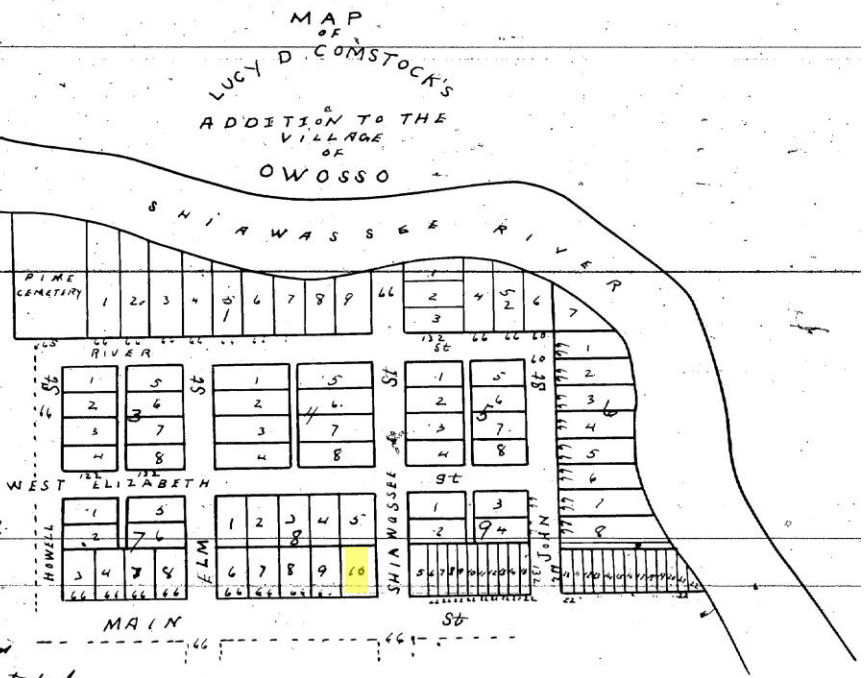
Primary Source

Margaret Bentley, *100 Years of Service: The Shiawassee District Library, 1914–2014* (Second Edition, Shiawassee District Library, 2014).

Additional sources: Shiawassee District Library official website; Wikipedia; Argus-Press; Library of Congress Prints & Photographs Division, Owosso City Public Records

Registers office } ss
 Shiawassee County }
 Received for Record February
 25th 1866 at 9 o'clock AM
 & recorded in Lib. 4 of Deeds
 Page 639 CS Converse
 Register

MAIN Street represented on this map is an extension of the lines of Main Street of the Village of Owosso. HOWELL, ELM. and SHIAWASSEE Streets are formed by extending the lines of the streets of the same names in MESSYR WILLIAMS additions to the Village of Owosso. Figures standing in streets denote the width of the streets in feet except when placed near lines in which case they denote the length of lines in feet. This addition is on the EAST part of the SOUTH part of the SOUTH WEST fractional quarter and the SOUTH WEST part of the SOUTH EAST fractional quarter of section THIRTEEN of TOWN SEVEN NORTH. of RANGE TWO EAST surveyed and map made by ANDREW HUGGINS
 AUGUST 1857



State of Michigan } ss
 Shiawassee County }
 In this fifteenth day of August
 A.D. 1857 before me a Justice of
 the Peace in and for said County personally came
 Elias Comstock and Lucy L Comstock his wife the
 persons who made or caused to be made the accom-
 panying map of Lucy L Comstock's additions to the Village
 of Owosso and acknowledged that they caused
 the same to be made and that the same is their own
 act and deed and the said Lucy L. Comstock
 wife of the said Elias Comstock on a private examination

By me separate and apart from her said husband stated
 that she made and acknowledged said map freely and without any fear or compulsion from any one
 Daniel Lyon
 Justice of the Peace
 for said county

I hereby certify that this plat is a correct copy of the plat now on record in the Register of Deeds office being made under the supervision of the Auditor General by tracing the plat on record and affixing thereto a carefully compared copy of the dedication and certificates

Dated this 1st day of April 1911
 John B La Fountain
 Clerk and Gen Supt

Lucy D. Comstock's Addition to the Village of Owosso

Register's Office, Shiawassee County, SS

Received for Record February 25th, 1868 at 9 o'clock A.M. and recorded in Liber 4 of Deeds, Page 639.

