



**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
AGENDA FOR
REGULAR COUNCIL MEETING
GRAND HAVEN CITY HALL*
COUNCIL CHAMBERS
519 WASHINGTON AVE
MONDAY, FEBRUARY 16, 2026
7:30 PM**

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. INVOCATION

A. Troy Hauser Brydon, First Presbyterian Church.

4. PLEDGE OF ALLEGIANCE

5. REAPPOINTMENTS TO BOARDS & COMMISSIONS

ATTACHMENT A

A. Kevin Gancarz, Construction Board of Appeals, term ending December 31, 2026.

6. NEW APPOINTMENTS TO BOARDS & COMMISSIONS

ATTACHMENT B

A. Brian Sytsma, Construction Board of Appeals, term ending December 31, 2026.

B. Donald Looman, Musical Fountain Committee, term ending June 30, 2028.

7. APPROVAL OF CONSENT AND REGULAR AGENDA

8. CONTINUATION OF WORK SESSION (IF NEEDED)

9. CALL TO AUDIENCE – ONE OF TWO OPPORTUNITIES

At this time, members of the audience may address Council on any item, whether on the agenda or not. Those addressing Council are asked to provide their name and address and will be limited to three minutes of speaking time. Council will hear all comments for future consideration but will not have a response at this time. Those not physically present who would like to call in may dial 616-935-3203.

10. PRESENTATION

ATTACHMENT C

A. Presentation of the proposed FY2026-27 Fee Schedule first draft.

Emily Greene, Finance Director

11. CONSENT AGENDA

ATTACHMENT D

A. Approve the Regular Council meeting minutes for February 2, 2026.

B. Approve the bills memo in the amount of \$571,914.28.

- C. Approve an extension to the contract with Tuff Turf Mole Busters of Byron Center, MI. for fertilization of City Property, in the budgeted amount of \$48,205.00.
- D. Approve a grant agreement for the Pre-Development Accelerator Program funding awarded through the Michigan Infrastructure Office for the Grant Reconstruction Project.
- E. Award a contract authorizing Task Order 27, Task 37, CCR Data Collection Work Plan, to HDR of Ann Arbor, Michigan in the budgeted amount of \$232,377.00, contingent upon approval and reimbursement by the Board of Light and Power and authorize the Mayor and City Clerk to execute the necessary documents.

12. UNFINISHED BUSINESS

ATTACHMENT E

- A. Consideration by City Council of a final resolution to approve the zoning change request from TI, Transitional Industrial District, to PD, Planned Development District, and associated Preliminary Development Plan for a mixed-use development at 1500 Kooiman Street (parcel #70-03-28-301-019).

13. PUBLIC HEARING

ATTACHMENT F

- A. The Mayor opens the public hearing regarding a resolution to file Special Assessment Roll #605.
- B. The Mayor closes the public hearing.
- C. Consideration by City Council of a resolution to file Special Assessment Roll #605.

MSDDA recommends approval.
Administration recommends approval.

- A. The Mayor opens the public hearing regarding a resolution to establish an Obsolete Property Rehabilitation District at 123 Washington Avenue, parcel #70-03-20-405-018, with legal description of W 44 FT OF LOTS 161 & 162 ORIG. PLAT, EXC THE MOST NLY PART USED FOR ALLEY PURPOSES. ORIGINAL PLAT, and to establish a finding that it is an obsolete property in an area characterized by obsolete commercial property or commercial housing property pursuant to Section 3(1)a of the Obsolete Property Rehabilitation Act (PA146 of 2000).
- B. The Mayor closes the public hearing.
- A. The Mayor opens the public hearing regarding a resolution to approve and adopt the Brownfield Plan for the Washington 123, LLC redevelopment project located at 123 Washington Avenue, Grand Haven, MI 49417, for a period of 25 years.
- B. The Mayor closes the public hearing.

14. NEW BUSINESS

ATTACHMENT G

- A. Consideration by City Council of an easement agreement between the City of Grand Haven and Grand Haven Board of Light and Power for the use of airport property for the installation of community solar, contingent upon all required regulatory permitting and approvals.

Sustainability Commission recommends approval.

Airport Board recommends denial.

Administration recommends approval.

- B. Consideration by City Council of a resolution to approve a contract with Michigan Paving Materials Co. for 2026 Street Resurfacing in the budgeted, and not exceed, amount of \$497,966.00.

Administration recommends approval.

- C. Consideration by City Council of a resolution to award the contract authorizing Task Order 28, Task 38, Non-CCR Data Collection Work Plan, to HDR of Ann Arbor, Michigan in the budgeted amount of \$232,377.00 and authorize the Mayor and City Clerk to execute the necessary documents.

Administration recommends approval.

15. CORRESPONDENCE & BOARD MEETING MINUTES

ATTACHMENT H

- A. Airport Board Meeting Minutes of November 25, 2025.
B. Board of Light and Power Meeting Minutes of September 25, 2025, November 25, 2025, and December 18, 2025.
C. Community Center Meeting Minutes of October 27, 2025.
D. Duncan Park Commission Meeting Minutes of December 16, 2025.
E. EDC/BRA Meeting Minutes of October 6, 2025 and January 5, 2026.
F. Historic Conservation District Commission Meeting Minutes of March 19, 2025, September 17, 2025, October 15, 2025, and January 21, 2026.
G. Human Relations Commission Meeting Minutes of August 28, 2025, October 23, 2025 and November 20, 2025.
H. Main Street Downtown Development Meeting Minutes of December 11, 2025.
I. Northwest Ottawa Water System Meeting Minutes of August 20, 2025.
J. Parks & Recreation Meeting Minutes of May 14, 2025 & November 5, 2025.
K. Planning Commission Meeting Minutes of December 9, 2025.
L. Sustainability & Energy Commission Meeting Minutes of May 8, 2025, August 14, 2025, October 9, 2025, and November 13, 2025.

16. REPORT BY CITY COUNCIL

17. REPORT BY CITY MANAGER

18. CALL TO AUDIENCE–SECOND OPPORTUNITY

At this time, members of the audience may address Council on any item, whether on the agenda or not. Those addressing Council are asked to provide their name and address and will be limited to three minutes of speaking time. Council will hear all comments for future consideration but will not have a response at this time. Those not physically present who would like to call in may dial 616-935-3203.

19. ADJOURNMENT

Attachment A

City of Grand Haven
Application for Consideration for appointment to
Citizen Boards and Commissions
(Applications are kept on file for one year from date of completion)

Name Kevin Gancarz Date Jan 21

Address _____

Telephone (Home) _____ Cell) same (Work) same

E-Mail Address _____

I wish to be considered for ____ appointment or ☒ reappointment to the following Citizen Board(s) or Commission(s). (If selecting more than one board/commission, indicate order of preference --- "1" being first choice.)

<input type="checkbox"/> Airport Board	<input type="checkbox"/> Harbor Board
<input type="checkbox"/> Audit Review Committee	<input type="checkbox"/> Historic Conservation District
<input type="checkbox"/> Board of Review	<input type="checkbox"/> Human Relations Commission
<input type="checkbox"/> Brownfield Redevelopment & Economic Develop. Corp.	<input type="checkbox"/> Loutit District Library Board
<input type="checkbox"/> Cemetery Board	<input type="checkbox"/> Main Street DDA
<input type="checkbox"/> Community Center Board	<input type="checkbox"/> Musical Fountain Committee
<input type="checkbox"/> Compensation Commission	<input type="checkbox"/> North Ottawa Community Hospital
<input checked="" type="checkbox"/> Construction Board of Appeals	<input type="checkbox"/> Parks & Recreation Board
<input type="checkbox"/> Corridor Improvement Authority	<input type="checkbox"/> Planning Commission
<input type="checkbox"/> Duncan Park Commission	<input type="checkbox"/> Zoning Board of Appeals
<input type="checkbox"/> Environmental & Natural Resource Committee	<input type="checkbox"/> Other

Are you over 21 years of age? ☒ Yes ☐ No

Are you a resident of Grand Haven? ☐ Yes ☒ No

Are you a registered voter in the City of Grand Haven? ☐ Yes ☒ No

Educational Qualifications: Associate's degree

Place of Employment: SELF employed contractor

Type of Work performed: New homes / Remodels

Other experience that would assist you in performing the duties of a Board/Commission member:

Please return complete form to: City Clerk's Office: 519 Washington Avenue, Grand Haven, MI 49417

Attachment B

City of Grand Haven
Application for Consideration for appointment to
Citizen Boards and Commissions
(Applications are kept on file for one year from date of completion)

Name Brian Sytoma Date 1-14-26

Address _____

Telephone (Home) NA (C) _____ (Work) _____

E-Mail Address _____

I wish to be considered for ☒ appointment or _____ reappointment to the following Citizen Board(s) or Commission(s). (If selecting more than one board/commission, indicate order of preference --- "1" being first choice.)

- | | |
|---|--|
| <input type="checkbox"/> Airport Board | <input type="checkbox"/> Harbor Board |
| <input type="checkbox"/> Audit Review Committee | <input type="checkbox"/> Historic Conservation District |
| <input type="checkbox"/> Board of Review | <input type="checkbox"/> Human Relations Commission |
| <input type="checkbox"/> Brownfield Redevelopment & Economic Develop. Corp. | <input type="checkbox"/> Loutit District Library Board |
| <input type="checkbox"/> Cemetery Board | <input type="checkbox"/> Main Street DDA |
| <input type="checkbox"/> Community Center Board | <input type="checkbox"/> Musical Fountain Committee |
| <input type="checkbox"/> Compensation Commission | <input type="checkbox"/> North Ottawa Community Hospital |
| <input checked="" type="checkbox"/> Construction Board of Appeals | <input type="checkbox"/> Parks & Recreation Board |
| <input type="checkbox"/> Corridor Improvement Authority | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Duncan Park Commission | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Environmental & Natural Resource Committee | <input checked="" type="checkbox"/> Other |

Are you over 21 years of age? ☒ Yes ☐ No

Are you a resident of Grand Haven? ☐ Yes ☒ No

Are you a registered voter in the City of Grand Haven? ☐ Yes ☒ No

Educational Qualifications: 35 yr. licensed builder having 26+ years
working within GH city limits

Place of Employment: Sytoma Construction LLC Owner

Type of Work performed: General Contractor high end residential construction

Other experience that would assist you in performing the duties of a Board/Commission member:

Negotiation, contract development, building, renovation, zoning
BELE permitting for 25 years.
NOT ONE LAW SUIT.

Please return complete form to: City Clerk's Office: 519 Washington Avenue, Grand Haven, MI 49417



Outlook

Board / Commission Online Application Submission

From grandhaven@foxbrightcms.com <grandhaven@foxbrightcms.com>

Date Sun 11/16/2025 10:18 AM

To Clerk <clerk@grandhaven.org>

First Name: Donald

Last Name: Looman

Home Address:

City:

State: MI

Zip Code:

Email:

I wish to be considered for: Appointment

Application Choices: Musical Fountain Committee

If You Chose Other Please Specify:

**If selected more than 1, please list
in order of preference:**

Are you over 21 years of age?: Yes

**Are you a resident of the City of
Grand Haven?:** No

**Are you a registered voter in the
City of Grand Haven?:** No

Educational Qualifications: High school diploma

Place of Employment: Repair technician and production leader at Ginsan Industries

Type of Work Performed: Building and repair of electrical system and plumbing of high and low pressure car wash systems. Organizing production schedules and leading a team to meet deadlines.

Please List Other Relevant Experience: I've been doing choreography for the Musical Fountain for the past 2 seasons. I've also volunteered for the fountain clean up days in the spring. I build and program a 3 house Christmas light show synchronized to music. I volunteer at Gilda's Club Grand Rapids, and am a Venue Captain Leadership Team member with Laughfest, helping to plan the events that go on during the event.

Attachment C



CITY OF GRAND HAVEN

Finance Department

519 Washington Avenue

Grand Haven, MI 49417

Phone: (616) 847-4893

TO: Ashley Latsch, City Manager

FROM: Emily Greene, Finance Director EG

DATE: February 4, 2026

SUBJECT: FY2026-27 Budget Proposed Fee Schedule – First Draft

Attached is the first draft of the proposed Fee Schedule for the FY2026-27 Budget for review and consideration. This document was reviewed by staff supervisors and department directors.

Proposed changes are highlighted in purple to identify the recommended fee updates. Staff continue to work with department reviewing and verifying proposed fees cover City expenses, where appropriate.

The significant updates covered in this Fee Schedule include:

- Mulligan's Lodge new fee structure removing 4 hour and 8 hour rental options and replacing with an 8 hour rental (maximum) to offer flexibility to renters for a better overall guest experience and satisfaction and streamline operational efficiencies, reducing costs
- Central Park Place new fee structure removing 4 hour and 8 hour options as well as various other rental rates and replacing with per hour rates, a cleaner format of similar, consolidated rental types, and incorporating additional language from prior schedules
- Updates to cancellations providing clear language on deposit refunds
- Downtown Trash Pickup
 - Residential rate equivalent based on City-wide standard residential rate
 - Commercial and Restaurant rates variable based on lot and occupancy

This draft Fee Schedule is provided for consideration by City Council. The final Fee Schedule will be presented with the full budget document at the Budget Work Session and then included in the City's annual budget document.

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
First Draft 2/16/2026		
General Fund		
City Clerk		
Copy Charge	\$0.10 per copy (FOIA rate)	\$0.10 per copy (FOIA rate)
Notary Public Service	\$10.00	\$10.00
License Fee (encroachments on City property, etc.)	\$250.00	\$250.00
Tax Abatement, Incentive or Loan Application fee	\$250.00 to \$1,000.00	\$250.00 to \$1,000.00
Miscellaneous Administration Fee		Up to 10% of total
Licenses and Permits - see later pages (Public Safety)		
Finance/Treasury		
Non-sufficient funds charge	\$25.00	\$25.00
Copy charge	\$0.10 per copy (FOIA rate)	\$0.10 per copy (FOIA rate)
Copy charge non-owner - Assessing division (free for property owner)	\$1.00 per page	\$1.00 per page
Planning		
Site Plan Review:		
up to \$100,000	\$200.00	\$200.00
\$100,000.01 - \$500,000	\$300.00	\$300.00
\$500,000.01 - \$1,000,000	\$400.00	\$400.00
above \$1,000,000	\$500.00	\$500.00
Special Land Use Permit	\$350.00	\$350.00
Escrow Deposit (Planning Commission, Zoning Board of Appeals)	\$1,500.00	\$1,500.00
Escrows, held by City, are 100% of estimated plan review costs		
Sensitive area overlay reviews	\$50.00	\$50.00
Planned Development permits	\$750.00	\$750.00
Lot split review	\$200.00	\$200.00
Zoning Change Application (was Rezoning application)	\$400.00	\$400.00
Sign - free standing, projecting, marquee, parapet, awning, wall	\$50 + \$0.50 per square foot	\$50 + \$0.50 per square foot
Sign or Banner - temporary	\$25.00	\$25.00
Sidewalk Café - semi-permanent	\$250.00	\$250.00
Sidewalk Café - mini-café	\$100.00	\$100.00
All other Planning Commission reviews	\$200.00	\$200.00
Historical Landmark Income Property	\$50.00	\$50.00
Zoning variance:		
Project not started	\$350.00	\$350.00
Project started	\$450.00	\$450.00
Zoning Interpretation	\$300.00	\$300.00
Zoning Appeal	\$300.00	\$300.00
Housing Variance Appeal	\$50.00	\$50.00
Change-of-Use Permit	\$25.00	\$25.00
Land Use Permit / Beekeeping Permit / Backyard Chicken Permit	\$50.00	\$50.00
Fence Permits	\$50.00	\$50.00
Home Occupation Permit	\$25.00	\$25.00
Temporary Use Permit	\$100.00	\$100.00
License Agreement	\$250.00	\$250.00
Encroachment and Overhang Permit (minor)	\$75.00	\$75.00
Encroachment and Overhang Permit (major)	\$250.00	\$250.00
Parking Exemption Request	\$100.00	\$100.00
Street/Right-of-Way Vacation Request	\$200.00	\$200.00

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
Zoning Verification Letter Request	\$50.00	\$50.00
Adult Use Marihuana Facility Application Fee	\$5,000.00	\$5,000.00
Adult Use Marihuana Facility Permit Renewal	\$5,000.00	\$5,000.00
Medical Marihuana Facility Application Fee	\$5,000.00	\$5,000.00
Medical Marihuana Facility Permit Renewal	\$5,000.00	\$5,000.00
Building		
Construction Board of Appeals application	\$275.00	\$275.00
Escrow Deposit - Construction Board of Appeals	\$1,500.00	\$1,500.00
Demolition - garage	\$35.00	\$35.00
Demolition - single family home	\$75.00	\$75.00
Demolition - principal structure not single family home	\$120.00	\$120.00
Moving Permit Fee - all buildings & structures less than 500 sq ft and/or less than 17 ft in height	\$35.00	\$35.00
Moving Permit Fee - all buildings & structures greater than 500 sq ft and/or greater than 17 ft in height	\$100 + hourly if Public Safety, Public Works or BLP staff is used.	\$100 + hourly if Public Safety, Public Works or BLP staff is used.
Rental Housing		
Rental Housing Initial Registration Fee with inspection (per unit)*	\$525.00	\$525.00
Rental Housing Short-Term Annual Registration Fee (per unit)*	\$165.00	\$165.00
Rental Housing Long-Term Annual Registration Fee (per unit)*	\$115.00	\$115.00
Rental Housing Reinspection Fee (per unit)	\$75.00	\$75.00
Rental Housing No-Show or Lock-Out Fee (per unit)	\$75.00	\$75.00
Rental Housing Late Fee (per unit) - if pymt not made by Feb 15	\$50.00 per unit	\$50.00 per unit
*non-transferable per City Ordinance Sec. 9-201(3)		
Building Inspection Permits and Fees		
<i>See other pages in the Fee Schedule also</i>		
Additional Permit (penalty) Fee - when a project is started prior to receiving a permit	\$100.00	\$100.00
Minimum Building Permit Fee - non refundable	\$50.00	\$50.00
Zoning Review Fee - non refundable		
Residential	\$50.00	\$50.00
Commercial	\$50.00	\$50.00
Bed & Breakfast Administration and Inspection Fee	\$50.00	\$100.00
Manufactured Home Set-up Fee	\$300.00	\$300.00
Mechanical Permit Application		
Application Fee (non-refundable)	\$60.00	\$60.00
All Inspections	\$75.00	\$75.00
Suppression System (includes inspection)	\$100.00	\$100.00
Heating:		
Residential, includes ducts or hot water piping	\$50.00	\$50.00
Duct system/Hydronic Piping (per zone)	\$20.00	\$20.00
Gas/Oil burning equipment, new and/or conversion or replacement furnace	\$30.00	\$30.00
Water Heaters	\$5.00	\$5.00
Manufactured Fireplace (chimney, wood stoves, fireplaces) (each)	\$30.00	\$30.00
Exhaust Fan/Power Exhaust (each)	\$5.00	\$5.00
Flue/Vent Dampers	\$5.00	\$5.00
Solid fuel equipment - complete (incl. chimneys)	\$30.00	\$30.00
Chimney - factory built (installed separately)	\$25.00	\$25.00
Solar - set of three panels (piping included)	\$20.00	\$20.00
Heat pumps - complete residential	\$30.00	\$30.00

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
Heat pumps - commercial (pipe not included)	\$20.00	\$20.00
Boiler	\$30.00	\$30.00
Humidifiers/air cleaners	\$10.00	\$10.00
Air conditioning/refrigeration		
A/C & Refrigeration Heat Pumps (self-contained) (each)	\$30.00	\$30.00
Evaporator Coils	\$30.00	\$30.00
Refrigeration (split system) - under 5 HP	\$30.00	\$30.00
Refrigeration (split system) - 5 HP and over	\$40.00	\$40.00
Chiller (each)	\$50.00	\$50.00
Cooling Towers (each)	\$30.00	\$30.00
Compressor / Condenser (15 HP - 50 HP) (each)	\$30.00	\$30.00
Compressor/Condenser (Over 50 HP) (each)	\$60.00	\$60.00
Rooftop Heating and A/C combination	\$50.00	\$50.00
Air Handlers and Heat Wheels		
Bathroom & Kitchen Exhaust - Residential, includes duct (each)		
Under 1,500 CFM - Ventilation or Exhaust (each)	\$7.00	\$7.00
1,500 to 10,000 CFM - Ventilation or Exhaust (each)	\$30.00	\$30.00
Over 10,000 CFM - Ventilation or Exhaust (each)	\$60.00	\$60.00
Commercial Hoods	\$15.00	\$15.00
Heat Recovery Units or Thru-the-wall Coil Vents	\$10.00	\$10.00
Unit Ventilators (each)	\$10.00	\$10.00
Unit Heaters (Terminal Units) (each)	\$15.00	\$15.00
Fire Suppression/Protection		
Sprinkler, each head (Minimum \$20.00)	\$0.75	\$0.75
Duct - per foot (Minimum \$25.00)	\$0.10	\$0.10
Piping includes process piping, heat pumps, solar and refrigeration lines per ft. (Minimum \$25.00)	\$0.05	\$0.05
Hydronic piping per ft. (Minimum \$25, Maximum \$1,000)	\$0.05	\$0.05
Incinerator (each)	\$20.00	\$20.00
Crematories (each)	\$35.00	\$35.00
Mobile Home Unit (each)	\$30.00	\$30.00
Tanks - above ground	\$20.00	\$20.00
- underground	\$25.00	\$25.00
Gas Piping		
Gas piping - each opening - new installation	\$5.00	\$5.00
Inspections		
Hourly Rate	\$75.00	\$75.00
Multiple Identical Units Requiring Same Inspection: 2 units	\$75.00	\$75.00
Special Certification	\$15.00	\$15.00
Plan Review - Hourly Rate	\$125.00	\$125.00
Special Safety Inspection	\$55.00	\$55.00
Starting Work w/o Permit	\$100.00	\$100.00
Electrical Permit Application		
Application Fee (non-refundable)	\$60.00	\$60.00
All Inspections	\$60.00	\$60.00
Service:		
Through 200 Amp	\$10.00	\$10.00
Over 200 thru 600 Amp	\$15.00	\$15.00
Over 600 thru 800 Amp	\$20.00	\$20.00
Over 800 thru 1200 Amp	\$25.00	\$25.00
Over 1200 Amp - GFI only.	\$50.00	\$50.00
Fees per item:		
Circuits	\$4.00	\$4.00
Lighting Fixtures - per 25	\$6.00	\$6.00
Dishwasher	\$5.00	\$5.00

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
Furnace - Unit Heater	\$5.00	\$5.00
Range Hood	\$5.00	\$5.00
Disposal	\$5.00	\$5.00
A/C (each)	\$5.00	\$5.00
Electrical Heating Units (baseboard)	\$4.00	\$4.00
Power Outlets (over 30 amps) (each)	\$6.00	\$6.00
Signs: Unit	\$15.00	\$15.00
Signs: Letter	\$15.00	\$15.00
Signs: Neon - each 25 feet.	\$20.00	\$20.00
Feeders - Bus ducts, etc - per 50 ft.	\$6.00	\$6.00
Mobile Home Unit (each)	\$6.00	\$6.00
Recreational Vehicle Site	\$4.00	\$4.00
Units up to 20 K.V.A. & H.P.	\$6.00	\$6.00
Units 21 to 50 K.V.A. or H.P.	\$10.00	\$10.00
Units 51 K.V.A. or HP and over	\$12.00	\$12.00
Fire Alarms - up to ten devices	\$50.00	\$50.00
Fire Alarms - 11 to 20 devices	\$100.00	\$100.00
Fire Alarms - each - over 20 devices	\$5.00	\$5.00
Low Voltage Data/Telecom Outlets 1-19 Devices (each)	\$5.00	\$5.00
Low Voltage Data/Telecom Outlets 20-300 Devices	\$100.00	\$100.00
Low Voltage Data/Telecom Outlets Over 300 Devices	\$300.00	\$300.00
Energy Retrofit - Temp Control	\$45.00	\$45.00
Devices - Energy Management	\$5.00	\$5.00
Conduit Only; or Grounding only	\$45.00	\$45.00
Special/Safety Inspection (incl. cert. fee)	\$50.00	\$50.00
Multiple Identical Units Requiring Same Inspection: 2 Units	\$60.00	\$60.00
Plan Review - Hourly Rate	\$125.00	\$125.00
Certification Fee	\$15.00	\$15.00
Starting Work w/o Permit	\$100.00	\$100.00
Plumbing Permit Application		
Application Fee (non-refundable)	\$60.00	\$60.00
All Inspections (each)	\$75.00	\$75.00
Multiple Identical Units Requiring Same inspection: 2 Units	\$75.00	\$75.00
Fixtures, water connected appliances (each)	\$5.00	\$5.00
Drains (floor, sub-soil, special) (each)	\$5.00	\$5.00
Stacks (soil, waste, vent & conductor) (each)	\$3.00	\$3.00
Sewers (sanitary, storm or combined) (each)		
Less than 6 inch	\$5.00	\$5.00
6 inch and over	\$25.00	\$25.00
Manholes, catch basins (each)	\$5.00	\$5.00
Water Service Connection (each)		
Less than 2 inch	\$5.00	\$5.00
2 to 6 inch	\$25.00	\$25.00
Over 6 inch	\$50.00	\$50.00
Medical Gas Systems (Nitrous oxide, vacuum lines) (each)	\$45.00	\$45.00
Sewer/Sump Ejector (each)	\$5.00	\$5.00
Backflow Preventer (each)	\$5.00	\$5.00
Mobile Home Unit (each)	\$5.00	\$5.00
Water Distributing Pipe (system)		
3/4 inch	\$5.00	\$5.00
1 inch	\$10.00	\$10.00
1-1/4 inch	\$15.00	\$15.00
1-1/2 inch	\$20.00	\$20.00
2 inch	\$25.00	\$25.00
Over 2 inch	\$30.00	\$30.00

**City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27**

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
Domestic water treatment and filtering equipment	\$5.00	\$5.00
Evaporator Coils	\$30.00	\$30.00
Refrigeration:		
Split System Under 5 hp	\$30.00	\$30.00
Split System 5 hp and over	\$40.00	\$40.00
Plan Review - Hourly Rate	\$125.00	\$125.00
Certification Fee	\$20.00	\$20.00
Starting Work w/o Permit	\$100.00	\$100.00
Fire Permit Application		
Food Truck Inspection	\$125.00	\$125.00

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
Public Safety		
Copy charge - fire and police incident reports	Per Freedom of Information Act	Per Freedom of Information Act
Crash reports (UD-10 form only) - in person only	\$8.00 per report	\$8.00 per report
Copy - Videos and/or Photos	Per Freedom of Information Act	Per Freedom of Information Act
Liquor License Investigation	\$200.00	\$200.00
New Liquor License	\$80.00	\$80.00
Temporary Liquor Permit Request	\$30.00	\$30.00
Abandoned or Impounded Vehicle Processing Fee	\$50.00	\$50.00
Fingerprints	\$15.00	\$15.00
Notary Service	\$10.00	REMOVE
Non-City Resident Pistol Purchase Notary Service	\$50.00	\$10.00
Preliminary Breath Test - exception OWI arrests	\$5.00	\$5.00
Operating While Intoxicated - cost recovery	\$325.00	\$325.00
Business Registration Application	\$50/yr	\$50/yr
Block Party Traffic Control Order (TCO) Fee	First TCO each calendar year is free. \$75 for each add'l TCO.	First TCO each calendar year is free. \$75 for each add'l TCO.
False Alarm Fees:		
Third Burglar Alarm	\$50.00	\$50.00
Fourth and subsequent	\$250.00	\$250.00
Third Fire Alarm	\$50.00	\$50.00
Fourth and subsequent	\$250.00	\$250.00
Traffic Control Order for Use of Public Property (exceptions for Coast Guard Festival events, City sponsored functions/events, and not for profit organizations.)	\$75.00	\$75.00
Traffic Control Order for Organizations that Seek a Custom Right-of-Way Use (such as road races, bike races, etc.)	\$250.00	\$250.00
Temporary Tent Inspection	\$125.00	\$125.00
License and Permits Background Fee (iChat)	\$10.00	\$10.00

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26		Fiscal Year 2026-27	
Public Works				
Right-of-Way Permit Fee	\$175.00		\$250.00	
Working within the Right-of-Way without a permit - Fee	\$500.00		\$500.00	
Storm Sewer Inspection	\$120.00		\$120.00	
Public Parking Space Rental During Construction Only	\$10.00 per day		\$10.00 per day	
Monthly and On-Street Dining Public Space Rental (parking space or 200 sq ft)	\$1.25 per square foot		\$1.25 per square foot	
Storage Fee for Unclaimed items on Public Property	\$40.00		\$40.00	
Parks	Resident	Non-Resident	Resident	Non-Resident
Application fee - on all requests - non-refundable	\$35.00	\$35.00	\$35.00	\$35.00
<u>Per four hour blocks:</u>				
Shelter - E Grand River, Linear, Hatton Parks, Chinook Pier	\$25.00	\$50.00	\$25.00	\$50.00
Athletic fields & courts - baseball, softball, soccer, hockey fields, basketball, tennis courts and pickle ball courts	\$25.00	\$50.00	\$25.00	\$50.00
<u>Per hour:</u>	Resident	Non-Resident	Resident	Non-Resident
Central Park, City Beach, Mulligan's Hollow	\$100.00	\$150.00	\$100.00	\$150.00
All other parks - per hour	\$50.00	\$75.00	\$50.00	\$75.00
Harbor Island Field Area - per quad per day	\$500.00	\$750.00	\$500.00	\$750.00
<u>Per Day:</u>	Resident	Non-Resident	Resident	Non-Resident
Central Park, City Beach, Mulligan's Hollow	\$500.00	\$750.00	\$500.00	\$750.00
All other parks - per day	\$250.00	\$375.00	\$250.00	\$375.00
*8 hour day with per hour charge after 8 hours				
Kayak Storage Registration (annual)	\$10.00	\$10.00	\$10.00	\$10.00
Lynne Sherwood Waterfront Stadium	Resident	Non-Resident	Resident	Non-Resident
Lynne Sherwood Stadium - per hour	\$100.00	\$150.00	\$100.00	\$150.00
Lynne Sherwood Stadium - per day	\$500.00	\$750.00	\$500.00	\$750.00
Depot Green Room Rental	\$100.00	\$100.00	\$100.00	\$100.00
City staff is required on site for all rentals over 3 hours - \$25 per hour. Fee to be paid by event organizer.				
<u>Cancellations:</u>				
100% deposit refunded only if cancellation occurs 90 days or more prior to event and space can be reserved with another comparable event.				
50% deposit refund if cancellation occurs 30 - 90 days prior to event.				
No deposit refund if cancellation occurs less than 30 days prior to event.				

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26		Fiscal Year 2026-27	
Cemetery				
<u>Interments</u>	Resident	Non-Resident	Resident	Non-Resident
Adult Burial	\$1,000.00	\$3,000.00	\$1,000.00	\$3,000.00
Child 24" x 60" Outside Vault	\$800.00	\$2,400.00	\$800.00	\$2,400.00
Baby 20" x 44" Outside Vault	\$275.00	\$825.00	\$275.00	\$825.00
Cremation Burials	\$200.00	\$975.00	\$200.00	\$975.00
<u>Disinter & Re-Inter</u>				
Adult	\$1,000.00	\$3,850.00	\$1,000.00	\$3,850.00
Child	\$800.00	\$2,800.00	\$800.00	\$2,800.00
Baby	\$275.00	\$1,850.00	\$275.00	\$1,850.00
Cremation	\$200.00	\$1,850.00	\$200.00	\$1,850.00
Weekend & Holiday Charge	\$550.00		\$550.00	
Burials after 3:30 p.m. - 1 hour minimum	\$200.00 per additional hour		\$200.00 per additional hour	
Columbarium Niche Wall	\$700.00	\$3,150.00	\$700.00	\$3,150.00
Scatter Garden without name plate	\$30.00	\$150.00	\$30.00	\$150.00
Scatter Garden with name plate	\$550.00	\$1,650.00	\$550.00	\$1,650.00
These include Cremation area only - not Chapel use				
Grave Lot Transfer Fee	\$225.00		\$225.00	
Grave Lot Transfer Fee between Parent & Child	\$100.00		\$100.00	
<u>Grave Lot Sales</u>				
Upright monument area	\$875.00		\$875.00	
Flat marker area	\$750.00		\$750.00	
Baby land	\$300.00		\$300.00	
Cremation section	\$350.00		\$350.00	
<u>Memorial Foundation Installation Costs</u>				
Memorial Foundation Installation - Pre-Cast 16x8	\$100.00		\$100.00	
Memorial Foundation Installation - Pre-Cast 24x12	\$135.00		\$135.00	
Memorial Foundation Installation - Pre-Cast 30x10	\$135.00		\$135.00	
Memorial Foundation Installation - Pre-Cast 30x12	\$150.00		\$150.00	
Memorial Foundation Installation - Pre-Cast 32x12	\$155.00		\$155.00	
Memorial Foundation Installation - Pre-Cast 32x14	\$180.00		\$180.00	
Memorial Foundation Installation - Pre-Cast 36x12	\$170.00		\$170.00	
Memorial Foundation Installation - Pre-Cast 40x12	\$180.00		\$180.00	
Memorial Foundation Installation - Pre-Cast 48x12	\$200.00		\$200.00	
Memorial Foundation Installation - Pre-Cast 48x14	\$220.00		\$220.00	
Memorial Foundation Installation - Pre-Cast 54x12	\$215.00		\$215.00	
Memorial Foundation Installation - Non Standard	Time & Material		Time & Material	
Monument Foundation Installation (any over 768 square inches)	Time & Material		Time & Material	
Minimum Foundation charge	\$100.00		\$100.00	
Government Markers	\$70.00		\$70.00	

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26		Fiscal Year 2026-27	
Special Events	Resident	Non-Resident	Resident	Non-Resident
Special Event Application Fee - For-Profit organizations	\$100.00	\$150.00	\$100.00	\$150.00
Special Event Application Fee - Non-Profit organizations	\$100.00	\$100.00	\$100.00	\$100.00
Special Event Discount - Non-Profit in COGH/Resident	Up to \$500 for Facility Rentals only with Council approval		Up to \$500 for Facility Rentals only with Council approval	
Special Event Discount - Non-Profit outside COGH	Up to \$250 for Facility Rentals only with Council approval		Up to \$250 for Facility Rentals only with Council approval	
Special Event Electrical service - Unmetered, deposit required	\$200.00	\$200.00	\$200.00	\$200.00
Special Event Electric service - Metered, deposit required	\$200 plus time and materials	\$200 plus time and materials	\$200 plus time and materials	\$200 plus time and materials
Special Event Water service	\$120.00		\$120.00	
Special Event Banner installation - located on bollards	\$125.00		\$125.00	
Special Event Banner installation - over street	\$350.00		\$350.00	
Special Event Site Supervisor/Coordinator	\$20.00/hr	\$20.00/hr	\$20.00/hr	\$20.00/hr
Street Barricade rental - Type III	\$18.00		\$18.00	
Street Barricade rental - Type yellow, traffic cone or delineators	\$5.00		\$5.00	
Road Closure Per Location	\$150.00		\$150.00	
Traffic Barricade Rental - Jersey	\$400.00	plus \$35 for each add'l barricade	\$400.00	plus \$35 for each add'l barricade
Showmobile Rental - Resident/Non-Profit	\$500.00		\$500.00	
Showmobile Rental - Non-Resident/For-Profit	\$1,025.00		\$1,025.00	
Showmobile Extension Rental - Resident/Non-Profit	\$1,025.00		\$1,025.00	
Showmobile Extension Rental - Non-Resident/For-Profit	\$2,050.00		\$2,050.00	
Stadium Screening - Resident/Non-Profit	\$2,250.00		\$2,250.00	
Stadium Screening - Non-Resident/For-Profit	\$4,500.00		\$4,500.00	
Bleacher Set up (per bleacher) - Resident/Non-Profit	\$200.00		\$200.00	
Bleacher Set up (per bleacher) - Non-Resident/For-Profit	\$400.00		\$400.00	
Chair Rental (per chair)	\$2.25		\$2.25	
Cardboard Trash Receptacle with Disposal	\$13.00		\$13.00	
Snow Fencing	\$800.00		\$800.00	
Power Packs	\$160.00		\$160.00	
Sound System	\$100.00		\$100.00	
Tent Inspection	\$75.00		\$75.00	

Mulligan's Lodge (April 1 - October 30)			
	8 hour rental	Each add'l hr	8 Hour Rental (maximum)
Resident/Non-Profit	\$310.00	\$10.00	\$320.00
Non-Resident/For-Profit	\$415.00	\$15.00/\$20.00	\$430.00
Alcohol Served	\$100.00	\$20.00	\$100.00
Refundable Deposit, No Alcohol	\$100.00	\$100.00	\$100.00
Refundable Deposit, With Alcohol	\$200.00	\$200.00	\$200.00
Cancellations:			
100% deposit refund 60 days or more prior to event			
50% deposit refund 30-60 days prior to event			
No deposit refund less than 30 days prior to event			
	4 Hour Rental	No-additional-hours-allowed	NEW FEE STRUCTURE ABOVE
Resident/Non-Profit	\$240.00		NEW FEE STRUCTURE ABOVE
Non-Resident	\$235.00		NEW FEE STRUCTURE ABOVE
For-Profit	\$340.00		NEW FEE STRUCTURE ABOVE
Parties serving alcohol to be charged \$100 in addition to fee	\$100.00	Add'l Fee	NEW FEE STRUCTURE ABOVE

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26		Fiscal Year 2026-27
Refundable Deposit without alcohol \$100	\$100.00		NEW FEE STRUCTURE ABOVE
Refundable Deposit with alcohol \$200	\$200.00		NEW FEE STRUCTURE ABOVE
	8-hour rental	Each add'l hr	NEW FEE STRUCTURE ABOVE
Resident	\$340.00	\$40.00	NEW FEE STRUCTURE ABOVE
Non-Resident	\$415.00	\$15.00	NEW FEE STRUCTURE ABOVE
For-Profit	\$515.00	\$20.00	NEW FEE STRUCTURE ABOVE
Parties serving alcohol to be charged \$100 in addition to fee	\$100.00	\$20.00	NEW FEE STRUCTURE ABOVE
Refundable Deposit without alcohol \$100	\$100.00	\$100.00	NEW FEE STRUCTURE ABOVE
Refundable Deposit with alcohol \$200	\$200.00	\$200.00	NEW FEE STRUCTURE ABOVE
—Additional hours beyond 8 hours are allowed at prices listed.		Add'l hourly rental allowed with 8-hour rentals only	NEW FEE STRUCTURE ABOVE
Deposit will be fully refunded only if the cancellation occurs 90 days or more prior to the event and the Lodge can be reserved with another comparable event.			
Events cancelled from 90—30 days of the scheduled event will forfeit 50% of the deposit.			
Events cancelled from 0—30 days will forfeit the full deposit.			

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26		Fiscal Year 2026-27
Central Park Place (fka Community Center)	4 Hour Rental	8 Hour Rental	Per Hour Rate (no proration of hours)
Escanaba Room - 150 maximum capacity			
Resident/Non-Profit	\$185.00	\$235.00	\$50.00
Non-Resident/For-Profit	\$235.00	\$310.00	\$63.00
Woodbine Room - 60 maximum capacity			
Resident/Non-Profit	\$155.00	\$210.00	\$42.00
Non-Resident/For-Profit	\$210.00	\$260.00	\$55.00
Raritan Room/Suite - 45 maximum capacity			
Resident/Non-Profit	\$105.00	\$155.00	\$36.00
Non-Resident/For-Profit	\$155.00	\$210.00	\$49.00
Mackinaw Ballroom per Section - including Atrium			
Resident/Non-Profit	\$175.00	\$275.00	\$42.00
Non-Resident/For-Profit	\$200.00	\$300.00	\$55.00
Mackinaw Ballroom - Under 100 Participants			
Resident/Non-Profit	\$285.00	\$440.00	\$75.00
Non-Resident/For-Profit	\$310.00	\$470.00	\$90.00
Mackinaw Ballroom - Over 100 Participants			
Resident/Non-Profit	\$390.00	\$545.00	\$105.00
Non-Resident/For-Profit	\$415.00	\$570.00	\$120.00
Acacia Auditorium			
Resident/Non-Profit	\$210.00	\$310.00	\$56.00
Non-resident/For-Profit	\$285.00	\$365.00	\$76.00
Events Package - includes Mackinaw Ballroom, Atrium, Two Dressing Rooms, Central Park Use			
Resident/Non-Profit	\$2,000.00	\$2,200.00	\$250.00
Non-Resident/For-Profit	\$2,200.00	\$2,400.00	\$300.00
Main Floor (Mackinaw/Woodbine/Suite/Atrium/Gallery)	8 Hour Rental	Add'l Hours	
Resident/Non-Profit	\$1,240.00	\$30.00	\$200.00
Non-Resident/For-Profit (Excluding Acacia Theatre)	\$1,445.00	\$40.00	\$250.00
Main Floor & Lower Level			
Resident/Non-Profit	\$1,760.00	\$30.00	\$350.00
Non-Resident/For-Profit (Excluding Acacia Theatre)	\$2,270.00	\$40.00	\$400.00
Equipment Rentals - per request in addition to rental fee			
Dance Floor	\$200.00		\$200.00
Piano	\$105.00		\$105.00
Piano Tuning (actual cost of service provider)	\$225.00		\$225.00
Pipe and Drape	\$100.00		\$100.00
Miscellaneous Fees - in addition to rental fee			
Alcohol Served	\$100.00	\$100.00	\$100.00
Catering Kitchen Use	\$200.00	\$200.00	\$200.00
Facility Supervisor - Over 100 Participants	\$30.00	per hour	\$30.00 per hour
Setup/Teardown/Cleaning - Weekday	\$75.00 per hour		\$75.00 per hour
Setup/Teardown/Cleaning - Weekend	\$95.00 per hour		\$200.00 per hour
Facility Storage	\$1.50 per square foot		\$1.50 per square foot

City of Grand Haven - Fee Schedule For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description		Fiscal Year 2025-26		Fiscal Year 2026-27		
<div>Security Deposit</div> <div>Under 100 Participants</div> <div>Over 100 Participants</div>			<div>No Alcohol</div> <div>\$100.00</div> <div>\$200.00</div> <div>With Alcohol</div> <div>\$200.00</div> <div>\$500.00</div>			
					Public events serving alcoholic beverages require a licensed and insured beverage service.	
					Private events serving alcoholic beverages do not require a licensed and insured beverage service.	
					Public events serving food require a licensed and insured caterer OR food prepared in a licensed/insured kitchen.	
					Private events serving food do not require a licensed and insured catering service.	
					Cancellations:	
					100% deposit refund 60 days or more prior to event	
50% deposit refund 30-60 days prior to event						
No deposit refund less than 30 days prior to event						
<div>Escanaba Room</div> <div>Resident</div> <div>Non-Resident</div> <div>Non-Profit</div> <div>For-Profit</div> <div>Woodbine Room</div> <div>Resident</div> <div>Non-Resident</div> <div>Non-Profit</div> <div>For-Profit</div> <div>Raritan Room/Suite</div> <div>Resident</div> <div>Non-Resident</div> <div>Non-Profit</div> <div>One Hour Drop-In</div> <div>Mackinaw Ballroom per Section</div> <div>Resident</div> <div>Non-Resident</div> <div>Non-Profit</div> <div>For-Profit</div> <div>Fees are based on rental of one section (A-E). Add \$50 for additional sections.</div> <div>Ballroom Rates – Small Groups (under 100 participants)</div> <div>Resident</div> <div>Non-Resident</div> <div>Non-Profit</div> <div>For-Profit</div> <div>Alcohol served</div> <div>Ballroom Rates – Large Groups (over 100 participants)</div> <div>Resident</div> <div>Non-Resident</div> <div>Non-Profit</div> <div>For-Profit</div> <div>Alcohol served</div>	4 Hour Rental	8 Hour Rental	NEW FEE STRUCTURE ABOVE			
	\$185.00	\$235.00	NEW FEE STRUCTURE ABOVE			
	\$235.00	\$310.00	NEW FEE STRUCTURE ABOVE			
	\$185.00	\$235.00	NEW FEE STRUCTURE ABOVE			
	\$260.00	\$310.00	NEW FEE STRUCTURE ABOVE			
			NEW FEE STRUCTURE ABOVE			
			NEW FEE STRUCTURE ABOVE			
	\$155.00	\$210.00	NEW FEE STRUCTURE ABOVE			
	\$210.00	\$260.00	NEW FEE STRUCTURE ABOVE			
	\$155.00	\$210.00	NEW FEE STRUCTURE ABOVE			
	\$250.00	\$300.00	NEW FEE STRUCTURE ABOVE			
			NEW FEE STRUCTURE ABOVE			
			NEW FEE STRUCTURE ABOVE			
	\$105.00	\$155.00	NEW FEE STRUCTURE ABOVE			
	\$155.00	\$210.00	NEW FEE STRUCTURE ABOVE			
	\$105.00	\$155.00	NEW FEE STRUCTURE ABOVE			
	\$40.00		NEW FEE STRUCTURE ABOVE			
			NEW FEE STRUCTURE ABOVE			
			NEW FEE STRUCTURE ABOVE			
	\$175.00	\$275.00	NEW FEE STRUCTURE ABOVE			
	\$200.00	\$300.00	NEW FEE STRUCTURE ABOVE			
	\$175.00	\$275.00	NEW FEE STRUCTURE ABOVE			
	\$225.00	\$320.00	NEW FEE STRUCTURE ABOVE			
	Fees are based on rental of one section (A-E). Add \$50 for additional sections.		NEW FEE STRUCTURE ABOVE			
			NEW FEE STRUCTURE ABOVE			
	Ballroom Rates – Small Groups (under 100 participants)		NEW FEE STRUCTURE ABOVE			
	\$285.00	\$440.00	NEW FEE STRUCTURE ABOVE			
	\$310.00	\$470.00	NEW FEE STRUCTURE ABOVE			
	\$285.00	\$440.00	NEW FEE STRUCTURE ABOVE			
	\$545.00	\$645.00	NEW FEE STRUCTURE ABOVE			
	\$100.00	\$100.00	NEW FEE STRUCTURE ABOVE			
			NEW FEE STRUCTURE ABOVE			
	Ballroom Rates – Large Groups (over 100 participants)		NEW FEE STRUCTURE ABOVE			
\$390.00	\$545.00	NEW FEE STRUCTURE ABOVE				
\$415.00	\$570.00	NEW FEE STRUCTURE ABOVE				
\$390.00	\$545.00	NEW FEE STRUCTURE ABOVE				
\$615.00	\$725.00	NEW FEE STRUCTURE ABOVE				
\$100.00	\$100.00	NEW FEE STRUCTURE ABOVE				
		NEW FEE STRUCTURE ABOVE				

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26		Fiscal Year 2026-27
Acacia Auditorium			NEW FEE STRUCTURE ABOVE
Resident	\$210.00	\$310.00	NEW FEE STRUCTURE ABOVE
Non-resident	\$285.00	\$365.00	NEW FEE STRUCTURE ABOVE
Non-Profit	\$210.00	\$310.00	NEW FEE STRUCTURE ABOVE
For-Profit	\$335.00	\$415.00	NEW FEE STRUCTURE ABOVE
Atrium with Ballroom	\$75.00	\$150.00	NEW FEE STRUCTURE ABOVE
Gallery with Ballroom	\$75.00	\$150.00	NEW FEE STRUCTURE ABOVE
Alcohol Served	\$100.00	\$100.00	NEW FEE STRUCTURE ABOVE
Beverage Service Fee	\$100.00	\$100.00	NEW FEE STRUCTURE ABOVE
Caterer Fee	\$200.00	\$200.00	NEW FEE STRUCTURE ABOVE
Facility Storage	\$1.50 per square foot		NEW FEE STRUCTURE ABOVE
Additional rental fee per hour beyond 8 hours - all rooms			NEW FEE STRUCTURE ABOVE
Resident	\$30.00/hr		NEW FEE STRUCTURE ABOVE
Non-Resident	\$40.00/hr		NEW FEE STRUCTURE ABOVE
Non-Profit	\$30.00/hr		NEW FEE STRUCTURE ABOVE
For-Profit	\$50.00/hr		NEW FEE STRUCTURE ABOVE
Life Events (Mackinaw Ballroom, 8:30 am - 11 pm)	Friday	Saturday	NEW FEE STRUCTURE ABOVE
Resident - without alcohol	\$1,800.00	\$2,000.00	NEW FEE STRUCTURE ABOVE
Resident - with alcohol	\$2,000.00	\$2,200.00	NEW FEE STRUCTURE ABOVE
Non-Resident - without alcohol	\$2,000.00	\$2,200.00	NEW FEE STRUCTURE ABOVE
Non-Resident - with alcohol	\$2,200.00	\$2,400.00	NEW FEE STRUCTURE ABOVE
Catering Kitchen	\$200.00	\$200.00	NEW FEE STRUCTURE ABOVE
Life Events Package (includes Mackinaw Ballroom, two dressing rooms, park use for ceremony (8:30 am - 11 pm)			NEW FEE STRUCTURE ABOVE
Resident - without alcohol	\$2,000.00	\$2,200.00	NEW FEE STRUCTURE ABOVE
Resident - with alcohol	\$2,200.00	\$2,400.00	NEW FEE STRUCTURE ABOVE
Non-Resident - without alcohol	\$2,400.00	\$2,600.00	NEW FEE STRUCTURE ABOVE
Non-Resident - with alcohol	\$2,600.00	\$2,800.00	NEW FEE STRUCTURE ABOVE
Catering Kitchen	\$200.00	\$200.00	NEW FEE STRUCTURE ABOVE
Life Events - 8 hour rental (Mackinaw Ballroom only)	Friday	Saturday	NEW FEE STRUCTURE ABOVE
Resident - without alcohol	\$1,000.00	\$1,200.00	NEW FEE STRUCTURE ABOVE
Resident - with alcohol	\$1,200.00	\$1,400.00	NEW FEE STRUCTURE ABOVE
Non-Resident - without alcohol	\$1,400.00	\$1,600.00	NEW FEE STRUCTURE ABOVE
Non-Resident - with alcohol	\$1,600.00	\$1,800.00	NEW FEE STRUCTURE ABOVE
Additional fees apply, see Fee Schedule			NEW FEE STRUCTURE ABOVE
Main Floor (Mackinaw/Woodbine/Suite/Atrium/Gallery)	8-Hour Rental	Add'l Hours	NEW FEE STRUCTURE ABOVE
Resident	\$1,240.00	\$30.00	NEW FEE STRUCTURE ABOVE
Non-Resident	\$1,445.00	\$40.00	NEW FEE STRUCTURE ABOVE
Non-Profit	\$1,240.00	\$30.00	NEW FEE STRUCTURE ABOVE
For-Profit	\$1,650.00	\$50.00	NEW FEE STRUCTURE ABOVE
(not including auditorium)			NEW FEE STRUCTURE ABOVE
Main Floor & Lower Level			NEW FEE STRUCTURE ABOVE
Resident	\$1,760.00	\$30.00	NEW FEE STRUCTURE ABOVE
Non-Resident	\$2,270.00	\$40.00	NEW FEE STRUCTURE ABOVE
Non-Profit	\$1,760.00	\$30.00	NEW FEE STRUCTURE ABOVE
For-Profit	\$2,575.00	\$50.00	NEW FEE STRUCTURE ABOVE
(not including auditorium)			NEW FEE STRUCTURE ABOVE
Furnishings - per request			NEW FEE STRUCTURE ABOVE
Beverage Service			NEW FEE STRUCTURE ABOVE
Coffee / 30 cups	\$25.00		NEW FEE STRUCTURE ABOVE
Coffee / 60 cups	\$40.00		NEW FEE STRUCTURE ABOVE

**City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27**

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
Coffee Pot and/or Punch Bowl	\$7.00	NEW FEE STRUCTURE ABOVE
Tea / Hot Water	\$25.00	NEW FEE STRUCTURE ABOVE
Equipment Rentals – per request		NEW FEE STRUCTURE ABOVE
Cocktail tables, per table	\$16.00	NEW FEE STRUCTURE ABOVE
Dance Floor	\$200.00	NEW FEE STRUCTURE ABOVE
Dishes & Flatware / per place setting	\$2.50	NEW FEE STRUCTURE ABOVE
Easels, each	\$5.00	NEW FEE STRUCTURE ABOVE
Expo Table Rental (per table)	\$10.00	NEW FEE STRUCTURE ABOVE
Flip Charts with Paper	\$20.00	NEW FEE STRUCTURE ABOVE
Microphones, handheld or lapel/each	\$21.00	NEW FEE STRUCTURE ABOVE
Overhead Projector (available in Ballroom/Auditorium only)	\$20.00	NEW FEE STRUCTURE ABOVE
Piano	\$105.00	NEW FEE STRUCTURE ABOVE
Piano Tuning (actual cost of service provider)	\$225.00	NEW FEE STRUCTURE ABOVE
Pipe and Drape	\$100.00	NEW FEE STRUCTURE ABOVE
Podium	\$11.00	NEW FEE STRUCTURE ABOVE
Portable bar	\$42.00	NEW FEE STRUCTURE ABOVE
Punch Bowl/Coffee Urns	\$8.00	NEW FEE STRUCTURE ABOVE
Screen	\$15.00	NEW FEE STRUCTURE ABOVE
<p>Large events (over 100, serving alcohol) require a \$500 refundable security deposit before the event.</p> <p>Large events (over 100, no alcohol) require a \$200 refundable security deposit before the event.</p> <p>Small events (under 100, serving alcohol) require a \$200 refundable security deposit before the event.</p> <p>Small events (under 100, no alcohol) require a \$100 refundable security deposit before the event.</p> <p>Facility Supervisor staff and fee is required for all large parties over 100 persons – \$30 per hour.</p> <p>Rentals subject to setup/teardown/cleaning fee of \$95/hr on weekends or \$75/hr on weekdays if setup/teardown/cleaning services provided by Central Park Place.</p> <p>Public events serving alcoholic beverages require a licensed and insured beverage service; the facility use fee is \$100.</p> <p>Private events serving alcoholic beverages does not require a licensed and insured beverage service; the facility use fee is \$100.</p> <p>Public events serving food requires a licensed and insured caterer OR food prepared in a licensed/insured kitchen; the kitchen use fee is \$200.</p> <p>Private events serving food does not require a licensed and insured catering service; the kitchen use fee is \$100.</p> <p style="text-align: center;">Cancellations:</p> <p>Deposit will be fully refunded only if the cancellation occurs 90 days or more prior to the event and the space can be reserved with another comparable event.</p> <p>Events cancelled between 90 – 30 days of the scheduled event will forfeit 50% of the deposit.</p> <p>Events cancelled between 0 – 30 days of the scheduled event will forfeit the full deposit.</p>		

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
Downtown Trash Pickup	(To January 31, 2026)	
Garbage Monthly Fee - Residential	\$17.54	\$19.82
Commercial by Lot	\$52.61	Variable
Restaurant by Lot & Occupancy*	\$115.12	Variable
*Restaurant Occupancy Year Round (Indoor/Sidewalk/Outdoor/Take Out)		
Restaurant intensity fee (varies by seating capacity)		
All fees are billed monthly with water/sewer charges and may be adjusted periodically.		
Billed monthly with water/sewer charges.		
Airport Fund		
Hangar rental - per month (Add \$50 for hangar suite)		
1000s A	\$165.00	\$165.00
2000s B	\$205.00	\$205.00
3000s C	\$140.00	\$140.00
4000s D	\$220.00	\$220.00
6000s (contractual - <u>RF Tech.</u>)	contractual	contractual
7000s F	\$220.00	\$220.00
8000s G	\$220.00	\$220.00
9000s H	\$220.00	\$220.00
Airport Conference Room Rental	\$100 for four hours plus \$25 per hour after 4 hrs	\$100 for four hours plus \$25 per hour after 4 hrs
Fuel Sales	As determined by management based on market costs	As determined by management based on market costs
Tie Down Fee	\$25/day	\$100/month

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
City Sewer Fund	<u>Monthly</u>	<u>Monthly</u>
Late fee/penalty (after due date)	10% of bill - all customers	10% of bill - all customers
Tap in fees:		
Sanitary Sewer Permit	\$125.00	\$125.00
Sanitary Sewer inspection - per visit	\$100 per connection	\$100 per connection
Sewer lateral	Time & Materials	Time & Materials
Flat fee per REU* above 1 per existing parcel	\$5000 per REU	REMOVE AND REPLACE
REU* equivalent (based on City average domestic water meter usage) *Residential Equivalent Unit	4,750 gallons per month	WITH BELOW
New Service Fee	\$5000 per REU	\$5000
Sanitary Sewer Flat Rate	\$45.00	\$45.00
Sanitary Sewer Commodity rate (July 1)	\$8.22/1000 gal.	\$8.45/1000 gal.
Ready to serve (based on meter size) - Monthly Fee	Ready to Serve	Ready to Serve
5/8"	\$6.30	\$6.30
3/4"	\$6.30	\$6.30
1"	\$6.30	\$6.30
1 1/2"	\$15.75	\$15.75
2"	\$21.00	\$21.00
4"	\$78.75	\$78.75
6"	\$183.75	\$183.75
8"	\$262.50	\$262.50
10"	\$420.00	\$420.00
After Hours Call Out	\$300.00	\$300.00
Sewer consumption is based on metered water unless a lawn or reduction meter is installed.		

