



**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
AGENDA FOR
REGULAR COUNCIL MEETING
GRAND HAVEN CITY HALL*
COUNCIL CHAMBERS
519 WASHINGTON AVE
MONDAY, MARCH 2, 2026
7:30 PM**

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. INVOCATION

A. Rev. Dr. Jared C. Cramer, St. John's Episcopal Church.

4. PLEDGE OF ALLEGIANCE

5. REAPPOINTMENTS TO BOARDS & COMMISSIONS

ATTACHMENT A

A. Terry French, Construction Board of Appeals, term ending December 31, 2026.

6. NEW APPOINTMENTS TO BOARDS & COMMISSIONS

ATTACHMENT B

A. Elizabeth Butler, Brownfield Redevelopment Authority/Economic Development Corporation, term ending March 31, 2029.

B. Rachel Pincumbe, Parks and Recreation Board, term ending June 30, 2027.

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. Coast Guard Festival Application Presentation. Tracy Riley, Executive Director.

B. Fiscal Year 2026-27 Draft Capital Plan. Emily Greene, Finance Director.

11. CONSENT AGENDA

ATTACHMENT D

A. Approve the Regular Council meeting minutes for February 16, 2026.

- B. Approve the bills memo in the amount of \$2,307,024.13.

12. UNFINISHED BUSINESS

ATTACHMENT E

- A. Consideration by City Council of 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.

Brownfield/EDC Board recommends approval.
Administration recommends approval.

- B. Consideration by City Council of 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.

Brownfield/EDC Board recommends approval.
Administration recommends approval.

13. PUBLIC HEARING

14. NEW BUSINESS

ATTACHMENT F

- A. Consideration by City Council of a resolution to approve a lease agreement between the City of Grand Haven and Peace Frogs LLC, with a term beginning on March 2, 2026, and authorize the Mayor and City Clerk to execute the necessary documents.

Administration recommends approval.

- B. Consideration by City Council of a resolution to approve an application for a Small, Rural, Tribal Body Worn Camera Program Grant in the amount of \$35,000 with a 1:1 local match.

Administration recommends approval.

15. CORRESPONDENCE & BOARD MEETING MINUTES

16. REPORT BY CITY COUNCIL

17. REPORT BY CITY MANAGER

ATTACHMENT G

- A. Fiscal Year 2026-2027 City Council Priorities Draft

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

Board / Commission Online Application Submission

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

Date Mon 2/23/2026 2:29 PM

To Clerk <clerk@grandhaven.org>

First Name: Terry

Last Name: French

Home Address: [REDACTED]

City: GRAND HAVEN

State: MI

Zip Code: 49417

Phone Number:

Email:

I wish to be considered for: Appointment

Application Choices: Construction Board of Appeals

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?:** Yes

**Are you a registered voter in the
City of Grand Haven?:** Yes

Educational Qualifications: Attended Baker College for Business in 1999- 2004

Place of Employment: Self employed

Type of Work Performed: Construction

**Please List Other Relevant
Experience:** 38 years in construction, residential and commercial. Have
several other business's which I own with my wife.

Attachment B

FW: Board / Commission Online Application Submission

From Clerk <clerk@grandhaven.org>
Date Thu 9/18/2025 12:00 PM
To Bob Monetza <bmonetza@grandhaven.org>

From: grandhaven@foxbrightcms.com <grandhaven@foxbrightcms.com>
Sent: Thursday, September 18, 2025 11:53 AM
To: Clerk <clerk@grandhaven.org>
Subject: Board / Commission Online Application Submission

First Name: Elizabeth
Last Name: Butler
Home Address:
City: Grand Haven
State: MI
Zip Code: 49417
Email:

I wish to be considered for: Appointment

Application Choices: Brownfield/Economic Development Corporation, Planning
Commission, Zoning Board of Appeals

If You Chose Other Please

Specify:

**If selected more than 1, EDC/BRA ZBA PC
please list in order of
preference:**

**Are you over 21 years of Yes
age?:**

**Are you a resident of the Yes
City of Grand Haven?:**

**Are you a registered voter Yes
in the City of Grand
Haven?:**

Educational BA in Accountancy MBA with an emphasis in Management

Qualifications:

Place of Employment: Seaver Finishing

Type of Work Performed: Controller

Please List Other Relevant Economic Developer for NW Ottawa County, EDC/BRA Ex-Officio

Experience: Member in Grand Haven 2019 - 2024, BRA Member City of Ferrysburg
2023-2024, ZBA for Grand Haven Charter Township 2025

Board / Commission Online Application Submission

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

Date Sun 1/18/2026 1:16 PM

To Clerk <clerk@grandhaven.org>

First Name: Rachel

Last Name: Pincumbe

Home Address:

City: Grand Haven

State: MI

Zip Code: 49417

Phone Number:

Email:

I wish to be considered for: Appointment

Application Choices: Parks/Recreation Board

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?:** Yes

**Are you a registered voter in the
City of Grand Haven?:** Yes

Educational Qualifications: I have a Bachelor's degree in Landscape Architecture from Michigan State University, and a Master's in Public Health from Grand Valley State University.

Place of Employment: I currently work as a project manager for Blue Zones, LLC. At Blue Zones, I work in our community transformations sector, where we work with communities across the country on developing programs, projects, and policies to improve health and well-being. This work is cross-disciplinary, and includes work within the built environment, local food systems, and substance-use prevention.

Type of Work Performed: I have a broad range of work with Blue Zones. As a project manager, I work closely with communities to conduct inventory and analysis to identify areas where there are potential improvement projects or policies, specifically within the built environment sector. This means identifying and connecting with the local community and stakeholders, producing policy, project, and program suggestions, and, upon approval, working with the community leaders on implementation. I am also a graphic designer for our policy team, and have produced several reports related to community health improvements.

Please List Other Relevant Experience: Prior to Blue Zones, I worked as a landscape architect for four years for Troyer Group, Inc., a Midwest civil engineering and landscape architecture firm. With Troyer Group, I worked primarily on 5-year parks and recreation plans, gathering inventory, site design, and generating the reports. I also worked extensively on playground design, downtown redevelopment plans, trail planning, and general landscaping plans. I have written and successfully obtained parks and recreation-related grants, including the Land and Water Conservation Fund (LWCF), and the Office of Community and Rural Affairs (OCRA) Stellar Communities grant. With Troyer Group, I gained skills in site design, construction document preparation, writing specifications, construction detail development, site engineering, grading and drainage. With Troyer Group and Blue Zones, I am well-versed in successful community engagement practices. Lastly, for my Master's thesis, I studied the impact of exclusionary city planning practices and the impact on teen health and well-being. I conducted interviews with teens in Grand Rapids and developed recommendations for how we involve teens in community planning for improved teen health and inclusion. An article I wrote on this research can be found here: https://link.edgepilot.com/s/2b50be27/a0BU6lrwFk_j7-8-Uh65rg?u=https://www.bluezones.com/2025/08/lost-in-transition-the-health-impact-of-the-loss-of-public-spaces-for-teens/

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Attachment C



GRAND HAVEN *est 1924*
COAST GUARD
FESTIVAL

The Grand Haven Coast Guard Festival Inc. respectfully requests the following dates and venues for the 2026 Coast Guard Festival.



Lighthouse Quilt Guild – July 23, 24 & 25, held at Second Christian Reformed Church. Members showcase 150+ quilts, offer demonstrations and share stories about their antique quilts. Organized and run by the Lighthouse Quilt Guild of Grand Haven.

Tri-Cities Family YMCA Coast Guard City USA Run – July 25. Registration is through the YMCA website, a link is also provided via the Festival's website. Organized and run by the staff of the Tri-Cities YMCA.

Lynne Sherwood Waterfront Stadium

*Permission to use the Waterfront Stadium for entertainment events Friday, July 24 through Saturday, August 1, 2026.

*Permission to place a 10x10 tent on top of a 12x12 carpet mat on the Brass River area to be used by Waterfront Entertainment Sponsors for information as well as to hand out give aways. This same request was in the 2025 Festival information approved by Council.