C. S. Converse, Register

Map Notes:

Main Street represented on this map is an extension of the lines of Main Street of the Village of Owosso. Newell, Elm, and Shiawassee Streets are formed by extending the lines of the streets of the same names in Messrs. Williams' additions to the Village of Owosso.

Figures attending in streets denote the width of the streets in feet except when placed near lines in which cases they denote the length of lines in feet. This addition is on the east part of the south part of the south west fractional quarter and the south west part of the south east fractional quarter of Section Thirteen of Town Seven North, of Range Two East.

Surveyed and map made by Andrew Huggins, August 1857.

State of Michigan, Shiawassee County, SS.

In this fifteenth day of August A.D. 1857, before me a Justice of the Peace in and for said County, personally came Elias Comstock and Lucy L. Comstock his wife, the persons who made or caused to be made the accompanying map of Lucy L. Comstock's addition to the Village of Owosso, and acknowledged that they caused the same to be made and that the same is their own act and deed. And the said Lucy L. Comstock, wife of the said Elias Comstock, on a private examination by me separate and apart from her said husband, stated that she made and acknowledged said map freely and without any fear or compulsion from any one.

Daniel Lyon, Justice of the Peace for said County.

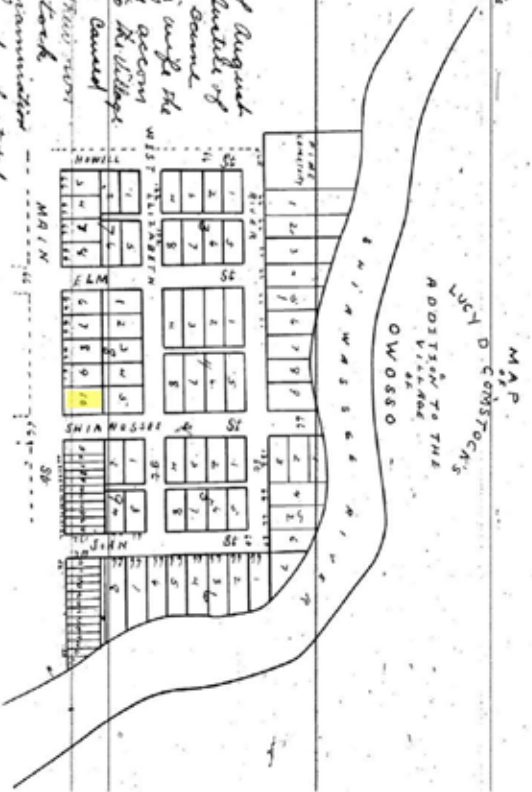
I hereby certify that this plat is a correct copy of the plat now on record in the Register of Deeds office, being made under the supervision of the Auditor General by tracing the plat on record and attaching thereto a carefully compared copy of the dedication and certificates.

Dated this 1st day of April 1911.

John B. La Fountain, Clerk and Gen. Dept.

Register Office 105
 Montgomery Street, Albany
 Received your General Return
 25th 1866 as returned 3 M
 & recorded in the 4th vol
 Page 639
 CS Commr
 Register

MAIN Street represents on this map is an extension of the lines of Main Street of the village of Owosso. NASHBIL, ELM, and SHILBIMMER Streets are shown by extending the lines of the same names in Owosso. WILLIAMS additions to the village of Owosso appear extending in three directions the main of the street is feet except when placed horizontally in which case they denote the length of lots in feet. The addition is on the east part of the town part of the town was fractional quarter and the town part of the town was fractional quarter of section number of town seven more of range two east Averaged and now made by ANTHONY NUGENT'S