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
City Water Fund		
Late Fee/Penalty (after due date)	10% of bill - all customers	10% of bill - all customers
Turn Off or On Charge		
during business hours	\$50.00	\$75.00
after business hours	\$230.00	\$250.00
Manual Meter Reading fee - per reading	\$35.00	\$35.00
Deposits for Renters	\$100.00	\$100.00
Cross Connection Inspection Monthly Fee - Non-Residential Accounts only	\$3.50	\$3.50
Hydrant Rental	Plus commodity \$150.00 rate; \$500.00 deposit required	Plus commodity \$150.00 rate; \$500.00 deposit required
Small Meter Testing (at customer's request)	\$75.00 on 5/8 & 3/4 meters. No billing adjustment if meter reads between 98% and 102%. Customer's expense (charged by non-City test firm) on all meters 1" or greater	\$75.00 on 5/8 & 3/4 meters. No billing adjustment if meter reads between 98% and 102%. Customer's expense (charged by non-City test firm) on all meters 1" or greater
After Hours Call Out	\$300.00	\$300.00
Water Service Inspection	\$125.00 per connection	\$125.00 per connection
Water Service Installation Fees:		
3/4" meter - no longer offered		
1" service (incl. meter cost)	Time and materials	Time and materials
1 1/2" service - add'l meter cost	Time and materials	Time and materials
2" service - add'l meter cost	Time and materials	Time and materials
Meter pits as required by Utility Division	Time and materials	Time and materials
Flat fee per REU above 1 per existing parcel	\$5000 per REU	REMOVE AND REPLACE WITH BELOW
REU* residential equivalent unit (based on City average domestic water meter usage)	4,750 gallons per month	
New Service Fee up to 60'	\$5000 per REU	\$5000
New Service Fee additional road frontage footage over 60'		\$75
Flat Fee for Hookup	\$500.00 per connection	\$500.00 per connection
Lawn Meter and Installation	\$140.00 Time and materials	\$140.00 Time and materials
Water Commodity Rate (July 1)	\$3.65/1000 gal.	\$3.75/1000 gal.
Lead & Copper Water Service Replacement Fee	\$0.86/1000 gal.	\$0.86/1000 gal.
Ready to Serve (based on meter size) - Monthly Fee	Ready to Serve	Ready to Serve
5/8"	\$6.30	\$6.30
3/4"	\$6.30	\$6.30
1"	\$6.30	\$6.30
1 1/2"	\$15.75	\$15.75
2"	\$21.00	\$21.00
4"	\$78.75	\$78.75
6"	\$183.75	\$183.75
8"	\$262.50	\$262.50
10"	\$420.00	\$420.00
(No ready to serve charge for residential lawn or reduction meters)		
Meter size change:	The difference in meter cost	The difference in meter cost

City of Grand Haven - Fee Schedule
For Fiscal Year 2025-26 and Budget 2026-27

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
Marina/Boat Launch Proposed rates effective January 1 per Michigan Waterways / DNR - see registration website Boat Launch Ramp Use - Seasonal Seasonal - Resident Seasonal - Non-Resident Seasonal - Senior Resident Seasonal - Senior Non-Resident Boat Launch - Daily Boat Launch - Event Pass 50+ Boats Mooring on seawall - overnight Mooring on seawall - weekend before through weekend after July 4 Mooring on seawall - Friday before through Saturday of Coast Guard Festival Week Rafting for Coast Guard Fireworks - Friday before fireworks	Per MI Waterways / DNR Rates based on boat length, group holds based on slip length \$75.00 \$115.00 \$60.00 \$95.00 \$15.00 \$10.00 per boat \$30.00 \$60.00 \$60.00 \$10.00	Per MI Waterways / DNR Rates based on boat length, group holds based on slip length \$75.00 \$115.00 \$60.00 \$95.00 \$15.00 \$10.00 per boat \$30.00 \$60.00 \$60.00 \$10.00
Northwest Ottawa Water System Total coliform testing - WM extension Water Main/Service Installation Bacteriological Analysis – Total Coliform/E. coli	\$25.00 \$25.00	\$35.00 \$35.00
Mulligan's Hollow Ski Bowl (from Website) All Hill Daily Lift Passes All Hill Daily Lift Passes - School Breaks and Holidays (Based on GHAPS) Bunny Hill Daily Lift Passes Bunny Hill Daily Lift Passes - School Breaks and Holidays (Based on GHAPS) Season Discount Pass Full Season Pass All Hill Pass Booklets - 5 Visits Bunny Hill Pass Booklets - 5 Visits Ski & Snowboard Rental Ski & Snowboard 1-Hour Private Lesson (Thurs-Sun) Ski & Snowboard Group Lessons (1 hour per week for 4 weeks) Freestyle Club Junior Race League All Parents Ski Free with Kids <i>Fees subject to change--current fees listed on website or social media</i>	Thurs / Friday Sat / Sunday \$16.00 \$22.00 \$22.00 \$22.00 \$8.00 \$10.00 \$10.00 \$10.00 \$121.00 plus \$5 per visit \$264.00 \$75.00 \$30.00 Weekdays Weekends / Holiday Breaks \$15.00 \$25.00 \$45.00 \$95.00 \$165.00 \$165.00	Thurs / Friday Sat / Sunday \$16.00 \$22.00 \$22.00 \$22.00 \$8.00 \$10.00 \$10.00 \$10.00 \$121.00 plus \$5 per visit \$264.00 \$75.00 \$30.00 Weekdays Weekends / Holiday Breaks \$15.00 \$25.00 \$45.00 \$95.00 \$165.00 \$165.00 plus race fees

CITY OF GRAND HAVEN - BUILDING PERMIT FEES					
Square Foot Building Project Value Per Most Recent ICC Valuation Document					
Effective July 1, 2026					
Construction Value	Construction Value	Permit Fee		Construction Value	Construction Value Permit Fee
\$1	\$500	\$50.00		\$40,001	\$41,000 \$389.25
\$501	\$1,000	\$100.00		\$41,001	\$42,000 \$396.10
\$1,001	\$2,000	\$100.00		\$42,001	\$43,000 \$402.95
\$2,001	\$3,000	\$100.00		\$43,001	\$44,000 \$409.80
\$3,001	\$4,000	\$100.00		\$44,001	\$45,000 \$416.65
\$4,001	\$5,000	\$100.00		\$45,001	\$46,000 \$423.50
\$5,001	\$6,000	\$105.00		\$46,001	\$47,000 \$430.35
\$6,001	\$7,000	\$120.75		\$47,001	\$48,000 \$437.20
\$7,001	\$8,000	\$136.50		\$48,001	\$49,000 \$444.05
\$8,001	\$9,000	\$152.25		\$49,001	\$50,000 \$450.90
\$9,001	\$10,000	\$168.00		\$50,001	\$51,000 \$457.75
\$10,001	\$11,000	\$183.75		\$51,001	\$52,000 \$464.60
\$11,001	\$12,000	\$190.60		\$52,001	\$53,000 \$471.45
\$12,001	\$13,000	\$197.45		\$53,001	\$54,000 \$478.30
\$13,001	\$14,000	\$204.30		\$54,001	\$55,000 \$485.15
\$14,001	\$15,000	\$211.15		\$55,001	\$56,000 \$492.00
\$15,001	\$16,000	\$218.00		\$56,001	\$57,000 \$498.85
\$16,001	\$17,000	\$224.85		\$57,001	\$58,000 \$505.70
\$17,001	\$18,000	\$231.70		\$58,001	\$59,000 \$512.55
\$18,001	\$19,000	\$238.55		\$59,001	\$60,000 \$519.40
\$19,001	\$20,000	\$245.40		\$60,001	\$61,000 \$526.25
\$20,001	\$21,000	\$252.25		\$61,001	\$62,000 \$533.10
\$21,001	\$22,000	\$259.10		\$62,001	\$63,000 \$539.95
\$22,001	\$23,000	\$265.95		\$63,001	\$64,000 \$546.80
\$23,001	\$24,000	\$272.80		\$64,001	\$65,000 \$553.65
\$24,001	\$25,000	\$279.65		\$65,001	\$66,000 \$560.50
\$25,001	\$26,000	\$286.50		\$66,001	\$67,000 \$567.35
\$26,001	\$27,000	\$293.35		\$67,001	\$68,000 \$574.20
\$27,001	\$28,000	\$300.20		\$68,001	\$69,000 \$581.05
\$28,001	\$29,000	\$307.05		\$69,001	\$70,000 \$587.90
\$29,001	\$30,000	\$313.90		\$70,001	\$71,000 \$594.75
\$30,001	\$31,000	\$320.75		\$71,001	\$72,000 \$601.60
\$31,001	\$32,000	\$327.60		\$72,001	\$73,000 \$608.45
\$32,001	\$33,000	\$334.45		\$73,001	\$74,000 \$615.30
\$33,001	\$34,000	\$341.30		\$74,001	\$75,000 \$622.15
\$34,001	\$35,000	\$348.15		\$75,001	\$76,000 \$629.00
\$35,001	\$36,000	\$355.00		\$76,001	\$77,000 \$635.85
\$36,001	\$37,000	\$361.85		\$77,001	\$78,000 \$642.70
\$37,001	\$38,000	\$368.70		\$78,001	\$79,000 \$649.55
\$38,001	\$39,000	\$375.55		\$79,001	\$80,000 \$656.40
\$39,001	\$40,000	\$382.40		\$80,001	\$81,000 \$663.25

CITY OF GRAND HAVEN - BUILDING PERMIT FEES						
Square Foot Building Project Value Per Most Recent ICC Valuation Document						
Effective July 1, 2026						
Construction Value	Construction Value	Permit Fee		Construction Value	Construction Value	Permit Fee
\$81,001	\$82,000	\$670.10		\$90,001	\$91,000	\$731.75
\$82,001	\$83,000	\$676.95		\$91,001	\$92,000	\$738.60
\$83,001	\$84,000	\$683.80		\$92,001	\$93,000	\$745.45
\$84,001	\$85,000	\$690.65		\$93,001	\$94,000	\$752.30
\$85,001	\$86,000	\$697.50		\$94,001	\$95,000	\$759.15
\$86,001	\$87,000	\$704.35		\$95,001	\$96,000	\$766.00
\$87,001	\$88,000	\$711.20		\$96,001	\$97,000	\$772.85
\$88,001	\$89,000	\$718.05		\$97,001	\$98,000	\$779.70
\$89,001	\$90,000	\$724.90		\$98,001	\$99,000	\$786.55

Fee Schedule Beyond \$100,000 Construction Value		
\$793.40	For the first \$100,000	A plan review fee of 65% of the building permit fee will be charged for all permits except one & two family residential.
\$5.25	For each \$1000 or fraction thereof (up to \$500,000)	
\$2,893.40	For the first \$500,000	
\$4.45	For each \$1000 or fraction thereof (up to \$1,000,000)	
\$5,118.40	For the first \$1,000,000	
\$3.15	For each \$1000 or fraction thereof	

Other Inspections & Fees:
Inspection outside of normal business hours: \$60.00 - \$75.00
Re-inspection fees assessed under provisions of Section 108.8: \$60.00 - \$75.00
Additional plan review required by changes, additions or revisions to plans: \$75.00/hr
Inspections for which no fee is specially indicated: \$60.00 - \$75.00
For use of outside consultants for plan checking & inspections or both: actual cost or the total hourly cost to the jurisdiction, whichever is greater

City of Grand Haven Permit Fees								
From the Code of Ordinances (January 17, 2011 revision - Resolution 11-025)								
	P/L - Public Liability	P/D - Property Damage	G/L - General Liability	First Draft 2/16/				
	Title	Special License	Each	Per Day	Per Year	Bond	Insurance	License Provisions
1	AUCTIONS: a. Inspection Fee		10.00	25.00		2,500.00		8-20,8.22 8-5
2	AUCTIONEERS				25.00	2,500.00		8-20,8.22
3	BED & BREAKFAST				100.00			21-17
4	BUILDING MOVERS: a. Permit		35.00 or 100.00		25.00	5,000.00	P/L 50/100,000 P/D 100,000 Proof of worker comp coverage required	9-108
5	BUILDING WRECKERS: a. Permit		35.00, 75.00 or 100.00		25.00	5,000.00	P/L 50/100,000 P/D 1,000,000 Proof of worker comp coverage required	9-152, 9-155, 9-167
6	GOING OUT OF BUSINESS SALE		50.00					1961 pa 39, MCL 442.211
7	JUNKYARDS		15.00					29-29
8	METAL DETECTORS: The annual fee for a metal detector's license shall be set by the City Council by resolution and may be amended by resolution.		15.00					32-107
9	PAWNBROKERS				50.00	3,000.00		MCL 445.401, 446.201
10	SOLICITORS AND TRANSIENT MERCHANTS: License required but issued without fee upon presentation of license issued by the state and/or the attorney general under the contolling statute and in compliance with sec. 26-2.			10.00	100.00	1,000.00		Chapter 26
11	VEHICLES FOR HIRE: a. First vehicle b. Each additional vehicle c. License fee per driver				100.00 25.00 25.00		P/L 100/300,000 P/D 50,000 P/L 100/300,000 P/D 50,000	39-78, 39-83, 39-142, 39-147 39-78, 39-83, 39-142, 39-147 39-96, 39-160
12	PERMANENT LOCATION VENDORS: a. Permanent location vendor, per calendar month	100.00					P/L 25/50,000 P/D 5,000	26-7
13	SHELTERED HOUSING FACILITIES				100.00			9.5

*some permit applications may also require background checks or other verification that may incur an additional cost

CITY OF GRAND HAVEN FY2026-27

PROPOSED FEE SCHEDULE



FIRST DRAFT
02/16/2026



City of Grand Haven - Fee Schedule For Fiscal Year 2025-26 and Budget 2026-27

SHADED
AREAS
ARE:

➤ Fee changes

Fund/Department/Description	Fiscal Year 2025-26	Fiscal Year 2026-27
First Draft 2/16/2026		
Public Works		
Right-of-Way Permit Fee	\$175.00	\$250.00
City Water Fund		
Late Fee/Penalty (after due date)	10% of bill - all customers	10% of bill - all customers
Turn Off or On Charge		
during business hours	\$50.00	\$75.00
after business hours	\$230.00	\$250.00

➤ New fees

Miscellaneous Administration Fee		Up to 10% of total
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➤ Deleted fees

Flat fee per REU* above 1 per existing parcel REU* equivalent (based on City average domestic water meter usage) *Residential Equivalent Unit	\$5000 per REU 4,750 gallons per month	REMOVE AND REPLACE WITH BELOW
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FY2026-27

PROPOSED FEE SCHEDULE

FIRST DRAFT

- ✓ This is the first draft of the proposed FY2026-27 Fee Schedule for Council review and consideration.
- ✓ Staff continue to review and verify fees cover City expenses.
- ✓ There are fewer fee changes, new fees, and deleted fees this year.
- ✓ Staff looked at Mulligan's Lodge and Central Park Place fee structures and replaced them with per hour rates to better serve and meet public needs, giving renters a better experience, while also reducing City costs.
- ✓ The Fee Schedule will continue to be updated as staff works through the budget process and document preparation. The final budget document will include the Fee Schedule.

Attachment D

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, FEBRUARY 2, 2026**

The Regular Meeting of the Grand Haven City Council was called to order at 7:30 p.m. by Mayor Bob Monetza in the Council Chambers of City Hall, 519 Washington Ave.

Present: Council Members Mike Fritz, Sarah Kallio, Erin Lyon, Mayor Pro-tem Mike Dora, and Mayor Bob Monetza.

Absent: None.

Others Present: City Manager Ashley Latsch, City Clerk Maria Boersma, City Attorney Ron Bultje, Assistant City Manager Dana Kollwehr, Finance Director Emily Greene, Public Works Director Michael England, and City Planner Brian Urquhart.

INVOCATION/PLEDGE OF ALLEGIANCE

Nathan Strom, Grand Haven Church of God.

APPOINTMENTS

APPROVAL OF CONSENT AND REGULAR AGENDAS

Council Member **Fritz** moved, seconded by Council Member **Kallio**, to approve the agendas as presented.

26-016 Mayor Pro-tem **Dora** moved, seconded by Council Member **Lyon**, to move Consent Agenda Item F to New Business D.

Roll Call Vote:

This motion carried unanimously.

26-017 Council Member **Fritz** moved, seconded by Council Member **Kallio**, to approve the agendas as amended.

Roll Call Vote:

This motion carried unanimously.

FIRST CALL TO AUDIENCE

PRESENTATIONS

John Siemion of the Human Relations Commission presented the Black History Month Proclamation.

Bruce Ostrom of the Audubon Society presented on the Bird City Designation.

Executive Director of the Loutit District Library, Ellen Peters, presented the Library's Annual Report.

CONSENT AGENDA.

26-018 Approve the Regular City Council Meeting Minutes of January 20, 2026.

26-019 Approve the bill's memo in the amount of \$1,086,101.14. **Attachment A**

26-020 Approve Abonmarche Consultants, Inc. to apply for a Transportation Alternatives Program (TAP) grant for the Seventh Street reconstruction project.

26-021 Approve a resolution to file Special Assessment Roll #605, as certified by the City Assessor with the City Clerk for public inspection, to set a Public Hearing for 7:30 p.m. on Monday, February 16, 2026, to review said roll and to hear any objections, and direct that a notice of the Public Hearing be published in a newspaper of general circulation as well as mailing the notice to all property owners included on the Assessment Roll.

26-022 Approve an Election Publishing Service Contract between the City of Grand Haven and Ottawa County, with a term ending December 31, 2028.

26-023 Approve a resolution designating the month of February as Black History Month in the City of Grand Haven. **Attachment B**

26-024 Approve a resolution recognizing the City of Grand Haven as a Bird City. **Attachment C**

Mayor Pro-tem **Dora** moved, seconded by Council Member **Fritz**, to approve the Consent Agenda as amended.

Roll Call Vote:

This motion carried unanimously.

PUBLIC HEARING

Mayor Monetza opened a Public Hearing regarding an introductory resolution to approve the zoning change request from TI, Transitional Industrial District, to PD, Planned Development District, and associated Preliminary Development Plan for a mixed-use development at 1500 Kooiman Street (parcel #70-03-28-301-019).

City Planner Brian Urquhart introduced the zoning change request.

Attorney for the Developer, Todd Anthes, spoke on behalf of his client for background information on the project. The parcel in the zoning change request is currently vacant.

Jim Verduin, 1417 Kooiman Street: Shared that he would not like to see residential at 1500 Kooiman due to the impact on existing businesses in the area.

After hearing no further comments, Mayor Monetza closed the Public Hearing.

26-025 Council Member **Fritz** moved, seconded by Mayor Pro-tem **Dora**, to approve an introductory resolution to approve the zoning change request from TI, Transitional Industrial District, to PD, Planned Development District, and associated Preliminary Development Plan for a mixed-use development at 1500 Kooiman Street (parcel #70-03-28-301-019).

Roll Call Vote:

This motion carried unanimously

NEW BUSINESS

26-026 Mayor Pro-tem **Dora** moved, seconded by Council Member **Lyon**, to approve a one (1) year proposal for funding with the Grand Haven, Spring Lake, Ferrysburg Chamber of Commerce in the amount of \$5, 000.00 for programs supporting business growth and development.

Roll Call Vote:

This motion carried unanimously.

26-027 Council Member **Fritz** moved, seconded by Council Member **Kallio**, to approve a twelve (12) month extension to the preliminary planned development approval of the Grand Landing Planned Development for a hotel located East of Miller Drive and North Adams Avenue, pursuant to Sec. 40-421.07 of the Zoning Ordinance.

Roll Call Vote:

This motion carried unanimously.

26-028 Council Member **Fritz** moved, seconded by Council Member **Lyon**, to approve a proposal from Abonmarche Consultants, Inc in the amount of \$998,000.00 for engineering services for the Seventh Street reconstruction project.

Roll Call Vote:

This motion carried unanimously.

26-029 Council Member **Fritz** moved, seconded by Mayor Pro-tem **Dora**, to approve the FY 25-26 budget amendments for the General (101), Major Streets (202), Local Streets (203), Special Revenue (243, 245, 274, 276), Public Improvements (401), Harbor Island Remediation (410), Infrastructure Millage (496), NORA (508), Sewer Authority (509), Nows (510), Airport (581), City Sewer (590), City Water (591), Marina (594), Boat Launch (597) and Motor Pool (661) Funds.

Roll Call Vote:

This motion carried unanimously.

REPORT BY CITY COUNCIL

Council Member Lyon attended the Soul Box presentation hosted by St. John's Episcopal Church and encouraged others to attend. The presentation will be moved to different locations while on display.

Mayor Pro-tem Dora thanked staff for coming up with the funds to bring back city-wide sidewalk clearing and encouraged residents not to plow/shovel additional snow onto sidewalks.

Council Member Fritz thanked the Department of Public Works for their hard work on snow removal and emergency maintenance.

CITY MANAGER REPORT

CALL TO AUDIENCE SECOND OPPORTUNITY

CLOSED SESSION

Council Member **Fritz** moved, seconded by Mayor Pro-tem **Dora**, to enter Closed Session at 9:13 p.m. to consider a confidential legal opinion, pursuant to 15.268 Closed Sessions; permissible purposes, Sec. 8(1)(h) of the Open Meetings Act.

Roll Call Vote:

This motion carried unanimously.

Council Member **Fritz** moved, seconded by Council Member **Kallio**, to exit Closed Session at 9:53 p.m.

Roll Call Vote:

This motion carried unanimously.

ADJOURNMENT

After hearing no further business, Mayor Monetza adjourned the meeting at 9:53 p.m.

Robert Monetza, Mayor

Maria Boersma, City Clerk

Regular City Council Meeting Minutes
Monday, February 2, 2026
Page 6

Attachment A

To: Ashley Latsch, City Manager
From: Emily Greene, Finance Director
CM Date: 02.02.26
RE: Bills From Payables Warrant

NEW FUND NUMBER	FUND NAME	WARRANT 01.21.26	ACH WARRANT 01.28.26	WARRANT 01.28.26	TOTALS
101	General Fund	\$10,733.67	\$68,741.40	\$49,640.10	\$79,475.07
151	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00
202	Major Street Fund	\$1,790.98	\$14,054.22	\$64,352.80	\$15,845.20
203	Local Street Fund	\$1,790.98	\$4,735.61	\$5,727.94	\$6,526.59
225	Land Acquisition Fund	\$0.00	\$0.00	\$0.00	\$0.00
242	Brfd LSRRF TIF	\$0.00	\$0.00	\$0.00	\$0.00
243	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$0.00	\$0.00
244	Econ. Dev. Corp. Fund	\$0.00	\$0.00	\$0.00	\$0.00
245	Downtown TIF	\$0.00	\$0.00	\$0.00	\$0.00
246	GLTIF Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00
248	Main St Dist Dev	\$0.00	\$0.00	\$90.00	\$0.00
272	UTGO Inf Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00
273	LTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00
274	2015 UTGO Bond Rev	\$0.00	\$0.00	\$0.00	\$0.00
276	LightHouse Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00
278	Community Land Trust	\$0.00	\$0.00	\$0.00	\$0.00
310	Assessment Bond Fund	\$0.00	\$0.00	\$0.00	\$0.00
351	Operating Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00
352	Brownfield TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00
355	GLTIF Debt Serv Fund	\$0.00	\$0.00	\$0.00	\$0.00
369	Building Auth Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00
372	UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00
373	LTGO Debt	\$0.00	\$0.00	\$0.00	\$0.00
374	2015 UTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00
384	2020 LTGO Bond - Warber Drain	\$0.00	\$0.00	\$0.00	\$0.00
394	Downtown TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00
401	Public Improvements Fund	\$0.00	\$114,195.41	\$179,761.34	\$114,195.41
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00
403	Brownfield TIF Const	\$0.00	\$0.00	\$0.00	\$0.00
404	Downtown TIF Const.	\$0.00	\$0.00	\$0.00	\$0.00
410	Harbor Island	\$0.00	\$173,359.70	\$0.00	\$173,359.70
455	G/L TIF Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00
456	UTGO Inf Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00
457	LTGO Bond Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00
458	2015 UTGO Bond Inf Fund	\$0.00	\$0.00	\$0.00	\$0.00
469	Building Auth. Fund	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Rec Authority	\$0.00	\$0.00	\$0.00	\$0.00
509	Sewer Authority Operations	\$3,587.49	\$28,231.76	\$2,911.31	\$31,819.25
509	Sewer Authority SL Force Mn	\$0.00	\$0.00	\$0.00	\$0.00
509	Sewer Authority Plant Mod	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2013 Debt	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-SLPS/Force Main Debt	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-Local Lift Station Debt	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2018 Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Operating	\$500.52	\$33,288.66	\$54.32	\$33,789.18
510	NOWS Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Replacement	\$0.00	\$0.00	\$0.00	\$0.00
535	Housing Fund	\$0.00	\$0.00	\$0.00	\$0.00
572	Chinook Pier Rental Fund	\$0.00	\$0.00	\$0.00	\$0.00
581	Airpark Fund	\$0.00	\$16,354.98	\$241.40	\$16,354.98
590	City Sewer Fund	\$915.70	\$28,880.14	\$91,635.42	\$29,795.84
591	City Water Fund	\$18.58	\$13,885.68	\$35,823.90	\$13,904.26
594	City Marina Fund	\$94.02	\$5,245.64	\$0.00	\$5,339.66
597	City Boat Launch Fund	\$0.00	\$0.00	\$0.00	\$0.00
661	Motorpool Fund	\$235.00	\$7,853.61	\$511.79	\$8,088.61
677	Self Insurance Fund	\$35.22	\$0.00	\$0.00	\$35.22
678	OPEB/Retiree Benefits Fund	\$0.00	\$0.00	\$0.00	\$0.00
679	Health Benefit Fund	\$91.80	\$0.00	\$0.00	\$91.80
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$0.00	\$100,545.81	\$26,184.24	\$100,545.81
704	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00
		\$19,793.96	\$609,372.62	\$456,934.56	\$1,086,101.14

\$1,086,101.14 Total Approved Bills
\$100,672.83 Minus eligible bills for release without prior approval: including Utili
\$985,428.31 Retirement, Insurance, Health Benefit, and Tax Collection Funds

Attachment B

CITY OF GRAND HAVEN, MICHIGAN

PROCLAMATION

BLACK HISTORY/AFRICAN AMERICAN HERITAGE MONTH

WHEREAS, it was the late great Reverend Dr. Martin Luther King Jr. who had a dream of equality, and shared mutual acceptance for true freedom; "And when this happens, and when we allow freedom ring, when we let it ring from every village and every hamlet, from every state and every city, we will be able to speed up that day when all of God's children, Black men and white men, Jews and Gentiles, Protestants and Catholics, will be able to join hands and sing in the words of the old Negro spiritual: Free at last. Free at last. Thank God almighty, we are free at last." And so it is that we the City of Grand Haven, Michigan does proudly acknowledge and proclaim that the month of February will henceforth and forever be Black History/African American Heritage month. and

WHEREAS, Grand Haven vows to honor the many achievements and contributions made to our fair city by those citizens who are of African heritage in the areas civic duty, economic growth and success along with contribution to grow and help diversify the overall culture of Grand Haven. and

WHEREAS, Black history in Grand Haven is not only reflected in national figures and historic movements, but also in the lives of African American residents who have lived, worked, raised families, served our schools, churches, businesses, military, and civic institutions, and whose perseverance and contributions have strengthened the social, cultural, and economic vitality of our community across generations; and

WHEREAS, in the same manner that Reverend Dr. Martin Luther King Jr. proclaimed his great dream for this nation from our nation's capital, we the collective unified body of Grand Haven do proclaim our continued support to the work and goal of that dream from our own City Hall. and

WHEREAS, as our growing city continues to diversify in its cultural make up, it becomes imperative that the City of Grand Haven continues and improves its efforts to educate all members on the culture of our citizens of African descent. We commit to the cultural education and support for our citizens of African descent as we raise awareness, and do the work necessary to root out all prejudice and discriminatory practices no matter what form they may take. and

WHEREAS, now comes the time that the City Council of Grand Haven calls on its great citizenry to come together hand and hand as Dr. King envisioned, extending the hand of brotherhood and friendship, embracing with love and dignity the citizens in our city of African heritage. As we commit to the dream of all people, regardless of color or creed truly being free at last. And

WHEREAS, in the celebrating of Black History/African American Heritage month we are committed to the support and provision of advocacy for all citizens of African descent, so that it may serve as an opportunity to strengthen the internal alliance of this city with all its citizens equally, as we foster mutual acceptance for all.

NOW, THEREFORE BE IT RESOLVED, that the City of Grand Haven does hereby proclaim that, the month of February is now and henceforth be acknowledged as Black History/African American Heritage month in support of all of those of African heritage who call this City of Grand Haven home.

Attachment C

Bird City Michigan Resolution

- **Whereas**, birds are some of the most beautiful and easily observed wildlife that share our communities, *and*
- **Whereas**, many citizens recognize and value birds that are residents and those that pass through during their migration seasons, *and*
- **Whereas**, birds play an important ecological role in our community, controlling insect pests and contributing to pollination and seed dispersal, *and*
- **Whereas**, birds play an important economic role in our community, attracting tourists and generating millions in recreational dollars statewide, *and*
- **Whereas**, migratory birds and their habitats are declining throughout America, facing a growing number of threats on their migration routes and in both their summer and winter homes, *and*
- **Whereas**, public awareness and concern are crucial components of migratory bird conservation, *and*
- **Whereas**, since 1993 World Migratory Bird Day (WMBD) has become a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habitats in our communities and throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern U.S., *and*
- **Whereas**, through Bird City, hundreds of thousands of people will observe WMBD, gathering in town squares, community centers, schools, parks, nature centers, and wildlife refuges to learn about birds, take action to conserve them, and simply to have fun, *and*
- **Whereas**, citizens are enthusiastic about birds, informed about the threats they face, and are empowered to help address those threats can directly contribute to maintaining health bird populations, *and*
- **Whereas**, sound policies and practices enhancing natural ecosystems and reducing threats to birds also make healthier communities for people, *and*
- **Whereas**, Bird City is an initiative to build relationships within local communities and guide actions to protect and conserve birds, *and*
- **Whereas**, the City of Grand Haven finds that it is in the best interest of the community and its residents to show its support for the Bird City initiative.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GRAND HAVEN COUNCIL as follows:

1. The above recitals are incorporated herein and made a part hereof.
2. The City of Grand Haven, by adoption of this Resolution, hereby shows its support of the Bird City initiative.
- 3.

ADOPTED by Council of City of Grand Haven this Second day of February 2026.

Signed _____

Title _____

To: Ashley Latsch, City Manager
 From: Emily Greene, Finance Director *EG*
 CM Date:

02.17.26

RE: Bills From Payables Warrant

NEW FUND NUMBER	FUND NAME	WARRANT 02.04.26	ACH WARRANT 02.04.26	WARRANT 02.11.26	ACH WARRANT 02.11.26	CREDIT CARD WARRANT 02.10.26	TOTALS
101	General Fund	\$5,476.29	\$0.00	\$26,930.79	\$31,810.65	\$8,314.73	\$13,791.02
151	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202	Major Street Fund	\$0.00	\$0.00	\$49,688.78	\$3,001.20	\$46.63	\$46.63
203	Local Street Fund	\$0.00	\$0.00	\$9,752.94	\$1,240.30	\$46.63	\$46.63
225	Land Acquisition Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
242	Brfd LSRRF TIF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
243	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
244	Econ. Dev. Corp. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
245	Downtown TIF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
246	GLTIF Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248	Main St Dist Dev	\$86.19	\$0.00	\$8,878.31	\$3,007.16	\$1,738.34	\$1,824.53
272	UTGO Inf Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
273	LTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
274	2015 UTGO Bond Rev	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
276	LightHouse Maintenance Fund	\$0.00	\$0.00	\$2,050.00	\$0.00	\$0.00	\$0.00
278	Community Land Trust	\$0.00	\$0.00	\$0.00	\$0.00	\$276.00	\$276.00
310	Assessment Bond Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
351	Operating Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
352	Brownfield TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
355	GLTIF Debt Serv Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
369	Building Auth Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
372	UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
373	LTGO Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
374	2015 UTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
384	2020 LTGO Bond - Warber Drain	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
394	Downtown TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
401	Public Improvements Fund	\$0.00	\$0.00	\$0.00	\$101,373.69	\$0.00	\$0.00
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
403	Brownfield TIF Const	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
404	Downtown TIF Const.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
410	Harbor Island	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
455	G/L TIF Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456	UTGO Inf Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
457	LTGO Bond Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
458	2015 UTGO Bond Inf Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
469	Building Auth. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Rec Authority	\$0.00	\$0.00	\$0.00	\$0.00	\$241.23	\$241.23
509	Sewer Authority Operations	\$2,904.97	\$0.00	\$135.24	\$6,166.84	\$0.00	\$2,904.97
509	Sewer Authority SL Force Mn	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	Sewer Authority Plant Mod	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2013 Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-SLPS/Force Main Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-Local Lift Station Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2018 Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Operating	\$2,328.52	\$0.00	\$10,420.00	\$13,794.18	\$0.00	\$2,328.52
510	NOWS Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
535	Housing Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
572	Chinook Pier Rental Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
581	Airpark Fund	\$550.00	\$0.00	\$205.00	\$0.00	\$0.00	\$550.00
590	City Sewer Fund	\$0.00	\$0.00	\$387.94	\$2,505.07	\$738.68	\$738.68
591	City Water Fund	\$0.00	\$0.00	\$2,165.64	\$54,319.33	\$1,210.95	\$1,210.95
594	City Marina Fund	\$0.00	\$0.00	\$694.26	\$1,460.33	\$14.70	\$14.70
597	City Boat Launch Fund	\$0.00	\$0.00	\$40.01	\$0.00	\$0.00	\$0.00
661	Motorpool Fund	\$0.00	\$0.00	\$7,765.34	\$34,616.67	\$573.98	\$573.98
677	Self Insurance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
678	OPEB/Retiree Benefits Fund	\$0.00	\$0.00	\$83,041.41	\$0.00	\$0.00	\$0.00
679	Health Benefit Fund	\$0.00	\$0.00	\$91.80	\$0.00	\$0.00	\$0.00
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$35,837.72	\$55,985.84	\$0.00	\$0.00	\$0.00	\$91,823.56
704	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$47,183.69	\$55,985.84	\$202,247.46	\$253,295.42	\$13,201.87	\$571,914.28

\$571,914.28 Total Approved Bills

\$91,823.56 Minus eligible bills for release without prior approval: including Utility,

\$480,090.72 Retirement, Insurance, Health Benefit, and Tax Collection Funds

**City of Grand Haven
Department of Public Works
616-847-3493**



MEMORANDUM

TO: Ashley Latsch, City Manager

CC: Michael England, Director of Public Works

FROM: Derek Lemke, Facilities and Grounds Manager, Department of Public Works

DATE: January 29, 2026

SUBJECT: Fertilization contract extension

As part of the City's ongoing maintenance of municipal properties, the Department of Public Works is requesting approval to extend the existing fertilization services contract with Tuff Turf Mole Busters of Byron Center.

The original contract included provisions allowing for up to two individual one-year extensions and permitted an annual price increase of up to three percent. This requested extension is consistent with those original contractual terms.

Tuff Turf Mole Busters has been a reliable and effective partner with the City for many years, providing consistent service quality, responsive communication, and dependable results across City-owned properties. Their performance has met expectations, and staff has been satisfied with both the level of service and overall value provided under the contract.

Based on past performance and the contractual allowances already in place, City staff recommends exercising the allowable extension to continue fertilization services with Tuff Turf Mole Busters under the agreed-upon terms.

City staff recommends approval of the contract extension and authorization for the Mayor and City Clerk to execute the necessary documents.

3% increase over 2025	Spring	Early Summer	Summer	Fall
Klaver Park	\$70.00		\$70.00	
Klempel Park	\$82.00		\$82.00	
Parking Lots Downtown-21 Washington	\$144.00		\$144.00	
Bolt Park	\$97.00		\$97.00	
Beacon Blvd S of Madison	\$750.00		\$750.00	
East Grand River Park	\$276.00		\$276.00	
Willow Park	\$55.00		\$55.00	
Lake Forest Cemetery	\$3,615.00		\$3,615.00	\$3,615.00
NW Ottawa Water Plant	\$78.00		\$78.00	\$78.00
RV Terrill Bldg	\$102.00		\$102.00	\$102.00
Hatton Park	\$144.00		\$144.00	\$144.00
Johnson Park/Parkways	\$72.00		\$72.00	\$72.00
Community Center	\$66.00		\$66.00	\$66.00
Eastern Park Baseball	\$276.00		\$276.00	\$276.00
Linear Park	\$134.00		\$134.00	\$134.00
City Marina and Sail Club	\$288.00	\$288.00	\$288.00	\$288.00
Harbor Island	\$1,988.00	\$1,988.00	\$1,988.00	\$1,988.00
Central Park Parkway	\$416.00	\$416.00	\$416.00	\$416.00
Mulligan Hollow	\$480.00	\$478.00	\$480.00	\$480.00
Chinook Pier (Islands & Parkways)	\$144.00	\$144.00	\$144.00	\$144.00
Chinook Pier (Park & Eng)	\$144.00	\$144.00	\$144.00	\$144.00
Waterfront Stadium	\$88.00	\$88.00	\$88.00	\$88.00
Bicentennial Park	\$300.00	\$300.00	\$300.00	\$300.00
City Hall Parkways	\$169.00	\$169.00	\$169.00	\$169.00
Escanaba Park	\$143.00	\$143.00	\$143.00	\$143.00
Sluka Field	\$553.00	\$553.00	\$553.00	\$553.00
Farmers Market & Parkway	\$67.00	\$67.00	\$67.00	\$67.00
Beacon Blvd N of Madison (Boat & 4 Islds)	\$110.00	\$98.00	\$98.00	\$98.00
Veterans Park	\$72.00	\$72.00	\$72.00	\$72.00
2 apps				
3 apps				
4 apps				
Acelepryn Grub Control				

Acelepryn	Total
	\$140.00
	\$164.00
\$251.00	\$539.00
\$173.00	\$367.00
\$1,674.00	\$3,174.00
	\$552.00
	\$110.00
	\$10,845.00
	\$234.00
\$179.00	\$485.00
\$251.00	\$683.00
	\$216.00
\$114.00	\$312.00
\$484.00	\$1,312.00
	\$402.00
\$500.00	\$1,652.00
\$3,861.00	\$11,813.00
\$726.00	\$2,390.00
\$934.00	\$2,852.00
\$251.00	\$827.00
\$251.00	\$827.00
\$155.00	\$507.00
	\$1,200.00
\$296.00	\$972.00
\$251.00	\$823.00
\$1,076.00	\$3,288.00
\$114.00	\$382.00
\$311.00	\$715.00
\$134.00	\$422.00
Total	\$48,205.00

**City of Grand Haven
Department of Public Works
616-847-3493**



MEMORANDUM

TO: Ashley Latsch – City Manager

CC: Emily Greene – Finance Director
Logan Cuddington – Street and Utilities Manager
Dana Kollewehr – Assistant City Manager
Jessica Kossuth – Administrative Secretary

FROM: Michael England – Director of Public Works

DATE: February 6, 2026

SUBJECT: Pre-Development Accelerator Program (PDAP) Grant Agreement

In December 2025, the City submitted a grant application to the Pre-Development Accelerator Program (PDAP) through the Technical Assistance Center (TAC) to secure \$50,000.00 in pre-development funding for the Grant Street reconstruction project. The grant requires no match from the City of Grand Haven.

In February, the City was notified of a successful grant application and is required to accept the grant agreement before work can proceed.

These funds will help the City pay for a portion of planning and preliminary engineering activities. Completing this work through the TAC Pre-Development Accelerator Pilot program grant will provide the necessary preparation materials the City needs to secure federal and/or state funding to offset construction costs for the project.

City staff requests that City Council approve the enclosed grant agreement for the Pre-Development Accelerator Program (PDAP) funding for the Grant Street reconstruction project.

Grant Agreement #: PDAP-2026-COGH-01

Grant Agreement

Regarding the

2026 Pre-Development Accelerator Pilot Program

Between the

Michigan Infrastructure Office Technical Assistance Center

And

City of Grand Haven

Michigan Infrastructure Office Technical Assistance Center
Offer of Award for Technical Assistance

By authority granted under Public Act No. 166 of 2022, the Michigan Infrastructure Office Technical Assistance Center, (hereinafter the Grantor) hereby offers to the City of Grand Haven (hereinafter, the "Grantee"), technical assistance subject to the terms and conditions, and limitations as set forth herein.

The maximum value of this Technical Assistance Award is \$50,000.00.

The grant of technical assistance shall be effective from February 1, 2026, through September 15, 2026.

If the project is not completed in the initial period, a grant option may be considered by the Grantor. Approval of an option is not guaranteed and is dependent on the Grantee's compliance with the enclosed Terms and Conditions. Grantees requiring an option should contact the Grant Administrator as soon as it is evident one is needed. Any request for an option must be made to the Grant Administrator in writing before the expiration of the grant. Funds will be made available for this program in accordance with the attached Terms and Conditions.

This grant is valid contingent upon the availability of funds. If the Grantor's funds are reduced by budget cutback, this grant may be reduced or canceled.

This grant does not commit the State of Michigan, Michigan Department of Transportation nor the Department of Technology, Management and Budget to approve requests for additional funds not contained in this grant.

The foregoing Grant Offer is hereby made and accepted, and it is agreed that the funds made available will be used only as set forth herein.

Dated this _____ day of _____, 2026

Dana Kollewehr, Assistant City Manager
City of Grand Haven

Dated this _____ day of _____, 2026

Kristin A. Brady, Director
Michigan Infrastructure Office Technical Assistance Center

Michigan Infrastructure Office Technical Assistance Center Offer

GRANTEE: City of Grand Haven

PROJECT TITLE: Grant Avenue Reconstruction Project

GRANTEE/ADDRESS: 519 Washington Ave., Grand Haven, MI 49417

TOTAL AUTHORIZED BUDGET:

Reimbursement for Approved Pre-Development Activities: \$50,000.00

See SECTION II SPECIAL TERMS AND CONDITIONS – B. Scope of Work

GRANT NUMBER: PDAP-2026-COGH-01

I. GENERAL TERMS AND CONDITIONS

A. Record Retention

Grantees and sub-grantees shall retain all financial reports, supporting documents and statistical records for a period of three years after the close of the grant. The retention period starts from the date of receipt of the final report by the Grant Administrator. Examples of documents to be retained might include but are not limited to original and/or electronic invoices, billings, packing slips, reports, checking account statements, accounts payable records, contracts and sub-contracts.

B. Procurement

The Grantee agrees that all procurement transactions involving the use of funds from this grant shall be conducted in a manner that provides maximum open and free competition.

The Grantee agrees that procurement transactions will follow the procurement policies grantee has submitted to, and that have been approved by the Grantor. By affixing their signature to this grant agreement, the Grantor indicates approval of procurement policies submitted by Grantee.

The following procurement documents were submitted by Grantee – 1/28/26

1. Grand Haven Email String – Responses to Information Requested
 - a. 7th Street Reconstruction Project Signed Proposal
 - b. Grant Avenue Reconstruction Proposal
 - c. Engineering of Record Procurement Documentation

C. Project Changes

The Grantee must obtain prior written approval for project changes from the Grant Administrator. These include:

1. Changes in substance to the scope of work activities.
2. Additions or deletions in the project work plan or location.
3. Any single or cumulative change in the budget of 20% or more of the award amount.

D. Regulation Compliance

The Grantee, contractors and subcontractors are responsible for compliance with all federal and state laws and municipal ordinances and regulations in any manner affecting the work or performance of this grant and shall at all times carefully observe and comply with all rules, ordinances and regulations.

E. Non-Discrimination Clause

In the performance of this grant, the Grantee agrees not to discriminate against any employee or applicant for employment, with respect to their hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of race, color, religion, national origin, ancestry, age, sex, height, weight, marital status, physical or mental disability unrelated to the individual's ability to perform the

duties of the particular job or position. The Grantee further agrees that every subcontract entered into for the performance of this grant will contain a provision requiring non-discrimination in employment, as herein specified, binding upon each subcontractor. This covenant is required pursuant to the Elliot Larsen Civil Rights Act, 1976 Public Act 453, as amended, MCL 37.2101, *et seq*, and the Persons with Disabilities Civil Rights Act, 1976 Public Act 220, as amended, MCL 37.1101, *et seq*, and any breach thereof may be regarded as a material breach of the Contract or purchase order.

F. Unfair Labor Practices

Pursuant to 1980 Public Act 278, as amended, MCL 423.231, *et seq*, the State shall not award a contract or subcontract to an employer whose name appears in the current register of employers failing to correct an unfair labor practice compiled pursuant to section 2 of the Act. The United States National Labor Relations Board compiles this information.

A contractor of the State, in relation to the contract, shall not enter into a contract with a subcontractor, manufacturer, or supplier whose name appears in this register. Pursuant to section 4 of 1980 Public Act 278, MCL 423.324, the State may void any contract if, subsequent to award of the contract, the name of the contractor as an employer, or the name of the subcontractor, manufacturer or supplier of the contractor appears in the register.

G. Liability Insurance

During the term of this grant, the Grantee and all contractors and subcontractors will provide and maintain public liability, property damage, and worker's compensation insurance ensuring the interests of all parties to this grant against any and all claims which may arise out of the Grantee's or contractor's operations under the terms of this grant.

H. Indemnification

The State of Michigan, its officers, agents and employees shall not, in any manner, be liable for any loss or damage connected to or resulting from any work done under this grant; nor to any materials, equipment, or other property that may be used or employed in connection herewith, or for any damages to any person whether an employee of the Grantee or any subcontractor or otherwise.

The Grantee agrees to indemnify, defend, and save harmless the State, its officers, agents, and employees from any and all claims and losses accruing or resulting to the Grantee, contractors, subcontractors, material providers, laborers, and any other person, firm, or corporation furnishing or supplying work, services, materials, or supplies in connection with the negligent performance of this grant from any and all claims and losses accruing or resulting to any person, firm, or corporation who may be injured or damaged by the Grantee's, contractor's or subcontractor's negligence in the performance of this grant; and against any liability, including costs and expenses, for violation of proprietary rights, copyrights, or rights of privacy.

I. Conflict of Interest

No member of the legislature, judicial, or executive branch of state or federal governments or any local unit of government official shall personally benefit from this grant agreement.

No member of the Grantee's Board of Directors, its employees, partner agencies or their families shall have any personal benefit from this grant agreement.

J. Cancellation

Cancellation or reduction of the grant by the Grantor may be for default by the Grantee, lack of further need for the service at the location named in the contract, or conviction of criminal offense(s) as defined below.

Default is defined as the failure of the Grantee to fulfill the obligations of the grant proposal. In case of default by the Grantee, the Grantor may cancel the grant immediately and reclaim all unused grant funds to be returned by the Grantee immediately. All disallowed costs and overpayments shall also be returned by the Grantee.

In the event the Grantor no longer needs the service specified in the grant due to program changes, changes in laws, rules or regulations, relocation of offices, or lack of funding, the Grantor may cancel or reduce the grant by giving the Grantee written notice of such cancellation 30 days prior to the date of cancellation. All costs incurred by the Grantee between the grant termination notice and the termination date, with the exception of previously budgeted personnel costs and non-cancelable obligations, must be approved by the Grant Administrator prior to their incurrence. No costs shall be allowed after the grant has been terminated.

The Grantor may immediately cancel the grant without further liability to the State, its departments, agencies and employees if the contractor, an officer of the contractor, or an owner is convicted of a criminal offense incident to the application for or performance of a State, public, or private contract or subcontract; or convicted of a criminal offense including but not limited to any of the following: embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, attempting to influence a public employee to breach the ethical conduct standards for State of Michigan employees; convicted under state or federal antitrust statutes; or convicted of any other criminal offense which in the sole discretion of the State, reflects on the contractor's business integrity.

K. Electronic Funds Transfer

In accordance with Public Act 533 of 2004, payments under this grant/contract must be processed by electronic funds transfer (EFT). To receive funds all grantees must be registered in the State of Michigan SIGMA Vendor Self Service (VSS) System. More information about registering for VSS can be found at: www.michigan.gov/sigmavss.

L. Clawback Provision

This Award shall be subject to recoupment if the Grantee is found to be non-compliant with any of the requirements of this Agreement. Additionally, the award of match dollars shall be subject to recoupment if the Grantee and/or the funded project is found to be out of compliance with any federal requirements of the federal award. Notwithstanding anything to the contrary herein, the Award shall be subject to any recoupment or clawback policy that is adopted by the State of Michigan Infrastructure Office, including any policy that is

adopted after the Grant Date, or any recoupment or clawback policy that becomes applicable to the Grantee pursuant to any reimbursements made for non-allowable expenses.

M. Maintenance of Effort

The Grantee may not use funds granted herein to supplant any funding used for ongoing maintenance of effort. All funds paid through this contract must be in reimbursement for expenses incurred with provision of additional capacity activity and effort of the Grantee and not as substitute for funding for normal operations.

N. Indirect Costs

Indirect costs are not eligible for reimbursement under this agreement unless explicitly described in Section II. SPECIAL TERMS AND CONDITIONS.

II. SPECIAL TERMS AND CONDITIONS

A. Statement of Purpose

The purpose of this agreement is to provide cost reimbursement for pre-development activities to prepare and submit a federal grant on behalf of the Grantee's infrastructure project.

B. Scope of Work

By accepting these funds, Grantee agrees that they will conduct pre-development activities in pursuit of the following federal funds:



Activities to be conducted using Pre-Development Accelerator Pilot program funding must come from the following categories:

PDAP Expenditure Category	Example Uses
Planning	Creation of asset management plans, capital improvement plans, asset mapping, creation of planning documents that serve as pre-requisites to federal funding applications, transit development plans, creation of multi-county or regional collaborative plans for infrastructure including prioritization of projects.
Preliminary Engineering & Design	Conceptual design drawings, preliminary roadway cross-sections, bridge type selection studies, roadway alignment studies, water/wastewater system schematics, water system mapping, preliminary transit facility layouts, bus stop design concepts.
Feasibility Studies & Alternatives Analysis	Transportation corridor alternatives analysis, traffic modeling, pump station or water treatment plant expansion studies, lifecycle cost

	comparison, transit route optimization analysis, multi-modal connectivity studies.
Environmental Review Support	NEPA/MEPA scoping documents, categorical exclusion preparation, wetland delineation, endangered species review, historical/cultural resource screening, Phase I Environmental Site Assessment, FTA environmental documentation.
Permitting	Preparation of early permit applications; hydrologic/hydraulic modeling for water infrastructure permits, transit facility site permits.
Regulatory Pre-Consultation	Preparation for regulatory meetings with EGLE, MDOT, FHWA, or other agencies, consultation with FTA on early transit project scoping or environmental requirements.
Public Engagement & Outreach	Facilitated town halls, public input sessions, pop-up engagement events, online public surveys, project flyers, fact sheets.
Site Identification & GIS Mapping	Parcel mapping, utility infrastructure overlays, right-of-way mapping, floodplain mapping, environmental constraint layers, transit corridor mapping.
Cost Estimation & Funding Strategy	Capital project impact assessments for increasing project competitiveness, engineer's opinion of probable construction cost, benefit-cost analysis, funding match strategy development, bundling opportunities with other projects.
Specialized Technical Studies	Pavement condition analysis (PASER), bridge load rating preliminary work, water quality sampling, infiltration/inflow studies, preliminary geotechnical borings, transit fleet electrification readiness assessments.

OR

Grantee may conduct other activities as detailed here (insert allowable activity or N/A here as applicable, with initials):

C. Communication

For Grantee: All documents and correspondence related to this award (including the signed Agreement itself) shall be sent to:

Kristin Brady, Grant Administrator

Bradyk4@michigan.gov

All communications **must** contain these words in the email subject line:

PDAP Grant Administration

For Grantor: All communications will be emailed to the municipality representative on record.

Contact Change Notification: At least 15 days advance notification must be sent to the Grant Administrator of any changes to the Grantee contact information.

D. Budget

This is a cost reimbursement grant funded by state general funds.

E. Payment Schedule

Payments will not be made until reports have been received by the Grant Administrator as required in Section II-G.

Single Payment: Upon Receipt of required report(s), documentation of expenditures and invoice.

F. Reimbursement Requests

At a minimum, the reimbursement request shall contain an invoice and:

- a. An Outcomes Report of outcomes achieved and how this project met the goals and objectives of the PDAP as outlined in the proposal. (Report form to be provided by MIO TAC.)
- b. A completed Invoice (form provided by MIO TAC) and a financial summary as compared to the budget submitted. Summary must include a reconciliation of actual expenses incurred during the reporting period for reimbursement.
- c. Documentation of actual expenses paid.

Grantee will submit reimbursement request as a single final draw at such time that all expenses are incurred and documented.

The single reimbursement request must be submitted by September 15, 2026 at the latest.

G. Reporting Requirements

Final Outcomes Report: The Grantee must submit a Final Outcomes Report with their single reimbursement request upon expenditure of all PDAP funds. (Outcomes Report form will be provided by MIO TAC)

Interim Outcomes Report: If a Grantee does not submit a Final Outcomes Report with reimbursement request prior to June 15, 2026, an Interim Outcomes Report will be due on that date to the PDAP Administrator. (Interim Report will use the Outcome Report form provided by MIO TAC.)

Final Feedback Report: In addition, each recipient will complete a final feedback form 12 months from the date of the Final Outcomes Report. Grantees are expected to report whether the project ultimately applied for and/or received a federal grant or funding award.

This ensures TAC can track outcomes and evaluate the effectiveness of pre-development support.

H. Audit

The project will be subject to audit by the State who may review the adequacy of the financial management/reporting system during or at any time subsequent to the award.



MEMORANDUM

TO: Ashley Latsch – City Manager

CC: Eric Law – Water Filtration Plant Manger

FROM: Derek Gajdos – Project Management Director *DG*

DATE: February 6, 2026

SUBJECT: HDR Task Order 27 – Phase I CCR Data Collection Work Plan Phase 2 & 3

The City's Renew Harbor Island project is moving into its final data collection phases with the project's approved Michigan Department of Environment Great Lakes and Energy (EGLE) Data Collection Work Plan. The Work Plan is split into three phases. This is necessary because Phases II and III are dependent on what is found/identified in Phase I. All three phases are intended to gather final site-specific information to support remedial design and selection, which is anticipated to occur in the second or third quarter of 2026. City staff and the City's Environmental Legal Counsel reviewed the work plan prior to submission to EGLE.

Phase 2 & 3 of the Remedial Data Collection Work Plan will begin after authorization from the BLP and City Council and is anticipated to conclude in summer 2026.

Task Order 27 splits out the CCR efforts of the Work Plan and includes the following:

- Topographic and Bathymetric Surveys
- Wetland Evaluations
- Aquifer Testing
- Groundwater Modeling

One important note regarding Task 37.3, the aquifer test: To control costs and have flexibility with disposal of the pumped water, any treatment costs will be billed directly to the City. Currently, the City is permitted to return the water to the aquifer which should require no treatment costs, however, if there becomes a need to treat the pumped water city staff will move forward with the most efficient and cost-effective process. If there are any treatment costs, city staff will work with BLP staff to come up with an agreed upon cost share dependent on actual contamination observed within the discharge of waters.

The work plan will be considered by the BLP at its February 23, 2026 Board meeting. In order to be expeditious and not prolong the start of this task orders efforts, the city staff is requesting the City Council approve Task Order 27 prior to the BLP Board's approval. City Council's resolution

will include language that the Council's approval is fully contingent upon the BLP's subsequent approval.

Therefore, city staff request City Council to approve the proposed Task Order 27, Task 37 with HDR of Ann Arbor Michigan in the not to exceed amount of \$232,377 contingent upon the BLP Boards approval.