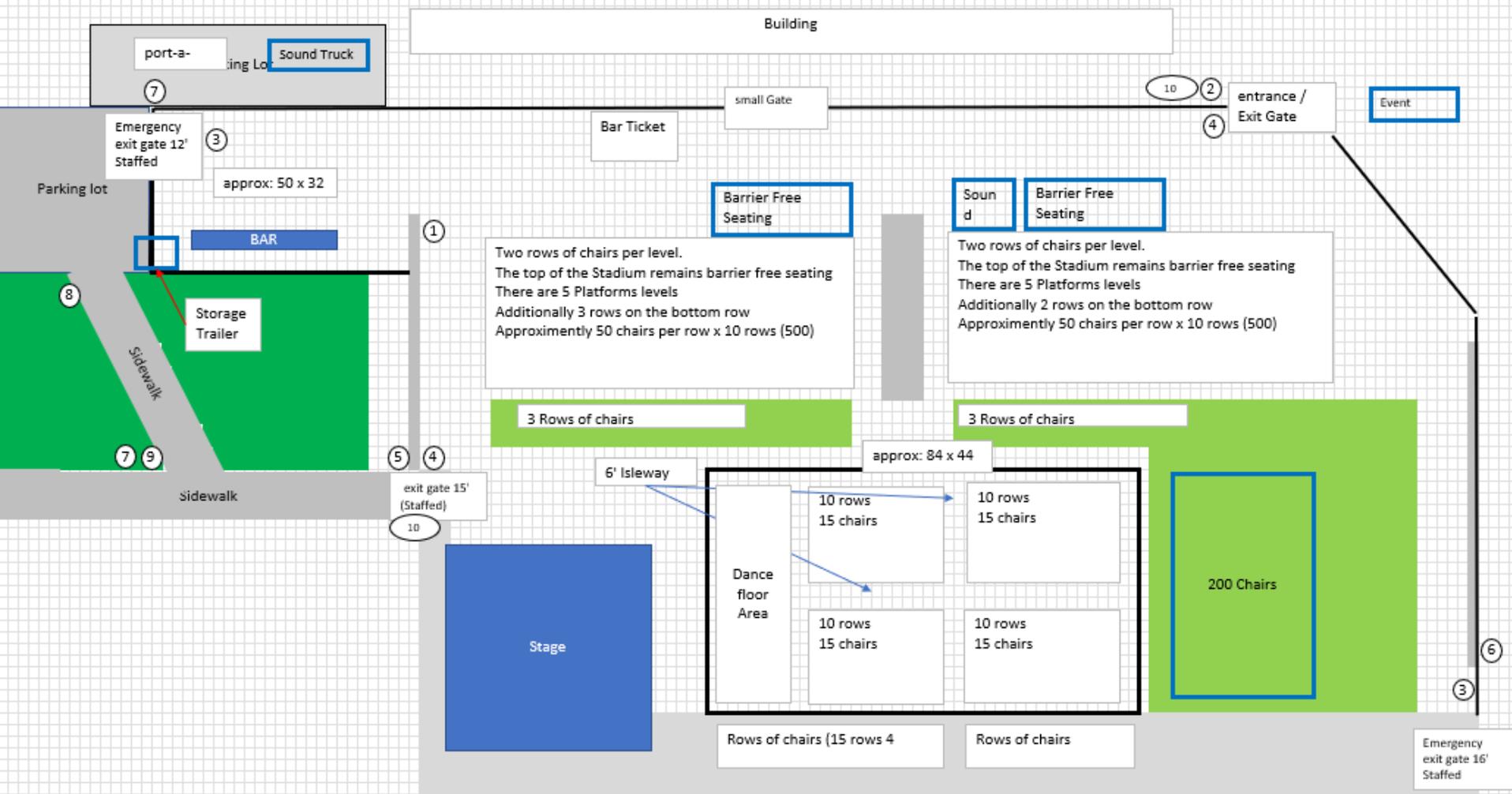
* Permission to place a WIFI pod in front of the depot. This WIFI is used to run the food vendors, some Carnival food trucks, and waterfront activities. Balance of the service is provided for the public free of charge.