Plot of Michigan } SS on this petition day of August
 Wisconsin County }
 R.D. 1807 before me a Justice of
 the Peace in and for said County, personally came
 Elias Comstock and Henry & Comstock his wife the
 persons who made no demand to be made the return
 showing most of my & Comstock's addition to the village
 of Owosso and acknowledged that they owned
 the same to be made and that the same as they were
 not and did not and the said Henry & Comstock
 wife of the said Elias Comstock on a formal examination
 by me separately and apart from her said husband stated
 that she made and acknowledged said map justly and without any fear or compulsion from any one

I hereby certify that this is a correct copy of the plot now on
 record in the Register of Deeds of this County under the said name
 of the said Henry & Comstock and that the said map and return
 thereto are a carefully compared copy of the original and respective

Witness my hand and seal of office this 1st day of April 1911
 John B. Johnston
 Clerk and Ex. Sec.

David Byron
 Justice of the Peace
 for said County

Warranty

Owosso Basket Company }
To }
City of Owosso }

This instrument was presented and Recd. for record this 24 day of April, A.D. 1913. as a proper certificate was furnished in compliance with Section 3957, Compiled Laws of 1897.

Recorded the 24 day of April, A.D. 1913 at 8 1/2 o'clock A.M.

Regi Seal

H. J. Cole Register of Deeds.

This Indenture, made this Twenty-first day of April in the year of our Lord one Thousand nine hundred and Thirteen Between Owosso Basket Company of the City of Owosso County of Shiawassee state of Michigan, a corporation organized and existing under and by virtue of the laws of the state of Michigan, party of the first part, and The City of Owosso a municipality same place. party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of One dollar, to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and its heirs and assigns, forever, all that certain piece or parcel of land, situate and being in the City of Owosso, County of Shiawassee and state of Michigan, known and described as follows, to-wit: Lot ten (10) block eight (8) Constocks addition to the City of Owosso, Michigan. The above lot is deeded to the City of Owosso by party of the first part to be used for a public Carnegie library, building for said purpose is to be completed inside of three years. If for any reason City should cease to use this lot for public library, it is expressly understood that it will revert to the party of the first part, its heirs or assigns.

Together with all and singular the hereditaments and appurtenances therunto belonging or in any wise appertaining; To Have and to Hold the said premises, as herein described, with the appurtenances, unto the said party of the second part, and to its heirs and assigns, forever. And the said party of the first part, for itself and its successors, does covenant, grant, bargain, and agree to and with the said party of the second part, its heirs and assigns, that at the time of the executing and delivery of these presents, it is well seized of the above granted premises in Fee Simple; that they are free from all encumbrances whatever, and that it will, and its successors shall forever warrant and defend the same against all lawful claims whatsoever.

In Witness Whereof, the said Owosso Basket Company has caused these presents to be signed in its name by its President and Secretary and sealed with its corporate seal, the day and year first above written.

Signed, Sealed and Delivered in Presence of }
Victoria M. Moses }
Nellie McKerrig }

Owosso Basket Company }
By Fred B. Woodard }
Its President }
Lee L. Woodard }
Its Secretary }

Corporate Seal

State of Michigan, } ss.
County of Shiawassee }

On this Twenty-first day of April in the year of our Lord one Thousand nine hundred and Thirteen before me, a Notary public in and for said county, appeared Fred B. Woodard and Lee L. Woodard to me personally known, who, being by me duly sworn, did say that they are the President and Secretary of Owosso Basket Company the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said

instrument was signed and sealed in behalf of said corporation, by authority of its board of directors; and said Fred B. Woodard and Geo. L. Woodard acknowledged said instrument to be the free act and deed of said corporation.

Power Expires 8/9/16

W. A. Seegmiller, Notary Public,
Shiawassee County Michigan.

LIBER 143, PAGE 73

Owosso Casket Co. To City of Owosso

This instrument was presented and Recd. for record this 24 day of April, A. D. 1913, as a proper certificate was furnished in compliance with Section 3957, Compiled Laws 1897.