February 6, 2026

Mr. Derek Gajdos
Program Management Director
City of Grand Haven
Grand Haven, MI 49417
dgajdos@grandhaven.org

RE: Former J.B. Sims Generating Station Phase 2 and Phase 3 CCR Data Collection Work Plan Task Order 027 for HDR Task 37

Dear Derek,

HDR Michigan, Inc. (HDR) appreciates the opportunity to continue to assist the City of Grand Haven (City) with Coal Combustion Residuals (CCR) compliance and Per and Polyfluoroalkyl Substances (PFAS) at the former J.B. Sims Generating Station (Sims) owned by the Grand Haven Board of Light & Power (GHBLP) and environmental investigation at Harbor Island.

This Task Order is for HDR to implement recommendations related to Phases 2 and 3 of the Remedial Investigation Data Collection Work Plan. The Remedial Investigation Site Specific Data Collection Work Plan (Work Plan) was developed for the Former J.B. Sims Generating Station (Site or the Island) to support the remedial evaluation of potential alternatives as outlined in the Assessment of Corrective Measures (ACM). The Work Plan included activities for data collection related to the remediation of CCR and PFAS observed/detected at the Island. The Work Plan was submitted to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) on July 8, 2025 and is posted on the Renew Harbor Island website Remedial Investigation Data Collection Work Plan and was approved by EGLE on July 9, 2025.

Fieldwork for Phase I was performed in the 4th Quarter of 2025 and reporting and analysis is underway.

hdrinc.com

1000 Oakbrook Drive, Suite 200, Ann Arbor, MI 48104-6815
(734) 332-6300

PROJECT DESCRIPTION

Phases 2 and 3 of the Remedial Investigation Data Collection Work Plan include four primary field tasks as presented below:

1. A topographic and bathymetric survey of Harbor Island to estimate land surface areas to provide engineering designs and calculate material volumes related to remedial alternatives. The survey will be coordinated by HDR and performed by The Mannik & Smith Group, Inc. (MSG) as a subcontractor to HDR. MSG will map the land surface topography and the bathymetry of the Units 1/2 impoundment ponds, the internal wetland, a portion of the Northern wetland, and the South and Main channels of the Grand River.
2. Wetland assessments will be performed to quantify the value of wetland resources present at Harbor Island, in support of potential wetland mitigation measures that may be required as part of remedial solutions.
3. An aquifer test is proposed to collect site-specific hydrogeologic data to support future remedy selection, which may include groundwater extraction and treatment. The test will assess the feasibility of sustained groundwater withdrawal by conducting a short-term pumping test and extrapolating results to predict long-term groundwater management performance.
4. A 3-dimensional numeric groundwater flow model will be developed to design groundwater extraction. Hydraulic control of contaminated groundwater through extraction is a component of most proposed remedial options.

The purpose of these four tasks is to gather data needed to inform the Remedial Alternatives Assessment, to be initiated in the second quarter of 2026.

SCOPE OF SERVICES

HDR proposes to perform the following scope of services:

Task 37.1: Topographic and Bathymetric Surveys

The purpose of the topographic and bathymetric surveys is to gather surface data to perform remedy design, and to estimate the potential for groundwater flow under surface water features. The areas proposed for topographic and bathymetric surveys are shown on Figure 1:

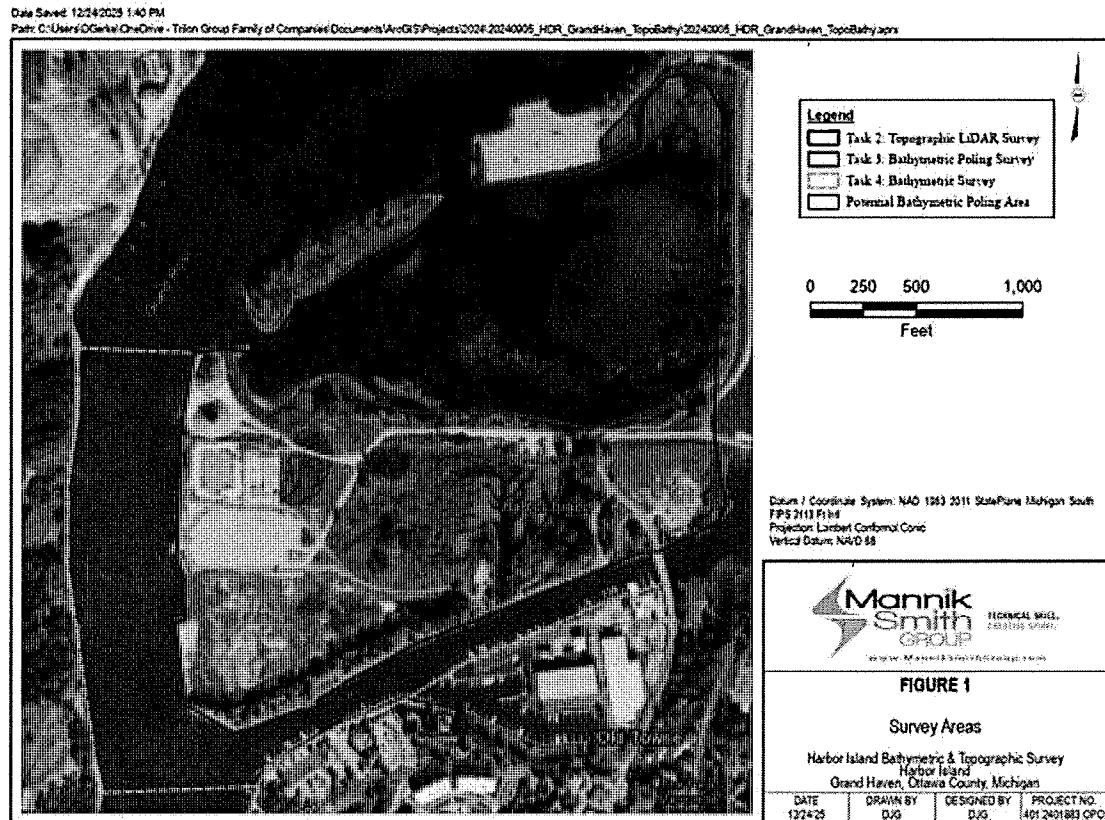


Figure 1: Survey Areas

Topographic Survey

MSG will conduct a LiDAR (Light Detection and Ranging) survey using Unmanned Aircraft Systems (UAS, i.e. drone technology). The survey unit is designed to collect up to 1.2 million points/second, with accuracies of 0.2 feet horizontal, and 0.3 feet vertical. The LiDAR data will be verified with elevation data on the site using Trimble survey and conventional equipment with horizontal and vertical accuracy of approximately 0.1 feet. Before and after the LiDAR survey, MSG will use a National Geodetic Survey Benchmark to QA/QC the GPS data.

The location and extent of the LiDAR survey is shown on Figure 1, and includes Harbor Island, the Internal Wetland, and the Northern Wetland. The annual minimum stage for Lake Michigan and the Grand River is typically around March 1, so the intent is to collect the LiDAR data after snow cover has melted from the land and wetland surfaces, and as near as practical to the minimum river stage to expose the maximum extent of wetland sediments.

Bathymetric Survey

The location and extent of the bathymetric survey is shown on Figure 1 and includes the Main and South Channels of the Grand River, and the Units 1/2 Impoundment ponds. MSG will utilize a 2-person field team, an 18-foot bathymetric survey vessel, single-beam sonar equipment, and Trimble and conventional survey equipment to conduct a bathymetric survey of the South Channel and Main Channel of the Grand River. The survey will be conducted along transects set approximately 250 to 500 feet apart. The sonar data has vertical resolution of 0.01 feet and has a shallow-water limitation of approximately 2 feet. The sonar equipment will be coupled to Trimble equipment which has horizontal and vertical accuracy of better than 0.1 feet.

MSG will use a 12-foot survey vessel with Trimble and conventional survey equipment (horizontal and vertical accuracy of better than 0.1 feet) to collect "poling" survey data in wetlands with standing water, but are too shallow for sonar bathymetry. It is expected that the Units 1/2 Impoundment ponds will require that a topographic survey be completed by poling.

Data will be collected at 20-foot gridded intervals in the north and south Units 1/2 Impoundment ponds. The survey team will increase sampling density to accurately delineate anomalous areas. Before and after the survey, MSG will use a National Geodetic Survey Benchmark to QA/QC the GPS data.

With the minimum stage expected around March 1, it is intended that sufficient topographic data may be collected in the Internal Wetland through LiDAR; however, if the water stage covers the Internal Wetland sediment surface, the survey will be completed through poling at 50-foot gridded intervals in the Internal Wetland.

One HDR staff member will assist MSG in accessing the site and be present in the field during the first half-day of field activities.

Schedule

The survey work is planned to occur in March 2026, as soon as practical after melting of the seasonal snowpack. The best likelihood for maximizing LiDAR data collection is to fly the drone as near as possible to March 1, which is historically, the annual minimum stage of Lake Michigan and Grand River.

The LiDAR effort is expected to take two days. The poling work is currently scoped for one day, and the bathymetry work one day. Survey data, figures, and a data report will be received from MSG within six weeks of the end of the field effort.

Meetings

One kick-off meeting between HDR and MSG will occur prior to field mobilization.

Deliverables

MSG will prepare a summary report providing the details of the field tasks including methods, settings, QA/QC procedures, depictions, maps, drawings, and project summary. The report will also include geo-referenced aerial photographs as figure background to show relevant project information.

Survey data will be reported in the State Plane coordinate system (Michigan South).

Assumptions

- No permits (i.e., wetland permits) will be required to complete the proposed work.
- MSG has safe and adequate access to survey locations.
- Bathymetric data will not be collected using sonar in water depths of less than 3 feet.
- The project site is accessible with the use of waders or survey vessels. MSG considers the site inaccessible by wading if water depths are greater than 3 feet, or if the wetland(s) consist of soft sediments that preclude safe wading (i.e., silt, mud, soft clay, industrial debris). If unsafe, MSG may recommend alternative methods of access, which may require wetland permits.
- Costs are predicated on the absence of any delays, particularly weather-related. Conditions that could potentially delay field data collection, and which may incur stand-by costs, include snow, ice, winds greater than 20 miles per hour (mph), waves greater than 1 foot, air temperatures below freezing, combined air and water temperatures less than 85 degrees Fahrenheit, heat index greater than 100 degrees Fahrenheit, moderate to heavy rain, heavy fog, or lightning. Additionally, MSG does not launch or operate the survey vessels before sunrise or after sunset.
- If significant gaps remain in the LiDAR survey due to standing water, or in the sonar bathymetry survey due to shallow water, MSG will collect additional survey data using the bathymetric poling method. One additional day of poling at a daily rate of \$1,969.00 has been included in the cost proposal for this method.
- Every effort will be made to avoid standby occurrences. However, a standby allowance of \$7,556 has been included as contingency and will only be billed if used due to unanticipated delays. The use of this contingency will be communicated with the City prior to using.

Task 37.2: Wetland Evaluations

The objective of Task 37.2 is to characterize and quantify wetland communities on the Island with the expectation that future remedial actions are likely to require mitigation. HDR will meet with the City to discuss probable wetland mitigation options, and with EGLE staff to clarify data objectives. Following the meetings, HDR wetland scientists will perform a Wetland Function Assessment and Wetland Type Determination during the growing season (approximately May 2026). The data collected during the field assessment will be used to evaluate the quality and ecological functions of the onsite wetlands, ensuring that mitigation measures comply with legal requirements for in-kind replacement.

HDR proposes to conduct a site visit to perform the Wetland Functional Assessment and Wetland Type Determination. HDR will use the "Michigan Wetlands Monitoring and Assessment Strategy" Levels 1 and 2 and the "Natural Communities of Michigan: Classification and Description" to determine the wetland types of each wetland identified on site. HDR will complete the Level 1 Landscape Assessment using GIS and remote sensing to gain a landscape view of the watershed and wetland conditions. Two HDR wetland professionals will conduct the field portion of the Assessment over three days.

Subsequently, HDR will perform the Level 2 Rapid Wetland Assessment, completing the Michigan Rapid Assessment Method for Wetlands (MiRAM) for each wetland. Finally, HDR will collect Floristic Quality Assessment data for each wetland. Data will be compiled into a summary report, for review by EGLE Water Resources Division (WRD).

Schedule

The field portion of the Wetland Function Assessment and Wetland Type Determination cannot be initiated until the beginning of the growing season, approximately May 2026. Meetings with the City and EGLE WRD are proposed for April 2026.

Due to the required wetlands assessment timing, the wetlands assessment findings will not likely be available to include in the first draft of the Remedial Alternatives Assessment anticipated in approximately June 2026. Therefore, the costs in the Alternatives Assessment will have to assume impact costs for an assumed wetland function.

Meetings

One teleconference meeting is proposed between HDR and the City, and one is proposed to include HDR, the City, and decision-making representatives from EGLE WRD and Material Management Division (MMD).

The purpose of the meeting with the City is to clarify the desired outcomes for a subsequent meeting with EGLE that will involve representatives from both WRD and MMD. HDR will coordinate with the City to discuss the probable extent of wetlands that may potentially impacted through a remedial solution and estimate the wetland acreage that will likely require mitigation. HDR will present the proposed data collection plan to the City, that will subsequently be presented to EGLE, for the purpose of quantifying wetland future mitigation needs.

The purpose of the meeting with EGLE MMD and WRD is to develop alignment regarding data objectives for the field effort. Ahead of the meeting with both the WRD and MMD divisions at EGLE, HDR will send to EGLE a visual representation of the site, a project description, an agenda, and any other agreed-upon supporting materials. After the meeting, HDR will document the meeting outcomes in a meeting summary that will be distributed to all attendees.

Deliverables

HDR will prepare a draft summary report with figures illustrating the results of the Wetland Function Assessment and Wetland Type Determination. The report will be finalized upon review and comment by EGLE and the City.

Assumptions

- No permits (i.e., wetland permits) will be required to complete the proposed work.
- EGLE staff are available for meeting prior to mobilizing for the field effort (May). Two HDR staff will attend the meeting with the City, and two HDR staff will attend the meeting with EGLE.
- The field effort is assumed to require two staff members for three field days.

Task 37.3: Aquifer Testing

An aquifer test is proposed to collect hydrogeologic data to evaluate the feasibility of groundwater extraction at the Site, and to support design of a groundwater extraction and treatment (GWET) system and groundwater modeling efforts. Task 37.3 is divided into the following six sections to better describe the steps needed to prepare for and execute the test:

1. Work Plan Preparation
2. Design and Installation of Pumping Well (PW-1)
3. Water Staging, Storage and Disposal
4. Aquifer Testing
5. Reporting

3a: Work Plan

An aquifer test work plan will be prepared to manage each component of Task 3, including the construction of a new pumping well, the staging and sampling of water, the test execution, and data synthesis. A draft Work Plan will be provided to the City for review and comment prior to getting EGLE approval on the Work Plan. If EGLE's approval results in changes to the planned field work, HDR will discuss changes with the City prior to field mobilization and discuss impact to the scope, schedule, and/or budget.

3b: Design and Installation of Pumping Well (PW-1)

A new pumping well (PW-1) suitable for performing an aquifer test is proposed to be constructed north of Unit 3AB, generally between monitoring wells MW-06 and MW-11, by an approved drilling subcontractor. The well is proposed to be constructed using 6-inch diameter, Schedule 40 PVC materials and a wire-wrapped screen. The maximum screen length will be 20 feet, and the screen slot size will be determined from a sieve analysis of three fine-to-medium sand samples collected approximately 30 feet below grade at nearby wells MW-09B and MW-01R2, which were drilled in November 2025. The six-inch diameter well materials are necessary to allow a four-inch diameter pump to be installed, which is necessary to pump a constant withdrawal rate of up to 100 gallons per minute (GPM). The intent of the well design is to achieve a reasonably high withdrawal rate to stress the aquifer.

A cost estimate for construction and development of pumping well PW-1 was obtained from Stearns Drilling (Dutton, MI). Well installation is targeted for February 2026. During well construction, one soil sample will be collected for geotechnical analysis by Soil & Material Engineers (SME) for grain size and permeameter testing to characterize the hydraulic properties of the silt unit underlying the shallow aquifer.

The pumping well location was chosen to be in an area with reported contamination of PFAS and CCR constituents; and to evaluate the degree of hydraulic communication between the aquifer and surface water (i.e., Units 1/2 Impoundment ponds). Additionally, the proposed test well PW-1 could potentially serve as a production well under a later GWET remedy implementation. From the proposed location north of Unit 3AB, and at a rate of 100 GPM, it is predicted that aquifer drawdown may be observed within approximately 250 feet of the pumping well. Monitoring wells at which aquifer drawdown may reasonably be expected include: MW-01R, MW-01RB, MW-02, MW-05, MW-06, MW-02, MW-10, MW-11, MW-12, and MW-31. Additional nearby wells will be manually monitored (with a water level meter) for water level drawdown before, during, and after the pumping phase of the test.

HDR personnel will be onsite to oversee the well drilling, log geologic materials, and monitor well development. The well will be developed by the driller to remove fine sediments from the screen and improve efficiency of the production well. Water withdrawn from the well will be temporarily staged in a fractionation tank ("frac tank") located near the well.

Near the end of well development, one water sample will be collected and analyzed for CCR constituents and water treatment-related parameters (Tables 1 and 2, under Task 3e). This sample will be analyzed under accelerated, 3- to 5-day turnaround for the purpose of having analytical results before the start of the aquifer test. The results from this sample will help define expectations for both sample collection and water management during the pumping phase of the test.

3c: Water Staging, Storage, and Disposal

Water generated from well development and aquifer testing will be staged in frac tanks located near the test well. The number of tanks needed for storage will depend on the test rate and duration of the test. Assuming that 100 gallons per minute (GPM) is withdrawn for 48 hours, up to 288,000 gallons may be generated during the pumping phase. A step drawdown test may generate up to 15,000 gallons and development of the pumping well may generate an additional 50,000 gallons. In total, 353,000 gallons would require eighteen 20,000-gallon frac tanks to store all of the water.

A cost estimate was obtained from Taplin Enterprises (Taplin) to stage up to 18 frac tanks for up to 60 days.

Water samples will be collected from a spigot plumbed to the pumping well wellhead at 6-hour intervals during the test. Water samples will also be collected from individual frac tanks after they

have been filled. In part to inform decision-making regarding water disposal, a robust water sampling plan has been established (Task 3e).

3d: Aquifer Testing

The active testing portion of the aquifer test consists of four stages: the preliminary monitoring phase; a step drawdown test to estimate efficiency and select the constant pumping rate; the pumping phase at that constant withdrawal rate; and the recovery phase.

PRELIMINARY MONITORING PHASE

Approximately 48 hours before testing, datalogging transducers will be deployed in up to 9 monitoring wells, and the PW-1 pumping well. Note that Solinst-brand transducers are already located at MW-05 and MW-31, and a transducer has been purchased for MW-09; these transducers are currently programmed to record data at one-hour intervals, but will be reprogrammed to shorter intervals (i.e., 1 minute) for the duration of the testing phases. Therefore 7 transducers will be rented.

The purpose of the preliminary phase is to identify and document background trends or interferences that may persist during the active pumping phases of the test.

STEP DRAWDOWN PUMP TEST

Following development of well PW-1, the optimal rate for the constant-rate test will be determined through a step drawdown test ("step test"). The step test consists of pumping the new well at three different rates, for one hour at each rate. The three rates will be proposed after well development. For illustration purposes, the rates could be 80, 100 and 120 GPM. Water withdrawn from well PW-1 during the step test will be temporarily staged in a frac tank.

The drilling subcontractor used to construct the well will also be contracted to provide the pump(s), piping, valve, flow meters, power, and up to 600 feet of discharge hose to the frac tanks complete the step test. The subcontractor will also plumb a sampling port at the wellhead to allow in-stream water quality to be monitored, and water quality samples to be collected.

HDR will be present during the step test to coordinate the test, monitor water levels in the well, and to download the datalogging transducers in nearby wells.

CONSTANT-RATE PUMPING TEST

Following water level recovery in the test well after the step test, a constant-rate aquifer test will be completed at a rate selected following review of the step test results. The duration of the constant-rate test is planned to be a minimum of 24 hours, and a maximum of 48 hours; the test will be terminated before 48 hours if it is determined that the goals of the test have been accomplished.

HDR will staff the pump test with 2 personnel during the daylight hours to collect manual measurements from wells, download and analyze transducer data, collect water samples, and monitor the pump discharge. Note that at least two water samples will need to be collected late-

night or early morning (i.e., midnight to 4 AM) in which case one personnel will be onsite to collect the samples. The drilling subcontractor will provide staff who will be present through the night to maintain the pumping equipment and refueling the generator. HDR will be available "on-call" to the driller for on-call during off-hours incase an issue need to be resolved.

Water withdrawn from the well during the constant-rate test will be staged in frac tanks.

RECOVERY PHASE - TEST DEMOBILIZATION

The recovery phase begins with shutdown of the pump. After the test, the drilling subcontractor will remove the pump and transducer from PW-1 once the water level has recovered 90% from its maximum drawdown, disassemble the discharging piping, and demobilize from the site. Transducers located in monitored wells will continue to log recovery data for a minimum of 48 hours after the end of the pumping phase.

Following the recovery phase, water will be released from the frac tanks to the ground surface as approved by EGLE. The flow of released water will be directed and slowed using plastic sheeting, straw bales, and other equipment as needed, reducing its velocity to prevent erosion.

ANALYTICAL SAMPLING PROGRAM

During the test, water samples will be collected from a spigot plumbed to the pumping well discharge, and from the filled frac tanks.

Water samples will be collected during the test for two groups of analytical parameters:

- CCR parameters (Table 1): The analyte list is identical to the sampling program described in the Hydrogeologic Monitoring Plan (HMP), with the exception that radium will be excluded due to its 6-week turnaround time. Radium has not had concentrations greater than groundwater protection standards at the site. The CCR parameters will be analyzed by Trace Analytical (Muskegon, MI).
- Water treatment parameters (Table 2): To inform future treatment system design, these parameters will be analyzed by Trace Analytical (Muskegon, MI).

Table 1. Groundwater Quality Parameters for Analysis	
Metals by EPA 6020B	Metals by EPA 6010D
Antimony	Boron
Arsenic	Calcium
Barium	Iron
Beryllium	Lithium
Cadmium	
Chromium	EPA 300.0
Cobalt	Chloride
Copper	Fluoride
Lead	Sulfate
Molybdenum	
Nickel	SM2540
Selenium	Total Dissolved Solids (TDS)
Silver	Total Suspended Solids (TSS)
Thallium	
Vanadium	SM4500-H+
Zinc	pH
Metals by EPA 245.1	
Mercury	

Table 2. Additional Treatment Parameters	
EPA 300.0	SM4500
Nitrate	Total Phosphorus
Nitrite	Ortho-phosphorus
EPA 350.1	By Calculation
Ammonia	Hardness
SM3230	
Alkalinity	

There are several purposes associated with the sampling program:

- The initial samples (post-development, and at the start of the pumping phase) will provide baseline information about contaminant concentrations at the pumping well, which will be screened in the range of 25 to 45 feet below grade.
- The purpose of collecting samples every 6 hours during the pumping phase will be to monitor potential changes in water quality. Changes in quality during the test may be a proxy for changes in quality that would need to be anticipated and incorporated into the water treatment design under a GWET remedial alternative.
- The groundwater withdrawn during the test will be staged in frac tanks; the analytical characterization of the staged water will support water treatment design.

Based on these considerations, three types of samples will be collected during test:

- A post-development sample will be collected from the new pumping well to provide a baseline understanding of water quality, and to set expectations for the remainder of the test.
- Up to 9 samples, collected every 6 hours, during the pumping phase (i.e., near the start of the test, after 6, 12, 18, 24, 30, 36, and 42 hours of pumping, and a final sample just before the pumping phase is discontinued).
- Up to 3 samples selected from the filled frac tanks (early, midpoint, end of test).

3e: Reporting

Following completion of the testing phase, an aquifer test report will be prepared to document the pumping well construction, the analytical data collected, and data plots and figure interpreting the hydraulic characteristics of the aquifer.

Schedule

The pumping well installation and development will be scheduled for February 2026. The testing phases will be scheduled for March 2026. Note that first frac tank will be mobilized and the rental period will begin with the start of pumping well PW-1 development.

The preliminary monitoring phase of the test may begin soon after development, but the step test is proposed to begin approximately one week after the end of development. The constant-rate portion of the test is proposed to begin on the day following the step test. The recovery portion of the test will occur immediately after the constant-rate pumping phase. The length of the recovery portion will be at least as long as the pumping phase.

For example, if the step-test were scheduled for a Monday; the constant-rate pumping phase would begin Tuesday morning; the pumping phase would end Thursday morning; the pump and piping disassembled Thursday afternoon; and the transducers would remain collecting data through late Friday, or the following Monday, depending on the length of the pumping phase.

The report will be completed approximately 6 weeks after the conclusion of the test.

Meetings

One meeting will be scheduled with the drilling subcontractor before the installation of the test well, and one meeting will be scheduled with the drilling subcontractor before the aquifer testing phase. It is assumed that 2 HDR staff will participate in each of the two meetings.

Deliverables

HDR will prepare an Aquifer Test Technical Memorandum documenting the results of the aquifer test, including pumping well installation, step test results, and constant-rate test results. The report will be provided in draft format to the City for review and comment, and a final report will be submitted approximately 2 weeks following the receipt of comments.

Assumptions

- No permits (i.e., wetland permits or well permits) will be required to complete the proposed work. If any permit is required, the permit fee will be paid by the City.
- One HDR personnel will be onsite to oversee well drilling for an estimated 3 days. Well development will be performed by the driller and overseen by one HDR staff, and it is assumed the well can be properly developed in two days.
- A maximum of 353,000 gallons of groundwater will be withdrawn and temporarily stored onsite in eighteen (18) 20,000-gallon frac tanks. Water will be released from the tanks and allowed to infiltrate to groundwater as approved by EGLE.
- HDR has assumed analytical profiles (Tables 1 and 2) that are consistent with the groundwater characterization that has occurred at Harbor Island since 2022.
- .
- The analytical program assumes up to 13 water samples will be submitted to Trace Analytical for analysis of CCR constituents and treatment parameters. No quality control samples are required.
- Water samples will be analyzed for mercury using EPA Method 245.1 with a method detection limit (MDL) of 140 ng/L. The low-level mercury protocol cannot reasonably be simulated using a submersible pump discharging up to 100 GPM.
- The driller will maintain the generator to continue running throughout the duration of the test and will have a backup generator onsite in case of any generator failure that would force the test to restart. The driller will also provide appropriate pumps to cover the full range of expected pumping rates.

Task 37.4: Groundwater Modeling

A three-dimensional (3D) groundwater flow model will be developed for the site to simulate potential remedies of CCR constituents and PFAS at Grand Haven Harbor Island. This model will use existing data that has been compiled, along with additional data that has been proposed to create a conceptual site model (CSM) that will serve as the framework for the flow model.

The major steps involved in developing the groundwater flow model include the following:

- Assemble the site geologic/hydrogeologic information including water level data, boring logs, and hydraulic properties (e.g., transmissivity, storativity) into a format to be compatible with GMS (Groundwater Modeling Systems) that will be used to create the 3D groundwater flow model in GMS.
- Calibrate the model to available water level data and surface water data (steady-state calibration), and to the drawdown observed at various monitoring wells (transient calibration).
- Run sensitivity analyses on the model. Because models necessarily use average conditions, the sensitivity analyses are necessary to show which input parameters are most sensitive to variability (where smaller value changes result in larger effects on the model calibration and outcome) and the amount of uncertainty that is inherent in the data used as the foundation to the input parameters chosen for the model. Sensitivity analyses are used to help bound the range of potential outcomes of predictive modeling.
- Prepare a presentation regarding the model for purpose of presenting results and considerations to the City.
- Prepare a model report that will document the model domain, layers, hydraulic characteristics, calibrations, and results.

Schedule

Data review and construction of the numeric model can begin immediately after authorization. Aquifer testing in Task 37.3 will provide hydraulic characteristics and the aquifer test is planned to occur in March 2026. The model report is expected to be completed in May 2026.

Assumptions

- HDR assumes that at this time, the groundwater flow model will be sufficient to inform the selection of remedial alternatives and support the design of GWET infrastructure, such as the placement and operation of extraction wells. The proposed groundwater flow model will not evaluate the fate and transport of CCR and PFAS constituents, but the flow model may potentially be adapted in the future to become a "fate and transport model".
- The model is a numeric representation of a physical site about which significant inferences are made from existing data. For example, geologic materials have only been examined where soil borings have been drilled, requiring inferences to be made to describe the lateral and vertical dimensions of site's geologic units. Similarly, aquifer testing is used to estimate average hydraulic properties in the immediate vicinity of the test, requiring the model to extrapolate these estimates, and/or rely on reasonable literature values in developing the numeric representation.
- The model will rely on information and data developed by HDR, but also by others, and it is assumed that these data are delivered on time or are accessible (such as government agency data). Examples of data on which the model will rely include:
 - The timely completion of the aquifer test (Task 3)

- Local authoritative sources of precipitation data (i.e., National Oceanic and Atmospheric Administration)
- Literature estimates of local evapotranspiration and groundwater recharge rates
- EGLE review and comment on the groundwater model is not included in this proposed Scope of Work. If it is determined that the model will likely be reviewed by EGLE as part of the Remedy Implementation Plan, that review and revisions process will be included in that later scope of work.

Deliverables

A Groundwater Modeling report describing the 3D groundwater flow model will be prepared, as well as a presentation that will be delivered to the project team and City. The memorandum will include how the model was developed, the calibration statistics, sensitivity analyses and results from remedy alternatives simulation runs on the calibrated model.

The report will be provided in draft format to the City for review and comment, and a final report will be submitted approximately 2 weeks following the receipt of comments.

PERIOD OF SERVICE

HDR anticipates that these services begin in February/March 2026 provided HDR receives the notice to proceed by February 20, 2026.

ENGINEER'S FEE

The Engineering Fee presented below is based on the 2026 Rate Schedule previously provided by HDR to the City. HDR proposes to execute our scope of services for a fee of **\$232,377**

HDR's fee is based on general adherence to the schedule noted in this proposal. Significant delays which are not caused by HDR may impact the required fee. In the event of significant changes to the project schedule, HDR will work together with the City to assess the impact and adjust the fee as required. Task Order TO#27 has been allocated on approximately a 50/50 basis with Task Order TO#28 to distribute costs between the City of Grand Haven and the Grand Haven Board of Light and Power.

TASK ORDER 27						
Task #	Task Description	Hours	Labor	Subcontractors	Expenses	Total
37.1	Topographic and Bathymetric Surveys	11	\$2,246	\$21,727	\$333	\$24,305
37.2	Wetland Evaluations	126	\$24,830	\$0.00	\$920	\$25,750
37.3	Aquifer Testing	225	\$43,042	\$93,686	\$2,246	\$138,974
37.4	Groundwater Modeling	244	\$43,348	\$0.00	\$0.00	\$43,348
	Subtotal	606	\$113,466	\$115,413	\$3,499	\$232,377

Both Task Orders are scheduled to be executed concurrently, and approval of each is a prerequisite for the execution of the other.

Approval

We appreciate the opportunity to continue this work with the City. If you have questions, please feel free to contact me at 734-332-6405 or Lara.Zawaideh@hdrinc.com.

ENGINEER

(Approval required by all listed below)



02/06/2026

Project Manager

Lara Zawaideh, PE ENV SP
Associate Vice President | Area
Business Development Leader

Date

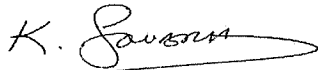
CLIENT

(Approval required by authorized signatory)

Authorized Signatory:

Robert Monetza
Mayor

Date



02/06/2026

Authorized Signatory:

Khaled S. Soubra, PhD, PD, LEED AP
Vice President | Michigan Area
Manager

Date

Authorized Signatory:

Maria Boersma
City Clerk

Date

Attachment E

CITY OF GRAND HAVEN

Community Development Department

519 Washington Ave
Grand Haven, MI 49417
Phone: (616) 935-3276



TO: Ashley Latsch, City Manager
CC: Dana Kolleywehr, Assistant City Manager
FROM: Brian Urquhart, City Planner
DATE: February 6, 2026
SUBJECT: 1500 Kooiman Planned Development – Final Reading

Denny Dryer of Dyer Architecture on behalf of Kooiman Storage LLC, submitted a request for a zoning change from TI, Transitional Industrial District to PD, Planned Development District and a Preliminary Development Plan for a mixed-use development at 1500 Kooiman St. (parcel #70-03-28-301-019).

Background

In September 2024, Mr. Dryer received site plan, special land use and sensitive area overlay approval from the Planning Commission for a mixed-use development on the 1.14 acre site, comprised of two buildings, a total of 12 units at 1500 Kooiman St. One building was targeted for use as a contractor's establishment, along with business and residential uses. The other building was planned for personal storage units. In July 2025, the Planning Commission approved an amendment to the site plan, which increased the size of the 4 units in one of the buildings and changed the number of access drives. Shortly after approval, site preparation took place and all trees were removed, except a small wetland area in the southeast corner of the site, which was left undisturbed. A building permit was approved in September for both buildings.

Shortly afterwards, Mr. Dryer approached the City about rezoning the property to a Planned Development. The primary reason was it was difficult for owners to obtain a mortgage for their units. Lenders expressed concern about a residential loan when the zoning district includes industrial in the name. The intent of the Transitional Industrial district is to allow for the transition from traditional industrial uses to commercial, retail, residential and some live/work uses. Multiple-family dwellings and mixed-uses are permitted as special land uses in the Transitional Industrial District. The zoning district name was largely a banking and lending issue, not a planning or zoning matter.

Feb. 2 Public Hearing

City Council held a public hearing on Feb. 2, where one comment was made against the request.

Following the public hearing, City Council agreed with the recommendation from the Planning Commission to approve the preliminary development plan and rezoning to a PD. No changes have been made to the PD ordinance.

Next Steps

After approval, the applicant will submit the site plan for final development plan review and satisfy the conditions of approval.

Attachments:

- A. Preliminary development plan
- B. Ordinance No. 2026-##

**CITY COUNCIL
CITY OF GRAND HAVEN
Ottawa County, Michigan**

Council Member _____, supported by Council Member _____,
moved the adoption of the following Ordinance:

ORDINANCE NO. **2026-**____

AN ORDINANCE TO APPROVE THE REZONING FOR AND THE PRELIMINARY
DEVELOPMENT PLAN OF KOOIMAN PLACE AT 1500 KOOIMAN STREET.

THE CITY OF GRAND HAVEN ORDAINS:

Section 1. Rezoning. Parcel Number 70-03-28-301-19, consisting of approximately 1.075 acres, located at 1500 Kooiman Street, is rezoned from Transitional Industrial to Planned Development, as shown on Exhibit A, SITE PLAN FOR: 2 MIXED USE UNITS, prepared by Dryer Architectural Group, PLC and dated November 12, 2025. The rezoning of these is based upon a consideration of the factors in Section 40-421.06 of the City of Grand Haven Zoning Ordinance, and the following findings.

- A. Granting the rezoning will result in a recognizable and substantial benefit to the users of Kooiman Place and the community, which benefit would otherwise be unfeasible or unlikely.
- B. The type and density of the Kooiman Place land use will be compatible with the capacities of the public services and facilities affected, and shall not Place a material burden upon the rezoned property, the surrounding property, property owners or occupants, or the natural environment.
- C. Kooiman Place will be compatible with the City's 2023 Master Plan and consistent with the intent and purpose of the Zoning Ordinance. Specifically, the two-unit planned development will promote entrepreneurship and small businesses, both of which are compatible with and encouraged by the Master Plan. Kooiman Place will be a mixed use development as called for in the Master Plan.
- D. Kooiman Place will be under single ownership or control of a person or entity responsible to complete its development in conformity with this Ordinance.
- E. Kooiman Place will be constructed in one phase in compliance with the Zoning Ordinance.

Section 2. Preliminary Development Plan Approval. Pursuant to Section 40-421.07 of the Zoning Ordinance, the preliminary development plan for Kooiman Place Planned Development is approved. The planned development as approved includes **Exhibit A** and the following documents, which are incorporated by reference and attached as **Exhibit B** (later received documents shall control over earlier received documents):

- A. Application dated September 10, 2025;
- B. Request for Zoning Change Application dated January 8, 2026; and
- C. Two-page summary from Dryer Architectural Group, PLC.

Section 3. Findings. On the basis of the discussion had by the Planning Commission as reflected in the minutes of January 13, 2026, and on the basis of the discussion had by the City Council, the City Council finds that the preliminary development plan for the Kooiman Place Planned Development meets the purposes of Section 40-421.01; meets the qualifying conditions of Section 40-421.02; meets the developments requirements of subsection A, is a permitted use per subsection B, and meets the guidance standards of C, all in Section 40-421.03; meets the standards of Section 40-421.05; and meets the standards of Section 40-421.06.

Section 4. Conditions.

- 1. Kooiman Place will comply with all applicable federal, state, county, and City laws and ordinances.
- 2. The sensitive area overlay for the property in the Planned District shall remain in place.
- 3. The wetland viewing in the corresponding area shall remain available and open to the public. The applicant shall submit a complete installation, maintenance, and preservation plan for the observation deck to the City prior to final development plan approval, which shall be duly recorded in the master deed for the homeowner's association of the Planned Development.
- 4. All conditions approved by the Planning Commission in cases 24-30 and 25-23 shall remain.

Section 5. Effective Date. This Ordinance shall take effect 20 days after its adoption or upon such later date as required by Public Act 110 of 2005, as amended.

YEAS:

NAYS:

ABSTAIN:

ABSENT:

APPROVED: _____ 2026

I certify that this ordinance was adopted by the City Council of the City of Grand Haven at a meeting held on _____, 2026, and published in the Grand Haven Tribune, a newspaper of general circulation in the City.

Marie Boersma, City Clerk

Introduced: _____

Adopted: _____

Published: _____

Effective: _____

EXHIBIT A

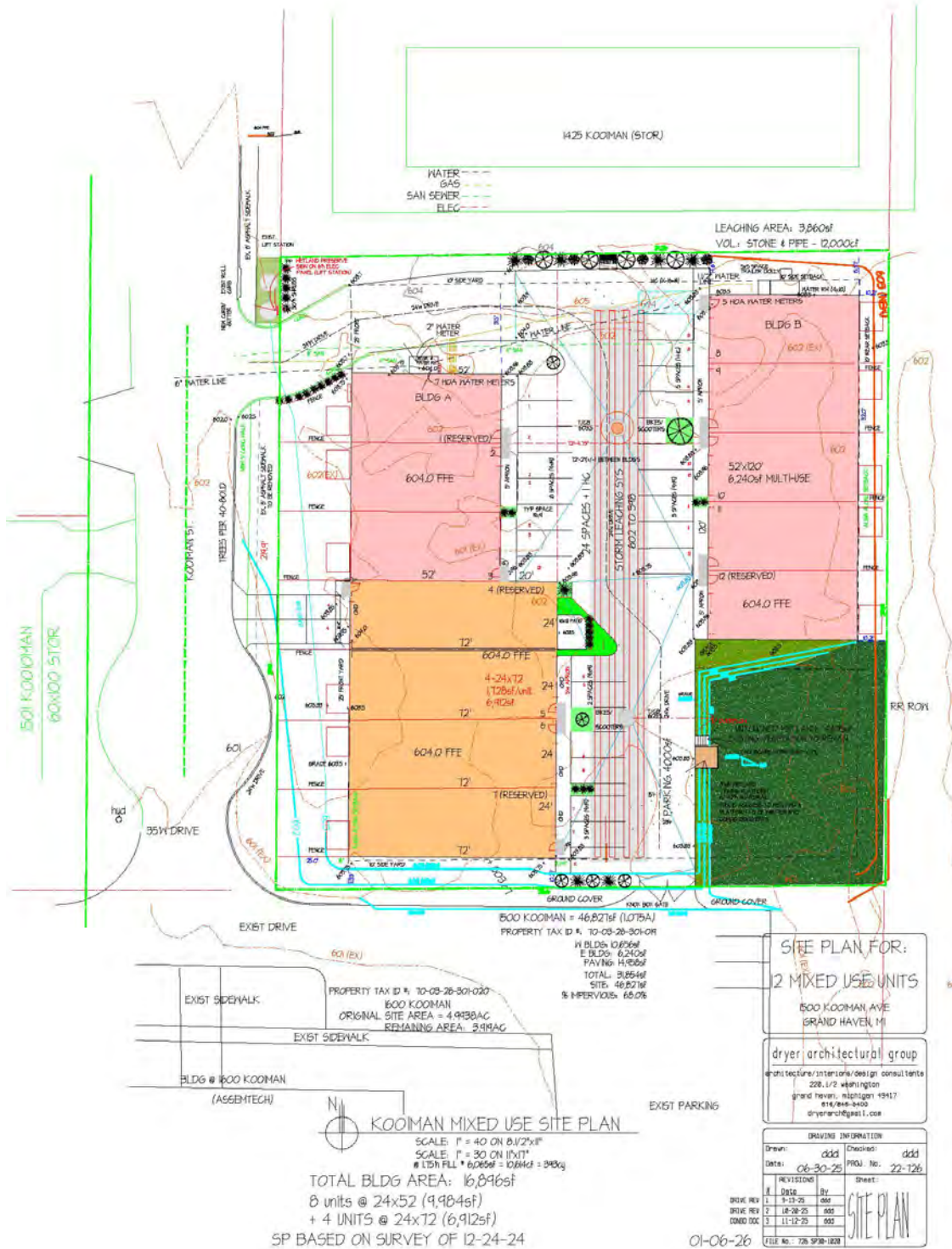


EXHIBIT B

PLANNED DEVELOPMENT APPLICATION

Planning Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: 1500 Kooiman
Name of Development: Kooiman Place
Parcel #: 70-03-28-301-19
Current Use: Vacant
Area in Acres: _____
Current Zoning District: T1
Proposed Use: Mixed Use
Zoning of adjacent properties: T1 & C (to the east)

2. Applicant

Name: Dennis Dryer
Company: 1500 Kooiman LLC
Address: 800 Washington
Grand Haven, MI 49417
Phone #: 616-846-5400
Email: Dryerarch@gmail.com

3. Property Owner

Name: 1500 Kooiman LLC
Company: 1500 Kooiman LLC
Address: 800 Washington
Grand Haven, MI 49417
Phone #: 616-846-5400
Email: Dryerarch@gmail.com

4. Required Attachments

- Application (PDF + 5 copies)
- Preliminary Development Plan (PDF + 5 copies)
- Narrative (PDF + 5 copies)
- See Section 40-421.04.D of the City of Grand Haven Zoning Ordinance for additional details

5. Fees and Escrow Deposit:

Application Fee: \$750.00 (covers the Rezoning and Preliminary Development Plan review only)

A deposit of \$1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: _____ Date: 09-10-2025

Print Name: Dennis Dryer

Signature of Owner: _____ Date: 09-10-2025

Print Name: Dennis Dryer

Case #: _____ Date Received: _____ Fee(s): _____
Office Use Only



City of Grand Haven - PD Application
Updated July 2025

**THE FOLLOWING PAGE IS FOR REFERENCE ONLY
AND SHOULD NOT BE SUBMITTED WITH YOUR APPLICATION**

The City of Grand Haven Planning Commission meets in a regular session on the second Tuesday of each month at 7:00 p.m. in the City Council Chambers, 519 Washington, Grand Haven, Michigan.

Materials related to requests for Board action, including any required fees, must be filed at the Community Development Department located at 519 Washington Avenue, Grand Haven, Michigan, 49417. Questions may be directed to Brian Urquhart, City Planner, at (616) 935-3276.

Filing requests which are not complete or which are not filed by the meeting deadline, as determined by the City Planner, will not be placed on the agenda of the respective Board meeting, nor will they be considered at the respective Board meeting.

Filing deadlines are established:

- To comply with various Ordinance requirements;
- To permit adequate time for staff to arrange the notice for publication as may be required;
- To permit adequate time for staff to arrange the mailing of notices as may be required;
- To permit adequate time for the Board and staff to review the filed materials.

Filing deadline	Meeting Date
December 11, 2024	January 14, 2025
January 8, 2025	February 11, 2025
February 5, 2025	March 11, 2025
March 12, 2025	April 15, 2025
April 9, 2025	May 13, 2025
May 7, 2025	June 10, 2025
June 4, 2025	July 8, 2025
July 9, 2025	August 12, 2025
August 6, 2025	September 9, 2025
September 10, 2025	October 14, 2025
October 8, 2025	November 11, 2025
November 5, 2025	December 9, 2025
December 10, 2025	January 13, 2026

Please note that a Pre-Application Conference is required prior to submission of an application for a Planned Development. See Section 40-421.04 of the City of Grand Haven Zoning Ordinance for the Planned Development application process, submittal requirements, and approval procedures.



REQUEST FOR ZONING CHANGE APPLICATION

Community Development Department, City of Grand Haven

519 Washington Avenue, Grand Haven, MI 49417

Phone: (616) 935-3276 Website: www.grandhaven.org

1. General Information (if the proposed amendment is a map amendment, aka rezoning)

Address/location of property: 1500 Kooiman

Parcel #: 70-03-28-301-019

Current Use: Mixed Use

Existing Zoning: T1

Proposed Zoning: PD

Master Plan designation: Mixed Use Redevelopment

Proposed Use: Mixed Use

Area in Acres: 1.075 (48,827sf)

Area in Acres:

2. Owner

Name: 1500 Kooiman LLC

Address: 600 Washington

Phone #: 616-846-5400

Email: Dryerarch@gmail.com

3. Applicant

Name: 1500 Kooiman LLC

Address: 600 Washington

Phone #:

Email:

4. Required Attachments

- PDF + 5 copies of application
- Property deed (rezoning)
- Plat or sketch (rezoning)

- Justification for request (see sec. 40-121 on page 2)
- Power of attorney (if applicable)
- Existing and proposed section language from Zoning Ordinance (if the proposed amendment is a text amendment)

5. Fees and Escrow Deposit

Application Fee: \$400

A deposit of \$1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

Petition will not be accepted without signature of legal owner or official agent (attach power of attorney).

Signature of Proposed Owner: Dennis Dryer Date: 01-08-26

Print Name: Dennis Dryer

Signature of Applicant: Dennis Dryer Date: 01-08-26

Print Name: Dennis Dryer

Office Use Only		
Case #:	Date Received:	Fee:
Date of City Council Approval:		



City of Grand Haven – Request for zoning change application
Updated July 2025

Page 4 of 4



DRYER ARCHITECTURAL GROUP, PLC

220 1/2 Washington
Grand Haven, MI 49417
Phone: 616.846.5400
E-Mail: dryerarch@gmail.com

SUMMARY FOR PD FOR MIXED USE UNITS @ 1500 KOOIMAN

DATE: JAN. 8, 2026

40-421 PLANNED DEVELOPMENT QUALIFYING CONDITIONS: pages 1 & 2

A zone change to Planned Development Zoning at 1500 Kooiman will result in a recognizable & substantial benefit to any of the owners having residential elements in their units. This benefit is readily available financing at conventional mortgage rates.

The community also benefits having a wetland area with a publically accessible viewing platform (within walking distance of 2 schools). The viewing platform is also anticipated being used by local bird watchers.

The Mixed Use at 1500 Kooiman will be totally compatible with the Master Plan & with the intent & spirit of the PD section.

FUTURE LAND USE: Pages 3 & 4

Future Land Use Map shows this area of the city (#7) as "Mixed Use Development" , likely to be undertaken as Planned Developments...

MASTER PLAN - ENTREPRENURSHIP: Page 5

Entrepreneurship & Small Businesses are supported in Mixed Use Developments like 1500 Kooiman and have an impact on local communities. The Master Plan supports these efforts.

MASTER PLAN - GOALS - HOUSING: Page 6 & 7

Goal 1b: Supporting a broad range of housing types, using PD standards for foster Mixed Use developments.

Goal 2f: Supporting using PD standards to foster Mixed Use Developments to create safe, inviting, attractive, & well-maintained neighborhoods.

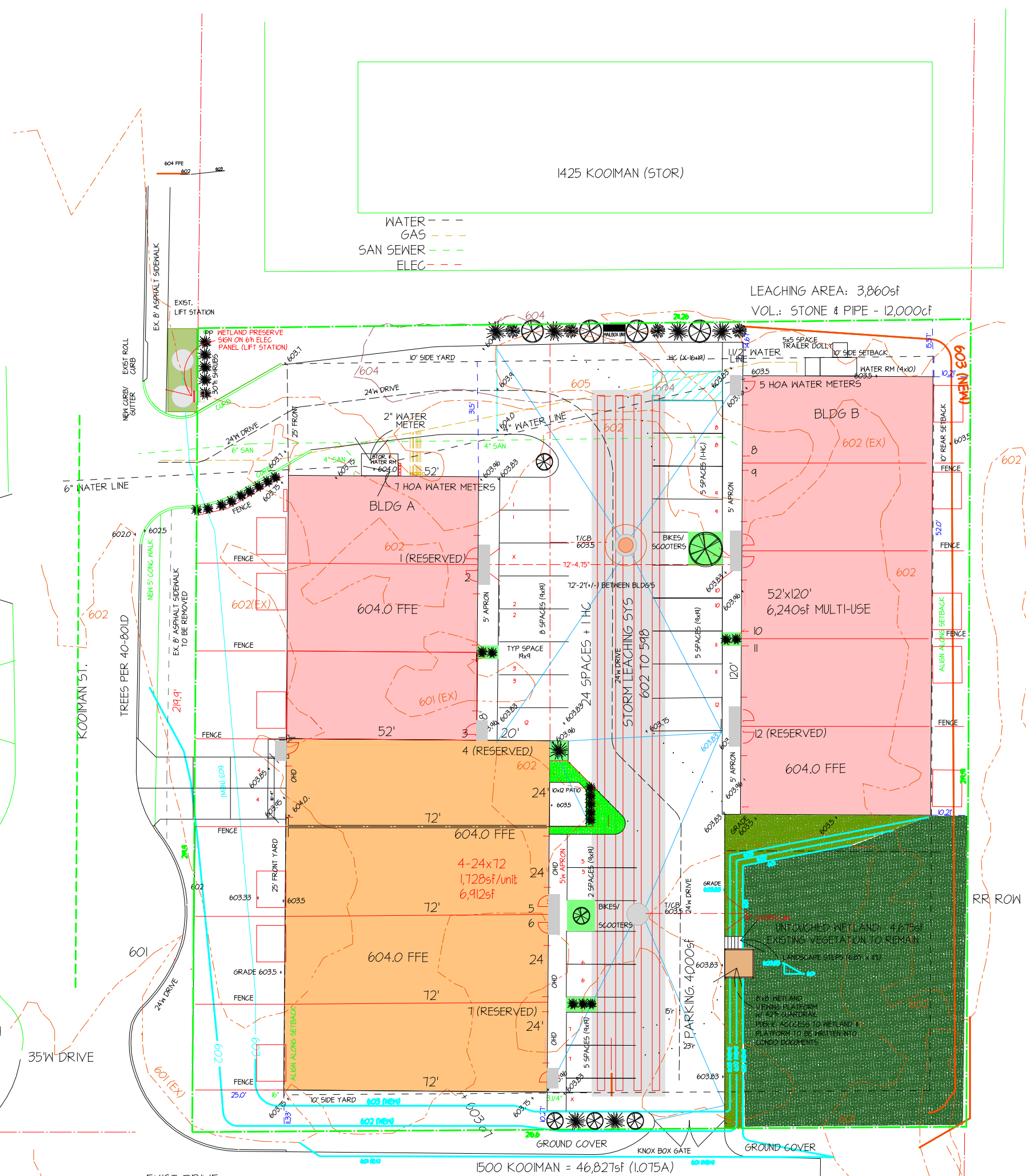
FACTORS FOR THE PLANNING COMMISSION TO CONSIDER

Excerpt from section 40-121 of the Zoning Ordinance:

Prior to making a recommendation on the proposed amendment to the city council, the planning commission shall consider the factors specified as follows:

- A. If the proposed amendment is a map amendment (rezoning), the planning commission shall consider the following:
 1. If the proposed zoning amendment is consistent with the city's adopted master plan.
Master Plan recommends using PD zoning to facilitate redevelopment of Mixed Use
 2. If the proposed zoning amendment is consistent with recent development trends in the area.
Planned Development is the Master Plans preferred zoning for this area.
 3. If the zoning amendment is compatible with existing or future land uses in the vicinity of the subject site or throughout the zoning district(s) affected by the proposed amendment.
Planned Development is the Master Plans preferred zoning to facilitate Mixed Use for this area.
 4. If existing or planned public infrastructure, including streets, sanitary sewers, storm water, water, sidewalks, and street lighting are capable of accommodating potential changes in land use resulting from the proposed amendment.
Existing public infrastructure is in place to support mixed use development whether zoned TI or PD
 5. If the proposed amendment is consistent with the intent and purpose of this ordinance and whether the proposed amendment would protect the health, safety, and welfare of the city.
PD Zoning is consistent with the intent & purpose of the zoning ordinance and the change will protect the health, safety & welfare of the city

1501 KOOLOMAN
60x100 STOR



EXIST DRIVE

EXIST SIDEWALK

BLDG @ 1600 KOOLOMAN (ASSEMTECH)

PROPERTY TAX ID #: 10-03-28-301-019

1600 KOOLOMAN

ORIGINAL SITE AREA = 4.9938AC

REMAINING AREA: 3.919AC

1500 KOOLOMAN = 46,827sf (1.075A)

PROPERTY TAX ID #: 10-03-28-301-019

W BLDG: 10,656sf

E BLDG: 6,240sf

PAVING: 14,958sf

TOTAL: 31,854sf

SITE: 46,827sf

% IMPERVIOUS: 68.0%

EXIST PARKING

KNOX BOX GATE

GROUND COVER

SITE PLAN FOR:
12 MIXED USE UNITS
1500 KOOLOMAN AVE
GRAND HAVEN, MI

dryer architectural group
architecture/interiors/design consultants
220.1/2 washington
grand haven, michigan 49417
616/846-5400
dryerarch@gmail.com

DRAWING INFORMATION			
Drawn:	ddd	Checked:	ddd
Date:	06-30-25	PROJ. No.	22-726
		Sheet:	
#	REVISIONS	By	SITE PLAN
1	9-13-25	ddd	
2	10-20-25	ddd	
3	11-12-25	ddd	
FILE No.: 726 SP30-1020			90

TOTAL BLDG AREA: 16,896sf
8 units @ 24x52 (9,984sf)
+4 UNITS @ 24x72 (6,912sf)
SP BASED ON SURVEY OF 12-24-24

01-06-26

Attachment F

SPECIAL ASSESSMENT RESOLUTION NO. 4
SPECIAL ASSESSMENT DISTRICT NO. 597

City of Grand Haven
County of Ottawa, State of Michigan

Minutes of a regular meeting of the City Council of the City of Grand Haven, County of Ottawa, State of Michigan, held in the City Hall in said City on _____, at 7:30 o'clock p.m., prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and resolution were offered by Councilmember _____ and seconded by Councilmember _____:

WHEREAS, by resolution adopted **February 2, 2026**, the City Council of the City of Grand Haven determined to cause the improvements more particularly hereinafter described in Exhibit A attached hereto and assess the cost thereof to the property benefited by said improvements; and

WHEREAS, the City Assessor has prepared and filed with the City Clerk for the purpose of reporting to the City Council a special assessment roll assessing the cost of said improvements to the property benefited thereby, with the City Assessor's certificate attached thereto;

NOW, THEREFORE BE IT RESOLVED THAT:

1. Said special assessment roll shall be filed with the office of the City Clerk and shall be available for public examination during regular hours on regular working days.

2. The City Council shall hold a public hearing on February 16, 2026, at or after 7:30 p.m., at the City Hall in the City of Grand Haven to review said special assessment roll and hear any objection thereto.

3. The City Clerk shall cause notice of such hearing and the filing of the assessment roll to be published once in the *Grand Haven Tribune* of Grand Haven, Michigan, newspaper of general circulation in the City, prior to the date of the hearing, which first such publication shall be at least ten (10) days before the hearing, and shall cause notice of such hearing to be mailed by first class mail to all record owners of or persons in interest in property in the special assessment district, as shown on the last city tax assessment record of the City, at least ten (10) full days before the date of said hearing. Said notice as published and mailed shall be in substantially the following form:

**NOTICE OF HEARING
ON SPECIAL ASSESSMENT IMPROVEMENT
TO ALL OWNERS OF THE FOLLOWING-DESCRIBED LANDS:
PRINCIPAL SHOPPING DISTRICT
SPECIAL ASSESSMENT DISTRICT NO. 605**

70-03-20-280-025	70-03-20-408-027	70-03-20-436-010	70-03-21-315-006
70-03-20-404-007	70-03-20-409-001	70-03-20-436-011	70-03-21-315-007
70-03-20-404-013	70-03-20-409-002	70-03-20-436-029	70-03-21-315-008
70-03-20-405-003	70-03-20-409-016	70-03-20-436-026	70-03-21-315-009
70-03-20-405-008	70-03-20-411-001	70-03-20-439-008	70-03-21-352-006
70-03-20-405-009	70-03-20-411-004	70-03-20-439-009	70-03-21-352-010
70-03-20-405-010	70-03-20-411-005	70-03-20-439-010	70-03-21-353-004
70-03-20-405-014	70-03-20-411-011	70-03-20-439-011	70-03-21-353-005
70-03-20-405-016	70-03-20-411-012	70-03-20-439-012	70-03-21-353-006
70-03-20-405-017	70-03-20-411-009	70-03-20-451-008	70-03-21-354-001
70-03-20-405-018	70-03-20-411-010	70-03-20-451-015	70-03-21-354-007
70-03-20-405-019	70-03-20-412-001	70-03-21-303-027	70-03-21-354-008
70-03-20-405-020	70-03-20-413-001	70-03-21-303-028	70-03-21-354-009
70-03-20-405-021	70-03-20-413-002	70-03-21-303-029	70-03-21-354-025
70-03-20-405-023	70-03-20-413-003	70-03-21-303-035	70-03-21-356-012
70-03-20-406-008	70-03-20-413-004	70-03-21-303-036	70-03-21-357-010
70-03-20-406-009	70-03-20-414-004	70-03-21-303-037	70-03-21-357-011
70-03-20-407-001	70-03-20-414-005	70-03-21-305-005	70-03-21-357-012
70-03-20-407-002	70-03-20-414-006	70-03-21-316-013	70-03-21-357-013
70-03-20-407-003	70-03-20-416-001	70-03-21-305-010	70-03-21-357-014
70-03-20-407-005	70-03-20-416-002	70-03-21-305-012	70-03-21-357-015
70-03-20-407-006	70-03-20-416-003	70-03-21-306-001	70-03-21-357-016
70-03-20-407-030	70-03-20-416-004	70-03-21-306-003	70-03-21-357-020
70-03-20-407-023	70-03-20-416-005	70-03-21-306-005	70-03-21-357-021
70-03-20-407-024	70-03-20-416-006	70-03-21-306-006	70-03-21-357-023
70-03-20-407-031	70-03-20-432-007	70-03-21-309-016	70-03-21-357-025
70-03-20-408-001	70-03-20-432-018	70-03-21-309-017	70-03-21-357-027
70-03-20-408-002	70-03-20-432-010	70-03-21-309-018	70-03-21-357-028
70-03-20-408-005	70-03-20-432-011	70-03-21-310-007	70-03-21-357-029
70-03-20-408-006	70-03-20-432-012	70-03-21-310-014	70-03-21-357-030
70-03-20-408-007	70-03-20-432-013	70-03-21-310-015	70-03-21-357-031
70-03-20-408-008	70-03-20-432-017	70-03-21-310-016	70-03-21-357-033
70-03-20-408-009	70-03-20-436-002	70-03-21-313-019	70-03-21-358-008
70-03-20-408-010	70-03-20-436-003	70-03-21-313-022	70-03-21-358-009
70-03-20-408-011	70-03-20-436-004	70-03-21-315-001	70-03-21-384-001
70-03-20-408-012	70-03-20-436-005	70-03-21-315-002	70-03-21-384-002
70-03-20-408-013	70-03-20-436-006	70-03-21-315-003	70-03-21-384-003
70-03-20-408-025	70-03-20-436-008	70-03-21-315-004	70-03-21-384-004
70-03-20-408-026	70-03-20-436-009	70-03-21-315-005	70-03-21-384-005

70-03-21-384-006
70-03-21-384-007
70-03-21-384-008
70-03-21-384-009
70-03-21-359-001
70-03-21-359-008
70-03-20-278-015
70-03-20-280-004
70-03-20-280-023
70-03-20-284-006
70-03-20-284-019
70-03-20-403-008
70-03-20-403-012
70-03-20-426-020
70-03-20-427-011
70-03-20-427-013
70-03-20-427-016
70-03-20-429-013
70-03-20-441-001
70-03-20-429-020
70-03-20-430-001
70-03-20-430-002
70-03-20-430-003
70-03-20-433-004
70-03-20-433-005
70-03-20-433-008
70-03-20-433-014
70-03-20-437-008
70-03-20-437-010
70-03-20-440-001
70-03-20-440-002
70-03-20-440-003
70-03-21-301-001
70-03-21-351-002
70-03-21-355-003
70-03-21-355-011
70-03-20-432-001
70-03-20-436-022

TAKE NOTICE that the special assessment roll has been processed and is on file in the office of the City Clerk for public examination. Said special assessment roll has been prepared for the purpose of assessing the cost of the following described improvement to the above property benefitted therefrom: Principal Shopping District to continue program established by Special Assessment Districts 597, 601 & 604, the results of which were submitted to the City Council on October 19, 2015, November 2, 2020, and January 19, 2021.

TAKE FURTHER NOTICE that the City Council will meet at the City Hall, 519 Washington Avenue, in the City of Grand Haven, Grand Haven, Michigan, at or after 7:30 p.m., prevailing Eastern Time, on Monday, February 16, 2026, for the purpose of reviewing said special assessment roll and hearing any objections thereto.

TAKE FURTHER NOTICE that appearance and protest at this hearing is required in order to appeal the amount of the special assessment to the State Tax Tribunal if the appeal should be desired. A property owner or party with interest, or his or her agent, may contact Council via letter or email delivered to the City Clerk (mariaboersma@grandhaven.org) by 5 p.m., Monday, February 16, 2026, and his or her appearance shall not be required. The property owner or any person having an interest in the property subject to the proposed special assessment may file a written appeal of the special assessment with the State Tax Tribunal withing thirty days after confirmation of the special assessment roll if that special assessment was protested at this hearing.

Chapter 31, Section 31-10 of the City of Grand Haven Code of Ordinances provides that, if the owners of property in the district, which, according to estimates, will be required to bear more than fifty percent (50%) of the cost of the public improvements, or a majority of the owners of property within the district to be assessed file their written objections thereto with the City Council at any time prior to the close of the public hearing on Monday, the 16th day of February, 2026, said special assessment roll shall not be confirmed except by the affirmative vote of four members of the City Council.

Maria Boersma

City Clerk

Dated: February 3, 2026

Posted: February 3, 2026

Published: February 4, 2026

EXHIBIT A

PRINCIPAL SHOPPING DISTRICT SPECIAL ASSESSMENT DISTRICT NO. 601

Description of Project

The Principal Shopping District will continue the program established by Special Assessment District 587, representing commercial properties located within the same geographic boundaries as the existing Downtown Development Authority (DDA).

CITY OF GRAND HAVEN
519 Washington Ave
Grand Haven, MI 49417
Phone: (616) 847-4888



TO: Ashley Latsch, City Manager

FROM: Dana Kollewehr, Assistant City Manager *DK*

DATE: February 6, 2026

SUBJECT: 123 Washington Avenue Redevelopment

The City is being asked to initiate the process to establish an Obsolete Property Rehabilitation District (District) under the Obsolete Property Rehabilitation Act (OPRA; PA 146 of 2000) for the property located at 123 Washington, commonly known as the Floto's building. By establishing the District, the property owner is eligible to apply for a tax abatement, which would freeze the taxable value for up to 12 years, incentivizing the property owner to reinvest in an obsolete property. Further, if requested by the Developer, the State Treasurer may reduce school taxes by half for up to 6 years.

Council is being asked to establish the District by making a finding that "it is an obsolete property in an area characterized by obsolete commercial property or commercial housing property (from Sec. 3(1)a of the OPRA). If approved, the OPRA certificate requested by the property owner will be considered by the City Council in September. Background information regarding the future certificate is enclosed, which may be helpful to the City Council before establishing the District.

City Council will take action on this item at a future Council meeting, followed by a OPRA certificate request.

Project Overview

The City of Grand Haven retained Plante Moran Realpoint (PMR) to conduct an independent financial and market feasibility review of the proposed redevelopment of 123 Washington Avenue. The applicant, 123 Washington LLC, is requesting a package of development incentives to support the rehabilitation of an underutilized downtown property, including:

- \$250,000 in Michigan Economic Development Corporation (MEDC) grant funding
- Approximately \$589,800 in Brownfield Tax Increment Financing (TIF) over 25 years
- An estimated \$252,104 in property tax abatement under the Obsolete Property Rehabilitation Act (OPRA) over 12 years

The approximately \$1.99 million project will redevelop an existing downtown building into a mixed-use development with three residential units and one ground-floor commercial space for restaurant or retail use. The property is along Washington Avenue in the downtown core, approximately two blocks from the waterfront, in a high-visibility pedestrian corridor. The project will preserve the building's architecturally distinctive façade and restore the site as an active

economic asset. The residential units are proposed at 100% of Area Median Income (AMI), supporting attainable downtown housing.

In addition to the initial investment, the developer intends to secure a restaurant tenant and will have additional buildout costs associated with the tenant improvements.

PMR conducted a “but for” analysis and concluded that the redevelopment would likely not proceed without public incentives. Even with incentives, projected returns remain modest and below typical market benchmarks, indicating a clear financing gap and validating the need for public participation.

Economic Incentive Policy Alignment

The 123 Washington Avenue redevelopment advances the EDC’s core objectives by catalyzing private investment in the downtown district and strengthening Grand Haven’s commercial core. Public incentives leverage private equity and bank financing to unlock nearly \$2 million in total project investment.

Economic development benefits include:

Downtown Revitalization and Placemaking

The project activates a prominent Washington Avenue frontage with new commercial space, supporting walkability, foot traffic, and business vitality. Adding residential units above the commercial space reinforces a live-work-play downtown environment.

Housing in Support of Workforce and Local Businesses

Three attainable residential units at 100% AMI contribute to housing availability in the city center, helping support local employers and downtown businesses by increasing nearby year-round residency.

Tax Base Growth Over Time

While OPRA and Brownfield TIF temporarily reduce or redirect portions of property tax revenue, redevelopment substantially increases the property’s taxable value. Upon expiration of the incentive periods, the improved property is expected to contribute meaningfully to the City’s long-term tax base.

Conclusion

The proposed redevelopment of 123 Washington Avenue is a strategic infill investment aligned with both BRA and EDC objectives. The project addresses an underutilized downtown property, delivers mixed-use density, adds attainable housing, preserves the property’s architectural character, and strengthens Washington Avenue’s commercial corridor.

Independent third-party analysis confirms that the project meets the “but for” requirement and that Brownfield TIF, OPRA, and grant support are necessary to close the financing gap. In exchange, the community benefits from downtown revitalization, leveraged private investment, a stronger long-term tax base, and enhanced economic activity.



Warner Norcross + Judd LLP

October 6, 2025

Ms. Maria Boersma
City Clerk
City of Grand Haven
519 Washington Avenue
Grand Haven, MI 49417

Re: **Act 146 Obsolete Property Rehabilitation Act (OPRA) Application for the
Washington 123, LLC Redevelopment Project**

Dear Ms. Boersma:

I am writing on behalf of my client, Washington 123, LLC, to request approval consideration for the attached Act 146 OPRA Application for the proposed improvements on property located at 123 Washington Avenue, Grand Haven, MI. Enclosed is a copy of the application for review and consideration.

Thank you for your time and consideration of this request. If I can provide any additional information or be of assistance, please do not hesitate to contact me directly at (616) 752-2447.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jared T. Belka", written in a cursive style.

Jared T. Belka

Enclosures

cc: Dana Kollwehr (*via e-mail*)
Andrew Todtz (*via e-mail*)
George Holmes (*via e-mail*)

Jared T. Belka | Partner

D 616.752.2447

E jbelka@wnj.com

1500 Warner Building, 150 Ottawa Avenue, N.W.

Grand Rapids, MI 49503

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility; (c) Description of the general nature and extent of the rehabilitation to be undertaken; (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) A time schedule for undertaking and completing the rehabilitation of the facility; (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility)			
Washington 123, LLC			
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)			
17994 HOLCOMB HILLS RD, GRAND HAVEN, MI 49417			
Location of obsolete facility (Number and Street, City, State, ZIP Code)			
123 Washington Avenue, Grand Haven, Michigan 49417			
City, Township, Village (indicate which)		County	
City of Grand Haven		Ottawa	
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)	
12/1/2025	6/1/2026	70010 - Grand Haven	
Estimated Cost of Rehabilitation		Number of years exemption requested	
\$1,106,000.00		12	
Attach legal description of obsolete property on separate sheet.			
Expected Project Outcomes (Check all that apply)			
<input checked="" type="checkbox"/> Increase commercial activity		<input type="checkbox"/> Retain employment	
<input checked="" type="checkbox"/> Create employment		<input type="checkbox"/> Prevent a loss of employment	
		<input checked="" type="checkbox"/> Revitalize urban areas	
		<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated	
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. <u>30</u>			
<input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.			
APPLICANT CERTIFICATION			
The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.			
The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.			
It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.			
Name of Company Officer (No authorized agents)		Telephone Number	Fax Number
Andrew Todtz		(443) 506-1519	
Mailing Address		E-mail Address	
101 Washington Ave, PMB 302, Grand Haven, MI 49417		andrewtodtz@gmail.com; jbelka@wnj.com	
Signature of Company Officer (no authorized agents)		Title	
		Manager	
LOCAL GOVERNMENT UNIT CLERK CERTIFICATION			
The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.			
Signature		Date Application Received	
FOR STATE TAX COMMISSION USE			
Application Number		Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date

☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)

☐ Denied

Date District Established

LUCI Code

School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit.

A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.

A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.

A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.

A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.

A statement that the applicant is not delinquent in any taxes related to the facility.

If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.

A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.

A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.

A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.

A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.

A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.

A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)

Building Taxable Value

Building State Equalized Value

\$

\$

Name of Government Unit

Date of Action Application

Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.

Name of Clerk

Telephone Number

Clerk Mailing Address

Mailing Address

Telephone Number

Fax Number

E-mail Address

Clerk Signature

Date

For faster service, email completed application and attachments to PTE@michigan.gov. An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.

PROPERTY LEGAL DESCRIPTION

Property Address: 123 Washington Avenue, Grand Haven, MI 49417

Tax Parcel No.: 70-03-20-405-018

Parcel Size: 0.119 acres

Legal Description: W 44 FT OF LOTS 161 & 162 ORIG. PLAT, EXC THE MOST NLY
PART USED FOR ALLEY PURPOSES. ORIGINAL PLAT

OPRA ATTACHMENT RESPONSES FOR 123 WASHINGTON AVE

(a). General description of obsolete facility:

Washington 123, LLC (the "Developer") is proposing the rehabilitation of approximately 0.119 acres of improved mixed-use land comprised of one (1) parcel located at 123 Washington Ave, Grand Haven, MI 49417 (the "Property"). The Property currently consists of a two-story vacant mixed-use building, including a first-floor commercial space, two second floor two-bedroom apartments, and basement. The current structure has 4,650 sf of floor area, plus a 2,904 sf basement. Half of the second floor is occupied by a rooftop patio. The Developer proposes the rehabilitation of the first-floor commercial space, renovation and reconfiguration of the two existing units (renovated units will be approximately 626 and 717 sf), and construction of a new approximately 799 sf two-bedroom unit (the "Project").

(b). General description of the proposed use of the rehabilitated facility:

The approximately 2,863 sf first-floor commercial space will be rehabilitated to accommodate a restaurant, including construction of a kitchen, bar, and restrooms for restaurant-goers. The approximately 2,904 sf basement will be used as storage for the restaurant. The second floor will be used for three 2-br/1-b units (approximately 626, 717, and 799 sf) with a shared rooftop patio.

(c). Description of the general nature and extent of the rehabilitation to be undertaken:

The Project includes substantial interior demolition, minor structural demolition, and substantial rehabilitation to accommodate a commercial tenant on the first floor and three income-qualified households on the second floor. Interior renovation includes but is not limited to demolition and replacement of flooring, walls, and various electrical and plumbing components. Structural demolition includes removal of a laundry room connected to one of the existing units and demolition of a portion of the existing roof currently occupied by a rooftop patio adjacent to the two existing units to accommodate construction of the new third unit and a refreshed shared rooftop patio.

(d). Descriptive list of fixed building equipment that will be part of the rehabilitated facility:

Mechanical, HVAC, plumbing and electrical.

(e). A time schedule for undertaking and completing the rehabilitation of the facility:

The project will begin in the fall of 2025 and is expected to be completed approximately 8 months later.

(f). A statement of the economic advantages expected from the exemption:

The Project will generate increased tax revenue for the taxing jurisdictions, create new job opportunities, and stimulate additional investment in the surrounding community and along Grand Haven Main Street. The Project will significantly improve the overall use of the Property by repurposing the vacant structure into a mixed-use facility with attainable residential units and commercial space in downtown Grand Haven along a major pedestrian thoroughfare.

Development Name: Washington 123 LLC
City/Township/Village: City of Grand Haven
County: Ottawa
Construction Type: Rehab

106

October 6, 2025

Ms. Maria Boersma
City Clerk
City of Grand Haven
519 Washington Avenue
Grand Haven, MI 49417

Re: **Obsolete Property Rehabilitation Act (OPRA) District Designation Request
for the Proposed Washington 123, LLC Redevelopment Project**

Dear Ms. Boersma:

On behalf of my client, Washington 123, LLC, a Michigan limited liability company, we request that, pursuant to Obsolete Property Rehabilitation Act, Act 146 of the Public Acts of Michigan of 2000, as amended, MCL 125.2781(1), an OPRA designation be awarded to the area identified in the attached map for the property located at 123 Washington Ave.

Thank you for your time and consideration of this request. If I can provide any additional information or be of assistance, please do not hesitate to contact me directly at (616) 752-2447.

Very truly yours,



Jared T. Belka

Enclosures

cc: Dana Kollewehr (*via e-mail*)
Andrew Todtz (*via e-mail*)
George Holmes (*via e-mail*)

PROPOSED DISTRICT



Property Description:

Property Address: 123 Washington Ave, Grand Haven, MI 49417

Tax Parcel No.: 70-03-20-405-018

Legal Description: W 44 FT OF LOTS 161 & 162 ORIG. PLAT, EXC THE MOST NLY PART USED FOR ALLEY PURPOSES. ORIGINAL PLAT

CITY OF GRAND HAVEN

519 Washington Ave
Grand Haven, MI 49417
Phone: (616) 847-4888



TO: Ashley Latsch, City Manager

FROM: Dana Kollewehr, Assistant City Manager

DK

DATE: February 6, 2026

SUBJECT: 123 Washington Avenue Redevelopment

Project Overview

The City of Grand Haven retained Plante Moran Realpoint (PMR) to conduct an independent financial and market feasibility review of the proposed redevelopment of 123 Washington Avenue. The applicant, 123 Washington LLC, is requesting a package of development incentives to support the rehabilitation of an underutilized downtown property, including:

- \$250,000 in Michigan Economic Development Corporation (MEDC) grant funding
- Approximately \$589,800 in Brownfield Tax Increment Financing (TIF) over 25 years
- An estimated \$252,104 in property tax abatement under the Obsolete Property Rehabilitation Act (OPRA) over 12 years

The approximately \$1.99 million project will redevelop an existing downtown building into a mixed-use development with three residential units and one ground-floor commercial space for restaurant or retail use. The property is along Washington Avenue in the downtown core, approximately two blocks from the waterfront, in a high-visibility pedestrian corridor. The project will preserve the building's architecturally distinctive façade and restore the site as an active economic asset. The residential units are proposed at 100% of Area Median Income (AMI), supporting attainable downtown housing.

Brownfield Eligibility

The property has been underutilized in recent years, consistent with the Brownfield program's intent to encourage reinvestment in functionally obsolete or blighted sites. The Brownfield TIF request would reimburse eligible redevelopment costs using only the incremental taxes generated by the improved property.

PMR conducted a "but for" analysis and concluded that the redevelopment would likely not proceed without public incentives. Even with incentives, projected returns remain modest and below typical market benchmarks, indicating a clear financing gap and validating the need for Brownfield participation.

Key BRA-related considerations identified by PMR include the following:

- Project feasibility depends heavily on securing a ground-floor commercial tenant and

leasing smaller-than-market two-bedroom units.

- Project sources and uses may be misaligned due to limited contingency and reliance on grant funding.
- Despite these risks, the redevelopment is expected to effectively revitalize a currently underutilized downtown property that would otherwise be difficult to redevelop without incentives.

Through Brownfield TIF, the BRA enables redevelopment while preserving baseline tax revenues for taxing jurisdictions and capturing only the incremental value created by the project.

Economic Incentive Policy Alignment

The 123 Washington Avenue redevelopment advances the EDC's core objectives by catalyzing private investment in the downtown district and strengthening Grand Haven's commercial core. Public incentives leverage private equity and bank financing to unlock nearly \$2 million in total project investment.

Economic development benefits include:

Downtown Revitalization and Placemaking

The project activates a prominent Washington Avenue frontage with new commercial space, supporting walkability, foot traffic, and business vitality. Adding residential units above the commercial space reinforces a live-work-play downtown environment.

Housing in Support of Workforce and Local Businesses

Three attainable residential units at 100% AMI contribute to housing availability in the city center, helping support local employers and downtown businesses by increasing nearby year-round residency.

Tax Base Growth Over Time

While OPRA and Brownfield TIF temporarily reduce or redirect portions of property tax revenue, redevelopment substantially increases the property's taxable value. Upon expiration of the incentive periods, the improved property is expected to contribute meaningfully to the City's long-term tax base.

Conclusion

The proposed redevelopment of 123 Washington Avenue is a strategic infill investment aligned with both BRA and EDC objectives. The project addresses an underutilized downtown property, delivers mixed-use density, adds attainable housing, preserves the property's architectural character, and strengthens Washington Avenue's commercial corridor.

Independent third-party analysis confirms that the project meets the "but for" requirement and that Brownfield TIF, OPRA, and grant support are necessary to close the financing gap. In exchange, the community benefits from downtown revitalization, leveraged private investment, a stronger long-term tax base, and enhanced economic activity.

123 Washington Ave

Project Information Review

For Use By: City of Grand Haven

JANUARY 27TH, 2026



SECTION 1

Project Overview

Executive Summary

SCOPE

The City of Grand Haven (“Grand Haven”) engaged Plante Moran Realpoint (“PMR”) to provide third-party support for an application by 123 Washington LLC (the “Sponsor”). The application seeks \$250,000 in Michigan Economic Development Corporation (MEDC) grant funding to assist with the construction and rehabilitation of the property. Additionally, the application requests \$589,800 in tax incremental revenue over a 25-year period through the Brownfield Rehabilitation program, and \$252,104 in total valued property tax abatement through the Obsolete Property Rehabilitation Act (OPRA) tax exemption for 12 years. PMR reviewed the following items provided by the Sponsor:

1. Pro forma including key assumptions and cash flows
2. Project plans, narrative, site plans, and programming
3. Available due diligence studies

METHODOLOGY

1

PMR generated conservative and optimistic scenarios to stress the Sponsor pro forma and understand the impact of any variances in project assumptions

2

Relevant market data was collected to understand key assumptions such as contributed land value, rental rates, and other assumptions driving the Sponsor underwriting

3

Based on PMR’s high-level review of the developer-provided budget and pro forma financials, a “but for” methodology is used to determine the need for the requested incentive

FINDINGS

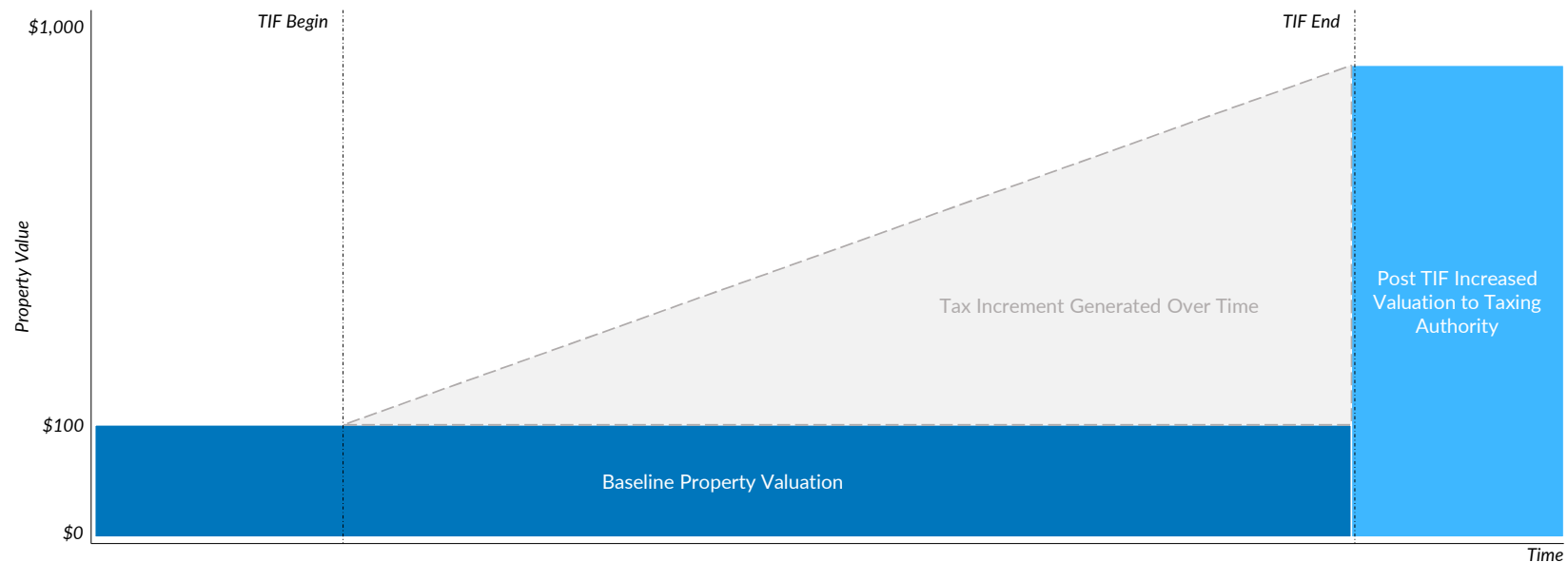
Based on PMR’s high-level review of the developer-provided budget and pro forma financials, but-for the incentives requested Sponsor returns may be insufficient to undertake the proposed redevelopment. Given the goals of the City of Grand Haven and the financial model proposed by the Sponsor, some concerns and modifications for consideration are detailed below:

1. Project income relatively uncertain
 - Financial feasibility is highly dependent on an executed lease with a restaurant tenant on the project’s ground floor, which is also a requirement of the loan
 - Two-bedroom units are sized well below market comps (714 sf vs 1,000+ sf) and may be challenging to lease
2. Project construction budget may be understated
 - Project uses of funds, as presented by Sponsor, does not include a contingency or cost escalations
 - \$20,000 in construction interest funds less than 3 months of a fully-drawn loan, and the budget includes no lease-up reserve
3. Project’s financial feasibility is highly dependent on grant funding
 - The sponsor is requesting a \$250,000 MEDC grant, representing 12.6% of the total project cost
 - In the conservative scenario outlined in the pro forma review slide, the average DSCR is below what is generally considered financeable in today’s market
 - If additional equity capital is required due to loan sizing, Sponsor returns would be minimal, and the deal may not be viable, even with the requested incentives
 - The sponsor could cure this gap through additional grant proceeds

BROWNFIELD TAX INCREMENT FINANCING (TIF)

WHAT IS A BROWNFIELD TIF?

- A Brownfield Tax Increment Financing (TIF) is a financial tool used to encourage the redevelopment of brownfield sites, which are properties that may be contaminated, blighted, or otherwise underutilized. The process helps make redevelopment projects financially viable by offsetting the additional costs of dealing with brownfield conditions. Here's how it works:
 - **Redevelopment and Increased Value:** When a brownfield site is redeveloped, its value typically increases
 - **Tax Increment:** This increase in value leads to higher property taxes, with the difference between the old tax revenue and the new, higher tax revenue called the "tax increment"
 - **Capturing the Increment:** The tax increment is captured by a local Brownfield Redevelopment Authority (BRA) and used to reimburse the developer for eligible costs associated with cleaning up and redeveloping the site



Project Summary

PROGRAM SUMMARY

Total Project Cost	\$1.99 Million	
Residential Units	# of Units	Avg Sq Ft
Two Bedroom	3	714
Commercial Units	1	2,863
Total		5,005

SPONSOR

The deal sponsor is Andrew Todtz, the founder of Hawkeye Construction, which was ranked as a Top 50 Remodelers in the nation in 2008 by Hanley Woods publications and a Top 500 Remodeler by Qualified Remodeler Magazine. After founding the company in Baltimore, MD in 1998 and growing it to \$12 million in annual revenue, Andrew sold the firm in 2023 and moved to Grand Haven, where he has started acquiring local development properties.

Sample projects by Hawkeye in Baltimore include:

- The Yards of Federal Hill – 18-unit townhouse development on the site of a former manufacturing facility and brownfield site
- The Sugar Hill – a 28-unit townhouse project
- 1831 Jackson St – a 12-unit townhouse project
- 1401 Richardson St – an 11-unit modular townhouse project
- 1200 Light St – a 3-story mixed-use building with multiple residential and commercial tenants
- Various commercial offices, bars, and restaurants

SITE AERIAL



Project Summary

DEVELOPMENT RATIONALE AND AFFORDABILITY

Development Rationale

- The property has been utilized by various short-term tenants over the last 2-5 years
- Located centrally in downtown Grand Haven along Washington Avenue, a Michigan Main Street Community and partner of Main Street America, the Property is located two blocks from the waterfront, flanked by commercial buildings, and benefits from high pedestrian traffic
- Sponsor plans to restore the vacant site as an economic asset for the community, delivering attainable housing and an attractive commercial storefront
- The development programs calls to preserve the architecturally unique facade that contributes to the distinctive character of downtown Grand Haven

Proposed Affordability

- The Sponsor proposes to rent the development's three residential units at 100% of area median income

KEY DOCUMENTS RECEIVED

- PMR received the following documents from the Sponsor and were relied upon for this report:
 1. Brownfield Redevelopment Plan dated 10.6.2025
 2. Act 146 Obsolete Property Rehabilitation Act (OPRA) Application & Designation Request dated 10.6.2025
 3. Architectural schematics and site plans dated 8.8.2025
 4. MEDC proforma workbook
 5. Choice One Bank Lending Term Proposal dated 7.28.2024
 6. Correspondence with the Sponsor
 7. Lease for prior tenant (since vacated) for first floor commercial space

KEY CONCEPT – “BUT FOR” TEST

- The National Housing Council defines this as a test used in many localities to ensure that new development or other activity that renders a property eligible for a tax abatement would not have occurred *but for* the requested incentive

DRAFT

SECTION 2

Assumption Review

Market Research

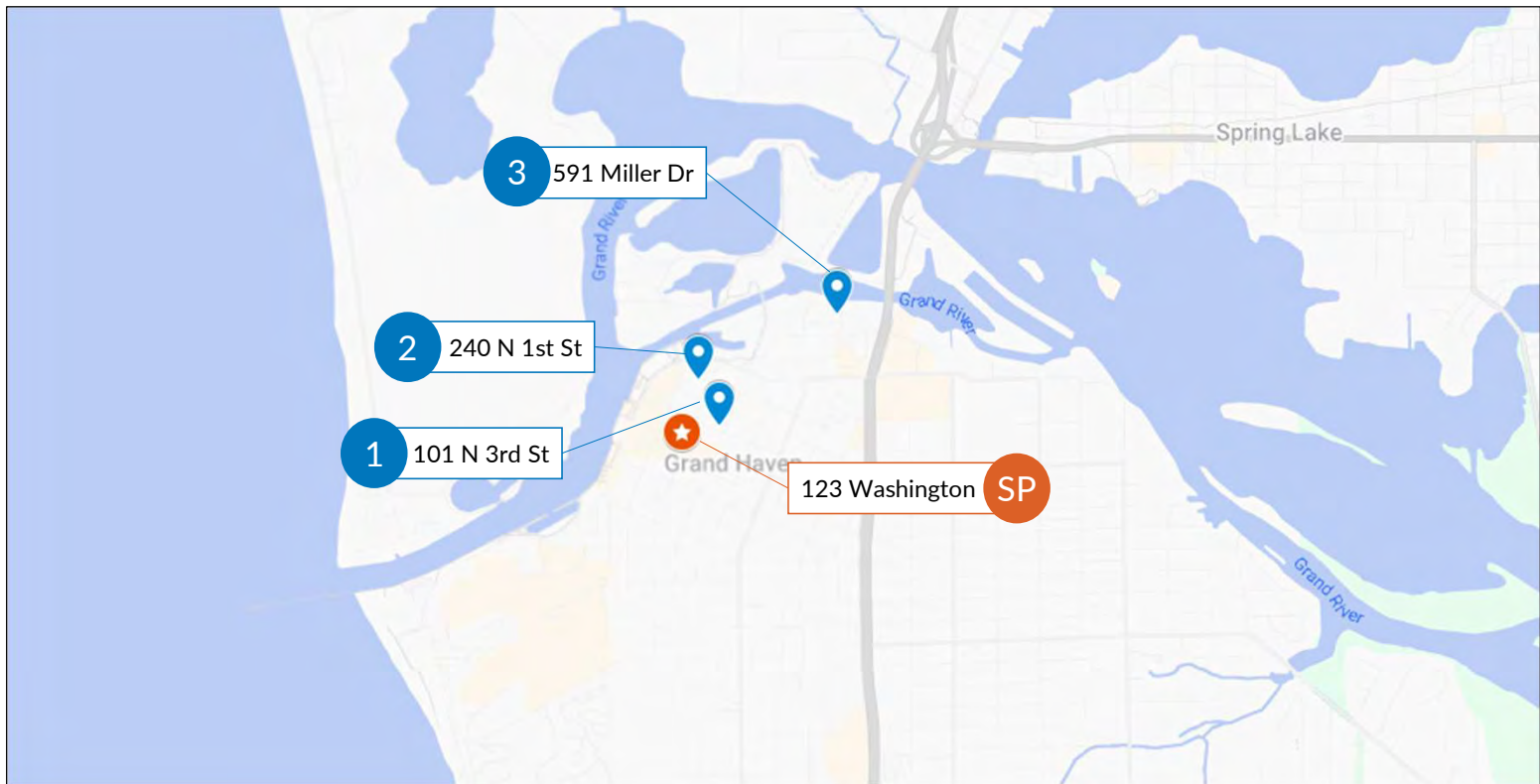
RESIDENTIAL MARKET COMPS

To provide context to the proposed residential rents at the development, PMR conducted market research to identify comparable properties to the proposed redevelopment in terms of size and age. PMR identified three comparable properties, analyzing unit mix and rents to determine market rent. This analysis shows the proposed 2BR rents at this development, detailed on the right-most column, are in-line with market rents for 1BR units on a per unit basis and are below 2BR market rates on a per unit basis. In addition, the sponsor pro forma includes 2BR rents at approximately \$2.10 PSF, which falls directly in between the average PSF rent of the comps (\$2.22 PSF – 1BR, \$1.96 PSF – 2BR). Generally, PMR finds the sponsor's per unit residential rent to be acceptable.

	COMP 1			COMP 2			COMP 3			AVERAGE			SPONSOR PRO FORMA		
															
Address	101 N 3rd St			240 N 1st St			591 Miller Dr						123 Washington		
City, ST	Grand Haven, MI			Grand Haven, MI			Grand Haven, MI						Grand Haven, MI		
Year Built	2023			2022			2015						Proposed		
	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent
1 Bedroom	19	626	\$1,469	51	697	\$1,781	44	808	\$1,473	38	710	\$1,574	-	-	-
2 Bedroom	20	949	\$2,132	65	1,067	\$2,187	124	1,060	\$1,722	69	1,025	\$2,013	3	714	\$1,500

Market Research





RESIDENTIAL MARKET COMPS MAP



Market Research

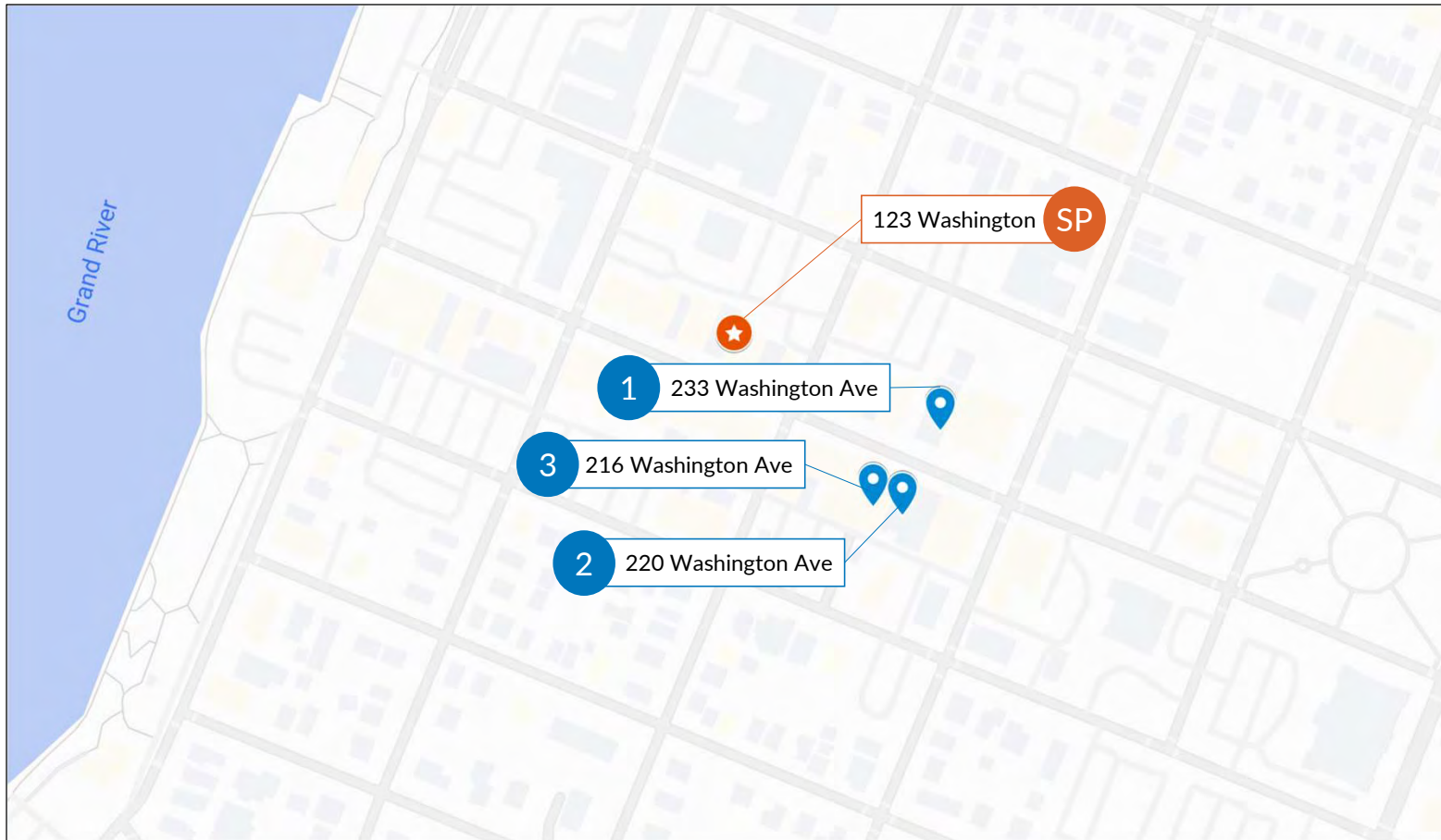
COMMERCIAL MARKET COMPS

To provide context to the proposed commercial rents at the development, PMR conducted market research to identify comparable properties to the proposed redevelopment in terms of size and lease type. PMR identified four comparable properties and analyzed lease types, lease sign dates, and rent/SF to determine the current market rent/SF. This analysis shows the proposed commercial rent/SF at this development, detailed on the right-most column, is slightly above market as shown in the average column.

	COMP 1			COMP 2			COMP 3			AVERAGE			SPONSOR PRO FORMA		
															
Address	233 Washington Ave			220 Washington Ave			216 Washington Ave						123 Washington Ave		
Lease Sign Date	Feb 2024			Jan 2025			Jun 2023								
City, ST	Grand Haven, MI			Grand Haven, MI			Grand Haven, MI						Grand Haven, MI		
Year Built	1975			1945			1900/1950						Proposed		
	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Avail	Rent/ SF
Retail	-	-	-	Mod Gross	2,078	\$19.95	Mod Gross	2,613	\$14.95	Mod Gross		\$17.16	Mod Gross	2,863	\$23.00
Office	Mod Gross	1,600	\$20.63	-	-	-	-	-	-	Mod Gross		\$20.63			

Market Research

COMMERCIAL MARKET COMPS MAP



Sources and Uses

<u>SOURCES</u>	<u>SPONSOR PROVIDED</u>	<u>SPONSOR PROVIDED, NO INCENTIVES</u>	<u>PMR</u>	<u>COMMENTARY</u>
Choice One Bank Loan	\$705,000	\$705,000	\$705,000	Sponsor provided term sheet. Note that in a scenario where the Sponsor does not receive the requested tax incentives, the bank may resize the debt offering.
MEDC Grant	\$250,000	-	\$250,000	Sponsor request
Owner Equity	\$1,032,794	\$1,282,794	\$1,193,519	Owner equity increased in no incentive scenario and PMR scenario, as debt amount is fixed to any additional capital need comes from equity
Total Sources	\$1,987,794	\$1,987,794	\$2,148,519	

USES

Acquisition	\$687,000	\$687,000	\$687,000	
Hard Costs	\$1,236,644	\$1,236,644	\$1,236,644	
Soft Costs	\$64,150	\$64,150	\$79,150	Construction loan interest reserve was increased in the PMR scenario (from \$20k to \$35k) to account for 8 months of construction period interest
Contingency	-	-	\$145,725	Typically projects of this size carry a 10% total contingency
Total Uses	\$1,987,794	\$1,987,794	\$2,148,519	All cost estimates provided by Sponsor

Assumption Review

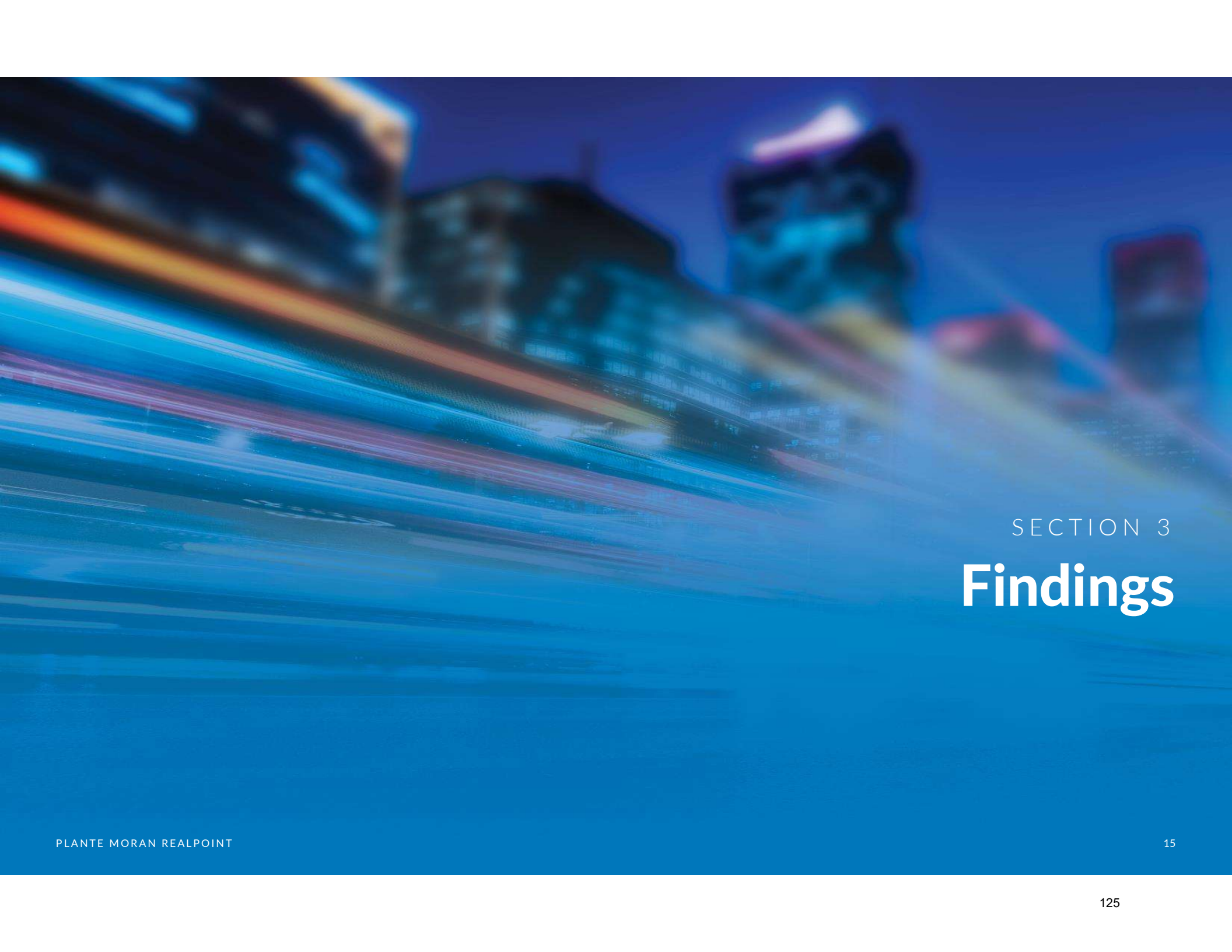
<u>OPERATING ASSUMPTIONS</u>	<u>SPONSOR PROVIDED</u>	<u>PMR CONSERVATIVE</u>	<u>PMR OPTIMISTIC</u>	<u>COMMENTARY</u>
MONTHLY RENTAL INCOME				
Two Bedroom (per unit)	\$1,500	\$1,350	\$1,500	Sponsor's 2BR assumptions are at the high end of market. Due to the unit sizes, PMR incorporated these figures in the optimistic scenario (functionally, a bedroom premium), while the conservative scenario applied market rent per sf
Vacancy, Concessions & Collection Loss	5%	10%	5%	Based on small unit count (3 units)
MONTHLY COMMERCIAL INCOME				
Retail Rent	\$4,500	\$4,500	\$4,500	Sponsor's \$/SF assumptions exceed local market comparables; however, due to the vintage of nearby comps and the requirement for an executed lease prior to loan closing, PMR scenarios carry the Sponsor-provided rents
Vacancy, Concessions & Collection Loss	10%	10%	0%	An executed retail lease is a condition of closing the loan, therefore in the optimistic scenario we assume the restaurant opens and pays rent. In the conservative scenario we apply a 10% concession/collection loss factor.
Income / Expense Growth Rates	2% / 2%	2% / 2%	3% / 3%	PMR largely agreed with the Sponsor provided 2% growth assumptions, which are consistent with the market. In the optimistic scenario, PMR increased the income growth rate to 3%.
Operating Expenses (Annually, Per Unit) Excluding Property Taxes	\$4,183	\$4,400	\$4,000	Sponsor annual OpEx/unit is in-line with market. Conservative scenario increases OpEx by ~ \$220/unit. Optimistic scenario reduces OpEx by ~ \$180/unit.
Property Taxes (Annually, Per Unit)	\$4,235	\$4,235	\$4,235	All property taxes include the OPRA tax abatement
Operating Expenses, Including Property Taxes (Annually, Per Unit)	\$8,418	\$8,635	\$8,235	This analysis assumes the restaurant tenant pays its in-suite costs as traditionally paid by tenants – without a lease to review this will need to be confirmed

Financial Pro Forma Review

OPERATING PERFORMANCE	SPONSOR PROVIDED	SPONSOR PROVIDED, NO INCENTIVES	PMR CONSERVATIVE	PMR OPTIMISTIC	COMMENTARY
<u>First Stabilized Year</u>					
Effective Gross Income	\$108,825	\$103,320	\$101,085	\$114,225	
Less: Expenses	\$33,673	\$55,134	\$34,541	\$32,941	Operating expenses excluding real estate tax were below comparable property expense ratios. An adjustment is reflected in the conservative scenario.
Net Operating Income	\$75,153	\$48,186	\$66,545	\$81,285	
Less: Debt Service	\$61,537	\$61,537	\$61,537	\$61,537	\$705,000 loan at 6.75% interest and 20-year amortization
Leveraged Cash Flow	\$13,616	(\$13,351)	\$5,008	\$19,748	

SPONSOR RETURNS

<u>Project-Level Returns</u>					
Stabilized Yield on Total Cost	3.78%	2.4%	3.3%	3.7%	Sponsor assumed cash flows stabilize in Year 1
Leveraged Cash on Cash	2.36%	-0.61%	1.16%	3.85%	Average CoC - 20 years of modeled cash flows divided by equity contribution
Stabilized Year Debt Service Coverage Ratio (DSCR)	1.22	-0.78	1.08	1.32	DSCR < 1.0 means project cash flow is insufficient to cover debt service. The closer to 1.0, the less likely it is to secure financing, and most lenders require a DSCR of 1.2-1.4.
Passes "But For" Test	Yes				



SECTION 3

Findings

PMR Findings – Summary of Project Financials and Need for Support

ACQUISITION AND DEVELOPMENT

1. Lack of controlled parking creates financing risk, as well as future rentability for residential units in a scenario where the Sponsor loses its designated parking spaces
2. The project's financial success is highly dependent on securing an executed lease for the ground floor retail space and leasing below-market sized 2-bedroom units
3. Project sources and uses may be misaligned, as sources include a relatively large (~12.6% of total sources) MEDC grant, and uses may be understated due to a lack of a contingency and insufficient debt service reserves
4. The development team appears qualified to undertake the proposed project, given their experience with similar rehabilitation projects, work to-date in assembling the Brownfield Plan & OPRA Application; however, a lack of local project experience should be noted
5. Project plan appears able to effectively revitalize a currently blighted and under-utilized property which, without development incentives, would likely be difficult to undertake

PROFITABILITY AND DISPOSITION

1. Sponsor did not provide detailed disposition plans or a long-term hold strategy, other than intending to keep 100% of the units affordable (100% AMI) in the Brownfield Plan
2. The project's stabilized yield-to-cost is below the minimum return benchmarking to market expectations, even with incentives
 - i. Prequin, a financial data and information provider, created a preferred return report concluding project returns are below the minimum highlighted preferred return of 5%, suggesting returns are insufficient for typical market participants and justifying the need for the requested grant, Brownfield TIF, and OPRA tax abatement
3. Average leveraged cash-on-cash returns, including incentives, are projected at 1.2-3.8%
 - i. Compared to the 90-day SOFR and Treasury Bill returns, which are viewed in the market as “risk-free” investments, the project's profitability appears to be low given the risk in real estate development
 - 90-Day Average SOFR: 4.0%
 - 90-Day Average T-Bill: 3.6%
 - ii. Development and rehabilitation projects inherently carry additional risk - investors expect to be compensated for that risk through higher returns
 - iii. Project projected returns being close to risk-free investments demonstrate the need for requested financial support and incentives

- A. This Report reflects the information available as of the date of its publication. The information, recommendations, analysis, and conclusions contained herein are, in whole or in part, derived from and dependent on information provided by Sponsor and Grand Haven, their affiliated and related entities, and other third parties neither contracted by nor controlled by PMR. PMR is not a certified public accountant and cannot conduct reviews or audits of such information. Therefore, PMR provides no opinion on, or assurance of, the reliability of such information. Misstatements and/or material misstatements in such information may exist that impact the results of the analysis, recommendations and conclusions provided herein.
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**THE CITY OF GRAND HAVEN BROWNFIELD REDEVELOPMENT
AUTHORITY BROWNFIELD PLAN FOR THE
WASHINGTON 123, LLC REDEVELOPMENT PROJECT**

February 2, 2026

Introduction

The proposed project involves the rehabilitation of the existing vacant building located at 123 Washington Ave. in downtown Grand Haven (the “Property”) into a mixed-use two-story multi-family building with first floor commercial space and residential apartments above (the “Project”) by Washington 123, LLC (the “Developer”). The Project includes renovation of the upper floor to accommodate three (3) two-bedroom residential rental units ranging between approximately 626 to 799 sf each and ground floor commercial space of approximately 2,900 sf planned for restaurant use. The Property currently contains the existing approximately 4,650 sf vacant mixed-use building and four parking spaces on a site that encompasses 0.119 acres.

The Developer is seeking to utilize the new Housing TIF program and intends to designate all three (3) of the units for tenants earning 100% area median income (AMI) or less. The Project will facilitate the development of housing projected to be rented to households earning 120% or less of the AMI, of which there is a demand for 688 units by 2029 as identified by the Ottawa County Housing Needs Assessment, linked below:

Rental Demand Potential by Income Level & Rent Northwest Submarket (2024-2029)					
Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+	Total
Household Income Range	≤\$51,400	\$51,401-\$82,240	\$82,241-\$123,360	\$123,361+	
Monthly Rent Range	≤\$1,285	\$1,286-\$2,055	\$2,056-\$3,084	\$3,085+	
Rental Units Needed	427	186	75	47	

[Ottawa County Housing Needs Assessment - 2025](#)

Total capital investment is estimated to be approximately \$1.99 million. Construction is expected to begin in early 2026 and is estimated to be completed within the following 8 months. The Project is expected to create fifteen (15) new full-time jobs with average wages of approximately \$16/hour.

Basis of Eligibility

The Property is considered an “eligible property” as defined in Act 381 of 1996, as amended, because the construction of residential units in a mixed-use project makes the Property a “housing property” under Section 2(y) of the Act.

The Property includes one parcel of property located at 123 Washington Avenue. See [Figures 1 & 2](#) for legal description, parcel size, and maps of the Property.

Required Elements of Brownfield Plan

1. A description of costs intended to be paid for with the tax increment revenues. (MCLA 125.2663(2)(a))

The Developer will seek tax increment financing (“TIF”) from available local taxes, school operating taxes, and state education tax millage, as applicable, for eligible activities at the Property, including demolition, lead and asbestos abatement, housing development activities (i.e. rehabilitation costs), and brownfield plan/work plan preparation and implementation totaling \$589,800.

Table 1 below presents estimated costs of the eligible activities for the Project which qualify for reimbursement from tax increment financing. The Property is located within the City of Grand Haven Downtown Development Authority (the “DDA”) district and is subject to the DDA’s tax increment financing plan capture which captures all available local millages with the exception of the school taxes (i.e. SET, school operating and ISD). The DDA and the City of Grand Haven Brownfield Redevelopment Authority (the “Authority”) will execute a pass-through agreement that will the Tax Increment Revenues (“TIR”) generated from the Project to be used by the Authority to reimburse eligible activities.

Table 1 – Eligible Activities	
Task	Cost Estimate
1. Demolition	\$ 231,000
2. Lead and Asbestos Abatement	\$ 33,800
3. Housing Development Activities – Rehabilitation	\$ 295,000
<i>Eligible Activity Sub-total</i>	<i>\$ 559,800</i>
4. Brownfield Plan/Work Plan Preparation and Implementation	\$ 30,000
ELIGIBLE ACTIVITY TOTAL	\$ 589,800

2. A brief summary of the eligible activities that are proposed for each eligible property. (MCLA 125.2663(2)(b))

“Eligible activities” are defined in Act 381 of 1996, as amended (the “Act”) as meaning one or more of the following: (i) department specific activities; (ii) relocation of public buildings or operations for economic development purposes; (iii) reasonable cost of environmental insurance; (iv) reasonable cost of developing, preparing and implementing brownfield plans, combined brownfield plans, and work plans; (v) demolition of structures that is not a response activity under Part 201 of NREPA; and (vi) lead, asbestos, or mold abatement. In addition, in qualified local governmental units such as the City of Grand Haven and a project includes housing property located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan, the Act includes the following additional activities under the definition of “eligible activities”: (A) housing development activities;

(B) infrastructure improvements that are necessary for housing property and support housing development activities; and (C) site preparation that is not a response activity and that supports housing development activities.