Recorded the 24 day of April, A. D. 1913 at 8 o'clock A.M. A. J. Neole, Register of Deeds

This Indenture, made this twenty-first day of April in the year of our Lord one thousand nine hundred and thirteen **Between** the Owosso Casket Company of Owosso, County of Shiawassee, State of Michigan, a corporation organized and existing under and by virtue of the laws of the State of Michigan, party of the first part, and **The City of Owosso**, a municipality same place, of the second part,

Witnesseth, that the said party of the first part, for and in consideration of **one dollar**, to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and its heirs and assigns, Forever, all that certain piece or parcel of land, situate and being in the City of Owosso, County of Shiawassee and state of Michigan, known and described as follows, to-wit:

Lot ten (10) block eight (8) Comstocks addition to the City [of] Owosso, Michigan.

The above lot is deeded to the City of Owosso by party of the first part to be used for a public Carnegie library, building for said purpose is to be completed inside three years. If for any reason City should cease to use this lot for public library, it is expressly understood that it will revert to the party of the first part, its heirs or assigns.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining: **To Have and to Hold** the said premises, as herein described, with the appurtenances, unto the said party of the second part, and its successors and assigns, Forever. And the said party of the first part, for itself and its successors, does covenant, grant, bargain, and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the above granted premises in Fee Simple; that they are free from all encumbrance ever whatever, and that it will, and its successors shall forever Warrant and Defend the same against all lawful claims whatsoever.

In Witness whereof, the said Owosso Casket Company has caused these presents to be signed in its name by its President and Secretary and sealed with its corporate seal, the day and year first above written.

Signed, Sealed and Delivered in Presence of:

Victoria M. Moysess Nellie McKerring

Owosso Casket Company By **Fred B. Woodard**, President **Lee L. Woodard**, Secretary

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State of Michigan, County of Shiawassee, ss.

On this twenty-first day of April in the year of our Lord one thousand nine hundred and thirteen before me, a notary public in and for said county appeared Fred B. Woodard and Lee L. Woodard to me personally known, who, being by me duly sworn, did say that they are the President and Secretary of Owosso Casket Company, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said Fred B. Woodard and Lee L. Woodard acknowledged said instrument to be the free act and deed of said corporation.

A. Scymiller, Notary Public Shiawassee County, Michigan. Com. expires 8/9/16



OWOSSO CARNEGIE LIBRARY PROPERTY COMMITTEE
THE CARNEGIE LIBRARY

DEED REVERTER CLAUSE & ATTORNEY STATUS UPDATE

The Deed and Reverter Clause

In 1913, the Woodard family and the Owosso Casket Company donated the land at 502 West Main Street to the City of Owosso specifically for the construction of a Carnegie library. The deed contains a reverter clause, meaning that if the property ceases to be used as a library, ownership of the land may revert to the Woodard heirs. The city owns the building; the Woodard family owns the underlying land. With the Shiawassee District Library planning to vacate the building as early as late 2027 for its new location at 621 West Oliver Street, the reverter clause is now active and must be legally resolved before the city can repurpose, sell, or redevelop the property.

City Attorney: Status Update

Rather than filing suit immediately, the city attorney first published a public notice in the Argus-Press asking any parties with a legal interest in the property to come forward. A handful of phone calls were received from around the country. In the attorney's assessment, these callers were generally interested in the disposition of the building and wished to be consulted on its future — not asserting any legal ownership claim under the deed. This type of interest is not relevant to a quiet title action. The attorney is now preparing to formally file that suit in court to extinguish the reverter clause and establish clear title in the City of Owosso.

Note to the Committee

The committee is free to consult whomever it wishes — community members, preservation experts, developers, or others — as it evaluates options for the building. However, the committee cannot delegate its deliberative authority to any outside party. The responsibility for forming recommendations rests solely with the committee, and all final decisions rest with the City Council.