The cost of eligible activities is estimated in Table 1 above and includes the following:

1. Demolition. Costs associated with substantial interior and selective structural demolition necessary to make the Property suitable to accommodate three (3) income-qualified residential units as well as first floor commercial. Costs include pre-demolition materials surveys.
2. Lead and Asbestos Abatement. Given the age of the building and initial survey results, costs include proper removal and disposal of asbestos containing materials abatement.
3. Housing Development Activities. To support the critical need for attainable housing in the City, Developer intends to price all three (3) of the Project's residential units for income qualified households (i.e., those with an annual household income of not more than 100% AMI). Reimbursement to support rehabilitation costs associated with the development of the residential units is an eligible activity.
4. Brownfield Plan Preparation, Development and Implementation. Costs incurred to prepare, develop, and implement this Plan, as required per Act 381 of 1996, as amended.

3. **An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. (MCLA 125.2663(2)(c))**

An estimate of real property tax capture for tax increment financing is attached as Table 2.

4. **The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCLA 125.2663(2)(d))**

The cost of the Eligible Activities included in this Plan will initially be paid for by the Developer and it will seek reimbursement through available tax increment revenue during the term of the Plan. The Project is also seeking a 12-year Obsolete Property Rehabilitation Act property tax abatement.

5. **The maximum amount of the note or bonded indebtedness to be incurred, if any. (MCLA 125.2663(2)(e))**

Bonds will not be issued for the Project.

6. **The duration of the Plan, which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of**

capture authorized for the local site remediation revolving fund or (2) 30 years. (MCLA 125.2663(2)(f)).

The duration of the Plan for the Project is estimated to be 31 years. It is estimated that redevelopment of the Property will be completed by late 2026 and that it will take up to 25 years to recapture the eligible activities costs through tax increment revenues, plus five years of capture for the Local Brownfield Revolving Fund (the “LBRF”), if available. Therefore, the first year of tax increment capture will be 2027 and the Plan will remain in place until the Developer is fully reimbursed and the Authority has completed capture for the LBRF capture, if available, subject to the maximum duration provided for in MCL 125.2663. The Authority intends to capture funds to fund the LBRF with tax increment revenue capture, if available.

7. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the Property is located. (MCLA 125.2663(2)(g))

An estimate of real property tax capture is attached as Table 2.

8. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as a part of the eligible property. (MCLA 125.2663(2)(h))

- a. See legal description and site map in Figure 1.
- b. The Property is an “eligible property” because it is “housing property,” as defined in the Act. Additionally, the Property was deemed functionally obsolete.
- c. Characteristics of Property:

By at least 1900, the Kiel Funeral and Furniture Company operated at 123 and 125 Washington Street. In the early 1900s, part of the building was used by a music dealer selling instruments, records, and related services. The structure was destroyed by fire in 1914 and rebuilt. Around 1930, it became Kelbey Auto Sales, followed in the 1930s by a Hotpoint store selling and repairing small appliances. In 1946, it became Floto’s Home Appliances, later remodeled in 1949 in the art deco style and expanded to include household goods and furnishings. In 1955, the building was damaged by fire and subsequently repairs, with Floto’s Gifts opening at the Property shortly after. Floto’s Gift occupied the Property until 2024, and the Property has remained vacant since.

- d. Personal property: New personal property added to the Property is included as part of the “eligible property” to the extent it is taxable.

9. Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. If occupied

residences are designated for acquisition and clearance by the authority, the plan must include a demographic survey of the persons to be displaced, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. (MCL 125.2663(2)(i))

There are no persons currently residing on this Property and, therefore, no families or individuals will be displaced.

- 10. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCLA 125.2663(2)(j))**

This section is inapplicable to this site as there are no persons residing on this Property.

- 11. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and reimbursement of expenses, if any. (MCLA 125.2663(2)(k))**

This section is inapplicable to this site as there are no persons residing on this Property.

- 12. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable (MCLA 125.2663(2)(l))**

This section is inapplicable to this site as there are no persons residing on this Property.

- 13. Other material that the Authority or the City Council considers pertinent. (MCLA 125.2663(2)(m))**

The Project will generate increased tax revenue for the taxing jurisdictions, create new job opportunities, and stimulate additional investment in the surrounding community and along Grand Haven Main Street. The Project will significantly improve the overall use of the Property by repurposing the mostly vacant structure into a mixed-use facility with attainable residential units and commercial space in downtown Grand Haven.

Figure 1

Property Description

Property Address: 123 Washington Ave, Grand Haven, MI 49417

Tax Parcel No.: 70-03-20-405-018

Parcel Size: 0.119 acres

Legal Description: W 44 FT OF LOTS 161 & 162 ORIG. PLAT, EXC THE MOST NLY PART USED FOR ALLEY PURPOSES. ORIGINAL PLAT

Figure 2

Eligible Property Map

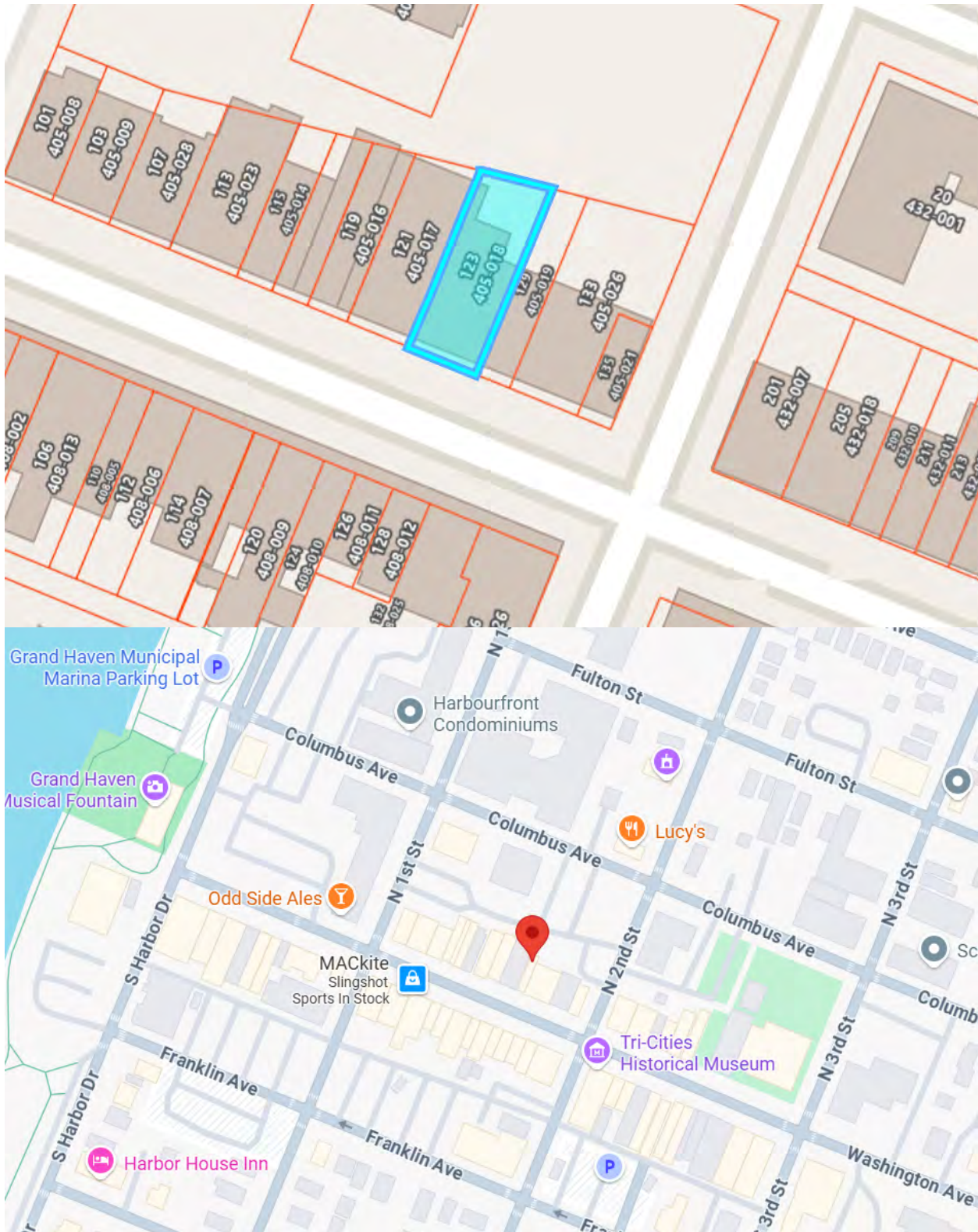


Figure 3

Summary of Functional Obsolescence



City of Grand Haven
Assessor's Office
519 Washington Avenue
Grand Haven, MI 49417
616.846.8262
assessing@miottawa.org

October 10, 2025

Mr. Andrew Todtz
Washington 123 LLC
17994 Holcomb Rd.
Grand Haven, MI 49417

RE: Statement of Functional Obsolescence – 123 Washington Avenue

Mr. Todtz,

Based upon an inspection of the improvements located at 123 Washington Avenue, Grand Haven, MI 49417, otherwise known as parcel number 70-03-20-405-018, it is our opinion that the property is functionally obsolete as of October 8, 2025. Interior & exterior finishes, electrical, mechanical, and plumbing systems which date to the 1950's or earlier are non-functioning and/or require modernization. These combined reasons support the conclusion.

Mr. Busscher is licensed by the State of Michigan as a Master Assessing Officer, and Residential Builder. Mr. Morgan is licensed by the State of Michigan as a Master Assessing Officer, Real Estate Appraiser, and Residential Builder.

Should you have further questions please find our contact information above.

Sincerely,

A handwritten signature in blue ink, reading "Brian Busscher".

Brian Busscher, MMAO
Ottawa County Equalization Director
City of Grand Haven Assessor

A handwritten signature in black ink, reading "Joshua P. Morgan".

Joshua Morgan, MMAO
Deputy Equalization Director

Cc: Jared Belka, Warner Norcross & Judd LLP
Dana Kollewehr, Assistant City Manager, City of Grand Haven
Carla Hill, Assessing Division Manager, Ottawa County Equalization

Table 2
TIF Table

Tax Increment Revenue Capture Estimates
Washington 123, LLC
123 Washington Ave
Grand Haven, Michigan
February 2, 2026

Estimated Taxable Value (TV) Increase Rate:		2% per year	OPRA Abatement																
	Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
	*Base Taxable Value	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148
	Estimated New TV	\$ 201,148	\$ 725,449	\$ 739,958	\$ 754,757	\$ 769,852	\$ 785,249	\$ 800,954	\$ 816,973	\$ 833,313	\$ 849,979	\$ 866,979	\$ 884,318	\$ 902,005	\$ 920,045	\$ 938,446	\$ 957,215	\$ 976,359	\$ 995,886
	Incremental Difference (New TV - Base TV)	\$ -	\$ 524,301	\$ 538,810	\$ 553,609	\$ 568,704	\$ 584,101	\$ 599,806	\$ 615,825	\$ 632,165	\$ 648,831	\$ 665,831	\$ 683,170	\$ 700,857	\$ 718,897	\$ 737,298	\$ 756,067	\$ 775,211	\$ 794,738

School Capture	Millage Rate																		
State Education Tax (SET)	6.0000	\$ -	\$ 1,573	\$ 1,616	\$ 1,661	\$ 1,706	\$ 1,752	\$ 1,799	\$ 3,695	\$ 3,793	\$ 3,893	\$ 3,995	\$ 4,099	\$ 4,205	\$ 4,313	\$ 4,424	\$ 4,536	\$ 4,651	\$ 4,768
School Operating Tax	18.0000	\$ -	\$ 4,719	\$ 4,849	\$ 4,982	\$ 5,118	\$ 5,257	\$ 5,398	\$ 11,085	\$ 11,379	\$ 11,679	\$ 11,985	\$ 12,297	\$ 12,615	\$ 12,940	\$ 13,271	\$ 13,609	\$ 13,954	\$ 14,305
School Total	24.0000	\$ -	\$ 6,292	\$ 6,466	\$ 6,643	\$ 6,824	\$ 7,009	\$ 7,198	\$ 14,780	\$ 15,172	\$ 15,572	\$ 15,980	\$ 16,396	\$ 16,821	\$ 17,254	\$ 17,695	\$ 18,146	\$ 18,605	\$ 19,074

Local Capture	Millage Rate																		
GHC Operating	10.5535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,587	\$ 7,781	\$ 7,979	\$ 8,181	\$ 8,387
GHC Transp	0.6000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 431	\$ 442	\$ 454	\$ 465	\$ 477
GHC Museum	0.2293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165	\$ 169	\$ 173	\$ 178	\$ 182
GHC Infrastructure	0.9535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 685	\$ 703	\$ 721	\$ 739	\$ 758
GHC Aging Coun	0.2257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162	\$ 166	\$ 171	\$ 175	\$ 179
Loutit Lib-Oper	0.9410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 676	\$ 694	\$ 711	\$ 729	\$ 748
Ottawa ISD	6.0962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,383	\$ 4,495	\$ 4,609	\$ 4,726	\$ 4,845
County Oper	3.9000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,804	\$ 2,875	\$ 2,949	\$ 3,023	\$ 3,099
County CMH	0.2832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204	\$ 209	\$ 214	\$ 220	\$ 225
County Roads	0.4722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339	\$ 348	\$ 357	\$ 366	\$ 375
County E-911	0.4155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299	\$ 306	\$ 314	\$ 322	\$ 330
County Parks	0.3133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225	\$ 231	\$ 237	\$ 243	\$ 249
Local Total	24.9834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,960	\$ 18,420	\$ 18,889	\$ 19,367	\$ 19,855

Non-Capturable Millages	Millage Rate																		
GHC MSDDA	1.6043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,153	\$ 1,183	\$ 1,213	\$ 1,244	\$ 1,275
GHC Infra Debt08	1.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 719	\$ 737	\$ 756	\$ 775	\$ 795
GHC Infra Debt15	0.9000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 647	\$ 664	\$ 680	\$ 698	\$ 715
Loutit Lib-Debt	0.1150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83	\$ 85	\$ 87	\$ 89	\$ 91
GH Sch Debt	0.3300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237	\$ 243	\$ 250	\$ 256	\$ 262
Total Non-Capturable Taxes	3.9493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,839	\$ 2,912	\$ 2,986	\$ 3,062	\$ 3,139

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ 6,292 \$ 6,466 \$ 6,643 \$ 6,824 \$ 7,009 \$ 7,198 \$ 14,780 \$ 15,172 \$ 15,572 \$ 15,980 \$ 16,396 \$ 16,821 \$ 35,214 \$ 36,115 \$ 37,035 \$ 37,972 \$ 38,929

Footnotes:
Assumes 2% inflation increases
Assumes 12yr OPRA Abatement

Tax Increment Revenue Capture Estimates
Washington 123, LLC
123 Washington Ave
Grand Haven, Michigan
February 2, 2026

Estimated Taxable Value (TV) Increase Rate:

	Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
*Base Taxable Value	\$	201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148	\$ 201,148
Estimated New TV	\$	1,015,804	\$ 1,036,120	\$ 1,056,842	\$ 1,077,979	\$ 1,099,539	\$ 1,121,529	\$ 1,143,960	\$ 1,166,839	\$ 1,190,176	\$ 1,213,979	\$ 1,238,259	\$ 1,263,024	\$ 1,288,285	\$ 1,288,285
Incremental Difference (New TV - Base TV)	\$	814,656	\$ 834,972	\$ 855,694	\$ 876,831	\$ 898,391	\$ 920,381	\$ 942,812	\$ 965,691	\$ 989,028	\$ 1,012,831	\$ 1,037,111	\$ 1,061,876	\$ 1,087,137	\$ 1,087,137
School Capture	Millage Rate														
State Education Tax (SET)	6.0000	\$ 4,888	\$ 5,010	\$ 5,134	\$ 5,261	\$ 5,390	\$ 5,522	\$ 5,657	\$ 5,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,138
School Operating Tax	18.0000	\$ 14,664	\$ 15,029	\$ 15,402	\$ 15,783	\$ 16,171	\$ 16,567	\$ 16,971	\$ 17,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297,414
School Total	24.0000	\$ 19,552	\$ 20,039	\$ 20,537	\$ 21,044	\$ 21,561	\$ 22,089	\$ 22,627	\$ 23,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396,552
Local Capture	Millage Rate														
GHC Operating	10.5535	\$ 8,597	\$ 8,812	\$ 9,031	\$ 9,254	\$ 9,481	\$ 9,713	\$ 9,950	\$ 10,191	\$ 10,438	\$ 10,689	\$ 10,945	\$ 11,207	\$ 11,473	\$ 169,696
GHC Transp	0.6000	\$ 489	\$ 501	\$ 513	\$ 526	\$ 539	\$ 552	\$ 566	\$ 579	\$ 593	\$ 608	\$ 622	\$ 637	\$ 652	\$ 9,648
GHC Museum	0.2293	\$ 187	\$ 191	\$ 196	\$ 201	\$ 206	\$ 211	\$ 216	\$ 221	\$ 227	\$ 232	\$ 238	\$ 243	\$ 249	\$ 3,687
GHC Infrastructure	0.9535	\$ 777	\$ 796	\$ 816	\$ 836	\$ 857	\$ 878	\$ 899	\$ 921	\$ 943	\$ 966	\$ 989	\$ 1,012	\$ 1,037	\$ 15,332
GHC Aging Coun	0.2257	\$ 184	\$ 188	\$ 193	\$ 198	\$ 203	\$ 208	\$ 213	\$ 218	\$ 223	\$ 229	\$ 234	\$ 240	\$ 245	\$ 3,629
Loutit Lib-Oper	0.9410	\$ 767	\$ 786	\$ 805	\$ 825	\$ 845	\$ 866	\$ 887	\$ 909	\$ 931	\$ 953	\$ 976	\$ 999	\$ 1,023	\$ 15,131
Ottawa ISD	6.0962	\$ 4,966	\$ 5,090	\$ 5,216	\$ 5,345	\$ 5,477	\$ 5,611	\$ 5,748	\$ 5,887	\$ 6,029	\$ 6,174	\$ 6,322	\$ 6,473	\$ 6,627	\$ 98,025
County Oper	3.9000	\$ 3,177	\$ 3,256	\$ 3,337	\$ 3,420	\$ 3,504	\$ 3,589	\$ 3,677	\$ 3,766	\$ 3,857	\$ 3,950	\$ 4,045	\$ 4,141	\$ 4,240	\$ 62,711
County CMH	0.2832	\$ 231	\$ 236	\$ 242	\$ 248	\$ 254	\$ 261	\$ 267	\$ 273	\$ 280	\$ 287	\$ 294	\$ 301	\$ 308	\$ 4,554
County Roads	0.4722	\$ 385	\$ 394	\$ 404	\$ 414	\$ 424	\$ 435	\$ 445	\$ 456	\$ 467	\$ 478	\$ 490	\$ 501	\$ 513	\$ 7,593
County E-911	0.4155	\$ 338	\$ 347	\$ 356	\$ 364	\$ 373	\$ 382	\$ 392	\$ 401	\$ 411	\$ 421	\$ 431	\$ 441	\$ 452	\$ 6,681
County Parks	0.3133	\$ 255	\$ 262	\$ 268	\$ 275	\$ 281	\$ 288	\$ 295	\$ 303	\$ 310	\$ 317	\$ 325	\$ 333	\$ 341	\$ 5,038
Local Total	24.9834	\$ 20,353	\$ 20,860	\$ 21,378	\$ 21,906	\$ 22,445	\$ 22,994	\$ 23,555	\$ 24,126	\$ 24,709	\$ 25,304	\$ 25,911	\$ 26,529	\$ 27,160	\$ 401,724
Non-Capturable Millages	Millage Rate														
GHC MSDDA	1.6043	\$ 1,307	\$ 1,340	\$ 1,373	\$ 1,407	\$ 1,441	\$ 1,477	\$ 1,513	\$ 1,549	\$ 1,587	\$ 1,625	\$ 1,664	\$ 1,704	\$ 1,744	\$ 25,797
GHC Infra Debt08	1.0000	\$ 815	\$ 835	\$ 856	\$ 877	\$ 898	\$ 920	\$ 943	\$ 966	\$ 989	\$ 1,013	\$ 1,037	\$ 1,062	\$ 1,087	\$ 16,080
GHC Infra Debt15	0.9000	\$ 733	\$ 751	\$ 770	\$ 789	\$ 809	\$ 828	\$ 849	\$ 869	\$ 890	\$ 912	\$ 933	\$ 956	\$ 978	\$ 14,472
Loutit Lib-Debt	0.1150	\$ 94	\$ 96	\$ 98	\$ 101	\$ 103	\$ 106	\$ 108	\$ 111	\$ 114	\$ 116	\$ 119	\$ 122	\$ 125	\$ 1,849
GH Sch Debt	0.3300	\$ 269	\$ 276	\$ 282	\$ 289	\$ 296	\$ 304	\$ 311	\$ 319	\$ 326	\$ 334	\$ 342	\$ 350	\$ 359	\$ 5,306
Total Non-Capturable Taxes	3.9493	\$ 3,217	\$ 3,298	\$ 3,379	\$ 3,463	\$ 3,548	\$ 3,635	\$ 3,723	\$ 3,814	\$ 3,906	\$ 4,000	\$ 4,096	\$ 4,194	\$ 4,293	\$ 63,503
Total Tax Increment Revenue (TIR) Available for Capture	\$	39,905	\$ 40,900	\$ 41,915	\$ 42,950	\$ 44,006	\$ 45,083	\$ 46,182	\$ 47,303	\$ 48,449	\$ 49,620	\$ 50,817	\$ 52,041	\$ 53,292	\$ 798,275

Footnotes:
Assumes 2% inflation increases
Assumes 12yr OPRA Abatement

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	58.6%	\$ 345,720		\$ 345,720
Local	41.4%	\$ 244,080	\$ -	\$ 244,080
TOTAL		\$ 589,800	\$ -	\$ 589,800
EGLE	0.0%	\$ -		\$ -
MSHDA	100.0%	\$ 589,800	\$ -	\$ 589,800

Estimated Total
Years of Plan: 31

Estimated Capture	\$ 799,501
Administrative Fees	\$ 33,217
State Brownfield Redevelopment Fund	\$ 49,569
Local Brownfield Revolving Fund	\$ 125,652

	2026	OPRA Abatement												2039	2040	2041	2042
Total State Incremental Revenue	\$ -	\$ 6,292	\$ 6,466	\$ 6,643	\$ 6,824	\$ 7,009	\$ 7,198	\$ 14,780	\$ 15,172	\$ 15,572	\$ 15,980	\$ 16,396	\$ 16,821	\$ 17,254	\$ 17,695	\$ 18,146	\$ 18,605
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ (786)	\$ (808)	\$ (830)	\$ (853)	\$ (876)	\$ (900)	\$ (1,847)	\$ (1,896)	\$ (1,946)	\$ (1,997)	\$ (2,050)	\$ (2,103)	\$ (2,157)	\$ (2,212)	\$ (2,268)	\$ (2,326)
State TIR Available for Reimbursement	\$ -	\$ 5,505	\$ 5,658	\$ 5,813	\$ 5,971	\$ 6,133	\$ 6,298	\$ 12,932	\$ 13,275	\$ 13,625	\$ 13,982	\$ 14,347	\$ 14,718	\$ 15,097	\$ 15,483	\$ 15,877	\$ 16,279
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,960	\$ 18,420	\$ 18,889	\$ 19,367
BRA Administrative Fee (5%)	5% \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,761)	\$ (1,806)	\$ (1,852)	\$ (1,899)
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,200	\$ 16,614	\$ 17,037	\$ 17,469
Total State & Local TIR Available	\$ -	\$ 5,505	\$ 5,658	\$ 5,813	\$ 5,971	\$ 6,133	\$ 6,298	\$ 12,932	\$ 13,275	\$ 13,625	\$ 13,982	\$ 14,347	\$ 14,718	\$ 31,297	\$ 32,098	\$ 32,915	\$ 33,748

DEVELOPER	Beginning Balance																	
DEVELOPER Reimbursement Balance	\$ 589,800	\$ 589,800	\$ 589,800	\$ 584,295	\$ 578,637	\$ 572,824	\$ 566,853	\$ 560,720	\$ 554,422	\$ 541,490	\$ 528,214	\$ 514,589	\$ 500,606	\$ 486,260	\$ 471,542	\$ 440,245	\$ 408,147	\$ 375,233

MSHDA Housing TIF Costs	\$589,800	\$ 589,800	\$ 589,800	\$ 584,295	\$ 578,637	\$ 572,824	\$ 566,853	\$ 560,720	\$ 554,422	\$ 541,490	\$ 528,214	\$ 514,589	\$ 500,606	\$ 486,260	\$ 471,542	\$ 440,245	\$ 408,147	\$ 375,233
State Tax Reimbursement		\$ -	\$ 5,505	\$ 5,658	\$ 5,813	\$ 5,971	\$ 6,133	\$ 6,298	\$ 12,932	\$ 13,275	\$ 13,625	\$ 13,982	\$ 14,347	\$ 14,718	\$ 15,097	\$ 15,483	\$ 15,877	\$ 16,279
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,200	\$ 16,614	\$ 17,037	\$ 17,469
Total MSHDA Reimbursement Balance		\$ 589,800	\$ 584,295	\$ 578,637	\$ 572,824	\$ 566,853	\$ 560,720	\$ 554,422	\$ 541,490	\$ 528,214	\$ 514,589	\$ 500,606	\$ 486,260	\$ 471,542	\$ 440,245	\$ 408,147	\$ 375,233	\$ 341,484

EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement		\$ -	\$ 5,505	\$ 5,658	\$ 5,813	\$ 5,971	\$ 6,133	\$ 6,298	\$ 12,932	\$ 13,275	\$ 13,625	\$ 13,982	\$ 14,347	\$ 14,718	\$ 31,297	\$ 32,098	\$ 32,915	\$ 33,748
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LOCAL BROWNFIELD REVOLVING FUN

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:
Assumes 12yr OPRA Abatement

Tax Increment Revenue Reimbursement Allocation Table
Washington 123, LLC
123 Washington Ave
Grand Haven, Michigan
February 2, 2026

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	TOTAL
Total State Incremental Revenue	\$ 19,074	\$ 19,552	\$ 20,039	\$ 20,537	\$ 21,044	\$ 21,561	\$ 22,089	\$ 22,627	\$ 23,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396,552
State Brownfield Redevelopment Fund (50% c	\$ (2,384)	\$ (2,444)	\$ (2,505)	\$ (2,567)	\$ (2,630)	\$ (2,695)	\$ (2,761)	\$ (2,828)	\$ (2,897)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (49,569)
State TIR Available for Reimbursement	\$ 16,689	\$ 17,108	\$ 17,534	\$ 17,970	\$ 18,413	\$ 18,866	\$ 19,328	\$ 19,799	\$ 20,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 346,983
Total Local Incremental Revenue	\$ 19,855	\$ 20,353	\$ 20,860	\$ 21,378	\$ 21,906	\$ 22,445	\$ 22,994	\$ 23,555	\$ 24,126	\$ 24,709	\$ 25,911	\$ 26,529	\$ 26,529	\$ 27,160	\$ 402,949
BRA Administrative Fee (5%)	\$ (1,946)	\$ (1,995)	\$ (2,045)	\$ (2,096)	\$ (2,148)	\$ (2,200)	\$ (2,254)	\$ (2,309)	\$ (2,365)	\$ (1,235)	\$ (1,296)	\$ (1,326)	\$ (1,326)	\$ (1,358)	\$ (33,217)
Local TIR Available for Reimbursement	\$ 17,909	\$ 18,358	\$ 18,815	\$ 19,282	\$ 19,759	\$ 20,245	\$ 20,740	\$ 21,246	\$ 21,761	\$ 23,474	\$ 24,615	\$ 25,203	\$ 25,203	\$ 25,802	\$ 369,732
Total State & Local TIR Available	\$ 34,598	\$ 35,465	\$ 36,350	\$ 37,252	\$ 38,172	\$ 39,111	\$ 40,068	\$ 41,045	\$ 42,041	\$ 23,474	\$ 24,615	\$ 25,203	\$ 25,203	\$ 25,802	\$ 716,714
DEVELOPER															
DEVELOPER Reimbursement Balance	\$ 341,484	\$ 306,886	\$ 271,421	\$ 235,071	\$ 197,819	\$ 159,647	\$ 120,536	\$ 80,468	\$ 39,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSHDA Housing TIF Costs	\$ 341,484	\$ 306,886	\$ 271,421	\$ 235,071	\$ 197,819	\$ 159,647	\$ 120,536	\$ 80,468	\$ 39,423	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ 16,689	\$ 17,108	\$ 17,534	\$ 17,970	\$ 18,413	\$ 18,866	\$ 19,328	\$ 19,799	\$ 19,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345,720
Local Tax Reimbursement	\$ 17,909	\$ 18,358	\$ 18,815	\$ 19,282	\$ 19,759	\$ 20,245	\$ 20,740	\$ 21,246	\$ 20,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244,080
Total MSHDA Reimbursement Balance	\$ 306,886	\$ 271,421	\$ 235,071	\$ 197,819	\$ 159,647	\$ 120,536	\$ 80,468	\$ 39,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 34,598	\$ 35,465	\$ 36,350	\$ 37,252	\$ 38,172	\$ 39,111	\$ 40,068	\$ 41,045	\$ 39,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 589,800
LOCAL BROWNFIELD REVOLVING FUN															
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,355	\$ 23,474	\$ 24,615	\$ 25,203	\$ 25,203	\$ 25,802	\$ 125,652
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,355	\$ 23,474	\$ 24,615	\$ 25,203	\$ 25,203	\$ 25,802	\$ 125,652

* Up to five years of capture for LBRF Deposit

Footnotes:
Assumes 12yr OPRA Abatement

Table 3
MSHDA Gap Calculation

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Washington 123, LLC

*MSHDA Control Rents

FORMULA	Developer AMI Commitment	Location	Type	Control Rent*	-	Project Rent	-	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit Avg
MSHDA Control Rent	100%	Ottawa	2 Bedroom	\$3,798	-	\$2,046	-	=	\$1,752	x	3	x	12	x	10	=	\$630,720	\$210,240
*Includes Utility Allowance																		

TOTAL Allowable Housing Subsidy

3

\$630,720

\$210,240

Approved BRA TIF Request for Financing Gap/Renovation

\$295,000

Other Housing Activities Allowed

Demolition

\$231,000

Abatement (lead, asbestos, mold)

\$33,800

BF/WP Prep and Development

\$30,000

Total Housing Subsidy Requested for Approval

\$589,800

Attachment G



CITY OF GRAND HAVEN

February 9, 2026

City Council, City of Grand Haven
519 Washington Ave.
Grand Haven MI, 49417

Dear Council,

On behalf of the City of Grand Haven Sustainability and Energy Commission, we respectfully submit this letter in support of the Grand Haven Board of Light & Power's (BLP) proposed small community solar installation located west of the Grand Haven Memorial Airpark.

The Sustainability and Energy Commission (SEC) serves in an advisory capacity to the City Manager on matters related to energy efficiency, renewable energy, environmental stewardship, and long-term community resilience. In that role, the SEC has reviewed the general concept of a small-sized, utility-led community solar project at the airport, and believes it is consistent with the City's adopted sustainability objectives and public-interest goals. There is a need for future additional power in the area, and although modest in scale, a small installation at the airport would meaningfully expand equitable access to clean energy while keeping ownership, operational control, and benefits within the local utility and community.

A community solar program administered by the BLP would provide an important opportunity for residents and businesses who are unable to install rooftop solar—due to rental status, shading, roof limitations, or financial constraints—to participate directly in locally generated renewable energy.

Furthermore, the Grand Haven City Council unanimously supported the Community Energy Plan at the 4/14/2025, City Council Meeting. Whereas the document specifically calls for community solar as its second highest priority, (*Section 2.0 Accelerate Local Renewable Energy*).

The SEC also emphasizes the importance of continued coordination among the City Council, Airport Board, BLP, and relevant regulatory agencies, as well as transparency with the public as the project is further evaluated. We support a deliberate review process that addresses safety, land-use compatibility, and community input prior to any final approvals.

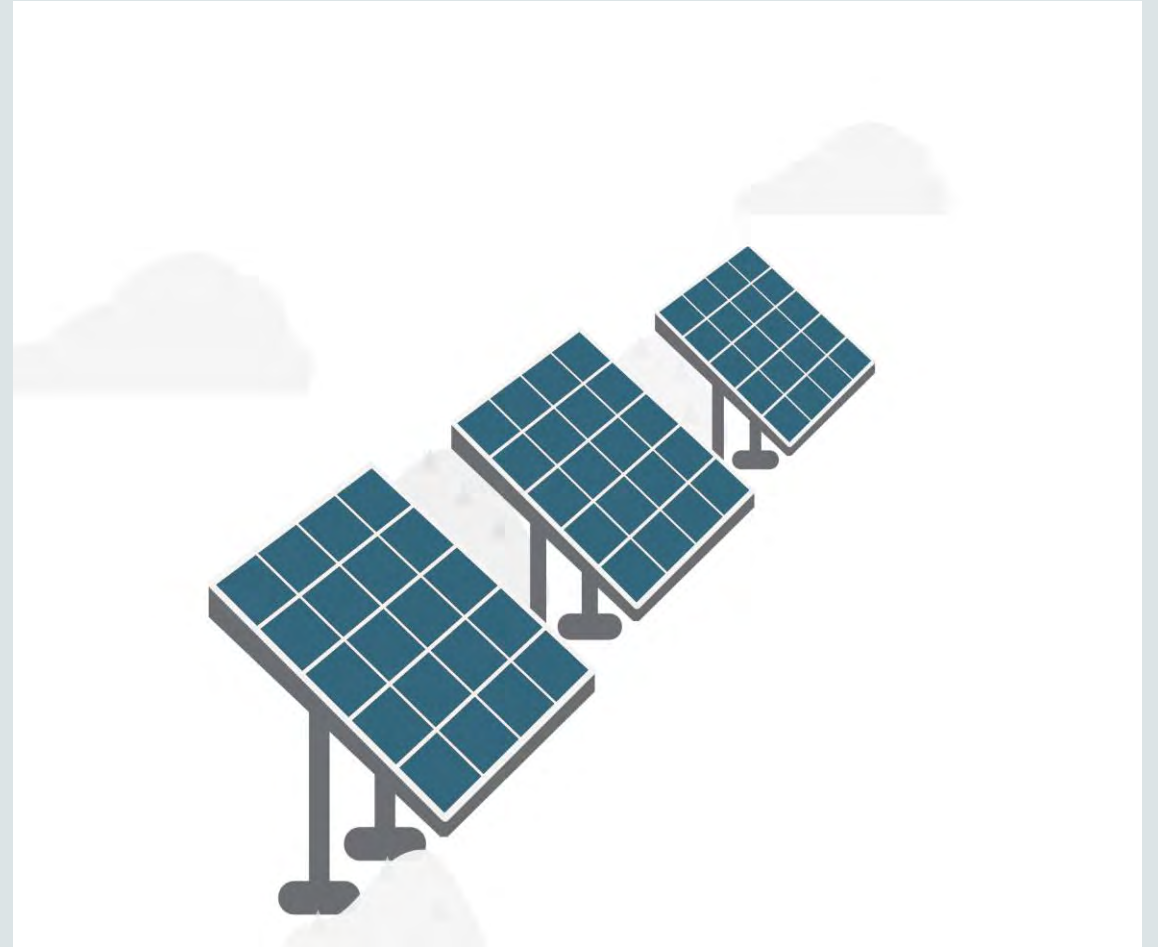
For these reasons, the Sustainability and Energy Commission encourages the Mayor and City Council to continue supporting the evaluation and potential development of BLP's proposed small community solar project on the west side of the airport, consistent with City policies and applicable regulations.

Thank you for your continued leadership and commitment to responsible, locally driven energy solutions. The SEC stands ready to provide additional input or assistance as requested.

City of Grand Haven
Sustainability and Energy Commission

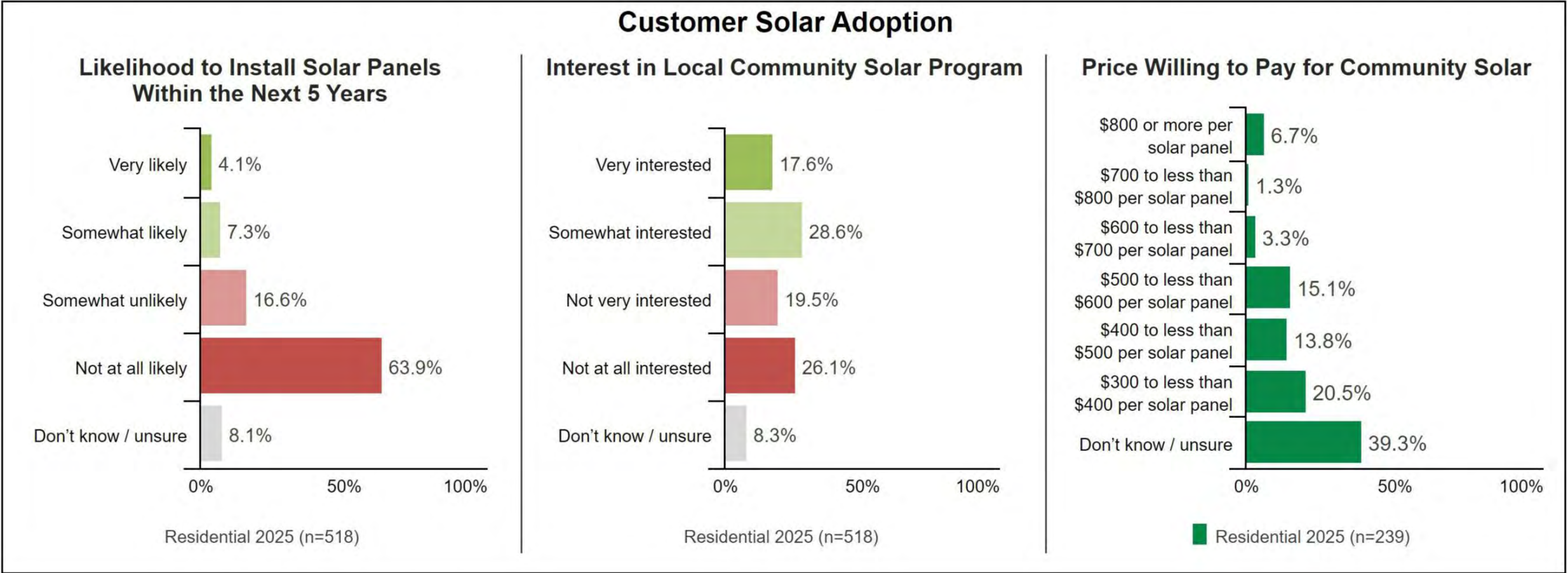
Local Solar Project

January 2026



Residential Feedback - 2025

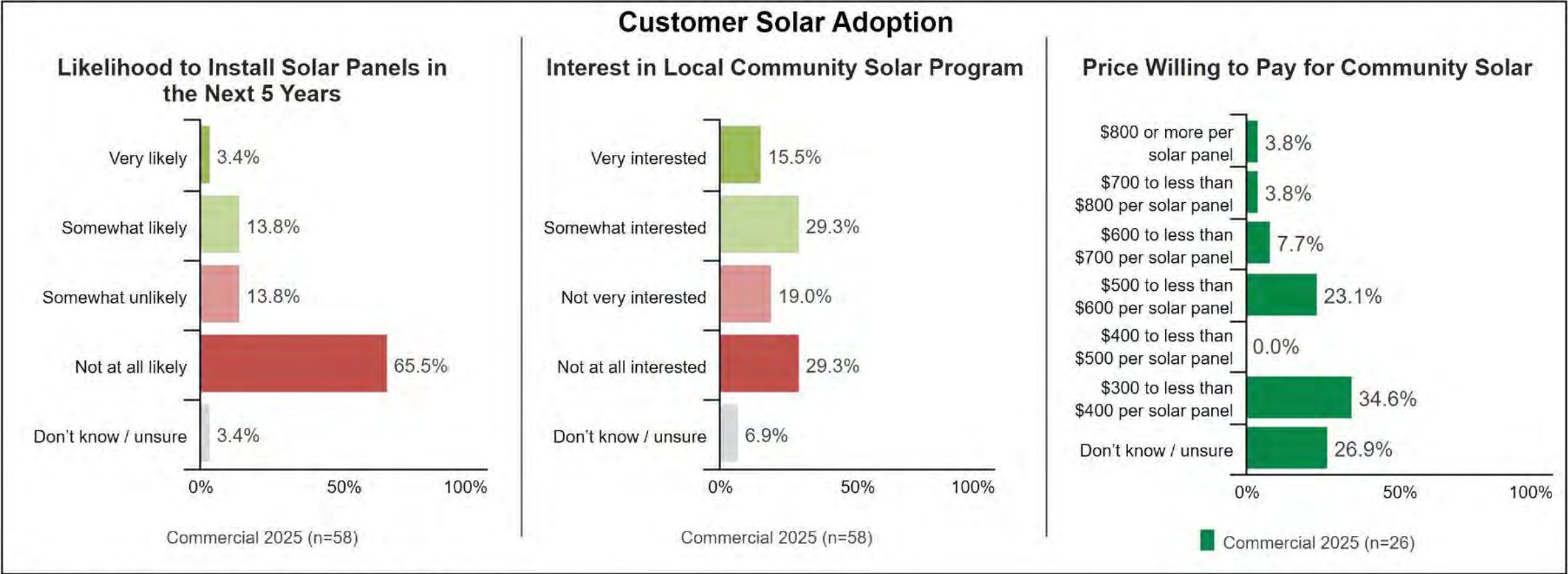
Eight-out-of-ten residential respondents (80.5%) reported being either "not at all" or "somewhat unlikely" to install solar panels on their roof within the next 5 years. However, nearly one-half of respondents (46.2%) were either "very" or "somewhat interested" in participating in a local community solar program, while nearly one-half of respondents (45.6%) were either "not very interested" or "not at all interested." Of these respondents, nearly two-fifths were unsure of how much they would be willing to invest in this program, followed by one-fifth who would be willing to invest "\$300 to less than \$400 per solar panel."



Q: How likely are you to install solar panels on your roof within the next 5 years?
Q: Based on this description, how interested would you be in participating in a local community solar program that allowed you to purchase a solar panel?
Q: How much would you be personally willing to invest through a one-time payment for participation in a community solar program if it could provide a payback in a 15-20 year timeframe?

Commercial/Industrial Feedback - 2025

Nearly eight-out-of-ten commercial respondents (79.3%) reported being either "not at all" or "somewhat unlikely" to install solar panels on their roof within the next 5 years. However, nearly one-half of respondents (44.8%) were either "very" or "somewhat interested" in participating in a local community solar program, while nearly one-half of respondents (48.3%) were either "not very interested" or "not at all interested." Of these respondents, over one-quarter were unsure of how much they would be willing to invest in this program, while over one-third would be willing to invest "\$300 to less than \$400 per solar panel."



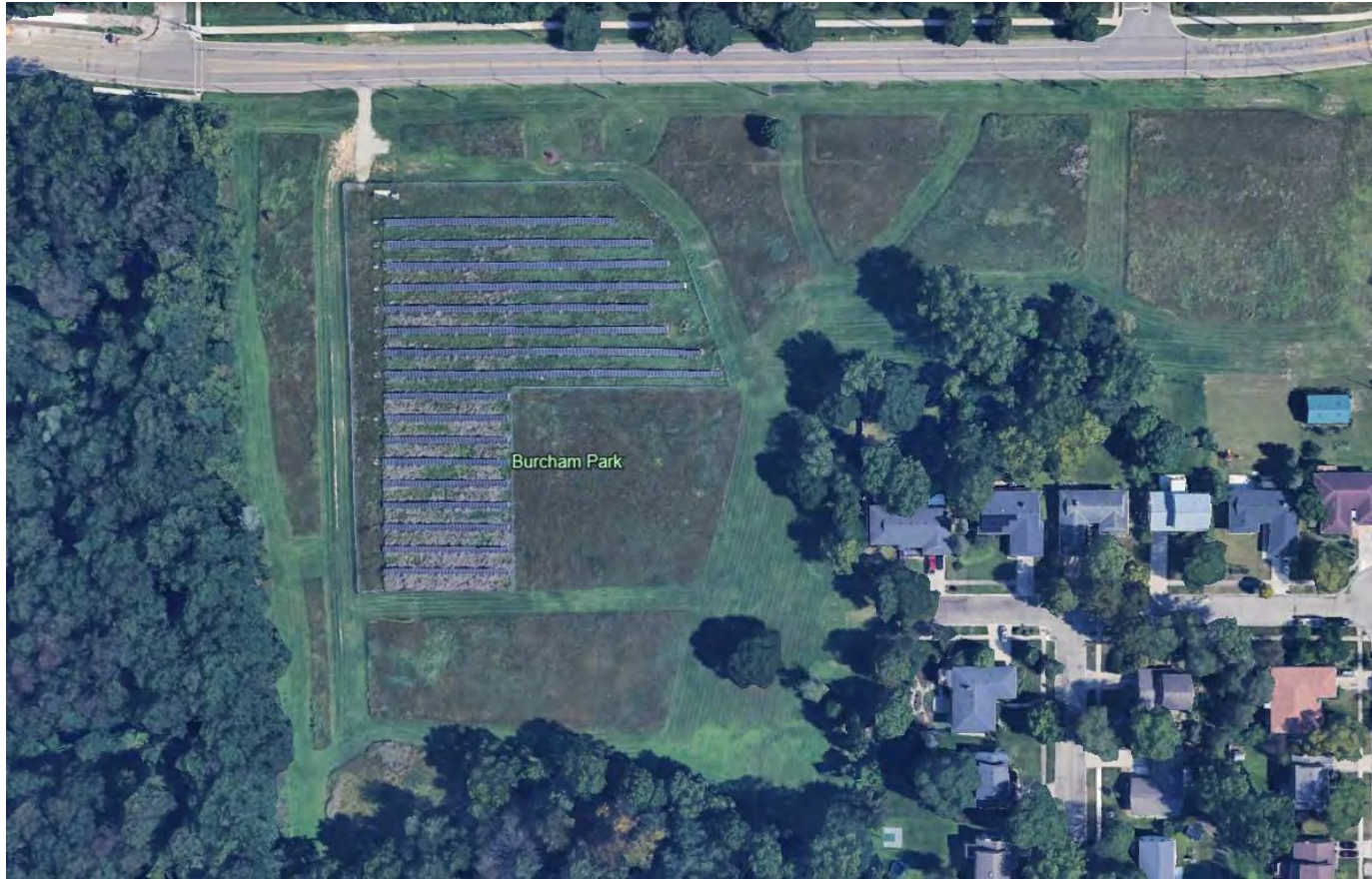
Q: How likely are you to install solar panels on your roof within the next 5 years?
Q: Based on this description, how interested would you be in participating in a local community solar program that allowed you to purchase a solar panel?
Q: How much would you be personally willing to invest through a one-time payment for participation in a community solar program if it could provide a payback in a 15-20 year timeframe?

Marquette, Michigan – 0.151 MW Solar Array



- Developed by Marquette Board of Light & Power in 2017
- 480 panels at 320-Watts/panel
- MBLP participating customers provided full upfront payment of \$499 per panel for purchase of 25-years
- 30% subscription rate before project moved forward
- Panels not subscribed initially can be purchased later at a depreciated value
- Initial credit applied to electric bill at \$0.0633/kWh
 - Value can change (currently \$0.0545/kWhr)
 - Credit can carry over monthly but not annually
- MBLP not required to remove snow from the panels
- Customer can transfer ownership
- MBLP has option to purchase panel back at a depreciated rate
- Customers acknowledge and agree that participation is not an investment and had not been promised or led to expect any profit from the project

Lansing, Michigan – 0.315 MW Solar Array



- Developed by Community Energy Options in 2019
- 1,000 panels at 315-Watts/panel
- Signed a Power Purchase Agreement with Lansing Board of Water & Light (LBWL)
- LBWL participating customers provided full upfront payment of \$399 for 25-year lease of the panel
- 80% subscription rate required before project moved forward
- Deposit was refundable if project was not constructed.
- Initial credit applied to electric bill at \$0.065/kWh
 - Escalated at 2.3% per year
 - Credits can not carry over to subsequent billing cycles
- Customer can transfer lease if relocating on LBWL electrical system or donate to non-profit organization if moving off system
- Lessee acknowledges & agrees lease is **not** an investment & has not been promised or led to expect any profit from the lease of the solar panel(s)

Cadillac, Michigan – 0.5 MW Solar Array



- Developed by Consumers Energy in 2021
- No upfront requirement to purchase panels or lease
- Requires a 12-month commitment
- Solar Block: sold in increments of 0.5 kW
 - Monthly Fee: \$8/month
 - Monthly Credit: \$3.18/month (average for 2024)
- Micro Block: sold in increments of 0.15 kW
 - Monthly Fee: \$2.40/month
 - Monthly Credit: \$0.95/month (average for 2024)
- Fixed credit of \$0.075/kWh for years 1-5
 - Subsequent years will be based on market value of energy and capacity
- Automatically removed if customer moves out of service territory
- Program notes that the voluntary program is **not** designed to reduce participants electric bills. Rather, it offers an opportunity to voluntarily participate in a program that generates clean energy

BLP Concept



- This would be a community project, **not** a power supply hedge or financial investment.
- 20-year lease: automatically extended to project end of life.
- Require 33% subscription rate to move forward.
- Full lease payment due upfront (To Be Determined).
- Payment to be put in escrow and refunded if project does not move forward.
- Fixed credit of \$0.06385/kWhr (based on most recent solar project).
 - Credit based on fractional share of project output based on number of panels leased.
 - Credit offset only applicable to energy charges and shall not exceed the dollar amount of corresponding monthly electric consumption.
- RECS will be retired by the BLP annually.
- BLP will be required to insure, maintain, and demo the project (will not be responsible to remove snow).
- Customer can transfer ownership if moving off BLP system but will not be eligible for payment from BLP .

Project Overview



- Easement Area of Approx. 5 acres (300'x750')
- Outside of the Runway Protection Zone (RPZ)
- Requires easement from City Council
- Require Federal Aviation Administration Review
- BLP to clear trees on parcel as cost of easement
- Allows for future expansion
- Phase I size of 0.3MW
- Require 33% subscription rate to move forward

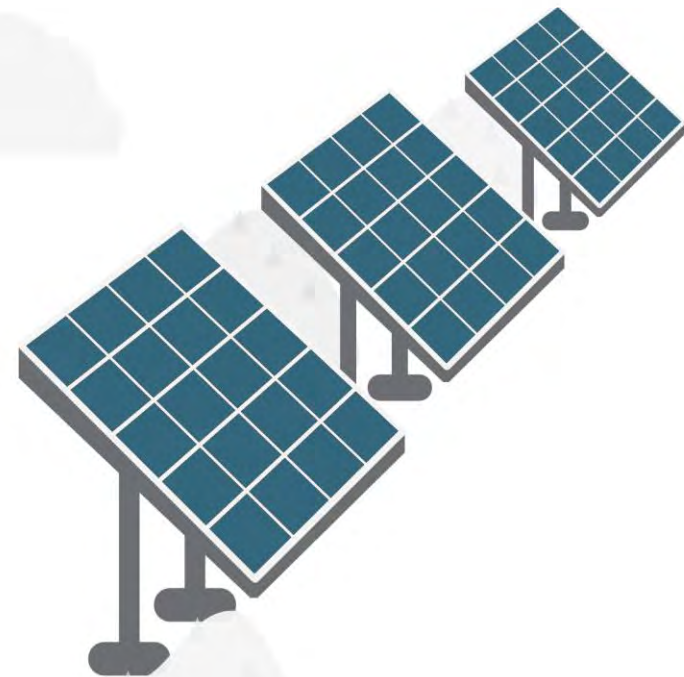
Moving Forward



Schedule

- February 2026:
 - City Council land easement approval.
- Spring 2026 – Submit Request for proposals for:
 - Land clearing
 - Project development
 - With costs to construct in 2027.
- Summer 2026:
 - Develop program documents
 - Begin soliciting panel lease agreements with customers.
- Winter 2026:
 - Final project go/no-go decision end of 2026.
- 2027
 - Land Clearing
 - Start Construction

Discussion



SOLAR EASEMENT AGREEMENT

On _____ 2026, the City of Grand Haven ("Grantor"), for the consideration of improving the Grantor's airport property described as:

Exhibit "A"

(the "Airport Property") by clearing and removing trees from the Airport Property, grants, warrants, and conveys the easement described below to the City of Grand Haven Board of Light and Power (the "BLP"), subject to easements, restrictions, and interests of record, a utility easement on, under, above, and across the Airport Property described as:

Exhibit "B"

(the "Easement Area") for the purposes of constructing, installing, maintaining, repairing, replacing, using, operating, protecting, and improving a solar generation facility which includes public underground power and utility lines, along with above ground access panels, wires, cables, transformers, and other equipment necessary for transmitting and distributing electrical energy and all other appurtenances thereto (the "Utility Work"), together with the right of ingress and egress over the Airport Property necessary to perform the purposes described above, on, over, and under the Easement Area.

This Easement is subject to the following terms and conditions:

- A. The term of this Agreement will be the useful life of the solar generation facility included in the Utility Work as determined solely by the BLP Board.
- B. Upon completion of any Utility Work, and throughout the term of this Agreement, the BLP will, without cost to the Grantor, restore the Easement Area to, and maintain the Easement Area in, the same general condition as it was in prior to such work.
- C. Grantor retains all other property rights in the Easement Area, including but not limited to the right to landscape portions of the Easement Area. However, Grantor shall not plant any trees, nor construct or install any buildings or other permanent structures, including without limitation fences and other structures which might inhibit the ability of the BLP to use the Easement Area as described above.
- D. Grantor may grant easement rights within the Easement Area to others, but any such rights shall be subject to the BLP approval, which approval shall not be unreasonably withheld, delayed or conditioned. All such additional easements shall be subject to the prior rights of the BLP and additional expenses incurred by the BLP resulting from such additional easements shall be assumed by the parties receiving the additional easements.

E. This instrument shall be binding upon and inure to the benefit of the parties and their representatives, assigns, and successors.

F. At the end of the term of this Agreement, the BLP will, without cost to the Grantor, decommission the solar generation facility included in the Utility Work and restore the Easement Area to the same general condition as it was in prior to the installation of the solar generation facility.

G. During the term of this Agreement, the BLP will, without cost to the Grantor, have rights to maintain, trim, and remove vegetation on the Easement Area. The BLP further agrees to maintain, without cost to the Grantor, all vegetation on the Easement Area to the standards of the Federal Aeronautics Administration, or such other agency having authority (the "FAA").

H. All improvements to the Easement Area performed by the BLP will be done solely at the BLP's direction and expense and must meet FAA regulations.

CITY OF GRAND HAVEN

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

Dated: _____

Dated: _____

STATE OF MICHIGAN)
) SS.
COUNTY OF OTTAWA)

The foregoing instrument was acknowledged before me this ____ day of _____.
202_, by _____ and _____ the _____ and
_____ of the City of Grand Haven, a Michigan home rule city, on behalf of
the City.

Print Name: _____
Notary Public, Ottawa County, MI
Acting in Ottawa County, MI
My Commission Expires: _____

GRAND HAVEN BOARD OF LIGHT AND POWER

By: _____
Name: _____
Title: _____

Dated: _____

By: _____
Name: _____
Title: _____

Dated: _____

STATE OF MICHIGAN)
) SS.
COUNTY OF OTTAWA)

The foregoing instrument was acknowledged before me this ____ day of _____.
202_, by _____ and _____, the
_____ and _____ of Grand Haven Board of Light and
Power.

Print Name: _____
Notary Public, Ottawa County, MI
Acting in Ottawa County, MI
My Commission Expires: _____

Prepared By and Return After Recording To:
Ronald A. Bultje
Dickinson Wright PLLC
200 Ottawa Ave., N.W., Suite 900
Grand Rapids, Michigan 49503

EXHIBIT A

Airport Property

Parcel #: 70-03-33-425-001

Parcel Legal Description:

PART SE 1/4 COM S 89D 58M 05S W 510 FT & S 0D 11M 36S W 61.42 FT FROM E 1/4 COR, TH S 0D 11M 36S W 392.11 FT, S 89D 58M 05S W 199.64 FT, S 0D 11M 36S W 291.42 FT, SE'LY 51.45 FT ALG N'LY LI OF AERIAL VIEW DR ON A 46 FT RAD CURVE TO RIGHT (CHD BEARS S 39D 53M 04S E 48.81 FT) TH SE'LY 47.81 FT ALG SD N'LY LI ON A 38 FT RAD CURVE TO LEFT (CHD BEARS S 43D 53M 03S E 44.72 FT), TH S 79D 55M 36S E 139.17 FT ALG SD N'LY LI, TH S 0D 11M 36S W 50.43 FT, N 89D 58M 05S E 450 FT TO W LI 168TH AVE, TH S 0D 11M 36S W 646.96 FT, S 82D 55M 01S W 690.5 FT, N 88D 33M 08S W 586.23 FT TO W LI OF E 1/2 OF SE 1/4, TH N 0D 23M 56S W 774.6 FT, S 89D 20M 29S E 604.6 FT, N 10D 04M 34S W 15.56 FT, TH NW'LY 64.14 FT ALG A 46 FT RAD CURVE TO RIGHT (CHD BEARS N 39D 58M 45S W 59.07 FT), TH S 89D 58M 05S W 199.7 FT, N 0D 23M 56S W 336 FT, S 89D 58M 05S W 370 FT TO W LI OF E 1/2 OF SE 1/4, TH N 0D 23M 56S W 352.68 FT TO S LI OF COMSTOCK ST, TH E'LY 501.56 FT ALG A 6758.85 FT RAD CURVE TO LEFT (CHD BEARS N 87D 09M 41S E 501.44 FT), TH E'LY 336.23 FT ALG A 11409.16 FT RAD CURVE TO RIGHT (CHD BEARS N 85D 52M 47S E 336.22 FT) TO BEG. SEC 33 T8N R16W

Airport Property Description:

The Airport Property shall be defined as the portion of Parcel #70-03-33-425-001 that is South of Aerial View Drive and South of Parcel #70-03-33-425-003.

Airport Property Drawing:



EXHIBIT B

Easement Area

Easement Area Description:

The Easement Area shall be defined as the westernmost 300' of the Airport Property.

Easement Area Drawing:



**City of Grand Haven
Department of Public Works
616-847-3493**



MEMORANDUM

TO: Ashley Latsch – City Manager

CC: Michael England – Public Works Director
Emily Greene- Finance Director

FROM: Logan Cuddington– Streets and Utilities Manager

DATE: February 6, 2026

SUBJECT: FY 25/26 Resurfacing Bid Award to Michigan Paving Materials

Sealed bids for the City's FY 2025/2026 Street Resurfacing Program were opened on January 21, 2026. A total of five bids were received and reviewed for accuracy and compliance with the City's bidding requirements. Michigan Paving & Materials Co. (M.P.M.) was selected as the lowest responsible bidder meeting all requirements.

The City of Grand Haven budgets approximately \$500,000.00 for Major and Local Street Resurfacing. City staff, in coordination with the City's Engineer of Record (Abonmarche), recommends awarding a contract to Michigan Paving & Materials Co. in the amount of \$439,242.10. In addition, a not-to-exceed contract amount of \$497,966.00 is recommended, which includes an additional \$58,723.90 to allow City staff the flexibility to utilize remaining budget funds to resurface more streets than originally projected in the resurfacing plan.

February 6, 2026

Michael England – Public Works Director
City of Grand Haven
1120 Jackson Street
Grand Haven, MI 49417

Re: Recommendation for Contract Award
Grand Haven 2026 Streets Resurfacing Project

Dear Mr. England,

Bids were received on January 21, 2026, for the Grand Haven 2026 Streets Resurfacing Project. The scope of this project is milling and asphalt resurfacing of various streets throughout the city as shown in Table 1 below. Street segments are selected based on road PASER (Pavement Surface and Evaluation and Rating) ratings, staff input, and reference to the city's asset management plan. The city regularly spends approximately \$500,000 dollars on annual street resurfacing, accounting for paving of 1.25 – 1.75 miles of roadway.

Table 1. Project Scope

Street	Limits	Length (Ft)	Road Width (Ft)
Lake Avenue	S Harbor to Woodlawn	4,080	22
Colfax Avenue	Sheldon to Cutler	605	34
Ferry Street	Fulton to Jackson	1,235	34
Orchard Avenue	Ferry to Dead End	590	32
Harbor Drive	City Beach to Grand	1,880	24
Pennoyer Avenue	Sheldon to 7 th	920	24
Total		6,310 Ft (1.20 miles)	

Bid Results

Five (5) bids were received for the project. To comply with bidding requirements, bidders were required to furnish a bid form, a bid bond in the amount of five (5) percent of the bid amount, and a business license, all of which supplied these documents. Bid pricing was reviewed by Abonmarche and is presented as compared with the Engineer's Estimate in Table 2 below.

Table 2. Bid Results

Company	Company Location	Base Bid
Superior Asphalt Co.	Grand Rapids, MI	\$424,659.40
Michigan Paving & Materials Co.	Grand Rapids, MI	\$439,242.10
TBD Construction	Zeeland, MI	\$461,321.00
Engineer's Estimate	-	\$485,527.75
Lite Load Service	Hamilton, MI	\$517,098.25
Reith-Riley Construction	Wyoming, MI	\$526,558.00

Recommendation

Although the low bid was submitted by Superior Asphalt Co., it is our recommendation that the city award the bid to Michigan Pavings & Materials Co. in the amount of \$439,242.10 for the following reasons:

- Superior Asphalt did not indicate all subcontractors to be utilized per bidding instructions. No subcontractor for casting adjustments was identified, which is a key element of the project.
- Superior Asphalt's Hot Mix Asphalt (HMA) price was identified as \$98 per ton, which is well below typical pricing for HMA if purchasing from another plant. For reference, Reith Reilly submitted pricing and has their own HMA plant and submitted \$122 per ton of HMA.
- The second-low bid from Michigan Paving & Materials Co. is still \$46,285.65 dollars below our engineer's estimate, allowing for additional street paving.
- Michigan Paving & Materials Co. has demonstrated their competency and willingness to work with the city as a partner on their annual street resurfacing projects, completing numerous years of paving work since 2014. They regularly increase the scope when budgets allow while honoring submitted unit prices, allowing for dollars to stretch.

The total budget for this year's paving is summarized in Table 3 below:

Table 3. Grand Haven FY2025-2026 Resurfacing Budget

Budget Line Item	Cost
Total Budget	\$524,466.00
Engineering	(\$26,500.00)
Michigan Paving & Materials Bid	(\$439,242.10)
Remaining Funds	\$58,723.90

It is recommended that a contract in the amount of \$439,242.10 be awarded to Michigan Paving & Materials Co. for this project, with a not to exceed amount of \$497,966.00 (\$439,242.10 + \$58,723.90) established for city staff to utilize the remaining budget. If you have any questions or comments, please feel free to contact me.

Sincerely,

ABONMARCHE



Leah Bectel, PE
Project Manager
lbectel@abonmarche.com
(616) 719-6085

Attachments: Project Scope Map
 Bid Tabulation



Bid Tabulation Worksheet

Project:	2026 Streets Resurfacing Project	Project No.:	25-1865	Legend
Client:	City of Grand Haven	Client Project No.:	N/A	Low Bid
Prepared By:	Evan Pohl, EIT	Date Prepared:	January 21, 2026	Correction

Grand Haven 2026 Streets Resurfacing Project

Item	Unit	Estimated Quantity	Engineer's Estimate		Superior Asphalt, Inc.		Michigan Paving & Materials		TBD Construction Services, Inc.		Liteload Services, LLC		Rieth-Riley Construction Co., Inc.	
			Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Dr Structure Cover, Adj, Case 1	Ea	26	\$ 560.00 \$ 14,560.00	\$ 450.00	\$ 11,700.00	\$ 550.00	\$ 14,300.00	\$ 1,650.00	\$ 42,900.00	\$ 1,295.00	\$ 33,670.00	\$ 550.00	\$ 14,300.00
2	Dr Structure, Temp Lowering	Ea	26	\$ 310.00 \$ 8,060.00	\$ 250.00	\$ 6,500.00	\$ 300.00	\$ 7,800.00	\$ 400.00	\$ 10,400.00	\$ 450.00	\$ 11,700.00	\$ 300.00	\$ 7,800.00
3	Cold Milling HMA Surface	Syd	25060	\$ 1.75 \$ 43,855.00	\$ 2.30	\$ 57,638.00	\$ 1.59	\$ 39,845.40	\$ 1.05	\$ 26,313.00	\$ 2.35	\$ 58,891.00	\$ 3.10	\$ 77,686.00
4	Hand Patching	Ton	5	\$ 350.00 \$ 1,750.00	\$ 275.00	\$ 1,375.00	\$ 300.00	\$ 1,500.00	\$ 145.00	\$ 725.00	\$ 110.00	\$ 550.00	\$ 530.50	\$ 2,652.50
5	HMA, 5EML	Ton	3445	\$ 115.00 \$ 396,175.00	\$ 98.00	\$ 337,610.00	\$ 105.90	\$ 364,825.50	\$ 107.00	\$ 368,615.00	\$ 115.00	\$ 396,175.00	\$ 120.00	\$ 413,400.00
6	Pavt Mrkg, Waterborne, 4 inch, White	Ft	190	\$ 1.10 \$ 209.00	\$ 0.18	\$ 34.20	\$ 2.09	\$ 397.10	\$ 1.00	\$ 190.00	\$ 0.45	\$ 85.50	\$ 2.00	\$ 380.00
7	Pavt Mrkg, Waterborne, 4 inch, Yellow	Ft	11730	\$ 1.10 \$ 12,903.00	\$ 0.18	\$ 2,111.40	\$ 0.17	\$ 1,994.10	\$ 0.50	\$ 5,865.00	\$ 0.45	\$ 5,278.50	\$ 0.15	\$ 1,759.50
8	Pavt Mrkg, Waterborne, For On-Street Parking, 4 inch, White	Ft	85	\$ 1.10 \$ 93.50	\$ 1.95	\$ 165.75	\$ 2.00	\$ 170.00	\$ 0.50	\$ 42.50	\$ 0.45	\$ 38.25	\$ 2.00	\$ 170.00
9	Pavt Mrkg, Waterborne, 12 inch, Stop Bar	Ft	45	\$ 2.25 \$ 101.25	\$ 4.00	\$ 180.00	\$ 2.00	\$ 90.00	\$ 2.50	\$ 112.50	\$ 2.00	\$ 90.00	\$ 2.00	\$ 90.00
10	Pavt Mrkg, Waterborne, 6 inch, Crosswalk	Ft	380	\$ 1.10 \$ 418.00	\$ 2.00	\$ 760.00	\$ 2.00	\$ 760.00	\$ 1.00	\$ 380.00	\$ 2.00	\$ 760.00	\$ 2.00	\$ 760.00
11	Pavt Mrkg, Waterborne, 12 inch, Crosswalk	Ft	230	\$ 1.10 \$ 253.00	\$ 4.00	\$ 920.00	\$ 2.00	\$ 460.00	\$ 2.50	\$ 575.00	\$ 2.00	\$ 460.00	\$ 2.00	\$ 460.00
12	Pavt Mrkg, Waterborne, Yield Triangle Sym	Ea	2	\$ 75.00 \$ 150.00	\$ 30.00	\$ 60.00	\$ 50.00	\$ 100.00	\$ 150.00	\$ 300.00	\$ 150.00	\$ 300.00	\$ 50.00	\$ 100.00
13	Gate Box, Adj, Temp, Case 1	Ea	14	\$ 500.00 \$ 7,000.00	\$ 400.00	\$ 5,600.00	\$ 500.00	\$ 7,000.00	\$ 350.00	\$ 4,900.00	\$ 650.00	\$ 9,100.00	\$ 500.00	\$ 7,000.00
Total: Grand Haven 2026 Streets Resurfacing Project				\$ 485,527.75	\$ 424,654.35	\$ 439,242.10	\$ 461,318.00	\$ 517,098.25	\$ 526,558.00					
Bid Statistics			% of Estimate	100.00%	% of Estimate	87.46%	% of Estimate	90.47%	% of Estimate	95.01%	% of Estimate	106.50%	% of Estimate	108.45%
			% of Low Bid	114.33%	% of Low Bid	100.00%	% of Low Bid	103.44%	% of Low Bid	108.63%	% of Low Bid	121.77%	% of Low Bid	124.00%

City of Grand Haven 2026 Street Resurfacing Scope





MEMORANDUM

TO: Ashley Latsch – City Manager

CC: Eric Law – Water Filtration Plant Superintendent

FROM: Derek Gajdos – Project Management Director *DG*

DATE: February 6, 2026

SUBJECT: HDR Task Order 28 – PFAS Data Collection Work Plan Phase 2 & 3

The City's Renew Harbor Island project is moving into its final data collection phases with the project's approved Michigan Department of Environment Great Lakes and Energy (EGLE) Data Collection Work Plan. The Work Plan is split into three phases. This is necessary because Phases II and III are dependent on what is found/identified in Phase I. All three phases are intended to gather final site-specific information to support remedial design and selection, which is anticipated to occur in the second or third quarter of 2026. City staff and the City's Environmental Legal Counsel reviewed the work plan prior to submission to EGLE.

Phase 2 & 3 of the Remedial Data Collection Work Plan will begin after authorization from the BLP and City Council and is anticipated to conclude in summer 2026.

Task Order 28 splits out the PFAS efforts of the Work Plan and includes the following:

- Topographic and Bathymetric Surveys
- Wetland Evaluations
- Aquifer Testing
- Groundwater Modeling

One important note regarding Task 38.3, the aquifer test: To control costs and have flexibility with disposal of the pumped water, any treatment costs will be billed directly to the City. Currently, the City is permitted to return the water to the aquifer which should require no treatment costs, however, if there becomes a need to treat the pumped water city staff will move forward with the most efficient and cost-effective process. If there are any treatment costs, city staff will work with BLP staff to come up with an agreed upon cost share dependent on actual contamination observed within the discharge of waters.

Therefore, city staff request City Council to approve the proposed Task Order 28, Task 38 with HDR of Ann Arbor Michigan in the not to exceed amount of \$232,889.



February 6, 2026

Mr. Derek Gajdos
Program Management Director
City of Grand Haven
Grand Haven, MI 49417
dgajdos@grandhaven.org

**RE: Former J.B. Sims Generating Station Phase 2 and Phase 3 Non-CCR Data Collection
Work Plan Task Order 028 for HDR Task 38**

Dear Derek,

HDR Michigan, Inc. (HDR) appreciates the opportunity to continue to assist the City of Grand Haven (City) with Coal Combustion Residuals (CCR) compliance and Per and Polyfluoroalkyl Substances (PFAS) at the former J.B. Sims Generating Station (Sims) owned by the Grand Haven Board of Light & Power (GHBLP) and environmental investigation at Harbor Island.

This Task Order is for HDR to implement recommendations related to Phases 2 and 3 of the Remedial Investigation Data Collection Work Plan. The Remedial Investigation Site Specific Data Collection Work Plan (Work Plan) was developed for the Former J.B. Sims Generating Station (Site or the Island) to support the remedial evaluation of potential alternatives as outlined in the Assessment of Corrective Measures (ACM). The Work Plan included activities for data collection related to the remediation CCR and PFAS observed/detected at the Island. The Work Plan was submitted to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) on July 8, 2025 and is posted on the Renew Harbor Island website Remedial Investigation Data Collection Work Plan and was approved by EGLE on July 9, 2025.

Fieldwork for Phase I was performed in the 4th Quarter of 2025 and reporting and analysis is underway.

hdrinc.com

1000 Oakbrook Drive, Suite 200, Ann Arbor, MI 48104-6815
(734) 332-6300

PROJECT DESCRIPTION

Phases 2 and 3 of the Remedial Investigation Data Collection Work Plan include four primary field tasks as presented below:

1. A topographic and bathymetric survey of Harbor Island to estimate land surface areas to provide engineering designs and calculate material volumes related to remedial alternatives. The survey will be coordinated by HDR and performed by The Mannik & Smith Group, Inc. (MSG) as a subcontractor to HDR. MSG will map the land surface topography and the bathymetry of the Units 1/2 impoundment ponds, the internal wetland, a portion of the Northern wetland, and the South and Main channels of the Grand River.
2. Wetland assessments will be performed to quantify the value of wetland resources present at Harbor Island, in support of potential wetland mitigation measures that may be required as part of remedial solutions.
3. An aquifer test is proposed to collect site-specific hydrogeologic data to support future remedy selection, which may include groundwater extraction and treatment. The test will assess the feasibility of sustained groundwater withdrawal by conducting a short-term pumping test and extrapolating results to predict long-term groundwater management performance.
4. A 3-dimensional numeric groundwater flow model will be developed to design groundwater extraction. Hydraulic control of contaminated groundwater through extraction is a component of most proposed remedial options.

The purpose of these four tasks is to gather data needed to inform the Remedial Alternatives Assessment, to be initiated in the second quarter of 2026.

SCOPE OF SERVICES

HDR proposes to perform the following scope of services:

Task 38.1: Topographic and Bathymetric Surveys

The purpose of the topographic and bathymetric surveys is to gather surface data to perform remedy design, and to estimate the potential for groundwater flow under surface water features. The areas proposed for topographic and bathymetric surveys are shown on Figure 1:

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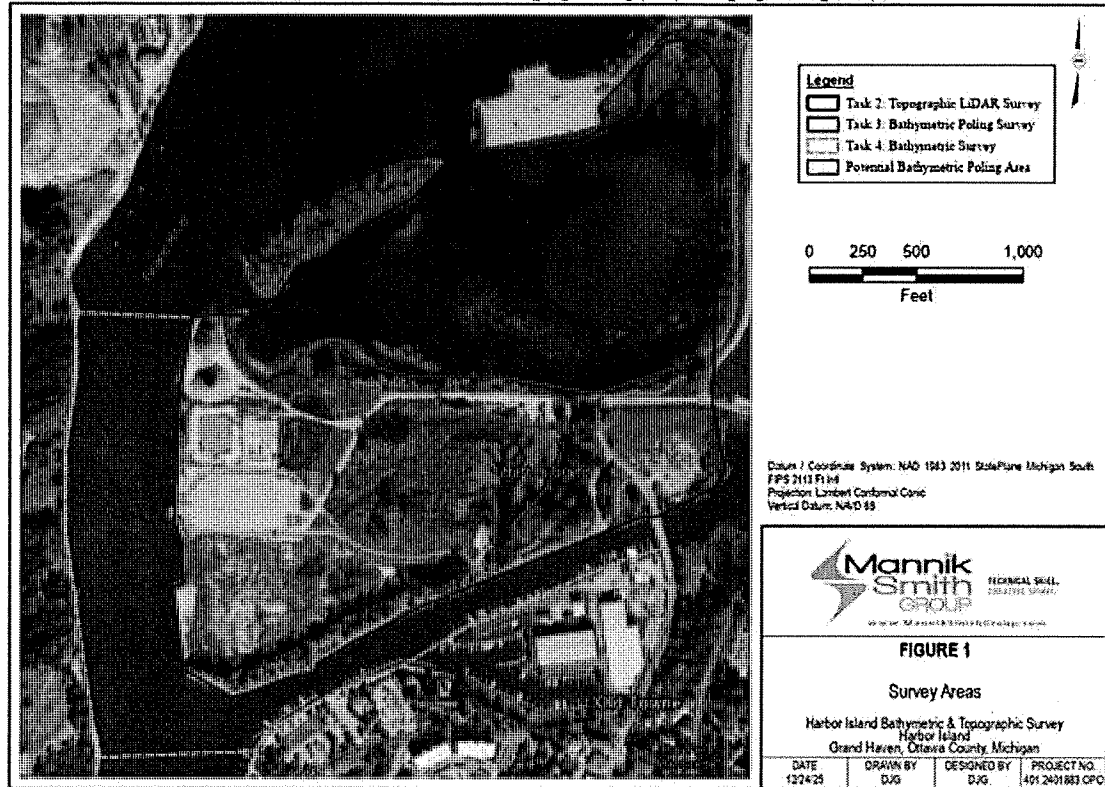


Figure 1: Survey Areas

Topographic Survey

MSG will conduct a LiDAR (Light Detection and Ranging) survey using Unmanned Aircraft Systems (UAS, i.e. drone technology). The survey unit is designed to collect up to 1.2 million points/second, with accuracies of 0.2 feet horizontal, and 0.3 feet vertical. The LiDAR data will be verified with elevation data on the site using Trimble survey and conventional equipment with horizontal and vertical accuracy of approximately 0.1 feet. Before and after the LiDAR survey, MSG will use a National Geodetic Survey Benchmark to QA/QC the GPS data.

The location and extent of the LiDAR survey is shown on Figure 1, and includes Harbor Island, the Internal Wetland, and the Northern Wetland. The annual minimum stage for Lake Michigan and the Grand River is typically around March 1, so the intent is to collect the LiDAR data after snow cover has melted from the land and wetland surfaces, and as near as practical to the minimum river stage to expose the maximum extent of wetland sediments.

Bathymetric Survey

The location and extent of the bathymetric survey is shown on Figure 1 and includes the Main and South Channels of the Grand River, and the Units 1/2 Impoundment ponds. MSG will utilize a 2-person field team, an 18-foot bathymetric survey vessel, single-beam sonar equipment, and Trimble and conventional survey equipment to conduct a bathymetric survey of the South Channel and Main Channel of the Grand River. The survey will be conducted along transects set approximately 250 to 500 feet apart. The sonar data has vertical resolution of 0.01 feet and has a shallow-water limitation of approximately 2 feet. The sonar equipment will be coupled to Trimble equipment which has horizontal and vertical accuracy of better than 0.1 feet.

MSG will use a 12-foot survey vessel with Trimble and conventional survey equipment (horizontal and vertical accuracy of better than 0.1 feet) to collect "poling" survey data in wetlands with standing water, but are too shallow for sonar bathymetry. It is expected that the Units 1/2 Impoundment ponds will require that a topographic survey be completed by poling.

Data will be collected at 20-foot gridded intervals in the north and south Units 1/2 Impoundment ponds. The survey team will increase sampling density to accurately delineate anomalous areas. Before and after the survey, MSG will use a National Geodetic Survey Benchmark to QA/QC the GPS data.

With the minimum stage expected around March 1, it is intended that sufficient topographic data may be collected in the Internal Wetland through LiDAR; however, if the water stage covers the Internal Wetland sediment surface, the survey will be completed through poling at 50-foot gridded intervals in the Internal Wetland.

One HDR staff member will assist MSG in accessing the site and be present in the field during the first half-day of field activities.

Schedule

The survey work is planned to occur in March 2026, as soon as practical after melting of the seasonal snowpack. The best likelihood for maximizing LiDAR data collection is to fly the drone as near as possible to March 1, which is historically, the annual minimum stage of Lake Michigan and Grand River.

The LiDAR effort is expected to take two days. The poling work is currently scoped for one day, and the bathymetry work one day. Survey data, figures, and a data report will be received from MSG within six weeks of the end of the field effort.

Meetings

One kick-off meeting between HDR and MSG will occur prior to field mobilization.

Deliverables

MSG will prepare a summary report providing the details of the field tasks including methods, settings, QA/QC procedures, depictions, maps, drawings, and project summary. The report will also include geo-referenced aerial photographs as figure background to show relevant project information.

Survey data will be reported in the State Plane coordinate system (Michigan South).

Assumptions

- No permits (i.e., wetland permits) will be required to complete the proposed work.
- MSG has safe and adequate access to survey locations.
- Bathymetric data will not be collected using sonar in water depths of less than 3 feet.
- The project site is accessible with the use of waders or survey vessels. MSG considers the site inaccessible by wading if water depths are greater than 3 feet, or if the wetland(s) consist of soft sediments that preclude safe wading (i.e., silt, mud, soft clay, industrial debris). If unsafe, MSG may recommend alternative methods of access, which may require wetland permits.
- Costs are predicated on the absence of any delays, particularly weather-related. Conditions that could potentially delay field data collection, and which may incur stand-by costs, include snow, ice, winds greater than 20 miles per hour (mph), waves greater than 1 foot, air temperatures below freezing, combined air and water temperatures less than 85 degrees Fahrenheit, heat index greater than 100 degrees Fahrenheit, moderate to heavy rain, heavy fog, or lightning. Additionally, MSG does not launch or operate the survey vessels before sunrise or after sunset.
- If significant gaps remain in the LiDAR survey due to standing water, or in the sonar bathymetry survey due to shallow water, MSG will collect additional survey data using the bathymetric poling method. One additional day of poling at a daily rate of \$1,969.00 has been included in the cost proposal for this method.
- Every effort will be made to avoid standby occurrences. However, a standby allowance of \$7,556 has been included as contingency and will only be billed if used due to unanticipated delays. The use of this contingency will be communicated with the City prior to using.

Task 38.2: Wetland Evaluations

The objective of Task 38.2 is to characterize and quantify wetland communities on the Island with the expectation that future remedial actions are likely to require mitigation. HDR will meet with the City to discuss probable wetland mitigation options, and with EGLE staff to clarify data objectives. Following the meetings, HDR wetland scientists will perform a Wetland Function Assessment and Wetland Type Determination during the growing season (approximately May 2026). The data collected during the field assessment will be used to evaluate the quality and ecological functions of the onsite wetlands, ensuring that mitigation measures comply with legal requirements for in-kind replacement.

HDR proposes to conduct a site visit to perform the Wetland Functional Assessment and Wetland Type Determination. HDR will use the "Michigan Wetlands Monitoring and Assessment Strategy" Levels 1 and 2 and the "Natural Communities of Michigan: Classification and Description" to determine the wetland types of each wetland identified on site. HDR will complete the Level 1 Landscape Assessment using GIS and remote sensing to gain a landscape view of the watershed and wetland conditions. Two HDR wetland professionals will conduct the field portion of the Assessment over three days.

Subsequently, HDR will perform the Level 2 Rapid Wetland Assessment, completing the Michigan Rapid Assessment Method for Wetlands (MiRAM) for each wetland. Finally, HDR will collect Floristic Quality Assessment data for each wetland. Data will be compiled into a summary report, for review by EGLE Water Resources Division (WRD).

Schedule

The field portion of the Wetland Function Assessment and Wetland Type Determination cannot be initiated until the beginning of the growing season, approximately May 2026. Meetings with the City and EGLE WRD are proposed for April 2026.

Due to the required wetlands assessment timing, the wetlands assessment findings will not likely be available to include in the first draft of the Remedial Alternatives Assessment anticipated in approximately June 2026. Therefore, the costs in the Alternatives Assessment will have to assume impact costs for an assumed wetland function.

Meetings

One teleconference meeting is proposed between HDR and the City, and one is proposed to include HDR, the City, and decision-making representatives from EGLE WRD and Material Management Division (MMD).

The purpose of the meeting with the City is to clarify the desired outcomes for a subsequent meeting with EGLE that will involve representatives from both WRD and MMD. HDR will coordinate with the City to discuss the probable extent of wetlands that may potentially impacted through a remedial solution and estimate the wetland acreage that will likely require mitigation. HDR will present the proposed data collection plan to the City, that will subsequently be presented to EGLE, for the purpose of quantifying wetland future mitigation needs.

The purpose of the meeting with EGLE MMD and WRD is to develop alignment regarding data objectives for the field effort. Ahead of the meeting with both the WRD and MMD divisions at EGLE, HDR will send to EGLE a visual representation of the site, a project description, an agenda, and any other agreed-upon supporting materials. After the meeting, HDR will document the meeting outcomes in a meeting summary that will be distributed to all attendees.

Deliverables

HDR will prepare a draft summary report with figures illustrating the results of the Wetland Function Assessment and Wetland Type Determination. The report will be finalized upon review and comment by EGLE and the City.

Assumptions

- No permits (i.e., wetland permits) will be required to complete the proposed work.
- EGLE staff are available for meeting prior to mobilizing for the field effort (May). Two HDR staff will attend the meeting with the City, and two HDR staff will attend the meeting with EGLE.
- The field effort is assumed to require two staff members for three field days.

Task 38.3: Aquifer Testing

An aquifer test is proposed to collect hydrogeologic data to evaluate the feasibility of groundwater extraction at the Site, and to support design of a groundwater extraction and treatment (GWET) system and groundwater modeling efforts. Task 38.3 is divided into the following six sections to better describe the steps needed to prepare for and execute the test:

1. Work Plan Preparation
2. Design and Installation of Pumping Well (PW-1)
3. Water Staging, Storage and Disposal
4. Aquifer Testing
5. Reporting

3a: Work Plan

An aquifer test work plan will be prepared to manage each component of Task 3, including the construction of a new pumping well, the staging and sampling of water, the test execution, and data synthesis. A draft Work Plan will be provided to the City for review and comment prior to getting EGLE approval on the Work Plan. If EGLE's approval results in changes to the planned field work, HDR will discuss changes with the City prior to field mobilization and discuss impact to the scope, schedule, and/or budget.

3b: Design and Installation of Pumping Well (PW-1)

A new pumping well (PW-1) suitable for performing an aquifer test is proposed to be constructed north of Unit 3AB, generally between monitoring wells MW-06 and MW-11, by an approved drilling subcontractor. The well is proposed to be constructed using 6-inch diameter, Schedule 40 PVC materials and a wire-wrapped screen. The maximum screen length will be 20 feet, and the screen slot size will be determined from a sieve analysis of three fine-to-medium sand samples collected approximately 30 feet below grade at nearby wells MW-09B and MW-01R2, which were drilled in November 2025. The six-inch diameter well materials are necessary to allow a four-inch diameter pump to be installed, which is necessary to pump a constant withdrawal rate of up to 100 gallons per minute (GPM). The intent of the well design is to achieve a reasonably high withdrawal rate to stress the aquifer.

A cost estimate for construction and development of pumping well PW-1 was obtained from Stearns Drilling (Dutton, MI). Well installation is targeted for February 2026. During well construction, one soil sample will be collected for geotechnical analysis by Soil & Material Engineers (SME) for grain size and permeameter testing to characterize the hydraulic properties of the silt unit underlying the shallow aquifer.

The pumping well location was chosen to be in an area with reported contamination of PFAS and CCR constituents; and to evaluate the degree of hydraulic communication between the aquifer and surface water (i.e., Units 1/2 Impoundment ponds). Additionally, the proposed test well PW-1 could potentially serve as a production well under a later GWET remedy implementation. From the proposed location north of Unit 3AB, and at a rate of 100 GPM, it is predicted that aquifer drawdown may be observed within approximately 250 feet of the pumping well. Monitoring wells at which aquifer drawdown may reasonably be expected include: MW-01R, MW-01RB, MW-02, MW-05, MW-06, MW-02, MW-10, MW-11, MW-12, and MW-31. Additional nearby wells will be manually monitored (with a water level meter) for water level drawdown before, during, and after the pumping phase of the test.

HDR personnel will be onsite to oversee the well drilling, log geologic materials, and monitor well development. The well will be developed by the driller to remove fine sediments from the screen and improve efficiency of the production well. Water withdrawn from the well will be temporarily staged in a fractionation tank ("frac tank") located near the well.

Near the end of well development, one water sample will be collected and analyzed for PFAS (Task 3e). This sample will be analyzed under accelerated, 3- to 5-day turnaround for the purpose of having analytical results before the start of the aquifer test. The results from this sample will help define expectations for both sample collection and water management during the pumping phase of the test.

3c: Water Staging, Storage, and Disposal

Water generated from well development and aquifer testing will be staged in frac tanks located near the test well. The number of tanks needed for storage will depend on the test rate and duration of the test. Assuming that 100 gallons per minute (GPM) is withdrawn for 48 hours, up to 288,000 gallons may be generated during the pumping phase. A step drawdown test may generate up to 15,000 gallons and development of the pumping well may generate an additional 50,000 gallons. In total, 353,000 gallons would require eighteen 20,000-gallon frac tanks to store all of the water.

A cost estimate was obtained from Taplin Enterprises (Taplin) to stage up to 18 frac tanks for up to 60 days..

Water samples will be collected from a spigot plumbed to the pumping well wellhead at 6-hour intervals during the test. Water samples will also be collected from individual frac tanks after they

have been filled. In part to inform decision-making regarding water disposal, a robust water sampling plan has been established (Task 3e).

3d: Aquifer Testing

The active testing portion of the aquifer test consists of four stages: the preliminary monitoring phase; a step drawdown test to estimate efficiency and select the constant pumping rate; the pumping phase at that constant withdrawal rate; and the recovery phase.

PRELIMINARY MONITORING PHASE

Approximately 48 hours before testing, datalogging transducers will be deployed in up to 9 monitoring wells, and the PW-1 pumping well. Note that Solinst-brand transducers are already located at MW-05 and MW-31, and a transducer has been purchased for MW-09; these transducers are currently programmed to record data at one-hour intervals, but will be reprogrammed to shorter intervals (i.e., 1 minute) for the duration of the testing phases. Therefore 7 transducers will be rented.

The purpose of the preliminary phase is to identify and document background trends or interferences that may persist during the active pumping phases of the test.

STEP DRAWDOWN PUMP TEST

Following development of well PW-1, the optimal rate for the constant-rate test will be determined through a step drawdown test ("step test"). The step test consists of pumping the new well at three different rates, for one hour at each rate. The three rates will be proposed after well development. For illustration purposes, the rates could be 80, 100 and 120 GPM. Water withdrawn from well PW-1 during the step test will be temporarily staged in a frac tank.

The drilling subcontractor used to construct the well will also be contracted to provide the pump(s), piping, valve, flow meters, power, and up to 600 feet of discharge hose to the frac tanks complete the step test. The subcontractor will also plumb a sampling port at the wellhead to allow in-stream water quality to be monitored, and water quality samples to be collected.

HDR will be present during the step test to coordinate the test, monitor water levels in the well, and to download the datalogging transducers in nearby wells.

CONSTANT-RATE PUMPING TEST

Following water level recovery in the test well after the step test, a constant-rate aquifer test will be completed at a rate selected following review of the step test results. The duration of the constant-rate test is planned to be a minimum of 24 hours, and a maximum of 48 hours; the test will be terminated before 48 hours if it is determined that the goals of the test have been accomplished.

HDR will staff the pump test with 2 personnel during the daylight hours to collect manual measurements from wells, download and analyze transducer data, collect water samples, and monitor the pump discharge. Note that at least two water samples will need to be collected late-

night or early morning (i.e., midnight to 4 AM) in which case one personnel will be onsite to collect the samples. The drilling subcontractor will provide staff who will be present through the night to maintain the pumping equipment and refueling the generator. HDR will be available "on-call" to the driller for on-call during off-hours incase an issue need to be resolved.

Water withdrawn from the well during the constant-rate test will be staged in frac tanks.

RECOVERY PHASE - TEST DEMOBILIZATION

The recovery phase begins with shutdown of the pump. After the test, the drilling subcontractor will remove the pump and transducer from PW-1 once the water level has recovered 90% from its maximum drawdown, disassemble the discharging piping, and demobilize from the site. Transducers located in monitored wells will continue to log recovery data for a minimum of 48 hours after the end of the pumping phase.

FOLLOWING THE RECOVERY PHASE, WATER WILL BE RELEASED FROM THE FRAC TANKS TO THE GROUND SURFACE AS APPROVED BY EGLE. THE FLOW OF RELEASED WATER WILL BE DIRECTED AND SLOWED USING PLASTIC SHEETING, STRAW BALES, AND OTHER EQUIPMENT AS NEEDED, REDUCING ITS VELOCITY TO PREVENT EROSION. ANALYTICAL SAMPLING PROGRAM
During the test, water samples will be collected from a spigot plumbed to the pumping well discharge, and from the filled frac tanks.

Up to 49 PFAS compounds will be quantified by ASTM Method 7979 by Merit Laboratories (East Lansing, MI). This is the same analytical method and parameter list as used in the data gap investigation at the site.

There are several purposes associated with the sampling program:

- The initial samples (post-development, and at the start of the pumping phase) will provide baseline information about contaminant concentrations at the pumping well, which will be screened in the range of 25 to 45 feet below grade.
- The purpose of collecting samples every 6 hours during the pumping phase will be to monitor potential changes in water quality. Changes in quality during the test may be a proxy for changes in quality that would need to be anticipated and incorporated into the water treatment design under a GWET remedial alternative.
- The groundwater withdrawn during the test will be staged in frac tanks; the analytical characterization of the staged water will support water treatment design.

Based on these considerations, three types of samples will be collected during test:

- A post-development sample will be collected from the new pumping well to provide a baseline understanding of water quality, and to set expectations for the remainder of the test.

- Up to 9 samples, collected every 6 hours, during the pumping phase (i.e., near the start of the test, after 6, 12, 18, 24, 30, 36, and 42 hours of pumping, and a final sample just before the pumping phase is discontinued).
- Up to 3 samples selected from the filled frac tanks (early, midpoint, end of test).

3e: Reporting

Following completion of the testing phase, an aquifer test report will be prepared to document the pumping well construction, the analytical data collected, and data plots and figure interpreting the hydraulic characteristics of the aquifer.

Schedule

The pumping well installation and development will be scheduled for February 2026. The testing phases will be scheduled for March 2026. Note that first frac tank will be mobilized and the rental period will begin with the start of pumping well PW-1 development.

The preliminary monitoring phase of the test may begin soon after development, but the step test is proposed to begin approximately one week after the end of development. The constant-rate portion of the test is proposed to begin on the day following the step test. The recovery portion of the test will occur immediately after the constant-rate pumping phase. The length of the recovery portion will be at least as long as the pumping phase.

For example, if the step-test were scheduled for a Monday; the constant-rate pumping phase would begin Tuesday morning; the pumping phase would end Thursday morning; the pump and piping disassembled Thursday afternoon; and the transducers would remain collecting data through late Friday, or the following Monday, depending on the length of the pumping phase.

The report will be completed approximately 6 weeks after the conclusion of the test.

Meetings

One meeting will be scheduled with the drilling subcontractor before the installation of the test well, and one meeting will be scheduled with the drilling subcontractor before the aquifer testing phase. It is assumed that 2 HDR staff will participate in each of the two meetings.

Deliverables

HDR will prepare an Aquifer Test Technical Memorandum documenting the results of the aquifer test, including pumping well installation, step test results, and constant-rate test results. The report will be provided in draft format to the City for review and comment, and a final report will be submitted approximately 2 weeks following the receipt of comments.

Assumptions

- No permits (i.e., wetland permits or well permits) will be required to complete the proposed work. If any permit is required, the permit fee will be paid by the City.

- One HDR personnel will be onsite to oversee well drilling for an estimated 3 days. Well development will be performed by the driller and overseen by one HDR staff, and it is assumed the well can be properly developed in two days.
- A maximum of 353,000 gallons of groundwater will be withdrawn and temporarily stored onsite in eighteen (18) 20,000-gallon frac tanks. Water will be released from the tanks and allowed to infiltrate to groundwater as approved by EGLE.
- HDR has assumed an analytical profile (PFAS by Method D7979) that is consistent with the groundwater characterization that has occurred at Harbor Island since 2022.
- The analytical program assumes up to 13 water samples will be submitted to Merit for PFAS analyses. No quality control samples are required.
- The driller will maintain the generator to continue running throughout the duration of the test and will have a backup generator onsite in case of any generator failure that would force the test to restart. The driller will also provide appropriate pumps to cover the full range of expected pumping rates.

Task 38.4: Groundwater Modeling

A three-dimensional (3D) groundwater flow model will be developed for the site to simulate potential remedies of CCR constituents and PFAS at Grand Haven Harbor Island. This model will use existing data that has been compiled, along with additional data that has been proposed to create a conceptual site model (CSM) that will serve as the framework for the flow model.

The major steps involved in developing the groundwater flow model include the following:

- Assemble the site geologic/hydrogeologic information including water level data, boring logs, and hydraulic properties (e.g., transmissivity, storativity) into a format to be compatible with GMS (Groundwater Modeling Systems) that will be used to create the 3D groundwater flow model in GMS.
- Calibrate the model to available water level data and surface water data (steady-state calibration), and to the drawdown observed at various monitoring wells (transient calibration).
- Run sensitivity analyses on the model. Because models necessarily use average conditions, the sensitivity analyses are necessary to show which input parameters are most sensitive to variability (where smaller value changes result in larger effects on the model calibration and outcome) and the amount of uncertainty that is inherent in the data used as the foundation to the input parameters chosen for the model. Sensitivity analyses are used to help bound the range of potential outcomes of predictive modeling.
- Prepare a presentation regarding the model for purpose of presenting results and considerations to the City.
- Prepare a model report that will document the model domain, layers, hydraulic characteristics, calibrations, and results.

Schedule

Data review and construction of the numeric model can begin immediately after authorization. Aquifer testing in Task 38.3 will provide hydraulic characteristics and the aquifer test is planned to occur in March 2026. The model report is expected to be completed in May 2026.

Assumptions

- HDR assumes that at this time, the groundwater flow model will be sufficient to inform the selection of remedial alternatives and support the design of GWET infrastructure, such as the placement and operation of extraction wells. The proposed groundwater flow model will not evaluate the fate and transport of CCR and PFAS constituents, but the flow model may potentially be adapted in the future to become a “fate and transport model”.
- The model is a numeric representation of a physical site about which significant inferences are made from existing data. For example, geologic materials have only been examined where soil borings have been drilled, requiring inferences to be made to describe the lateral and vertical dimensions of site’s geologic units. Similarly, aquifer testing is used to estimate average hydraulic properties in the immediate vicinity of the test, requiring the model to extrapolate these estimates, and/or rely on reasonable literature values in developing the numeric representation.
- The model will rely on information and data developed by HDR, but also by others, and it is assumed that these data are delivered on time or are accessible (such as government agency data). Examples of data on which the model will rely include:
 - The timely completion of the aquifer test (Task 3)
 - Local authoritative sources of precipitation data (i.e., National Oceanic and Atmospheric Administration)
 - Literature estimates of local evapotranspiration and groundwater recharge rates
 - EGLE review and comment on the groundwater model is not included in this proposed Scope of Work. If it is determined that the model will likely be reviewed by EGLE as part of the Remedy Implementation Plan, that review and revisions process will be included in that later scope of work.

Deliverables

A Groundwater Modeling report describing the 3D groundwater flow model will be prepared, as well as a presentation that will be delivered to the project team and City. The memorandum will include how the model was developed, the calibration statistics, sensitivity analyses and results from remedy alternatives simulation runs on the calibrated model.

The report will be provided in draft format to the City for review and comment, and a final report will be submitted approximately 2 weeks following the receipt of comments.

PERIOD OF SERVICE

HDR anticipates that these services begin in February/March 2026 provided HDR receives the notice to proceed by February 20, 2026.

ENGINEER'S FEE

The Engineering Fee presented below is based on the 2026 Rate Schedule previously provided by HDR to the City. HDR proposes to execute our scope of services for a fee of **\$232,689**.

HDR's fee is based on general adherence to the schedule noted in this proposal. Significant delays which are not caused by HDR may impact the required fee. In the event of significant changes to the project schedule, HDR will work together with the City to assess the impact and adjust the fee as required. Task Order TO#28 has been allocated on approximately a 50/50 basis with Task Order TO#27 to distribute costs between the City of Grand Haven and the Grand Haven Board of Light and Power.

TASK ORDER 28						
Task #	Task Description	Hours	Labor	Subcontractors	Expenses	Total
38.1	Topographic and Bathymetric Surveys	11	\$2,246	\$21,727	\$333	\$24,305
38.2	Wetland Evaluations	126	\$24,830	\$0.00	\$920	\$25,750
38.3	Aquifer Testing	225	\$43,042	\$94,198	\$2,246	\$139,486
38.4	Groundwater Modeling	244	\$43,348	\$0.00	\$0.00	\$43,348
	Subtotal	606	\$113,466	\$115,925	\$3,499	\$232,889

Both Task Orders are scheduled to be executed concurrently, and approval of each is a prerequisite for the execution of the other.



Approval

We appreciate the opportunity to continue this work with the City. If you have questions, please feel free to contact me at 734-332-6405 or Lara.Zawaideh@hdrinc.com.

ENGINEER

(Approval required by all listed below)

02/06/2026

Project Manager

Lara Zawaideh, PE ENV SP
Associate Vice President | Area
Business Development Leader

Date

CLIENT

(Approval required by authorized signatory)

Authorized Signatory:

Robert Monetza
Mayor

Date

02/06/2026

Authorized Signatory:

Khaled S. Soubra, PhD, PD, LEED AP
Vice President | Michigan Area
Manager

Date

Authorized Signatory:

Maria Boersma
City Clerk

Date

Attachment H

Grand Haven Airport Board Meeting Minutes, November 25th, 2025

Chairperson Ben Ennenga called the meeting to order at 5:30 pm

Roll Call: Richard Clapp, (board secretary)

Members present: Dennis Swartout, Dale Hagenbuch, Richard Clapp, Ben Ennenga, Tricia Harrell

Others Present: Earle Bares- Airport Manager, Tom Mandersheid- Airport Liaison

Guests: Mayor Bob Monetza, Sarah Kallio (city council member), Derek Gajdos, Mike Dora (city council member)

Summary:

This document provides a comprehensive summary of the recent Grand Haven Airport Board meeting. The meeting covered a range of operational, technical, and administrative topics, including weather advisory systems, maintenance updates, financial reviews, and community engagement.

First Call to the Audience: (none)

Approval of Meeting Minutes – October 28, 2025

Motion by Dennis Swartout to accept the minutes as presented. Support by Richard Clapp.

Motion carried unanimously.

Community Solar Project Overview

- The project aims to help the city comply with new state renewable energy laws passed in December 2023.

- BLP is ahead of most similar utilities, with a compliance strategy to reach targets by 2035–2036.

Proposed Location & Rationale

- The preferred site is a city/airport-owned parcel just south of Comstock and 168th, chosen for its suitability and existing infrastructure (double circuit pole line for easy grid connection).
- The site is inside city limits, which avoids extra township taxes and leverages city-owned land for future expansion (e.g., battery storage, training).

Project Details

- The solar array would be about 500 kW, with 12–15 rows of south-facing panels, spaced 15–17 feet apart for maintenance.
- The project is intentionally small, with room for future expansion if needed.

Regulatory & Safety Considerations

- All FAA regulations must be met; no construction can proceed without FAA approval.
- The site is in the runway approach path, so compliance with airspace and safety standards is critical.
- Board members emphasized the need for FAA and state approval as a first step before further planning.

Project Process & Next Steps

- BLP is seeking feedback from three stakeholders: its own board, City Council, and the Airport Board.
- If supported, the next steps include issuing an RFP for design/costing, seeking grants, and working out land lease/sale details.
- The goal is to pre-sell about 50% of the panels before signing contracts, with construction targeted to begin before July 4, 2026.

Board Discussion Points

- The board raised concerns about selling airport land, preferring leasing to preserve airport property.
- Safety, airspace, and long-term airport needs were emphasized as priorities.
- The board recommended moving FAA approval to the top of the project checklist.

Annual Safety & Security Report- Earle Bares, Airport Manager

There have been no significant changes to FAA or Department of Homeland Security requirements compared to last year. Notably, we underwent a Department of Homeland Security inspection and achieved a 100% compliance rating, attributable to our comprehensive documentation and the robust implementation of our security program.

We continue to address key safety concerns, particularly regarding tree growth in approach zones and local wildlife activity, both of which are subject to ongoing evaluation and management. Additionally, we recently installed a weather station accessible via our UNICOM frequency; pilots up to 34 miles out have reported successful real-time weather updates through this system. Our wind instruments are also fully operational.

Overall, our general safety and security plans remain current, and we actively participate in the Airport Watch Program. We have an emergency response plan in place and regularly reviewed.

Noise abatement:

Remains unchanged from previous years, with no complaints received this past year—a positive outcome. Our program, particularly the signage, has proven effective as both pilots and drivers notice and respond to it. When addressing concerns in prior years, informing people about the program and visible signage at the airport has led to their satisfaction.

Recommendation to Grand Haven City Council to approve June 6th, 2026, of the Dawn Patrol Open House from 8:00 AM to 12:00 PM.

Motion to approve recommendation by Dennis Swartout, support by Richard Clapp.
Motion carried unanimously.

Recommendation to Grand Haven City Council to approve October 24, 2026, Trunk or treat with airplanes from 2:00 to 4:00.

Board Discussion:

- To address traffic issues on 168th and Comstock, we need to coordinate with the Department of Public Safety ahead of time.

- An “Air Boss” was suggested for coordinating air traffic and sky diving activities.

Motion to approve recommendation by Dennis Swartout, support by Richard Clapp.
Motion carried unanimously.

Recommendation to Grand Haven City Council to approve MDOT-Aero Grant 2026-0052 for design of up to Six T hangers in the amount of \$63,000.

Motion to approve recommendation by Dennis Swartout, support by Richard Clapp.
Motion carried unanimously.

Recommendation to Grand Haven City Council: Approve the Prein and Neuhoff engineering contract for \$8,000 to identify and tag trees in the East approach

Board Discussion:

Why are we spending another \$8,000, what’s different now? The need is to specifically identify which trees are on our parcels. Previously, we only had raw data or images; we didn’t have precise locations for each tree. There are some features we can spot visually, but for the East approach, visual identification from drawings isn’t enough.

Motion to approve recommendation by Dennis Swartout, support by Richard Clapp.
Motion carried unanimously.

Old Business: None

Airport Manager’s Report

Overall, activity levels for this period were consistent with historical norms. We experienced an increase in fuel sales of approximately 300 to 400 gallons, attributable to the Trunk or Treat event. This resulted in a roughly 10% uptick compared to previous years. Seasonal factors, such as weather, had variable effects on operations, leading to fluctuations in monthly performance. Nevertheless, year-over-year figures show a slight overall improvement.

Our newly installed weather station is operational and can be accessed via Unicom frequency 122.7. Reports indicate that the signal has been received up to 34 miles away,

without significant interference reported from other airports operating on the same frequency. Occasional overlap occurs, similar to instances with runway lighting activation.

As winter approaches, preparations for snow removal are in place. Snow clearing begins at 3:00 AM when accumulation reaches half an inch or as conditions require. The city's maintenance team typically clears runways by 9:00 AM, with all surfaces accessible by the afternoon. Notice to Airmen (NOTAM) will be issued as needed.

Safety, security, and noise abatement

Construction near the airport, such as recent crane usage by Village Green, must adhere to FAA notification requirements under the Tall Structures Act.

Wildlife management efforts continue, with two recent bird strikes involving sparrows resulting in no aircraft damage. Emphasis remains on minimizing wildlife presence per FAA recommendations.

Orange powerline balls have been replaced.

Major Projects

Design has commenced for the C Row hangar, funded through airport initiatives. Applications have been made for available grants, including one for \$83,090.

Operations & Facilities

There are currently 58 aircraft based at the airport, with continued demand as reflected in a growing hangar waiting list. Fuel prices remain stable, though Jet A pricing has seen a modest increase relative to 100LL.

Tree Trimming

We are proceeding with our planned approach tree trimming project, anticipating its completion around mid-December, except for some tasks remaining on the east side. The state licensing process is underway, allowing us to begin work at the ends of the north-south runway. However, to do so, we must remove the "circle to land" *"We do not have to remove the circle to land, but it would be prudent to remove. MDOT has requested we remove it in order to comply with the state approved approach obstacle restrictions."* -Earle Bares, Airport Manager.

Question, by Harrell: Did we decide to remove the circle to land approach limitation.
Earle: Prudent to pursue this. In process. Amend minutes to reflect change to "must" regarding circle to land.

provision from the RNAV approach. Documentation regarding this adjustment is provided at the end of this report. Coordination with the FAA has been necessary due to procedural requirements concerning approach modifications, and we are awaiting further guidance.

Tree removal projects associated with approach zone maintenance continue, with quotes obtained for labor and no plans for additional land acquisition unless necessary, due to high cost. Runway approaches are being reviewed to ensure compliance with both state and federal standards, and existing obstacles, particularly trees, are being systematically addressed.

Airport Liaisons Report- Tom Mandersheid

We currently have a cash balance of \$433,000. We'll need to retain about \$200,000 for operating revenue, primarily for fuel and ongoing expenses. We've discussed budget needs with both the assistant city manager and finance director, especially regarding tree management projects that weren't originally budgeted. This year, \$25,000 is allocated for tree removal, but that's insufficient. Tree removal from the West and South approaches requires \$11,000, and the East side could exceed the preliminary \$34,000 estimate, potentially reaching \$40,000. These costs are our full responsibility and need prompt attention once we receive answers from MDOT. Meanwhile, the north approach near the trailer park cost us \$2,700.

T hangar funding of \$63,000 was approved, with grant approval received despite provisional license status. Mayoral and council decisions on this and an \$8,000 item are scheduled for the December 15th City Council meeting. The airport board meets December 16th at 5:30 PM.

Receivables over 90 days are minimal (\$15). The 18/36 runway contract is signed, work begins early spring.

Second Call to the Audience

Mike Dora: Thank you, Rob and Derek, for presenting and keeping us informed. I also appreciate the board members for preparing thoughtful comments and facts. I agree with Denny that FAA and MDOT approval is one of the next crucial steps, as further discussion won't matter if they reject it. Thank you all for your time and effort.

Adjournment

There being no further business, the meeting was adjourned at 7:12 pm.

Respectfully submitted,

Richard Clapp

Airport Board secretary

GRAND HAVEN BOARD OF LIGHT AND POWER
MINUTES
SEPTEMBER 25, 2025

A regular meeting of the Grand Haven Board of Light and Power was held on Thursday, September 25, 2025, at 6:00 PM at Central Park Place, 421 Columbus Avenue in Grand Haven, Michigan and electronically via live Zoom Webinar.

The meeting was called to order at 6:00 PM by Chairperson Westbrook.

Present: Directors Crum, Polyak, Welling, and Westbrook.

Absent: Director Knoth.

Others Present: General Manager Rob Shelley, Secretary to the Board Danielle Martin, Finance Manager Lynn Diffell, Operations and Power Supply Manager Erik Booth, Distribution and Engineering Manager Austin Gagnon, and Information Technology Specialist Dan Deller.

25-13A Director Welling, supported by Director Crum, moved to excuse Director Knoth from the meeting due to personal reasons.

Roll Call Vote:

In favor: Directors Crum, Polyak, Welling and Westbrook; Opposed: None.

Motion carried.

25-13B Director Welling, supported by Director Polyak, moved to approve the meeting agenda.

Roll Call Vote:

In favor: Directors Crum, Polyak, Welling and Westbrook; Opposed: None.

Motion carried.

Pledge of Allegiance

Public Comment Period:

Jim Hagen, 400 Lake Avenue, commented on the BLP making a presentation to the Airport Board at its October meeting.

25-13C Director Welling, supported by Director Polyak, moved to approve the consent agenda.

The consent agenda includes:

- Approve the August 21, 2025 meeting minutes
- Receive and File the August Financial Statements, Power Supply and Retail Sales Dashboards
- Receive and File the August Key Performance Indicator (KPI) Dashboard
- Receive and File the MPPA Energy Services Project Resource Position Report dated 08/29/2025

GRAND HAVEN BOARD OF LIGHT AND POWER
MINUTES
SEPTEMBER 25, 2025

- Approve payment of bills in the amount of \$5,053,024.39 from the Operation & Maintenance Fund
- Approve payment of bills in the amount of \$406,539.30 from the Renewal & Replacement Fund

Roll Call Vote:

In favor: Directors Crum, Polyak, Welling and Westbrook; Opposed: None.
Motion carried.

25-13D Director Welling, supported by Director Polyak, moved to approve the Purchase Orders. The Purchase Orders include:

- Purchase Order #23540 to Border States in the amount of \$55,500 for 240 disconnect meters
- Purchase Order #23541 to Chop Tree Service in the amount of \$157,970 for fiscal year 2026 contractor tree trimming
- Purchase Order #23543 to Premier Power in the amount of \$35,604 for a GH-T1 bushing replacement
- Purchase Order #23545 to Premier Power in the amount of \$44,090 for 5-year maintenance on the Grand Haven substation

Roll Call Vote:

In favor: Directors Crum, Polyak, Welling and Westbrook; Opposed: None.
Motion carried.

25-13E Director Welling, supported by Director Polyak, moved to approve the Electric Rules, Standards and Rates book effective October 1, 2025.

Many updates to the book are to ensure compliance with changes in legislation, including amendments to Public Act 95 and the implementation of year-round disconnects. Starting October 1, \$225,000 in energy assistance will be available with increased income eligibility for BLP customers in need. The deposit structure has been simplified to \$200 for all rental properties. If a rental customer is disconnected for non-payment, an additional \$50 deposit will be required up to a maximum of \$400. New additions include a winter protection payment plan, military shutoff protections, heating season shutoff guidelines, and a complaint procedure. Reconnection fees were updated to reflect the use of advanced meters.

Roll Call Vote:

In favor: Directors Crum, Polyak, Welling and Westbrook; Opposed: None.
Motion carried.

GRAND HAVEN BOARD OF LIGHT AND POWER
MINUTES
SEPTEMBER 25, 2025

25-13F Director Welling, supported by Director Polyak, moved to approve the 2026 Board meeting schedule.

A schedule of agenda topics by month was reviewed. Staff is planning to bring proposals for a strategic planning consultant to the Board in January. The Board will hold a work session in April and review a draft of the plan in May. Staff will continue to gather stakeholder input at the upcoming open house and through planned events in early 2026. The final draft of the strategic plan is expected to be presented to the Board for approval in June. The Board would like to propose joint meetings with the City Council to be held in May and October just before one of the regularly scheduled Council meetings.

Roll Call Vote:

In favor: Directors Crum, Polyak, Welling and Westbrook; Opposed: None.
Motion carried.

Other Business

- The BLP will be holding an open house for Public Power Week on October 9th from 3:30pm to 6:30pm
- Contractors are working on the Harbor Drive underground project and should be done by November 15th
- The BLP experienced a firewall failure this week; however, staff is happy to report recent investments paid off and redundancy measures were successful
- The MMEA annual conference was held this week with good Board attendance and nice feedback about the BLP from other attendees

No formal action taken.

Public Comment Period: none.

Adjournment

At 6:42PM by motion of Director Welling, supported by Director Polyak, the September 25, 2025 Board meeting was unanimously adjourned.

Respectfully submitted,



Danielle Martin
Secretary to the Board

DM

GRAND HAVEN BOARD OF LIGHT AND POWER
MINUTES
NOVEMBER 20, 2025

A regular meeting of the Grand Haven Board of Light and Power was held on Thursday, November 20, 2025, at 6:00 PM at 1700 Eaton Drive in Grand Haven, Michigan and electronically via live Zoom Webinar.

City Clerk Maria Boersma administered the Oath of Office for Directors Crum and Polyak .

The meeting was called to order at 6:00 PM by Chairperson Westbrook.

Present: Directors Crum, Knoth, Polyak, Welling, and Westbrook.

Absent: None.

Others Present: General Manager Rob Shelley, Secretary to the Board Danielle Martin, Finance Manager Lynn Diffell, Operations and Power Supply Manager Erik Booth, Distribution and Engineering Manager Austin Gagnon, and Information Technology Specialist Dan Deller.

25-15A Director Welling, supported by Director Crum, moved to elect Director Westbrook as Chairperson.

Roll Call Vote:

In favor: Directors Crum, Knoth, Polyak, Welling and Westbrook; Opposed: None.

Motion carried.

25-15B Director Welling, supported by Director Polyak, moved to elect Director Crum as Vice-Chairperson.

Roll Call Vote:

In favor: Directors Crum, Knoth, Polyak, Welling and Westbrook; Opposed: None.

Motion carried.

25-15C Director Crum, supported by Director Welling, moved to approve the meeting agenda.

Roll Call Vote:

In favor: Directors Crum, Knoth, Polyak, Welling and Westbrook; Opposed: None.

Motion carried.

Pledge of Allegiance

Public Comment Period:

Jim Hagen, 400 Lake, commented in support of joint City Council and Board of Light and Power meetings.

Mike Dora, 501 Friant, commented in support of joint meetings and looks forward to working with the Board.

GRAND HAVEN BOARD OF LIGHT AND POWER
MINUTES
NOVEMBER 20, 2025

25-15D Director Welling, supported by Director Knoth, moved to receive and file the Fiscal Year 2025 Audit Report.

Mike Vredevelde of Vredevelde Haefner LLC presented the audit report. The audit process went smoothly, and staff made the process efficient. The audit received a clean opinion. The BLP's net position has been increasing over recent years. Revenue sources have remained consistent.

Roll Call Vote:

In favor: Directors Crum, Knoth, Polyak, Welling and Westbrook; Opposed: None.
Motion carried.

25-15E Updated documents for the Board's orientation binders were provided. A discussion was held on record retention best practices.

No formal action taken.

25-15F A review of Board Bylaws was held, as required following each City election. Directors had no concerns with the Bylaws as written.

No formal action taken.

25-15G Director Welling, supported by Director Polyak, moved to approve the consent agenda. The consent agenda includes:

- Approve the October 16, 2025 meeting minutes
- Receive and File the October Financial Statements and Power Supply and Retail Sales Dashboards
- Receive and File the October Key Performance Indicator (KPI) Dashboard
- Receive and File the MPPA Energy Services Project Resource Position Report dated 10/31/2025
- Approve payment of bills in the amount of \$2,862,276.19 from the Operation & Maintenance Fund
- Approve payment of bills in the amount of \$1,242,795.69 from the Renewal & Replacement Fund

Roll Call Vote:

In favor: Directors Crum, Knoth, Polyak, Welling and Westbrook; Opposed: None.
Motion carried.

GRAND HAVEN BOARD OF LIGHT AND POWER
MINUTES
NOVEMBER 20, 2025

25-15H Director Welling, supported by Director Knoth, moved to approve the Purchase Orders. The Purchase Orders include:

- Purchase Order #23574 to Power Line Supply in the amount of \$51,175 for 15kV underground cable 500MCM CU

This purchase order is to replace cable damaged by a directional bore. The previous cable was older, so Staff recommends replacement rather than repair.

Roll Call Vote:

In favor: Directors Crum, Knoth, Polyak, Welling and Westbrook; Opposed: None.
Motion carried.

25-15I Operations and Power Supply Manager Erik Booth provided an update of renewable energy projects. In the last year, two new solar projects came online. The BLP has a total of 23 megawatts of solar between six projects in which it participates. Across all types of renewables, the BLP has a total of 33.8 megawatts, or 30% of our overall power supply portfolio. The BLP is forecasted to be in compliance with the state's renewable energy requirements until 2036.

No formal action taken.

25-15J Chairperson Westbrook reported he enjoyed the retiree and employee luncheon held earlier this week. He also thanked staff for their participation in the Soup for All event.

No formal action taken.

Other Business

- The BLP earned an APPA Customer Satisfaction Award and an Award of Merit in Communications.
- The BLP is applying for a grant from the Grand Haven Area Community Foundation for the community solar project. We have passed the letter of intent stage and have been asked to submit a full application.
- The General Manager is on the Airport Board's next Tuesday meeting agenda to provide information on the community solar garden concept. Construction would need to begin by July 4, 2026 to participate in current tax credit opportunities.

No formal action taken.

Public Comment Period: none.

Adjournment

At 6:45PM by motion of Director Welling, supported by Director Knoth, the November 20, 2025 Board meeting was unanimously adjourned.

GRAND HAVEN BOARD OF LIGHT AND POWER
MINUTES
NOVEMBER 20, 2025

Respectfully submitted,

A handwritten signature in black ink that reads "Danielle Martin". The script is cursive and fluid, with the first name "Danielle" being more prominent than the last name "Martin".

Danielle Martin
Secretary to the Board

DM

GRAND HAVEN BOARD OF LIGHT AND POWER
MINUTES
DECEMBER 18, 2025

A regular meeting of the Grand Haven Board of Light and Power was held on Thursday, December 18, 2025, at 6:00 PM at 1700 Eaton Drive in Grand Haven, Michigan and electronically via live Zoom Webinar.

The meeting was called to order at 6:00 PM by Chairperson Westbrook.

Present: Directors Knoth, Polyak, Welling, and Westbrook.

Absent: Director Crum.

Others Present: General Manager Rob Shelley, Secretary to the Board Danielle Martin, Finance Manager Lynn Diffell, Operations and Power Supply Manager Erik Booth, Distribution and Engineering Manager Austin Gagnon, and Information Technology Specialist Dan Deller.

25-16A Director Welling, supported by Director Polyak, moved to excuse Director Crum from the meeting for personal reasons.

Roll Call Vote:

In favor: Directors Knoth, Polyak, Welling and Westbrook; Opposed: None.

Motion carried.

25-16B Director Welling, supported by Director Knoth, moved to approve the meeting agenda.

Roll Call Vote:

In favor: Directors Knoth, Polyak, Welling and Westbrook; Opposed: None.

Motion carried.

Pledge of Allegiance

Public Comment Period: None.

25-16C Director Welling, supported by Director Knoth, moved to approve the consent agenda. The consent agenda includes:

- Approve the November 20, 2025 meeting minutes
- Receive and File the November Financial Statements and Power Supply and Retail Sales Dashboards
- Receive and File the November Key Performance Indicator (KPI) Dashboard
- Receive and File the MPPA Energy Services Project Resource Position Report dated 11/26/2025
- Approve payment of bills in the amount of \$2,223,265.46 from the Operation & Maintenance Fund

GRAND HAVEN BOARD OF LIGHT AND POWER
MINUTES
DECEMBER 18, 2025

- Approve payment of bills in the amount of \$1,081,368.16 from the Renewal & Replacement Fund

Roll Call Vote:

In favor: Directors Knoth, Polyak, Welling and Westbrook; Opposed: None.

Motion carried.

25-16D Director Welling, supported by Director Knoth, moved to approve the Purchase Orders. The Purchase Orders include:

- Purchase Order #23586 to the City of Grand Haven in the amount of \$51,672 for the HDR CCRMU Facility Evaluation
- Purchase Order #23589 to Altec in the amount of \$345,129 for a DM47E Digger Derrick

The CCRMU Facility Evaluation is required under current regulations that were put in place by a previous Administration. The evaluation will identify any “management units” that may exist besides the known impoundments on Harbor Island. This will be the first phase of several that will need to be done if the requirements remain in effect.

Roll Call Vote:

In favor: Directors Knoth, Polyak, Welling and Westbrook; Opposed: None.

Motion carried.

25-16E Director Welling, supported by Director Polyak, moved to approve the Power Purchase Commitment Authorization.

When plans for a local gas generating station were dropped, the BLP became short on capacity. The only capacity available to purchase at the time was sold in a larger block than was needed. This authorization will allow the BLP to sell the excess capacity at a profit. Capacity prices are expected to continue increasing in the coming years.

Roll Call Vote:

In favor: Directors Knoth, Polyak, Welling and Westbrook; Opposed: None.

Motion carried.

25-16F The General Manager provided an update on the potential community solar project. He reported that he met with the Airport Board in November and subsequently held a follow-up meeting with the Airport Board Chair and the City Liaison. The parcel under consideration was purchased by the City using, in part, funding from an FAA grant. While the portion of the property closest to the road is designated as a runway protection zone, the wooded area farther back could be a suitable location for solar panels.

GRAND HAVEN BOARD OF LIGHT AND POWER
MINUTES
DECEMBER 18, 2025

The General Manager recommended that BLP pursue an easement from the City to utilize this area. This approach would benefit the Airport Board by eliminating future tree trimming costs, creating a win for all. The conceptual plan includes installing approximately 500 kW of solar panels on four acres of land; however, detailed engineering work will not be conducted until a site is secured.

No formal action taken.

25-16G The Board Chair read a poem submitted by the Johnson family thanking the BLP for power restoration work on Thanksgiving.

No formal action taken.

Other Business

- The Board Secretary reported that since October 1st, \$14,194 in assistance has been distributed to BLP customers in need. This money helped cover the electric bills of 52 households.
- The General Manager reported the frame on the service truck broke. This is a known fault with these vehicles, so staff is looking into if a warranty applies. A new truck that was previously ordered is expected to arrive in May. The Board may be asked to approve purchase orders for costs associated with repairing this truck or for renting one to cover our needs until May.

Public Comment Period: none.

Adjournment

At 6:43PM by motion of Director Welling, supported by Director Knoth, the December 18, 2025 Board meeting was unanimously adjourned.

Respectfully submitted,



Danielle Martin
Secretary to the Board

DM

GRAND HAVEN COMMUNITY CENTER

A/K/A Central Park Place Minutes

October 27, 2025

Present: James Porenta, Dawn Wolfe, Doug VanOss (by phone), Martha Alexander

Absent: Meghan Allison

Others Present: Mayor Bob Monetza, Dana Kollwehr – Assistant City Manager

1. **Meeting called to order:** Chair, Jim Porenta, called the meeting to order at 5:00 p.m.
2. **Approval of agenda:** Alexander motioned to approve the agenda, seconded by Wolfe. Motion approved 3-0.
3. **Children's Museum Updates:** Staff provided an update to the Board on the status of the Children's Museum Proposal. A presentation was given at the October 6th City Council meeting, and the Council directed staff to start negotiations with the Grand Haven Children's Museum for a lease. The proposal was further discussed with the Board. Members continued to suggest that the City consider asking the Museum to use only the ground floor instead of splitting the space between two floors. Concerns were raised about the future use of the remaining community center space, since weddings and business partners utilize the Woodbine and Escanaba rooms. Additionally, community and school art shows use the entire hallway and wall space, so members expressed worry about how to keep hosting these important community activities. VanOss proposed that the City and the Board each develop a proforma for what is proposed or possible to ensure progress that benefits everyone. The Board also voiced concerns about what would happen to the building if construction begins and is not completed, or if they move in and then have to close. Regarding the addition, members also expressed worries about losing natural light in the ballroom. Staff responded that some of these concerns would need to be addressed in the lease, while others would require a different approach to operating the building.

While the city negotiates the lease, the Community Center Board will continue to explore their questions, concerns and come up with options for how best to utilize the building or existing programming with reduced square footage.

4. Committee Reports

MARKETING – Kollwehr shared the Leverage in-kind services Central Park Place will receive after being reviewed by Board member Allison. Moving forward, Leverage will provide monthly website updates, one monthly email newsletter and one monthly blog post. The group discussed how the newsletter list was generated and problems with signing up to receive updates. Kollwehr will follow up with Leverage on these items and report back.

ARTS – No update.

ORGANIZATIONS – Wolfe shared that she will reach out to the new hotel to inquire about their space needs. Kollwehr will meet with Wolfe to discuss future rental considerations with the potential change to available rental space.

COMMUNITY- No update.

FINANCE- VanOss provided an update on the first quarter financials to the Board. Notably, rental revenue was up from the previous fiscal year and operating expenses were down. Electricity was especially down, which may be due to the new lighting in the ballroom.

5. Unfinished Business – None

6. Approval of September 22, 2025 meeting minutes

Motion by Wolfe, second by Alexander to approve the September 22, 2025 meeting minutes.

Motion carried 3-0.

Meeting adjourned at 6:17 p.m.

NEXT BOARD MEETING: November 24 , 2025

CALL TO ORDER:

COMMISSIONERS: Joe Middleton, Mike Poort, Georgette Sass

CITY LIAISON: Michael England

APPROVAL OF AGENDA: Motion to approve agenda made by Middleton, second by Sass; passed 3-0

PUBLIC COMMENT: *Melanie VerDuin indicated how appreciative the Duneside Discovery Center was for the trail created on the latest Duncan Park Volunteer Day.*

APPROVAL OF MINUTES: Motion to approve November 18, 2025 Regular Meeting minutes was made by Poort, second by Middleton; passed 3-0

AGENDA

NEW BUSINESS:

- A. **Discussion** – The Duncan Park Commission (DPC) will continue our discussion of hemlock retreatment in the park. Additional deliberations on alternative approaches to HWA control were presented. James Retzlaff of Parshall Tree Care was available at the meeting to answer questions. **Outcome** – *There was a robust discussion of the need for commissioner inclusion in email discussions with other contractors which resulted in these being posted to the Google Drive. The absence of finalized proposals from other contractors, regardless of the reason for the delay, led to a motion from Poort. Motion* – Approve the \$85,000 Parshall proposal for the 2026 treatment of Duncan Park made by Poort, second by Middleton; failed 2-1 (Sass no). *This will require the Duncan Park Commission to move forward with reviewing proposals from other contractors and possibly a request for bid process.*
- B. **Discussion** – The Duncan Park Commission will consider its 2026 Event Calendar. **Outcome** – *It was agreed that Duncan Park Commission would participate in the Earth Day Celebrations on April 25, 2026 at the First Presbyterian Church. This led to a discussion of how to facilitate the organization of fundraising events. It was decided that the commission needs to first identify capital improvement projects and then identify a volunteer committee to help organize. October was identified as a target month for such an event given its significance. Volunteer events still need to be discussed. Poort will post information on infrastructure projects in advance of a discussion at our January meeting.*
- C. **Discussion** – The Duncan Park Commission will continue its deliberation of the 2026/2027 budget to be submitted to the City of Grand Haven early in 2026. **Outcome** – *Identification of specific operational expenses and any capital improvement expenses for 2026 identified by Poort (see New Business B) was tabled until January's meeting.*

OLD BUSINESS:

- D. **Discussion** – DPC received acceptance with no comment from the Department of Public Works at our November meeting to move forward with the construction of steps to control erosion at the Wisconsin St access to Duncan Park. JDesign & Services LLC was contacted and has indicated they will need to determine whether any changes in materials costs will alter the original quote. **Outcome** – *DPC confirmed our interest in moving forward with construction.*
- E. **Discussion** – A meeting with Grand Haven Area Community Foundation (GHACF) and the city's Finance Director was identified as a first step in determining how best to use the projected rates of return on the Duncan Park fund's principle to ensure both our operational expenses as well as any expenditures that will be needed to manage invasive species in Duncan Park or necessary infrastructure projects. **Outcome** – *DPW Director England stated that the DPC can email questions about budget directly to City Finance Director Emily Green. Communication with GHACF has not been initiated and a report on Duncan Park's approach to managing our fund in light of upcoming expenditures is being tabled until January's meeting.*

Duncan Park Commission – December 16, 2025; Regular Meeting; 6:00pm

Grand Haven City Hall, Council Chambers, Grand Haven, MI

COMMISSIONER'S REPORTS: *These are limited in scope, representing a report of activities relevant to Duncan Park and DPC. These will be limited to 3 minutes. Discussions or actions that require detailed consideration or a vote should be placed as an agenda item under NEW BUSINESS. **None***

CITY LIAISON REPORT: *DPW Director England shared that Grand Haven City Strategic Planning will be taking place this week.*

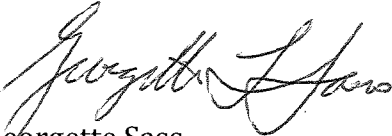
TREASURER REPORT: Financial documents for November were sent with this agenda and are posted to Google Drive.

PUBLIC COMMENT:

ADJOURNMENT: 7:30pm

NEXT MEETING: January 20, 2026 @6pm

Approved minutes respectfully submitted,



Georgette Sass

Sent to City Clerk on January 20, 2026

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
January 5, 2026**

The Regular Meeting of the Economic Development Corporation/Brownfield Redevelopment Authority was called to order at 4:02 pm by Chairperson Weavers in the Grand Haven City Council Chambers, 519 Washington Avenue, Grand Haven, MI 49417.

Present: Bob Monetza, Mike Fritz, Emily Greene, Linda Weavers, Judith Swiftney-Dembowske, Bill Van Lopik

Absent: Tom Braciak, Brook Bisonet

Others Present: Ashley Latsch, Dana Kollewehr, Brian Urquhart

APPROVAL OF MEETING MINUTES

Motion by Fritz, second by Swiftney-Dembowske, to approve the minutes of the regular EDC/BRA meeting of October 6, 2025, as submitted.

Ayes: 6

Nays: 0

This motion carried.

APPROVAL OF AGENDA

Motion by Fritz, second by Van Lopik, to approve the agenda as submitted.

Ayes: 6

Nays: 0

This motion carried.

FIRST CALL TO AUDIENCE

No response.

UNFINISHED BUSINESS

6a. None

NEW BUSINESS

7a. Approval of 2026 Meeting Schedule

Motion by Monetza, second by Fritz, to approve the 2026 meeting schedule as submitted.

Ayes: 6

Nays: 0

This motion carried.

7b 724 Robbins Road – South Village Project

Kollewehr presented this request on behalf of IMD Capital, LLC.

Chad Koster, Joe Achterhof, and Mike Bosgraaf participated via cell phone.

IMB plans to develop the former Dake property into a residential complex with 192 dwelling units and amenities. Of those units, 118 will be rental units and 74 will be market-rate, for-sale units. IMB is projecting a project cost of \$54,900,000 and is requesting Brownfield TIF reimbursement for \$13,146,330 plus interest. Eligible costs include environmental and non-environmental housing related costs, with a 22-year reimbursement period.

The Plante-Moran Realpoint analysis concludes that the project passes the “but-for” test for financial need for TIF support for the project to proceed.

Swiftney-Dembowske questioned the amount of TIF capture, the time period, and the capture of school taxes, stating that the project would incur significant costs for city services which would be borne by city taxpayers.

Weaver questioned HOA fees, costs of snow removal, and fees for operating expenses, and the effect on the rate of return of the for-sale units.

Monetza questioned the derivation of the rent support requested, and the difference between the “MSHDA control rent” vs. the comparable rents actually being charged for comparable area rentals. Also, the number of rent-controlled units is given as eleven, whereas the zoning approval previously granted by the Planning Commission requires twelve units.

Weavers questioned whether other grants were being sought, whether anticipated MEDC funding had dried up, and whether term sheets on interest should be submitted.

Swiftney-Dembowske felt that interest reimbursement should be negotiated.

After discussion, EDC/BRA members felt that there were many outstanding questions and needed further review.

Motion by Fritz, second by Swiftney-Dembowske, to postpone this case until the February meeting, and to encourage the applicants to be present.

Ayes: 6

Nays: 0

This motion carried.

7c. Projects update:

Kollewehr updated the members regarding the Chinook Pier project, and upcoming incentive requests for the Marriot Hotel project, the former Floto's building, and the proposed project at Washington Avenue and Seventh Street.

REPORT BY BOARD MEMBERS

8a. Report by City Manager: No report.

8b. Receive Financial Reports: Financial documents submitted for Board information by Greene.

CALL TO AUDIENCE SECOND OPPORTUNITY

No response.

ADJOURNMENT

Weavers adjourned the meeting at 5:23 pm.

Bob Monetza

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
ECONOMIC DEVELOPMENT CORPORATION
BROWNFIELD REDEVELOPMENT AUTHORITY
OCTOBER 6, 2025**

The Regular Meeting of the Economic Development Corporation/Brownfield Redevelopment Authority was called to order at 4:00 pm by Chairperson Weavers in the Grand Haven City Council Chambers, 519 Washington Avenue, Grand Haven, MI 49417.

Present: Bob Monetza, Mike Fritz, Emily Greene, Linda Weavers, Judith Swiftney-Dembowske, Tom Braciak, Brook Bisonet, Bill Van Lopik

Absent: None

Others Present: Ashley Latsch, Dana Kollwehr

APPROVAL OF MEETING MINUTES

Motion by Fritz, second by Braciak, to approve the minutes of the regular EDC/BRA meeting of August 4, 2025, as submitted.

Ayes: 8

Nays: 0

This motion carried.

Motion by Braciak, second by Fritz, to approve the minutes of the special EDC/BRA meeting of August 11, 2025, as submitted.

Ayes: 8

Nays: 0

This motion carried.

APPROVAL OF AGENDA

Motion by Fritz, second by Van Lopik, to approve the agenda as submitted.

Ayes: 8

Nays: 0

This motion carried.

FIRST CALL TO AUDIENCE

No response.

UNFINISHED BUSINESS

6a. None

NEW BUSINESS

7a. 1445 Columbus Avenue Project

Beechtree Leasing, represented by Chad Achterhof and Peter Oleszczuk, are proposing a multifamily project at 1445 Columbus Avenue and are requesting consideration of a Commercial Rehabilitation Exemption (CRE). The project is presented as supporting the City's Master Plan housing goals.

Assistant City Manager Kollewahr presented the Plante Moran Realpoint (PMR) analysis and provided an overview. The project is proposed to be a 45 unit multifamily structure on the east end of Columbus Avenue at Beechtree Street. The project is within the previously established Commercial Rehabilitation District along the Beechtree Street corridor. Beechtree Leasing is requesting a CRE for 8 years, with an estimated tax savings of \$638,357 over the term. The PMR report concludes that the project passes the "but for" test, that the project is unlikely to proceed without the incentive.

Weavers noted that the PMR report recommended that a specifically tailored budget should be submitted, whereas the submitted budget was based on similar projects. Bisonet noted that the effect of the CRE was that the taxable value of the property would be frozen and that an artificially imposed cap on the incentive would not make sense. Weavers questioned whether there were existing loans associated with the property. Achterhof noted that there was a loan regarding the existing Spotlight Dance Studio on the site. Weavers noted that the PMR report was not dated.

Motion by Bisonet, second by Fritz, to recommend approval of an 8 year CRE for the 1445 Columbus project to City Council.

Ayes: 8

Nays: 0

This motion carried.

7b. Projects Update

Kollewehr provided an informal verbal update to the Board on various projects currently in process for City approvals:

- Chinook Pier
- Marriott Hotel proposal
- 123 Washington Ave (former Floto's building)
- South Village project (Dake property)

No action taken.

REPORT BY BOARD MEMBERS

8a. Report by City Manager: No report.

8b. Receive Financial Reports: Financial documents submitted for Board information by Greene.

CALL TO AUDIENCE SECOND OPPORTUNITY

No response.

ADJOURNMENT

Weavers adjourned the meeting at 4:30 pm.

Bob Monetza

City of Grand Haven
Historic Conservation District Commission
Regular Meeting Minutes
Wednesday, January 21, 2026
Grand Haven City Hall
Council Chambers
519 Washington Ave.
Grand Haven, MI 49417

Call to order: Vice Chair Pat Qua called the meeting to order at 5:00 PM

Roll call of members present: Vice Chair Patrick Qua, Secretary Linda Rosema, Robyn Vandenberg

Pre-excused absences: Erik Bye, Chad Fisk, Nina Bryhn (unexcused)

Others who are present: City Planner Brian Urquhart. Bob Monezta, Mike Dora.

No quorum was present. Vice-Chair Qua closed the meeting.

Meeting closed at 5:01pm.

Respectfully submitted,
Linda Rosema
Secretary

City of Grand Haven
Historic Conservation District Commission
Regular Meeting Minutes
Wednesday, March 19, 2025 at 5:00 PM
Grand Haven City Hall
Council Chambers
519 Washington Ave.
Grand Haven, MI 49417

Call to order: Chair Chad Fisk at 5:00 PM

Roll call of members present: Chair Chad Fisk, Secretary Linda Rosema, Members Nina Bryhn, Patrick Qua, Robyn Vandenberg and New Member Amy Lalick

Pre-excused absences: Member Erik Bye

Others who may be present: City Planner and Administrative Assistant, Brian Urquhart, Loutit District Library Representative Jeanette Weiden, Tri-Cities Museum Advisory Member Kate Crosby and Grand Haven Mainstreet Director Chandi Pape.

- 1) General Business Call to the Viewing Audience (allowed 3 minutes) No one spoke.
- 2) SHPO
 - a. City Planner Brian Urquhart introduced Haley Schriber, CLG Coordinator to the SHPO Office. She assists local communities in their application process to become CLG qualified.
 - b. We do not qualify for CLG at this time. Haley reviewed the SHPO program structure qualification process for us.
 - c. There are five requirements when applying for the CLG program. We need to build a plan to move forward and ask for input from City Council. We should have a special meeting to discuss challenges, opportunities and feelings about moving forward with the ordinance and CLG application.
 - d. A motion was made by Chair Fisk and seconded by Member Vandenberg for Chair Fisk to meet with Member Qua to work on a strategy outline for CLG and bring it to the next meeting. The motion was passed unanimously.
- 3) Planning Commission Site Plan Reviews
 - a. Site plan review for 112 Washington Ave. was tabled. City Planner Brian Urquhart stated that no decision will be made on the project before our next meeting.
- 4) Approval of Regular Meeting Minutes of March 19, 2025 of the Historical Conservation District Commission
 - a. A motion was made by Member Qua and seconded by Member Vandenberg to accept the minutes. The minutes were unanimously approved.

- 5) Tri-Cities Museum Advisory Member Update
 - a. Kate Crosby passed out a flyer about the new Maritime Exploration Space opening on May 7, 2025.
- 6) Loutit Library Representative Update
 - a. Jeanette Weiden did not report.
- 7) Updates & Reports/Comments by HCDC Members-No reports
- 8) Second Business Call to the Audience (allowed 3 minutes) No one spoke.
- 9) Meeting was adjourned by Chair Chad Fisk. Next meeting will be on April 23, 2025.

Respectfully submitted,
Linda Rosema
Secretary

City of Grand Haven
Historic Conservation District Commission
Regular Meeting Minutes
Wednesday, September 17, 2025, 5:00 PM
Grand Haven City Hall
Council Chambers
519 Washington Ave.
Grand Haven, MI 49417

Call to order: Chair Chad Fisk called the meeting to order at 5:00 PM

Roll call of members present: Chair Chad Fisk, Vice Chair Patrick Qua, Members Erik Bye, Robyn Vandenberg, Nina Bryhn.

Pre-excused absences: Secretary Linda Rosema. Unexcused Amy Lalick-Prinz.

Others who were present: City Planner, Brian Urquhart; Jeannette Weiden, Loutit District Library Representatives; and Kate Crosby, Tri-Cities Advisory Member.

Motion – Bryhn, Bye all eyes

1. General Business Call to the Viewing Audience (allowed 3 minutes). No one spoke.
2. Fisk made motion, seconded by Bryhn, to approve the Regular Meeting Minutes of June 18, 2025. All ayes. Motion passed.
3. Kate Crosby spoke to the Murder at the Museum Event.
4. Jenntte Wieden of Loutit Library, said the Cemetery would hold a self-guided tour Oct. 13-26
5. Election of officials:
Bryhn made motion, seconded by Bye, to approve the following officials:
Chair: Fisk
Vice Chari: Qua
Secretary to decided in Jan. 2026
All ayes. Motion passed.
6. Fisk reminded the requirements to meet consistently and notify the chair or commission liaison of any absences.

7. SHPO CLG Program

Fisk introduced the topic. Qua presented the timeline before the city council (September-January). Qua said they spoke w/ SHPO on PD 169. Timeline of events would occur:

- Presentation preview at Oct. meeting
- Updated presentation at Nov. meeting (HCDC)
- Final presentation at Dec. meeting (HCDC)
- Presentation to City Council Feb.

Qua added they would review the work done on the presentation. Remove Chapter 19 with new ordinance that aligns w/ PD 169. Appoint a District Commission. Approve creation of study committee, with a heavy focus on public announcement/public engagement. Qua added there could be a grant from the Grand Haven Area Community Foundation for administrative costs.

8. Updates & Reports/Comments by HCDC Members

a. None.

9. Second Call to the Viewing Audience (allowed 3 minutes) No one spoke.

10. Meeting was adjourned at 6:01pm by Chair Chad Fisk.

Respectfully submitted,
Brian Urquhart
Recording Secretary

CITY OF GRAND HAVEN
HISTORIC CONSERVATION DISTRICT COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, OCTOBER 15, 2025 AT 5:00 PM
GRAND HAVEN CITY HALL
COUNCIL CHAMBERS
519 WASHINGTON AVE.
GRAND HAVEN, MI 49417

Call to order: Chair Chad Fisk called the meeting to order at 5:00 PM

Roll call of members present: Chair Chad Fisk, Vice Chair Patrick Qua, Secretary Linda Rosema, and Member Nina Bryhn

Pre-excused absences: Members Eric Bye and Robyn Vandenberg

Others who were present: City Planner Brian Urquhart and Loutit District Library Representative Courtney Beattie

- 1) General Business Call to the Viewing Audience (allowed 3 minutes) No one spoke.
 - a. City Planner Brian Urquhart expressed condolences to the family of Kate Crosby, and thanked her for her service to the Tri-Cities Museum and the City of Grand Haven.
- 2) Approval of Regular Meeting Minutes of September 17, 2025 Historic Conservation District Commission
 - a. Member Nina Bryhn moved to accept the minutes and Vice Chair Patrick Qua seconded the motion.
 - b. The September 17, 2025 minutes were unanimously approved.
- 3) Tri-Cities Museum Advisory Member Update
 - a. Chair Chad Fisk will speak to the museum board concerning a replacement for Kate Crosby
- 4) Loutit District Library Representative Update-Courtney Beattie
 - a. Courtney and Jeanette Weiden are working on a list of buildings lost since the formation of the HCDC in the early to the mid-80's, focusing mainly on anything after 1986.
 - b. The Wicked Lake Forest Cemetery Self-Guided Tour is up and ready to guide people through our notorious past.
 - c. Exploratory Genealogy through Land Records-November 12
 - d. 30 Years of Great Lakes Freighter History-November 13
- 5) SHPO
 - a. The HCDC is working with Hayley from SHPO to create a document with guidelines for a historic district, looking at other community's documents (eg. Grand Rapids and Franklin, Mi). It will provide a lot of detail for property owners and what is considered historic, not development, control the appearance of historic buildings and distinguish between the front and back of buildings.
 - b. The timeline may change to present to city council to February or March of 2026. There is a special work session in January of 2026.

- 6) Planning Commission Site Plan Reviews
 - a. Chair Chad Fisk heard from DDA Director Chandi Pape concerning the rewrite of PA169 to be able to revise the Main Street Guidelines.
 - b. City Planner Brian Urquhart announced that we can sign up for training with the Michigan Historic Commission Preservation Board to receive tax credits that require support letters from city council.
- 7) Updates & Reports by HCDC Members-No reports
- 8) Second General Business Call to the Viewing Audience (3 minutes allowed) No one spoke.
- 9) Chair Chad Fisk adjourned the meeting

Respectfully submitted,
Linda Rosema
Secretary



City of Grand Haven Human Relations Commission

Meeting Minutes

Thursday August 28, 2025, called to order at 5:30 p.m.

City Hall [519 Washington Grand Haven, MI 49417]

The Highlights:

The regular meeting of the Grand Haven Human Relations Commission was called to order by John Siemion at 5:30 p.m. in the council chamber of Grand Haven City Hall [519 Washington Ave. Grand Haven, MI 49417]

Commission Members present: John Siemion, Amanda Pretzer, Cara Mazure, Luke Kulikamp, Steve TerMolen, Steffi Thayer (Ashley Latsch, City Liason)

Commission Members absent: Amber Mendiola-Suarez

Community Members present: Bob Monetza, Mayor of Grand Haven, Chelsea Payton, Loutit Library Liason, Erin Lyon

1. Upon the presentation of the Agenda, Comm. Siemion motioned to approve said agenda with Comm. Kulikamp seconding the motion.
2. Upon the presentation of the July meeting Minutes, Comm. Mazure motioned to approve said meeting minutes with Comm. TerMolen seconding the motion.
3. A welcome call to the audience is made by Comm. Siemion.
 - a. No comments
4. Liaison Report:
 - a. Holland HRC – International Relations Commission, September 27th 4-8pm
Holland Civic Center Place
 - b. Holland HRC - Social Justice Award
5. Old Business:
 - a. Values, Diversity, and Mission Statement Motion to Approve
 - i. Motion to approve by Comm. Kulikamp
 - ii. Seconded by Comm. TerMolen
 - iii. Approved by majority vote
 - b. Brochure Update
 - i. Prototype provided by Comm. TerMolen
 - ii. Plan for a Spanish brochure
 - iii. Clarifying language
 - iv. Approve next month
 - c. Liason List

- i. Need more names, emails
 - d. Social media (access update)/bios and pictures uploaded to drive
 - i. City of Grand Haven to share information from Grand Haven HRC
 - ii. September – Member bios, values statement, mission statement
 - e. Meeting with the library to discuss Dia De Los Muertos collaboration
 - i. Loutit Library has been planning with St. John's, three events in total
 - ii. Set up October 24th
 - iii. Taken down November 4th
 - iv. Marigold flowers October 25th, Coco movie playing
 - v. Library fall schedule nearly finalized
 - f. Document to Planning Commission Motion to Approve
 - i. Motion to approve by Comm. TerMolen
 - ii. Seconded by Comm. Mazure
 - iii. Discussion
 - iv. Table until September meeting, plan for a meeting between Planning Commission and Steve TerMolen
 - g. Update on the city sharing the HRC's posts on their social media
 - i. Already discussed
 - h. Open seat for a GH High School Student/School Announcements
 - i. Comm. Thayer to contact school to see if old slideshow is available, if not, Comm. Thayer to create new slides, have draft available for review by next meeting
 - ii. No school announcements currently from Comm. Thayer
 - iii. Most Valuable Student scholarship available from Elks Club discussed by Comm. Siemion. Information available on Elks.org, deadline November 12th.
 - i. Over the Bridge (Interests)
 - i. Three days, two nights
 - ii. Members unfortunately have prior commitments, barrier being that it is a lengthy time commitment
 - iii. Ashley Latsch leads tour October 4th hosting Muskegon participants. May be able to incorporate HRC in tour and talk about what the HRC does, what it stands for, etc.
 - j. Starting to brainstorm regarding MLK Day / A service project for the city
 - i. January 19th 2026
 - ii. Latsch: Staff is off on MLK Day to volunteer in community. Historically there has been a service event coordinated with HRC student liaison, food drive.
 - iii. Come back next month ideas.
6. New Business:
- a. New ideas
 - b. A micro pantry is being constructed for outside of the Unicorn Tavern
 - c. Resident pantries?

- d. Kenzie's open to having a micro pantry
- 7. A second call is made to the audience by Comm. Siemion.
 - a. No comments
- 8. Comm. Mazure motions to adjourn the meeting with Comm. Pretzer seconding the adjourn motion.
 - a. Meeting Adjourned at 6:31 p.m.
- 9. The next Human Relations Commission meeting is scheduled for Thursday September 25, 2025, at 5:30 p.m.

Meeting Minutes submitted by Comm. Amanda Pretzer **8-28-2025**



City of Grand Haven Human Relations Commission

Meeting Minutes

Thursday October 23rd, 2025, called to order at 5:30 p.m.

City Hall [519 Washington Grand Haven, MI 49417]

The Highlights:

The regular meeting of the Grand Haven Human Relations Commission was called to order by Comm. Mendiola-Suarez at 5:30 p.m. in the council chamber of Grand Haven City Hall [519 Washington Ave. Grand Haven, MI 49417]

Commission Members present: Amanda Pretzer, Steve TerMolen, Steffi Thayer, Amber Mendiola-Suarez, Luke Kulikamp, Cara Mazure

Commission Members absent: John Siemion

Community Members present: Bob Monetza, Mayor of Grand Haven

1. Upon the presentation of the Agenda, Comm. TerMolen motioned to approve said agenda with Comm. Pretzer seconding the motion.
2. Upon the presentation of the September meeting Minutes, Comm. Pretzer motioned to approve said meeting minutes with Comm. Mazure seconding the motion.
3. A welcome call to the audience is made by Comm. Mendiola-Suarez.
 - a. No comments
4. Liaison Report:
 - a. Momentum Center Town Hall on Mental Health and Conflict.
5. Old Business:
 - a. Welcome Packet for new members
 - i. Value statement, mission statement, diversity statement, duties and functions per Ordinance 20, opportunities the commission has provided in the past, meeting information, sample alleged discrimination form. Suggestion to add Robert's Rules cheat sheet.
 - b. Collaboration with Loutit Library (Guest Speaker)
 - i. 2026 goal for timing
 - ii. Board members to bring ideas for people / topics at the November meeting
 - iii. Topics should be generalized (not political)
 - c. Ideas for MLK Day / a service project for the City
 - i. Kids food basket
 - ii. Operation Shoebox / Adopt a Troop (community involvement? Small business donations?)

1. Motion to approve by Comm. Pretzer, seconded by Comm. Kulikamp
 2. Comm. Kulikamp to reach out to Chamber of Commerce to reach out to local businesses for donations
 3. Comm. TerMolen to reach out to service members for ideas of desired items for care boxes, and make signage for donation boxes
 4. Comm. Mazure to share information via social media
- iii. Comm. Siemion shared outline for year-long project for 2026
 1. Wallace K. Ewing, author, spoke at library regarding his book *Slaves, Soldiers, Citizens* in 2021, Comm. Mendiola-Suarez suggested having him back for a talk at the library
- d. Kenzie B's Celebrity Barista
 - i. Comm. Mendiola-Suarez will be celebrity barista in November
- e. Card Making
 - i. Oddsides or Library – Comm. Mendiola-Suarez to reach out to Oddsides
6. New Business:
 - a. HRC tablecloth/brochures
 - i. Branded tablecloth provided by the City
 - ii. Comm. Mendiola-Suarez spoke with VerDuin regarding printing brochures
 - b. November and December Meeting Dates
 - i. Dates changed due to holidays
 - c. New Ideas
 - i. Letter to planning commission by Comm. TerMolen under final revisions, to be discussed at next meeting
 - ii. Holland HRC has Social Justice Award, could Grand Haven do something similar? (Community Visionary Award was awarded in the past)
 1. Goal for December 2026
 - d. Code of conduct for commissioners
 - i. Commissioners to bring ideas to November meeting what should be included in code of conduct
 1. Can be added to Welcome Packet
7. A second call is made to the audience by Comm. Mendiola-Suarez.
 - a. No comments
8. Comm. Mendiola-Suarez adjourned meeting at 6:01pm.
9. The next Human Relations Commission meeting is scheduled for Thursday November 20, 2025, at 5:30 p.m.

Meeting Minutes submitted by Comm. Amanda Pretzer **10-24-25**



City of Grand Haven Human Relations Commission

Meeting Minutes

Thursday November 20th, 2025, called to order at 5:32 p.m.

City Hall [519 Washington Grand Haven, MI 49417]

The Highlights:

The regular meeting of the Grand Haven Human Relations Commission was called to order by Comm. Mendiola-Suarez at 5:32 p.m. in the council chamber of Grand Haven City Hall [519 Washington Ave. Grand Haven, MI 49417]

Commission Members present: Steve TerMolen, Steffi Thayer, Amber Mendiola-Suarez, John Siemion, Cara Mazure

Commission Members absent: Amanda Pretzer, Luke Kulikamp

Community Members present: Ashley Latsch, City Manager of Grand Haven

1. Upon the presentation of the October meeting Minutes, Comm. TerMolen motioned to approve said meeting minutes with Comm. Siemon seconding the motion.
2. Upon the presentation of the Agenda, Comm. TerMolen motioned to approve said agenda with Comm. Siemon seconding the motion. Motion passes.
 - a. Ashley requested adding the 2026 calendar for review and approval.
 - b. Siemion. Mazure second. Approved.
3. A welcome call to the audience is made by Comm. Mendiola-Suarez.
 - a. No comments
4. Liaison Report:
 - a. Momentum Center
 - i. Free Meals Fridays
 - ii. December Town Hall on Mental Health
 - b. Harbor Transit free rides to food pantries
5. Old Business:
 - a. Code of Conduct
 - i. Ashley Latsch
 1. clarify limits to confidentiality due to the public nature of government meetings. Comm. Mazure
 2. Corrective action for commission members - process already laid out in the charter - make sure this aligns in accordance with clause... (section 6)

3. Make recommended changes - vote on at December meeting. Then add to welcome packet.
- b. Collaboration with Loutit Library (Guest Speaker)
 - i. 2026 goal for timing
 - ii. Retired MCC professor (Lit) interested in inviting to speak for Women's History Month
 - iii. Amber has another potential speaker she is meeting with.
 - iv. Steve reached out to Ken, received out of office reply.
- c. Ideas for MLK Day / a service project for the City
 - i. Kids food basket
 - ii. Operation Shoebox / Adopt a Troop (community involvement? Small business donations?)
 1. Luke reached out to the Chamber - need a flyer
 2. John says the American Legion Auxiliary creates care packages
 - a. Contact at the Legion: Katie Krizan to see about partnering
 - b. Amber will reach out to inquire about partnering
 - c. Cara will make a flyer
- d. John left at 5:47 in order to get to a play.
 1. Comm. Kulikamp to reach out to Chamber of Commerce to reach out to local businesses for donations
 2. Comm. TerMolen to reach out to service members for ideas of desired items for care boxes, and make signage for donation boxes
 3. Comm. Mazure to share information via social media
 - ii. Comm. Siemion shared outline for year-long project for 2026
 1. Wallace K. Ewing, author, spoke at library regarding his book *Slaves, Soldiers, Citizens* in 2021, Comm. Mendiola-Suarez suggested having him back for a talk at the library
- e. Updates to the HRC page on the City's website
 - i. Create a Google Doc with "wishlist" items to include on the website
 - ii. Brochure, statements, links to resources, etc.
- f. Welcome Packet for new members
 - i. Value statement, mission statement, diversity statement, duties and functions per Ordinance 20, opportunities the commission has provided in the past, meeting information, sample alleged discrimination form. Suggestion to add Robert's Rules cheat sheet.
- g. Kenzie B's Celebrity Barista
 - i. Comm. Mendiola-Suarez will be celebrity barista in November
- h. Card Making (Letters Against Isolation - to support people in assisted living)
 - i. Oddsides or Library – Comm. Mendiola-Suarez to reach out to Oddsides
 - ii. Amber has not heard from the Amory or OddSide
 - iii. Steve proposed keeping it local
 - iv. Off the Chain was also suggested
 - v. The library

- i. Social Justice Award
 - i. Table for next meeting
 - j. Revisit John's plan at next meeting
- 6. New Business:
 - a. Preparing the 2025 annual report
 - i. Divide sections of the report among commissioners
 - b. Proclamations
 - i. Timeframes for recommending those to the City
 - ii. 1st & 3rd Mondays, agenda needs to be confirmed the Monday before
 - iii. Mayor would prefer someone from the HRC to read them at City Council meetings.
 - c. New Ideas
 - i. Letter to planning commission by Comm. TerMolen under final revisions, to be discussed at next meeting
 - ii. Holland HRC has Social Justice Award, could Grand Haven do something similar? (Community Visionary Award was awarded in the past)
 - 1. Goal for December 2026
- 7. A second call is made to the audience by Comm. Mendiola-Suarez.
 - a. No comments
- 8. Comm. Mendiola-Suarez adjourned meeting at 6:05pm.
- 9. The next Human Relations Commission meeting is scheduled for December 18, 2025 at 5:30 p.m.

Meeting Minutes submitted by Comm. Cara Mazure **11-28-25**

MEETING MINUTES - Grand Haven Main Street DDA & Executive Committee

Meeting

Date	Thursday, December 11, 2025
Started	7:30 AM
Ended	9:00 AM
Location	City Hall Council Chambers 519 Washington Ave. Grand Haven, MI 49417
Purpose	Board Meeting
Chaired by	
Recorder	Secretary Melita Ewbank

Approval

Minutes approved on: 1/8/2026

Attendance

Present: Todd Anthes, Jack DeMarr, Secretary Melita Ewbank, Dawn Gravelyn, John Groothuis, Treasurer Kelly Larson, Bob Monetza, Lynn Negen, Chandi Pape, Chandi Pape, Brant Raterink, John Steinbach, Vice Chair Chris Weavers, Board Chair Joyce Workman

Meeting package

- Meeting-package-2025-12-11-V3.pdf

Minutes

1. Standing Items

1.1. Approve Agenda

Resolution #:

Moved: Bob Monetza

seconded: Treasurer Kelly Larson

Status: Carried

1.2. Call to Audience

Dana-

MEDC is going to assist with Center Town Vision Plan

Mike-

Nothing

Status: Completed

1.3. Approve Consent Agenda

Promo Minutes from Oct are missing. Approve all but promo mins

Resolution #:

Moved: Treasurer Kelly Larson

seconded: John Groothuis

Status: Carried

1.3.1. Treasurer's Report

Balance Sheet and Revenue & Expenditure Report

Status: Completed

1.3.2. Approve Board Minutes

Approve Minutes from November 13, 2025

Status: Completed

1.3.3. Accept Committee Minutes

Accept minutes from Preservation & Place, Recruitment & Retention, Organization, and Promotions

Status: Completed

2. New Business

2.1. Wine About Winter Venues

See attached 2026 Venue Memo to Board

Venues are picked and are based on sales and some venues flip flopping

Resolution #:

Moved: Jack DeMarr

seconded: Dawn Gravelyn

Status: Carried

2.2. 2026 Slate

Chair - Kelly Larson

Vice Chair - Melita Ewbank

Treasurer - John Groothuis

Secretary - Brant Raterink

Past Chair - Joyce Workman

Status: Completed

2.3. Michigan Main Street Master Level 2026 Service

Michigan Main Street Annual Technical Assistance Service

All MI Main Street will get a service in 2026 despite cuts.

2022/23 we did Storyville - created stories and pics for businesses

2024- branding

2025- transformation strategy

2026- We could do asset mapping, business recruiting, fund development, communication plan, or property development, entrepreneurial ecosystems, retail merchandising, or something of our choosing.

Kelly- recruitment with all the new changes to the district, or fund development

Bob- Asset mapping is on going thing. what does the community think?

Dawn- Could we talk to another Main Street that has done this to see how beneficial. Fund development seems most important.

Lynn- Business Recruitment has not happened.

Pick 2- Fund development, business recruitment, property development

Kelly- motion

Chris- 2nd

Amendment - Fund development before business recruitment

Chris- motion -

Joyce- 2nd

Amendment to the amendment- Motion- John G- Can Chandi reach out to Main Street with these 2 and see what Main Street suggests?

2nd by Dawn

Status: Completed

3. Director's Update

3.1. Updates

PSD Update - see attached timeline

Centertown Vision Plan - Awarded Technical Assistance funds from MEDC to pay for McKenna services to update the 2014 plan. Internal meetings with the City of Grand Haven will begin Friday, December 12, 2025. Process will take approximately 3 - 4 months beginning in January.

Accreditation - Virtual visit was Monday, December 8, 2025. Moving forward, we may be on a 3-year accreditation timeline, instead of 2, and will no longer be required to participate in virtual visits on non-accreditation years.

Director's Goals

- Streamline Communication to board & committee members, stakeholders, and the general public
- MyCommittee \$828/yr.
- Mailerlite - Newsletters \$0 - \$30/month
- Zoho Social - Social Media scheduling, \$10/month
- The Point App - Volunteer management - \$0/month
- Locable - Community Calendar, Business Directories, Newsletter, Blogs, etc. - \$54 - \$168/month (\$54 first 3 years)
- Locable Demo on Demand 2025 on Vimeo
- PSD renewal, bylaws, and separate PSD board meetings
- Monthly DDA meetings for training, outreach, & stakeholder discussion
- Board structure & training

- Fund Development Implementation Plan

Positive feedback from council

Jan 5th is 1st public hearing and first in Feb is 2nd

We get accredited every 2 years and want to move us to the 3 year plan.

Status: Completed

4. Chairs Update

5. Ending Items

5.1. Date next meeting

January 8, 2025

Lynn out at 8:20

Adjourned at 8:23

Status: Completed

NORTHWEST OTTAWA WATER SYSTEM

Administrative Committee Minutes

August 20, 2025

A regular administrative committee meeting of the Northwest Ottawa Water System was called to order by Pat Staskiewicz at 9:29 a.m. Wednesday, August 20, 2025, in the Council Chambers at Grand Haven City Hall.

Present: Craig Bessinger (City of Ferrysburg); Bill Cargo (Grand Haven Charter Township); Gordon Gallagher (Spring Lake Township); Brady Selner (Village of Spring Lake); Pat Staskiewicz (Ottawa County); Matt Wade (Grand Haven Charter Township); Mike England (City of Grand Haven)

Absent: Karen Underwood (Grand Haven Charter Township)

Also present: Logan Cuddington (City of Grand Haven)

A motion by Gallagher supported by Cargo to approve the minutes for the May 21, 2025, NOWS Committee Meeting passed unanimously.

Manager's Report, Fiscal Year End 2024- 2025— By Law

Law presented the FY 24/25 year-end review, reporting total pumpage at 2.6 billion gallons—2% below the 2.63 billion projection. By unit, Northside demand rose 2% (1.03B gallons), Grand Haven Township fell 1% (803M), and the City rose 2% (775M), with allocations of 38%, 32%, and 30%, respectively. Preliminary financials showed expenditures at 82.2% and revenues at 123.7%. Operating cash stood at \$147,885, with \$1.3 million in replacement funds. Law noted that future replacement funds will include proceeds from the AFF class action settlement, held in a separate account, and confirmed notice of a second installment deposit. He reviewed year-end capital projects, noting that the SCADA project was moved to FY 25/26 to allow more thorough planning. Historical power and chemical cost data (since 1987) were shared, showing FY 24/25 costs at 97.9% of last year's—chemicals at 90% and power at 100.4%. Combined cost per million gallons was 95.9% of last year's. Law attributed lower chemical costs to cleaner source water and reduced power costs to improved pump optimization by new operators.

Manager's Report, MAY, JUNE, JULY 2025

Law reported that July's 442 MG set a new monthly record, surpassing July 2012, with daily use never exceeding 16 MG (69% capacity). With only July data available, financial and capital tracking updates were provided but not analyzed. Water quality remains excellent, with Lake Michigan source water showing strong indicators. Disinfection Byproduct levels across all communities remain well below regulatory limits, despite a

slight upward five-year TOC trend that has recently begun declining. PFAS sampling results continue to show mostly non-detections, all well below regulatory thresholds.

Agenda Item 1: Fishbeck Feasibility Study – Storage / Emergency Generation Expansion

Committee Comments Requested – By Eric Law

Continuing the May meeting discussion, members reviewed the feasibility study, which concluded that expanding clearwell storage by 2 MG would allow flow equalization and reduce summer peak demand at the NOWS WTP. Members raised concerns about costs and sought more economical alternatives. Law and Staskiewicz emphasized a stepwise approach to addressing capacity by evaluating both production expansion and alternative water sources. Staskiewicz reported ongoing discussions with Grand Rapids (GR) on renewing the supplemental water contract and exploring a larger GR Water role to meet Grand Haven Charter Township's growing demand. Cargo and Gallagher supported pursuing this option. All members agreed to explore all feasible solutions to future capacity needs and requested further analysis of each option's economic and funding impacts on NOWS units. Law recommended a cost analysis once all feasibility studies are complete. Law transitioned into the necessity to have a well-developed demand management program regardless of what solution option is chosen and discussed his conversations with the Holland Superintendent about their program which just launched this year, tiered rate billing. The feedback received was to consider tiered rate a more effective equity tool than a deterrent. Equity gains from excess users than then be put to work in funding a well-run multi-faceted demand management program. Staskiewicz added that an opportunity that can make an immediate impact is addressing the potential lack of irrigation constraints from municipal code to developers. Law believed this could be a meaningful easy get towards a fledgling program. Law proposed that the NOWS committee start carving out dedicated planning time within the current quarterly meeting structure which was supported by committee. Staskiewicz discussed tiered rate done by using a Base-Extra Capacity Method that is being explored by the Wyoming Water Plant and emphasized that we are not alone in pursuit of demand management and that it isn't a one size fits all and can be very complicated.

Adjournment: 10:32 a.m. – Submitted by Eric Law

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN**

Parks and Recreation Board

**Meeting Minutes
May 14, 2025**

The Parks and Recreation Board meeting was called to order on May 14, 2025, at 6:00 pm at City Hall, city managers conference room.

Roll Call: Tami Harvey
Lynn Groothuis
David Parks

Call to Audience

None

New Business

25-14 Park Use Permit – My Barefoot Wedding

Request Made by: Melissa Manzer

Type of Event: Wedding

Location: City Beach

Date(s) of Event: 06/05/2025

Time Frame: 5:45-6:45

Attendee Count: 5

Notes:

A motion was made by Groothuis and seconded by Parks to approve the Manzer wedding, held at City Beach, June 5, 2025 from 5:45 pm until 6:45 pm.

Motion was approved 3-0

25-15 Park Use Permit – Basketball Scrimmages- Boys 6-8 grade girls 4-6 grade

Request Made by: Eric Schmidt

Type of Event: Basketball Scrimmages

Location: Outdoor basketball court at YMCA

Date(s) of Event: 6/6,6/13,7/11,7/18,8/8,8/15,8/22

Time Frame: 3:30- 5:30

Attendee Count: 12-24

Notes:

A motion was made by Parks and seconded by Groothuis to approve the use of the basketball court for scrimmages throughout the summer. **Motion was approved 3-0**

Adjournment

The Parks and Rec Board meeting was adjourned at 6:02 pm.

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN**

Parks and Recreation Board

**Meeting Minutes
November 5, 2025**

The Parks and Recreation Board meeting was called to order on November 5, 2025, 2025 at 6:00 pm in Council Chambers by Jim DeVries.

Roll Call: Tami Harvey
Lynn Groothuis
Ryan Miller

Call to Audience

None

New Business

Minutes from the September 3, 2025, meeting were presented to the board for approval. A motion was made by Harvey and seconded by miller to approve the minutes as presented. **Motion passed 3-0.**

25-20 Park Use Permit – Winterfest

Request Made by: Kevin Galbavi

Type of Event:

Location: Harbor Front Lot/ Mulligans Hollow / Waterfront Stadium

Date(s) of Event: January 22-25

Time Frame:

Attendee Count: N/A

A motion was made by Harvey and seconded by Miller to approve Winterfest held at Harbor Front Lot/ Mulligans Hollow / Waterfront Stadium, January 22-25, 2026 **Motion passed 3-0**

25-21 Park Use Permit – Jeep Fest

Request Made by: Jason Rogers

Type of Event: Car show/ concert

Location: Harbor Island

Date(s) of Event: August 11-18

Time Frame: 9:00am- 10:00pm
Attendee Count: 5,000

A motion was made by Miller and seconded by Harvey to approve the use of the Harbor Island August 11-18, 2026. **Motion was approved 3-0**

25-22 Appointment of New Chairperson.

A motion to appoint Jim DeVries Board Chair was made by Harvey and seconded by Miller.
Motion Passed 2-0

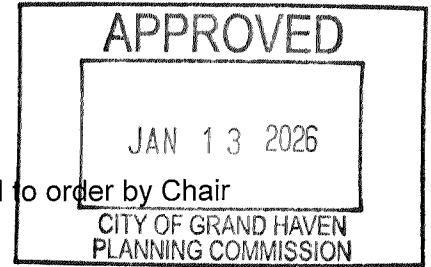
25-23 Appointment of Vice Chair

A motion to appoint Tami Harvey as Vice Chair was made by DeVries and seconded by Miller.
Motion Passed 2-0

Adjournment

A motion to adjourn was made by Harvey and Sconded by Miller. **Motion Passed 3-0**
The Parks and Rec Board meeting was adjurned at 6:25 pm.

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
TUESDAY, DECEMBER 9, 2025**



The regular meeting of the Grand Haven Planning Commission was called to order by Chair Galligan at 7:00 pm. Upon roll call, the following members were present:

Present: Joe Pierce, Dan Borchers, Chair Ryan Galligan, Tamera Owens, Jennifer Smelker, David Skelly, Magda Smolenska

Absent: Amy Kozanecki

Also Present: City Planner Brian Urquhart.

Approval of Minutes

Motion by **Skelly**, seconded by **Smelker**, to approve the September 9, 2025, meeting minutes. All ayes. **Motion passes.**

Approval of Agenda

Motion by **Pierce**, seconded by **Owens**, to amend the agenda to include "housing discussion under item 7,d.

All ayes. **Motion passes.**

Call to the Audience: First Opportunity: None.

New Business: Case 25-34: A pre public hearing for 1500 Kooiman Ave. Planned Development rezoning

Urquhart introduced the case. He said the Planning Commission approved the site plan and special land use for the mixed-use development in 2024. In July 2025, the planning commission approved a major amendment to the site plan. Now the applicant is requesting a rezoning to a PD, to allow for a zoning name change. The name change would permit lending institutions to provide loan options because the zoning district name doesn't include industrial.

Urquhart added the current zoning does work, and lending is not a typical review criterion for the Planning Commission. He said to rezone to a Planned Development, the applicant must provide a public benefit to the users of the development and to the community. Within the preliminary development plan, a small wetland would be made available to public viewing. This includes an observation platform and signage.

Todd Anthes, attorney representing the applicant, spoke to the challenges of the development. Anthes stated the real estate market has contracted and buyers are having a more difficult time obtaining financing. He added that Traditional Industrial zoning works well, but every case is different. Anthes mentioned by rezoning to a PD, the city would retain more control.

Smolenska was in favor of the PD, and likes the idea of allowing owner occupied, not rental. No short-term rentals.

Pierce did not agree with the PD. He felt the Master Plan needs to do a better job with planning for future needs.

Borchers added he does not agree with the Transitional Industrial District. It feels it's too complicated and developers often need clearer options.

Smelker stated she does not agree with the dock and viewing platform as a visible public benefit. Denny Dryer, owner, responded that the platform and deck could be an opportunity for educational purposes.

Galligan would prefer to rename the Transitional Industrial District. Urquhart responded that the TI district allows flexible uses or the transition from traditional industrial uses to commercial, retail, residential and some live/work use. He said it may not be in the best interest of the city to remove the TI zoning district.

Owens recited the fact the Master Plan calls for this part of the city as a transitional area, and if the zoning name allows for development, then the property should be rezoned.

Urquhart said the PC is being asked today is to schedule a public hearing for the next regular meeting. All members agreed to schedule the public hearing.

Motion by **Smolenska**, seconded by **Skelly**, to schedule a public hearing for January 13, 2026.

Voice Vote. All ayes. **Motion passed.**

Election of Vice-Chair

Urquhart said with Mike Dora's departure from the Planning Commission, left Ryan Galligan as Chair. Therefore, the vice-chair seat is vacant. Urquhart said the PC must select a Vice Chair. Smelker suggested Joe Pierce to serve as Vice-Chair. All members agreed.

Motion by Smelker, seconded by Borchers, to nominate Pierce to serve as Vice-Chair. Voice vote. All ayes. **Motion passed.**

2026 Meeting Dates

The PC agreed with the meeting dates for 2026. All would be on the 2nd Tuesday, except for September, scheduled for Tuesday September 15th, due to City Council being delayed for Labor Day. Meeting schedule was set.

Housing Work Session

Joe Pierce requested the Planning Commission to revisit how the city can better provide opportunities for affordable housing. He suggested allowing duplexes, ADU's by right. He also added that lot sizes and minimum dwelling sizes should be reduced. Pierce asked Urquhart if the city has plans for addressing the housing disparity. Urquhart said the city did adopt an ordinance in 2021, allowing for smaller lot widths, lot sizes, and higher density uses in most residential districts. However, members of the Planning Commission added that those ordinances were rolled back in early 2022 due to an unforeseen development.

Galligan asked Urquhart what the Planning Commission should do next. Urquhart said a work session that covered all the possible ordinance changes, and how it can be implemented. He added the Master Plan already contains housing goals, the City can take action. Urquhart also added that housing reform should be coupled with parking reform. Reducing the parking requirements can allow for more flexible development. The Commission agreed to schedule a work session prior to the February 10th meeting.

Old Business: None

Zoning Board of Appeals Liaison Report:

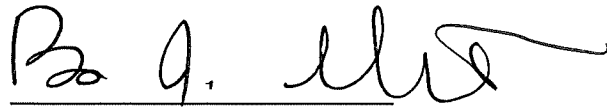
Urquhart said there are two cases on the agenda for the December ZBA meeting.

City Planner Report:

Urquhart gave a brief update on current projects. Mentioned the Centertown Vision Plan received approval for funding from the MEDC, and it will come before the PC shortly. Adoption of plan is targeted for May 2026.

Call to the Audience: Second Opportunity: None

Adjournment: Chair Galligan adjourned the meeting at 8:02 p.m.

A handwritten signature in black ink, appearing to read "B. J. Urquhart", written over a horizontal line.

Brian Urquhart, City Planner

**Sustainability & Energy Commission (SEC)
Grand Haven, Michigan 49417**

**AGENDA
Grand Haven City Hall
519 Washington Street
Thursday, May 8, 2025**

(Note: Action Items in **Bold**)

Meeting called to order: Dan Small, Chair, called the meeting to order at 6:05 PM

Roll call: Jim Hagen, Jean Madden, Jim Mathews, Ryan Cotton, Patti Nelsen, and Nancy O'Neill, Discussion regarding the fact Andrei Skelly has requested an extended leave of absence... (**Outcome of this request TBD by the City Manager.**)

Staff Present: Eric Law, Administrative Liaison

Absent: Pamela Blough (sent an email about a conflict), Brittany Goode (sent an email about a conflict), and John Kinch.

Two Guests in Attendance: Erik Booth, BLP and Jan O'Connell, Sierra Club

Approval of previous meeting minutes: Dan Small made two small typographical suggestions and moved approval, Ryan Cotton supported. Unanimously approved.

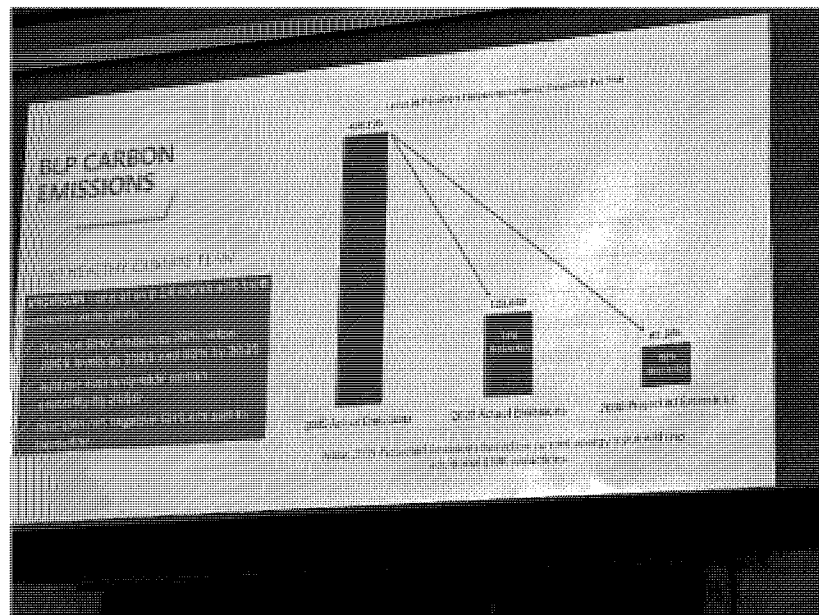
Presentation on the *Grand Haven Board of Light & Power's* Utility Energy Plan and Sustainability Programs– Erik Booth: Erik Booth said he will be briefing the GH Tribune also on tonight's presentation if there is no objection. He reported on BLP's Environmental Impact and Recent Survey Results-- 518 participants, 135% increase over previous cycle. 77.5% of residents surveyed were aware of the state's carbon emission reduction goals with 72.4% of residents surveyed indicating awareness that the BLP has already decreased local carbon emissions from their electric generation by over 70% from 2005 levels. Erik Booth said the BLP is shifting from technical to customer relationship focus, emphasizing a "connection" over pure information. He noted high engagement on social media and positive feedback on outreach transparency. He acknowledged limited in-house PR resources; technical staff lead communication with support from a graphic designer and external editing for "humanizing" information. Erik Booth listed the various ways in which information is provided to the public, ranging from brochures, to presentations, to Chamber meetings, governing body updates, social media, website, etc. More details on existing programs follow:

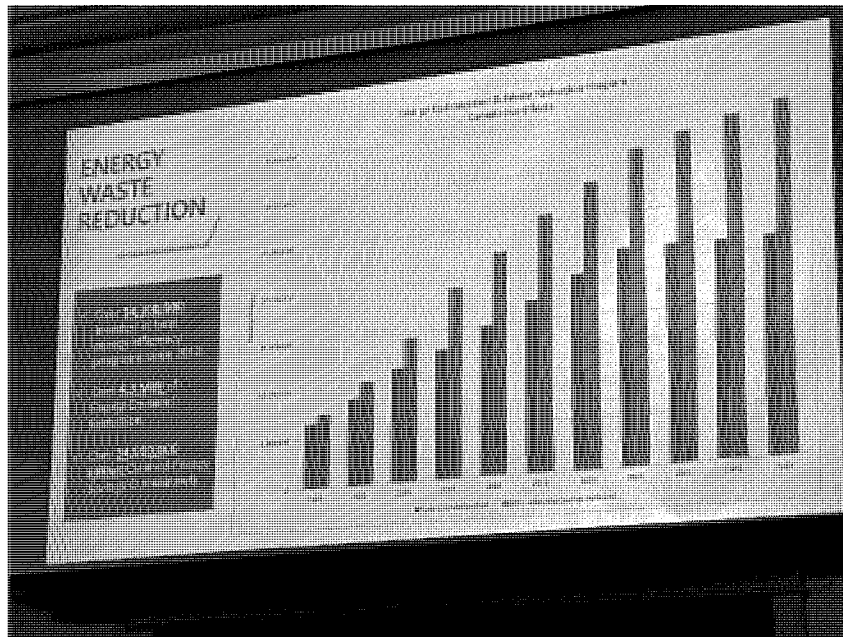
- **Renewable Energy:** Erik Booth reported that BLP achieved a 71% reduction in local carbon emissions from 2005 levels. This is well ahead of the MI Healthy Climate Plan's goals to reduce GHG emissions 28% below 2005 levels by 2025 and 52% by 2030. BLP is projecting an 85% reduction by 2035. This was largely

achieved by shutting down the coal fired power plant and moving to a diversified power supply portfolio. The renewable energy projects that the BLP has invested in have grown significantly from 8% of renewable energy purchases in 2016 to 26% of purchases in 2024. This number will continue to grow in the coming years with the addition of three new solar projects.

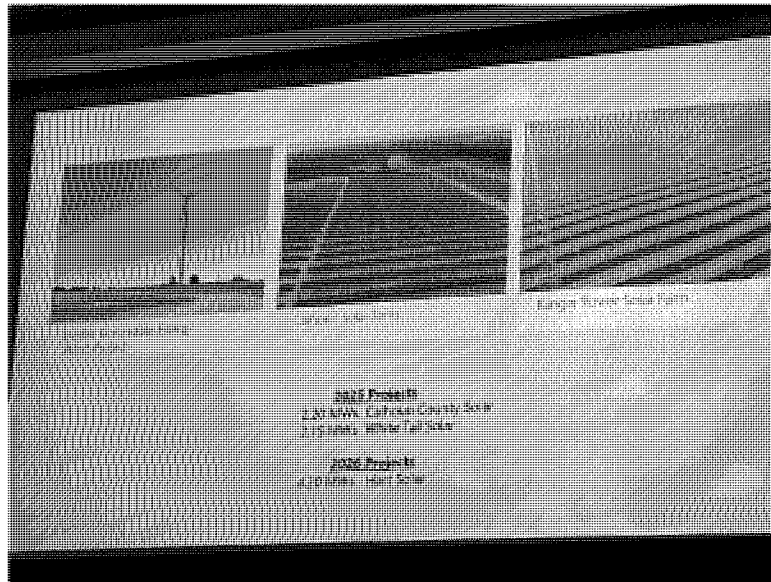
- **Energy Optimization & Waste Reduction:** Since 2012, BLP spent \$4 million for energy efficiency which reduced energy demand by 4.3 megawatts (compare this to the average load of 31 megawatts). Over 34,000,000 kilowatt hours of claimed energy savings cumulatively have been achieved which represents more than 10% of annual electric sales. These results outperformed state-mandated energy savings.

See slides presented below:





- **Residential Efficiency Outcomes:** Erik Booth reported multiple activities, including 25 incentives, such as adding rebates for EV chargers in 2023. Further, the Community Action Agency partnered with BLP to assist in installation of high cost items, like Rim Joist and various insulation locations, for income-qualified residents at River Haven. BLP did two rounds and 8-10 homes participated (BLP actually went to River Haven and spoke to residents directly and gave pizza and energy savings kits away as incentives).
- **Relatedly, commercial and Industrial users** can take advantage of over 80 different incentives. A listing of over 40 non-profit, commercial and industrial customers who have taken advantage of these programs was shared.
- **New State Requirements:** Public Act 235 is requiring all utilities in the state to meet 15% of their energy from renewable resources by 2029, 50% from 2030-2034, and 60% thereafter. PA 235 is also requiring a clean energy mandate of 80% from 2035-2039 and 100% in 2040 and thereafter. Public Act 229 will be requiring a 1.5% energy waste reduction performance standard annually beginning in 2026 (the previous standard was a 1% reduction from the previous year's electric sales). The energy waste reduction program is also required to develop a program specifically targeted to low income households.
- **Voluntary Green Energy and Other Solar Programs:** See slides below:



Erik Booth asked for questions.

Ryan Cotton thanked Erik and the BLP for these great outcomes. He asked about larger rebates for gasoline powered lawn equipment, vehicles, and other carbon-burning reduction improvements like some other places? Specifically, could new rebates get added for “Ororo electric vests” that allow people to wear and keep their thermostats several degrees lower? A: BLP follows the Michigan Public Service Commission’s Michigan Energy Measure Database (MEMD) list of programs that they will accept for rebates. A third party will be required to audit the program to ensure compliance with the standards of the MEMD. It is a pretty prescriptive program.

Ryan Cotton asked if anything precludes the public utility from going above and beyond the state’s rebate lists? A: No, yet the local utility customers would need to pay for it then (**Editors note:** Meaning if enough customers wanted it, and the Board approved it, then more rebates could be done.)

Ryan Cotton suggested that customers might, especially if a credit for the BLP could be achieved in the legislation for reducing gas usage. (**Editor’s Note:** See the listing at the end of these Minutes regarding more research done comparing residential customer rebates available from other public utilities to BLP’s list of rebates. The green font in this list indicates that the particular rebate noted is available elsewhere.)

Jim Hagen asked about metrics on rebates ? A: Erik said it could be done with some creativity so as to make useful/readable.

Erik Booth said that BLP will be spending approximately \$5 million on renewable energy next year and the new energy waste reduction program is anticipated to cost roughly \$1 million per year..

Ryan Cotton asked if coal or gas generation is now more expensive than solar? A: Renewable projects are largely energy projects which means that capacity costs (which have to be obtained from other resources) also have to be added into the cost of energy. The BLP diversifies the communities power supply portfolio to balance reliability, affordability, and sustainability. Hard to say given that BLP is engaged in 20-year fixed term agreements. Ryan Cotton said he had read in the NYT that the economics of solar panels had now switched to new solar being able to be produced cheaper. If so, it would be great if the Green Energy Program was made to be the same pricing? See this link:

<https://www.pv-tech.org/solars-ascendancy-how-crystalline-silicon-will-dominate-global-energy-by-2050/>

Energy Task Force Update – Ryan Cotton reported on the following Actions/Recommendations Associated with Approval of the Community Energy Plan:

1. Ferrysburg

- a. A Residential Energy Advisor program is being considered. Garry Post from the Ferrysburg Planning Commission is part of a task force
- b. On-Bill Financing is requested by Mayor Carlson
- c. 50 plus trees are being donated for planting this fall via the **Plant Up and Fly Right** C3 program –native species requested.
- d. WAWL and WGHN Radio Stations offered interviews to Mayor Carlson re: above program

2. Grand Haven City

- a. A Residential Energy Advisor is being considered as presented to Ashley Latsch by Ryan Cotton and others. An Anonymous Donor has come forward for half of a small pilot program. **Garry Post and Ryan Cotton are reviewing contract ideas and/or 1099 consultant ideas.**

3. Grand Haven Township

- a. Voted no 5 -2 citing concerns about solar on farm fields and lack of dependent electronic energy vehicles, although there is some discussion about bringing up again. (Editor's Note: The GHT Board subsequently approved the plan with amendments regarding no solar on agricultural land and no use of electric vehicles in the emergency vehicle fleet. Approved 6-1. **The Board's desire is to receive help on getting retrofit grants and weatherization grants for lower bills and more affordable housing.**)

Consumers Energy and their Home Energy Analysis Discussion: Jim Hagen researched what Consumers does for their gas customers, inclusive of mobile home and apartment homes. They accomplish an energy survey and provide easy solutions including foam inserts for outlets, faucet aerators, improvements for drafty doors, etc.... Why not get them to feature energy audits here also? Get testimonials like BLP does on their Facebook page? Approve a resolution and encourage Tri Cities customers to get on board? After discussion, the problem was determined to be that Consumers does not serve gas to Grand Haven; Michigan Gas does. They need to be approached about doing something similar with their programs. (Note:

SEMCO Gas does a program in Holland too. According to MI Gas's website, they will only do on-line tips. See [Energy Analysis | Michigan Gas Utilities](#), yet a web search revealed if you contact their affiliated agency "Efficiency United" they will do a home assessment: [Home Energy Assessment | Efficiency United — Michigan Solutions, Michigan Savings](#))

Forest Management Update: Jean Madden suggested that the Forest Management newsletter could become the "Sustainability and Energy Newsletter" that might then be excerpted by "Shyla" to put on the City's site. Everyone agreed by acclamation and Jean Madden said she would start doing it. She also reported that Derek Gadjos is now the official manager of the Community Energy Plan as one of his projects. He is the project manager for Harbor Island as well and mentioned that one of his first goals is to connect with the BLP.

Regarding former projects, Jim Hagen inquired whether DPW had ever worked on solar projects. **A: Unknown.**

Update on DNR Presentation to City Council work session—Jim Mathews and Jean Madden: Jim Mathews said there is an MDNR presentation scheduled for the June 16th City Council Work Session and that Nik Kalejs is available. Unfortunately, Chad Stewart has a conflict. They reported that without management, the deer herd will increase by 43% annually! James Hagen said the timing is right for a City Council vote. Jim Mathews said there are likely several hundred deer within the city limits. The drone flew over wooded areas, and the Forest Management Subcommittee hired a truck with thermal imaging sensors to count deer visible from city streets to get as accurate a count as possible. However, there were many key areas the thermal imaging camera could not reach (behind the Church of the Dunes, and areas of Highland Park are just two examples). The MDNR said drone counts are typically low. MDNR said cities should not manage to a specific number, as it's hard to get a precisely accurate count of the deer. Instead, they should manage to a goal... such as improved forest understory. Dan Small pointed out that north of the River was not included in the survey, so the actual number of deer may be significantly greater than the count suggests.

Conclusion: The goal for the council is to implement a process whereby the city manager can administer deer management starting this fall and proceeding as needed, using agreed-upon metrics, without requiring a council vote each year.

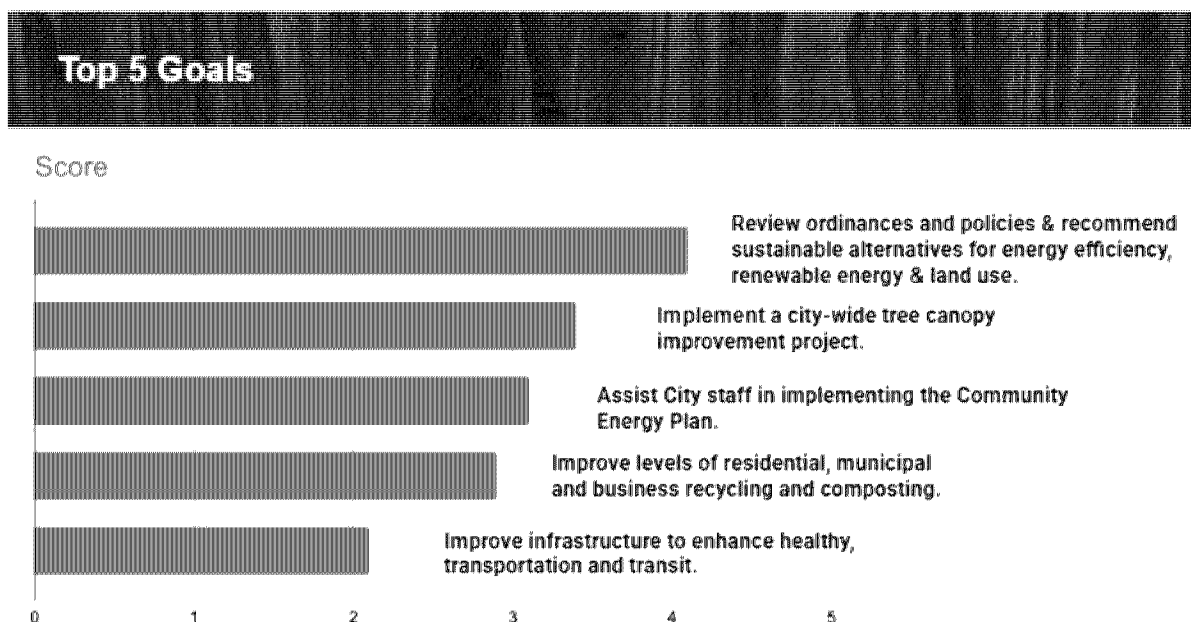
Introductory Discussion of a potential "Green Bond" to address continuous deer management, diseased tree management, invasive species, erosion control, and 40% tree canopy—Ryan Cotton: A comprehensive plan to address citywide tree needs to be accomplished once the deer management is figured out. Increasing the number of trees to a 40% tree canopy would be the goal starting with an updated tree inventory and following up with an arborist and the above outcomes.

\$7 million over ten years is the total potential cost if done well. This can be afforded via a publicly voted bond since \$1.3 million per year in debt service is coming off the City's debt load starting with final payments made in 2028 and 2029. The group said the ballot idea and the idea of comprehensively caring for trees is complimentary to the City's green reputation. Note: The bond should cover disease and invasive species on private property as well so benefit

would be received citywide. Ryan Cotton explained the situation of his neighbor who spends \$300 per year on managing hemlock disease in his backyard. Further discussion of this bond should occur after the Public Safety bond and the deer management system has been started.

Key Learnings from the City Trail System Grant submission. Contract Grant Writer discussion. No discussion or action.

Next Steps – Top Five SEC Priorities – Jean Madden: The top vote getter was to review the city's environmental-related policies. The second highest goal was to implement the citywide tree canopy, etc. See below:



Jean suggested that we each step up or nominate folks who can join our commission and help accomplish these priorities. **Recruit volunteers for each of the top 5 priorities at the next meeting.** Ryan Cotton said he would work on the Tree Canopy goal.

Review Grand Haven City/BLP Tree Trimming Policy and Other High Priority SEC Goas: Ryan Cotton said that tree removal is important for public safety and to not have people killed, yet we do not have an arborist and at least we could do is have a discussion and review and/or help develop a balanced policy.

Jim Hagen said the tree in front of a house on Grand was treated like right-of-way clearing in a rural area and the tree had been there for 75 years. Limbs could be trimmed as a fix, not necessarily full scale removal! It seemed to the group that Asplundh needed more guidelines. **Eric will reach out to the BLP to inquire about Asplundh.**

The group's conclusion was to start by meeting with Ashley. The group should include Jean Madden, Eric Law, Jim Hagen, and Ryan Cotton to get her direction. **Jean Madden said she would set up a meeting to prioritize SEC Commission's five goals and clarify**

expectations. Suggestion made: Seek clarification of official policies (or lack thereof) and propose that written guidelines be put in place to balance efficiency with preservation.

SEC Secretary Discussion: The City Council has an AV system to record the meeting and use AI could be used to take care of minutes that way! Meanwhile, Patti and Ryan Cotton will share. Jean had set up a software trial for the meeting that she asked all to evaluate.

SEC Co-Chair: Ryan Cotton and Jean Madden were nominated by Dan Small and Patti Nelsen, respectively. Ryan Cotton respectfully declined. Moved by Dan Small supported by Patti Nelsen, Jean Madden was unanimously elected as co-chair.

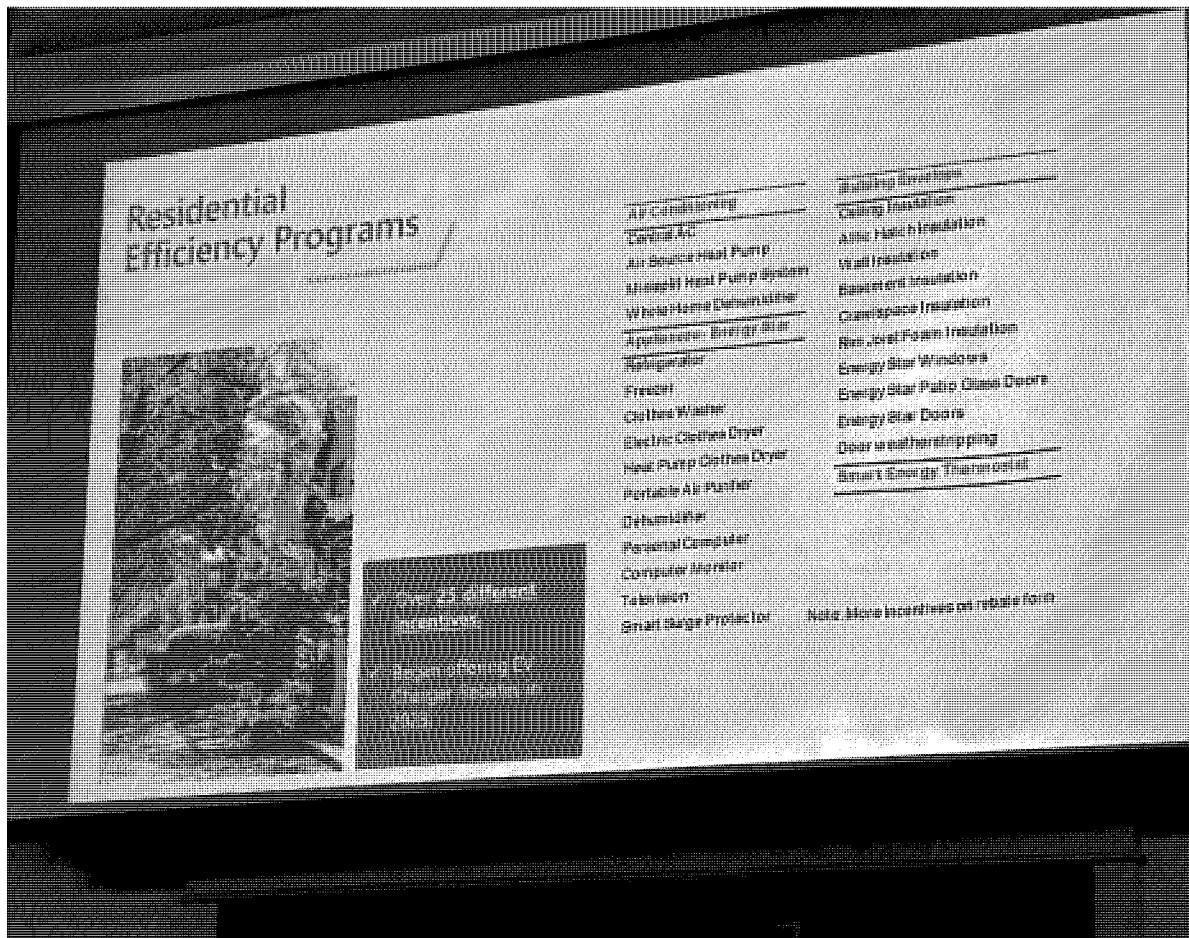
Final Call to the Audience: Jan O'Connell said she was excited about Council approval of the CEP support of the CEP. She said she will do whatever she can do to help.

Adjournment: Dan Small and Jim Mathews moved respectively and meeting adjourned at 7:55 PM.

Further Research on Comparative Electric Utility Residential Rebate Programs

(Note: Green font highlights signifies rebates offered elsewhere, in addition to BLP's current rebates.)

Grand Haven BLP Residential Rebates& Total Incentive Ranges



Air Handling

- Central AC: \$125 to \$250
- Air Source Heat Pump: \$125 to \$600
- Minisplit Heat Pump System: \$60 to \$370
- Whole Home Dehumidifier: \$250
- Room AC: \$35 to \$45
- Smart Energy Thermostat: \$100

Appliances: Energy Star

- Water Heater: \$300
- Refrigerator: \$35
- Freezer: \$25
- Clothes Washer
- Electric clothes dryer: \$25- \$35
- Heat clothes dryer: \$75
- Portable air purifier: \$30
- Dehumidifier: \$30
- Personal computer and/or monitor: \$15
- Television: \$30
- Smart surge protector: \$10

Building Envelope

- Ceiling insulation: Varies
- Attic insulation: Varies
- Wall insulation: Varies
- Basement insulation: Varies
- Rim joist foam insulation: \$0.02/sf of conditioned floor space
- Energy Star Windows & Energy Star Patio Doors: \$15 to \$30
- Energy Star Doors: \$20
- Door Weatherstripping: \$4

EV Charger (Level 2 Charger): \$500

Michigan Gas Utilities (Grand Haven) Rebates (Unclear to me if can double-up...)

<u>Thermostat</u>	Save up to \$50
<u>High-Efficiency Natural Gas Boiler</u>	Save up to \$600
<u>High-Efficiency Natural Gas Furnace</u>	Save up to \$350
<u>Boiler Reset Control</u>	Save up to \$50
<u>Heating System Tune-Up</u>	Save up to \$50

<u>Insulation</u>	Save up to \$250
<u>Air Sealing</u>	Save up to \$100
<u>Duct Sealing</u>	Save up to \$200

<u>Clothes Dryer</u>	Save up to \$20
<u>Clothes Washer</u>	Save up to \$25
<u>Dishwasher</u>	Save \$10

High-Efficiency Water Heater	Save up to \$100
Tankless Water Heater	Save up to \$275

Apply by Mail

Window Replacement	Save \$20 each (no max)
Exterior Door	Save \$100

Holland Board of Public Works

Qualified central **air conditioning** units and **heat pumps** including mini-splits

Programmable thermostats

ENERGY STAR® refrigerators, electric clothes dryers and washing machines, heat pump dryers, dishwashers, dehumidifiers, and electric heat pump water heaters

Electric lawn tools

Induction cooking appliances

Home electric panel upgrades

Apply For The Holland Energy Fund Rebates: Submit an application for the **Holland Energy Fund** rebates

Receive a 5-20% rebate on projects up to \$30,000, saving **up to \$6,000** for your home energy improvements. There is no minimum project cost for this rebate. You must complete the Home Energy 101 visit to be eligible to receive your rebate payment.

Cherryland Cooperative



Cherryland Electric Cooperative 2025 Residential Rebates

New Appliances		
Clothes Washer Electric	Energy Star Rated	\$20
Clothes Dryer	Energy Star Rated	\$20
Refrigerator/Freezer	Energy Star Rated 10 cubic feet or larger	\$20
Dehumidifier	Energy Star Rated	\$20
Air Purifier	Energy Star Rated	\$50
Induction Stove/Cooktop	New construction or fuel switch from natural gas or propane	\$500
Electric Vehicles		
New, Used, or Leased Excludes Hybrids	Must replace gas vehicle/registered to address served by Cherryland	\$250
Residential Level 2 Charging Station	Must be permanently installed energy star smart charger with data capability & requires licensed electrician and electrical permit.	\$500
HVAC		
Electric Water Heater (Storage)	New construction or fuel switch from natural gas or propane	\$500
Electric Water Heater (Storage)	New construction or fuel switch from natural gas or propane	\$500
Heat Pump Water Heater	New construction or fuel switch from natural gas or propane. 2.0 EF or higher	\$500
Mini Split System	Minimum SEER rating 16 SEER2 (17.0 SEER) 7.1 HSPF2 (9.0 HSPF) per outdoor unit	\$500
Well-Connect Heat Pump		\$1,000
Air Source Heat Pump (Centralized)	New, no replacement. No prior central air conditioning. 7.1 HSPF2 (8.5 HSPF) rating; Minimum 14.30 SEER2 (15.0 SEER)	\$1,000
Ground Water Heat Pump	New, no replacement. Minimum EER rating of 19.0	\$2,000
Refrigerator/Freezer Recycling		
Refrigerator/Freezer	Free pickup. 2014 model or older, 10-27 cubic ft, in working condition	\$0

What is new above as compared to BLP is the **Induction Stove**, and **New, Used, or Leased Electric Vehicles**. See below:

Traverse City Light and Power Utility

New rebates from the Traverse City public utility are the Mowers, other Lawn Tools, Snow Blower, Solar Panel, Electric Bikes, Solar Hot Water Heater, and the Induction Stove. See below:

ELECTRIC LAWN TOOLS		SOLAR/EV CHARGING	
Push Lawn Mower	\$200	Solar Panels	\$250/kW
Riding or Autonomous Mower	\$500	EV Charging Station	\$500
Multi-Head System Lawn Tool <small>Must include power head</small>	\$250		
Individual Lawn Tool	\$50		
Snow Blower	\$200		
<small>*All electric lawn equipment must be replacing gas</small>			
E-BIKES		RECYCLING	
E-Bike (participating retailers only)	\$300	Refrigerator/Freezer	\$75
		Dehumidifier/Rm AC	\$10
HVAC			
Cold Climate Heat Pump Ducted Split System <small>SEER2 >= 15.2, EER2 >= 9, HSPF2 >= 8.1, COP of 1.75 or greater at 5 degrees</small>		\$3,000/System	
Heat Pump Ducted Split System <small>SEER2 >= 15.2, EER2 >= 9, HSPF2 >= 8.1</small>		\$1,500/System	
Ductless Mini-Split Heat Pump <small>SEER2 >= 16, EER2 >= 9, HSPF2 >= 8.5</small>		\$1,000/System	
Wi-Fi Connected Thermostat <small>Must be connected to Wi-Fi</small>		\$75	
Heat Pump Water Heater <small><= 55 gallons, UEF >= 2.2</small>		\$1,000	
Solar Hot Water Heater <small>New Installation</small>		\$500	
APPLIANCES			
ENERGY STAR Heat Pump Clothes Dryer		\$200	
Induction Stove		\$750	
ENERGY STAR Air Purifier <small>\$30: CADR 50-150, \$65 CADR 150+</small>		\$30 - \$65	
ENERGY STAR Freezer		\$20	
ENERGY STAR Refrigerator		\$20	

Green Mountain Power, Vermont

Electric Vehicles: Incentives for purchasing or leasing an EV and

Level 2 home charger.

Home Energy Storage: Rebates for battery storage systems to improve energy resilience.

Heating & Cooling: Discounts on **heat pumps** for efficient home heating and cooling.

Home & Yard: Rebates for **electric lawn equipment** and **other energy-saving home upgrades**.

Efficiency Vermont provides an **Income Bonus Rebate** for eligible households purchasing ductless **or whole-home heat pumps**.

New energy or fuel saving appliances, such as **wood pellet boilers** or heat pumps.

Burlington, VT Electric Department

High-Performance Circulator Pumps – up to \$600 off **at time of purchase**.

Heat Pump Heating & Cooling System – up to an additional \$650 off

Heat Pump Water Heaters purchased at HVAC Distributor – up to \$800 cash back

LEDs for Indoor Growing – up to \$100 per fixture

Pellet Stoves – up to \$400 off at time of purchase Rebate and Product Information

Wood Stoves – up to \$400 off **at time of purchase**

Electric Bikes (Instant \$600 rebates)

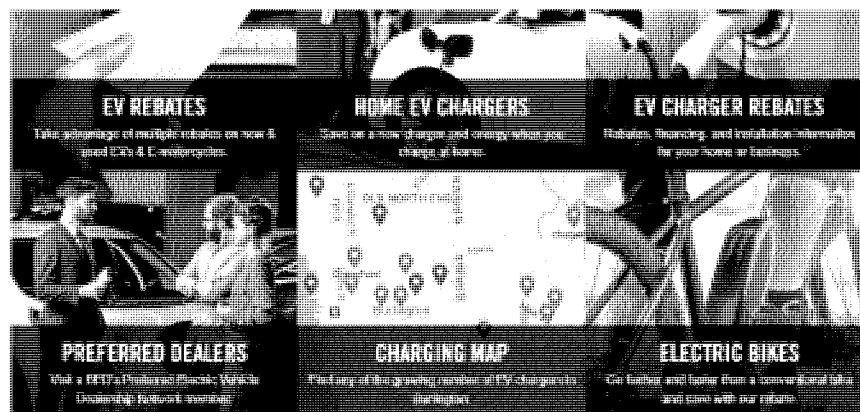
Electric Mowing

Electric Leaf and Snow Blowing, and other Lawn tools

Electric Chainsaws

Battery Recycling

See below also:



LAWN CARE

ELECTRIC LAWN MOWERS (RESIDENTIAL)

Because many conventional gas and diesel lawn mowers do not have strong emission controls, they are widely recognized as a major source of smog-forming air pollution. In fact, a 6HP diesel or gas mower running for an hour creates the equivalent emissions of driving your car 160 miles. (source)



Not only do old-fashioned lawn mowers burn fossil fuels, they also create ground-level ozone and haze. And, an estimated 17 million gallons of gas is spilled each year as we refuel the mowers, which can pollute drinking water.

Receive up to \$300 toward the purchase of a new electric ride lawn mower.
Receive up to \$150 toward the purchase of a new electric push lawn mower.

Switching to an electric lawn mower can significantly reduce the number of toxic pollutants directly released into the air. And since Burlington runs on 100% renewably-sourced energy, there is an environmental benefit to mowing with an electric mower.

Burlington Electric Department wants to help you make the switch. We are offering a \$75 rebate on the purchase of a new electric lawn mower (\$150 for income-qualifying customers). See terms and conditions.

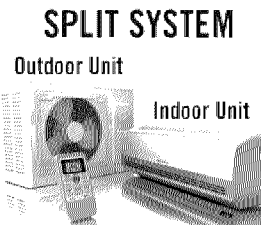
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Electric Lawn Mowers (Residential)
Electric Lawn Mowers (Commercial)
Electric Leaf Blowers
Electric Chainsaws & Trimmers
Electric Snow Blowers
Battery Recycling
Additional Resources



MINI-SPLIT HEAT PUMP

- Heats & cools specific rooms.
- Ductless. Inexpensive to install.
- Mini-splits can provide an easy-to-install heating and cooling solution for buildings without ductwork for rooms that were not previously conditioned.
- Mini-splits can be more affordable than other heat pump system types, so can serve as a more accessible way for some building owners to strategically electrify and reduce their carbon footprint.
- For cooling, a Mini-splits may cost 40% less to operate than room air conditioners of equivalent capacity.
- Some of the latest Mini-splits models can provide space heating without fossil fuel backup at very low outdoor temperatures.
- Mini-splits can last 12 – 15 years, depending on the installation location and exposure of the outdoor unit.



Rental Properties

REFRIGERATOR FOR RENTAL PROPERTIES

Rebate Amount

- ENERGY STAR® Certified: \$150
- ENERGY STAR® MOST EFFICIENT Certified: \$250

Heat pumps provide energy-efficient heating *and* cooling and work well in cold climates. Switching to electric heat pump technology will reduce your fossil fuel usage. Burlington Electric Department offers rebates of up to 75% of installed cost.

Ground-Source Heat Pump
Preferred Heat Pump Installer Network
Electric Panel Upgrades

Induction Cooking

Bathroom Fans

Heat Recovery Ventilators

INDUCTION COOKTOP

Rebate Amount: up to \$200

Have the following items ready:

- Your Burlington Electric Department account number. It is printed on your monthly bill.

[A list of approved induction cooktops is available here.](#)

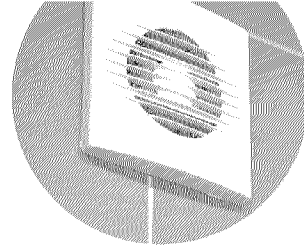
BATHROOM FANS REQUIRE CONTROLLERS

The time that someone is occupying the bathroom does not always provide sufficient run time for the fan to eliminate bathroom humidity or contaminants. You will need to install a smart controller that uses a timer to provide adequate time for the fan to run after you leave the bathroom. A controller must be installed to qualify for a BED rebate.

Product Options

The following are just a few of many options for controllers for your bathroom fan. Countdown timers do not qualify.

- Energy Star qualified fan + AirCycle SmartExhaust
The SmartExhaust is a wall switch that replaces your current wall switch. It features a built-in timer that ensures your fan runs for a minimum amount of time everyday.
- Panasonic WhisperGreen Select + any of Panasonic Plug 'N Play modules (FV-VS15VK1, FV-MSVK1 or FV-CSVK1)
The WhisperGreen fan allows the use of specialized modules that add timer, occupancy detection, and humidity detection functionality to your fan.



HEAT RECOVERY VENTILATOR (HRV) AND ENERGY RECOVERY VENTILATOR (ERV)

There are two types of whole home ventilation: HRV and ERV. The main difference is that an HRV transfers sensible heat (i.e. temperature) from one airstream to another, while ERVs transfer both sensible heat and latent heat (i.e. temperature plus the energy trapped in the air's moisture). There is no universally accepted solution for homes in Vermont. Some units (i.e. Zehnder) have the capability to swap an HRV and ERV core if you later decide that you'd like the other type of system.



\$600 E-BIKE REBATE

PURCHASE LOCALLY FOR AN INSTANT REBATE

If you are a current Burlington resident (or purchasing on behalf of a Burlington business), bring your ID along with a piece of mail with your name and Burlington address to receive a \$600 point-of-sale rebate on an e-bike. The rebate may be redeemed at a participating retail shop. Income-qualified customers will receive up to an additional \$250.



City of Fort Collins, Colorado Utilities

Solar & Energy Storage Rebates: Up to **\$1,000** for residential **solar photovoltaic (PV) installation** and up to **\$1,500** for **battery storage**.

Epic Homes Program: Provides **rebates** and **low-interest financing** for home energy efficiency upgrades.

Efficiency Works Online Store: Instant rebates on **smart thermostats, LED lighting, and more.**

Peak Partners Program: Helps **reduce electricity consumption during peak hours.**

Free home efficiency assessments: Larimer County Conservation Corps (LCCC): Offers

Refrigerator & Freezer Recycling: Schedule a **free pickup** to recycle old appliances.

North Dakota, Xcel Energy

Alt. Veh. Refueling Tax Credit

Home wiring

See below:

Residential Rates	EV Accelerate At Home	Optimize Your Charge
Incentive Description	Incentive Description	Incentive Description
TOLL DISCOUNT	TAX CREDIT	REBATE
\$250	\$1,000	\$1,200
MnPASS EV Incentive	Alternative Fuel Vehicle Refueling Property Credit	Home Wiring Rebate

Sunnyvale, CA (city initiatives and Silicon Valley Clean Energy (SVCE))

- **SVCE Home Rebates:** Up to **\$8,750** for upgrading to **electric appliances**, plus an additional **\$4,250** for income-qualified customers.
- **FutureFit Homes Program:** Helps homeowners switch to **energy-efficient alternatives**, with rebates **up to \$8,000**, plus an extra **\$5,000** for income-qualified customers.
- **Home Energy Score Rebate:** Get \$200 for an energy efficiency assessment.
- **Solar & Battery Rebates:** Federal tax credits of **up to 30%** for solar installations.

- **Multifamily Home Rebates:** PG&E offers rebates for **energy-efficient upgrades** in multifamily properties.
- **Property Assessed Clean Energy (PACE) Financing:** Finance 100% of energy-efficiency project costs with no upfront payments.

A regular meeting of the Sustainability & Energy Commission (SEC) was called to order by Dan Small at 6:02 p.m. on Thursday, August 14, 2025, in the Council Chambers of Grand Haven City Hall.

Present: Pamela Blough, Ryan Cotton, James Hagen, Patti Nelsen, Nancy O'Neill, Dan Small, and Jean Madden.

Absent: Andrei Skelly. Brittany Goode and John Kinch have resigned.

Also present: Eric Law (Administrative Liaison)

Call to Audience: No members of the audience were present.

Approval of Minutes: Minutes from the May and July meetings were approved.

Agenda

Forest Management Update

Madden will present an update to City Council on August 18 at a special session beginning at 6:30 p.m. Her presentation will include a brief history of the 2022 Forest Stewardship Plan, a summary of the impacts of deer overgrazing on forest health, and results from the recent drone and street survey of the City's deer population. Nik Kalejs, a biologist with the Department of Natural Resources, will also attend to answer Council's questions.

Community Energy Update

Hagen attended a Zoom call regarding The MI Healthy Climate Challenge #2: Unlocking Elective Pay, a Michigan program that provides grants to help non-profit and governmental entities access federal clean energy tax credits through a process called "Elective Pay." The Elective Pay Ambassador Program places local experts in each of Michigan's ten Prosperity Regions to assist entities in applying for and utilizing Elective Pay. Grand Haven does not meet the criteria to be eligible to apply.

Other Business

Hagen reported that he had sent information to City Administration regarding Community Solar on both sides of the Harbor Island Substation but has not yet received a response. If the City wishes to consider Community Solar on Harbor Island—consistent with one of HDR's proposals—there is some urgency due to federal funding drying up.

Small made a motion for a resolution, which was supported by O'Neill and received unanimous approval.

Resolution: The SEC recommends that the City of Grand Haven adopt the implementation of the Community Solar Power Development as presented in the HDR rendering on the former J.B. Sims Power Plant site on Harbor Island, in order to access IRA funding before it expires on July 4, 2026. The following schedule is recommended: start of conceptual engineering by October 2025, with continuous construction beginning no later than July 4, 2026, or by meeting the Continuity Safe Harbor Guidance.

Adjournment: Small made a motion to adjourn at 7:24 p.m. Blough supported. Motion carried by unanimous consent.

DRAFT Minutes
Sustainability & Energy Commission (SEC)

Grand Haven, Michigan 49417

Grand Haven City Hall, Council Chambers

519 Washington Street

October 9, 2025

6:00 P.M.

Note: Action Items are in Bold & Italics

- 1. Meeting called to order by Chair Dan Small**
- 2. Roll call:** Pamela Blough, Ryan Cotton, James Hagen, Jean Madden, Patti Nelsen, Nancy O'Neill, Dan Small, Andrei Skelly. Eric Law attended as the Liaison.
- 3. Call to Audience:** Jan O'Connel, Sierra Club. No comments.
- 4. Approval of previous meeting minutes:** Dan Small moved the August minutes; Jean Madden supported. Approved unanimously.
- 5. Forest Management** – Jean Madden reported that the Deer Management resolution would be on the October 20th City Council meeting for a vote. She was not sure what the final resolution would include. Eric Law said the “decoupling” provision to allow the Administration to do their roles on Deer Management is being supported to stay in so far.

After the vote and after deer management, experts recommend waiting five years to see what undergrowth sprouts and grows naturally.

Ryan Cotton suggested we can still move forward on the 40% street urban canopy during that period.

- 6. Trail Construction to Reduce Erosion:** Jean Madden reported on the trail grant project. She said the remaining funds at the Community Foundation (\$12,000) can help match a MDNR Natural Resources Trust Fund grant application. This application is planned for a January start with a March 31 deadline for up to \$400,000. Conceptual design was done by Ottawa County a few years ago; the cost was estimated at \$340,000.

Jean Madden asked Eric to inform Ashley of this request to seek a grant writer/staff member to prepare and submit an application in March of 2026.

- 7. Boosting Newsletter Subscriptions:** Jean Madden requested the group's ideas for the next newsletter. She is seeking more content on the SEC's priorities that she can add to the existing forestry emphasis. 160 subscribers exist so far.

Dan Small suggested making physical copies to leave at the Library and enabling people to sign-up there also. Other suggestions were to post on the City's home page; ask Brent Clark if he would reference it in his newsletter; and include it at the Earth Day event.

Jean asked for articles.

Ryan Cotton said he would do a Community Energy article by Oct 31st.

- 8. SEC Priorities and Next Steps:** Jean Madden asked for updates:

- Review ordinances and policies & recommend sustainable alternatives for energy efficiency, renewable energy & land use. Jean Madden reviewed.
No action so far. (Editor's Note: I did not get who was to take the next step...?)
- Implement a city-wide tree canopy improvement project.
Ryan Cotton reported that Ashley Latsch was sending the existing Tree Policy to me for the SEC to review and would schedule either the Public Works Director or the Projects person to come and discuss at our next meeting if the SEC wanted to.

Ryan Cotton will follow up.

Ryan Cotton also said he will begin working on a Tree Inventory grant request if the City concurs. Jean Madden suggested he talk with Larry Burns on this before moving forward.

Ryan Cotton said he would.

Dan Small said DPW did one in 2010, and it included species data for urban trees on the GIS. Since then, tree health has changed, the Ash trees were cut down, and others were removed or were storm damaged.

- Assist City staff in implementing the Community Energy Plan.
Ryan Cotton reported that Ashley Latsch was presented a proposal to do a trial Home Energy Retrofit program that was supported by a pledge.

Ashley Latsh is working on a decision whether to proceed or not.

- Improve levels of residential, municipal, and business recycling and composting.
No reports or updates were presented.
- Improve infrastructure to enhance healthy transportation and transit.
No reports or updates were presented.

9. Community Solar and BLP: Jim Hagen reported that the BLP is scheduling a presentation to the City's Airport Board.

More to follow from Jim Hagen as to when and the results.

10. Other Business:

- a. Andrei Skelly reported on his extended trip and internship experience in Montana: Andrei was welcomed back. The Commission enjoyed hearing about his responsibility with trail improvements covering 750 miles.

- b. Ryan Cotton asked if the Commission would be interested in a presentation from the BLP regarding the 2026 rebate changes planned since Franklin Energy will no longer be doing. The Board agreed this item should be on a future agenda.

Ryan Cotton will invite the BLP representative to attend.

11. Final Call to Audience: No comments.

12. Adjournment: Dan Small moved and Pam Blough seconded. Meeting adjourned at 6:50 PM.

A regular meeting of the Sustainability & Energy Commission (SEC) was called to order by Dan Small at 6:02 p.m. on Thursday, November 13, 2025, in the Council Chambers of Grand Haven City Hall.

Present: Pamela Blough, Ryan Cotton, James Hagen, Patti Nelsen, Nancy O'Neill, Andrei Skelly, Dan Small, and Jean Madden.

Also present: Eric Law (Administrative Liaison)

Call to Audience: Larry Burns and Martha Gitt present as audience members. No comment during call to audience.

Approval of Minutes: Minutes from the previous meeting were approved.

Agenda

Forest Management Update:

1. The City Council has approved a resolution adopting the Deer Management Plan. Madden presented “next steps” outlining how the plan will be implemented. **Winter** (Annual Census)- Conduct a deer population survey using the City’s thermal-imaging drone along with coordinated street-count methods. **Spring** (Habitat Monitoring)- Install and maintain a deer exclosure in Mulligan’s Hollow and/or other locations to measure browsing impact. Throughout the growing season, compare vegetation growth inside and outside the exclosures to evaluate herd pressure. **Late Summer / Early Fall** (Management Evaluation)- If forest regeneration remains limited, assess whether additional herd reduction is needed. Findings will be documented in the annual Forest Health Index. **Annual Cost Review:** Each winter, review deer management costs based on census data, exclosure findings, and ecological conditions. The 2026 allocation of \$25,000 will serve as a baseline for operational decisions, with adjustments made as needed. **Annual Reporting:** By May each year, the City will publish a report detailing deer population data, program outcomes, and recommendations.
2. Curt Terhaar (Ottawa County Coordinator of Park Planning and Development) has submitted a trail analysis of the Mulligan’s Hollow Forest, identifying trails in good, fair, and poor condition, along with

recommendations for improvements. There was discussion about pursuing a Department of Natural Resources grant to enhance the sustainability of trails in the City's forested areas.

3. Tree Trimming Policy Review & Discussion. The Reforestation group has recommended a goal of striving for a 40% tree canopy goal based on national environmental and beautification standards. The first step is completion of a tree canopy survey. Further discussion illuminated the desire for additional governmental tools to address dangerous trees on private property. Ryan Cotton volunteered to research and author a cover memo to the City and BLP with invitations to come to the next meeting.

Community Energy Update:

Cotton proposed creating a Community Energy Advisor position to help reduce residential energy costs and improve home comfort. He noted that many homes in Grand Haven show signs of significant heat loss in winter—such as large icicles—indicating poor insulation and wasted energy. Further discussion with City administration will be needed to determine the level of support for this initiative.

Volunteer Outreach:

At a previous meeting, the SEC discussed revising the tradition of sponsoring four beach clean-ups per year—previously scheduled to coincide with summer holidays and festivals—due to the increased efficiency of the beach cleaning equipment at City Beach. The committee brainstormed additional volunteer opportunities for environmental improvement in the area. Proposed activities included site clean-ups, removal of invasive plants in parks and forests, and shoreline clean-ups along the Grand River. These events could be held during spring, summer, and fall. The SEC also discussed involving other groups in these efforts, such as Boy and Girl Scouts, the Grand Haven Area Public Schools GREEN Club, and other organizations. O'Neill highlighted GVSU's "Making Waves" initiative, which has organized kayaking events to remove trash from the Grand River. Discussion tabled for now.

Ordinance Review Discussion:

The City is planning an ordinance review and the SEC is seeking guidance from administration on providing input. Blough suggested that we review

other city ordinances around the State that have been rewritten with sustainability in mind. Hagen has been attending regularly scheduled weekly meetings with City staff regarding potential projects in the pipeline. With the Inflation Reduction Act (IRA) rescinded and renewable energy tax credits no longer available, fewer projects now incorporate sustainability features. Hagen noted a potential project at 1500 Kooiman, which would require a zoning change from industrial to planned unit development. The site would remain partially wooded but primarily be developed with new buildings. The SEC recommends incorporating environmentally responsible and resource-efficient practices, including native landscaping, rainwater harvesting and local re-use, high-performance insulation, and electrification of systems where feasible.

Other Business:

Madden reported that Brittany Goode has reached out and offered to meet with City Planner Brian Urquhart to complete the City's annual submission to the Michigan Green Communities (MGC) Challenge. Each year, during the reporting period (Jan. 1–May 1), City staff must complete and submit the online MGC Challenge form. To retain Gold status, the City must demonstrate progress or meet its targets in at least four key metrics, which include reducing greenhouse gas emissions, increasing renewable energy use, lowering water consumption, expanding clean-fuel vehicle adoption, and improving tree canopy coverage.

Adjournment: Small made a motion to adjourn at 8:02 P.M. Blough supported. Motion carried by unanimous consent.