*Permission to include a beverage area on all nights of waterfront entertainment. Beverage area would include beer, wine, water, and soda.

*Permission to use the Green Room in the Depot for staging the entertainment each evening.

Waterfront Stadium Schedule of Events

Friday	6:30 p.m.	July 24	Mega 80's
Saturday	1:30 p.m.	July 25	Cardboard Boat Race
Saturday	6:30 p.m.	July 25	Kings of Queen
Sunday	6:30 p.m.	July 26	Hark UP
Monday	6:30 p.m.	July 27	Abbamania and a Tribute to Cher
Tuesday	6:30 p.m.	July 28	CCR/Steve Miller/John Cougar Tributes
Wednesday	6:30 p.m.	July 29	Two Dudes in Flip Flops and Forever Seger
Thursday	6:30 p.m.	July 30	Crazy Train – America's Ozzy Experience
Friday	6:30 p.m.	July 31	Legends of New Country: Wallen & Wilson
Friday	Dark	July 31	Drones
Saturday	7:30 p.m.	August 1	Elton & Billy – The Tribute!
Saturday	Dark	August 1	Fireworks Extravaganza



Mulligan's Hollow Schedule of Events

Permission to use Mulligan's Hollow on the following dates:

Sunday, July 26 for the **Community Picnic**: Time of the event to be Noon to 3pm, setup beginning after 8:00 am. Tent will be put up on Sunday morning or Saturday afternoon after 2:00.

Tuesday, July 28 for **Kids Day**; Time of event is from 9:00 a.m. - 2:00 p.m. with set-up beginning early the afternoon of Monday, July 28. Ski Lodge access and electric

Wednesday, July 29 for **Senior Day**; Time of event is from 9 a.m. to 2:00 p.m. Request that the Mulligan's Hollow bathroom facilities be open during **Senior Day** events. Ski Lodge access and electric.

A 40' x 120' tent and an ice machine will need to be placed just north of the ski bowl's new garage, on the grassy area (same as last year), to remain there from **Saturday, July 25 through Wednesday, July 29**.

Kids Day Proposed Layout



Municipal Marina Boat Slips

Permission to use twenty-one (21) **boat slips**, #1-20 & 22, at the Municipal Marina from **12:00 p.m., Sunday, July 26, through 12:00 p.m., Sunday, August 2, 2026.**

Again, we would request that these slips be granted to CGFI at the going rate per slip with a contract drawn up. If anything changes and slips 21 & 23 are available, we request those slips as well.

SKERBECK Carnival

Permission for a permit to operate a Carnival in the first two sections of parking of the Pump House/Harbourfront Place/City Parking, The Covenant Life Church Lot on Harbor Drive and Chinook Pier, Sunday, July 26 through Saturday, August 1. Set-up of the carnival would begin at 5:00p.m. on Sunday, July 26 with the carnival to begin operations at approximately 4:00p.m. on Tuesday, July 28. The carnival will be dismantled and gone by 4:00 a.m. Sunday, August 3.

The CGFI has hired carnival company, Skerbeck Family Carnival of Escanaba, Michigan, as in 2025 and prior.

Daily operations of the carnival would be as follows:

Tuesday	July 28	6:00 p.m. - 11:00 p.m.
Wednesday	July 29	2:00 p.m. – 11:00 p.m.
Thursday	July 30	12:00 p.m. – 11:00 p.m.
Friday	July 31	12:00 p.m. – 11:00 p.m.
Saturday	August 1	12:00 p.m. - until the conclusion of the fireworks

*To create a safe crosswalk between Carnival locations from Tuesday, July 28, 11:00 a.m. – Sunday, August 2, 4 a.m. Request “Closed to Thru Traffic” sign be placed at Columbus & 1st during this time, if determined as needed by DPS.

*Request that 16 spots for the Charter Fishermen be reserved in the Farmers Market Lot. In addition to one for the Big Blue Charters for a total is 17.



Harbourfront Place Lot



Chinook Pier

Covenant Life Lot

Covenant Life Lot Continued



Harbor Island

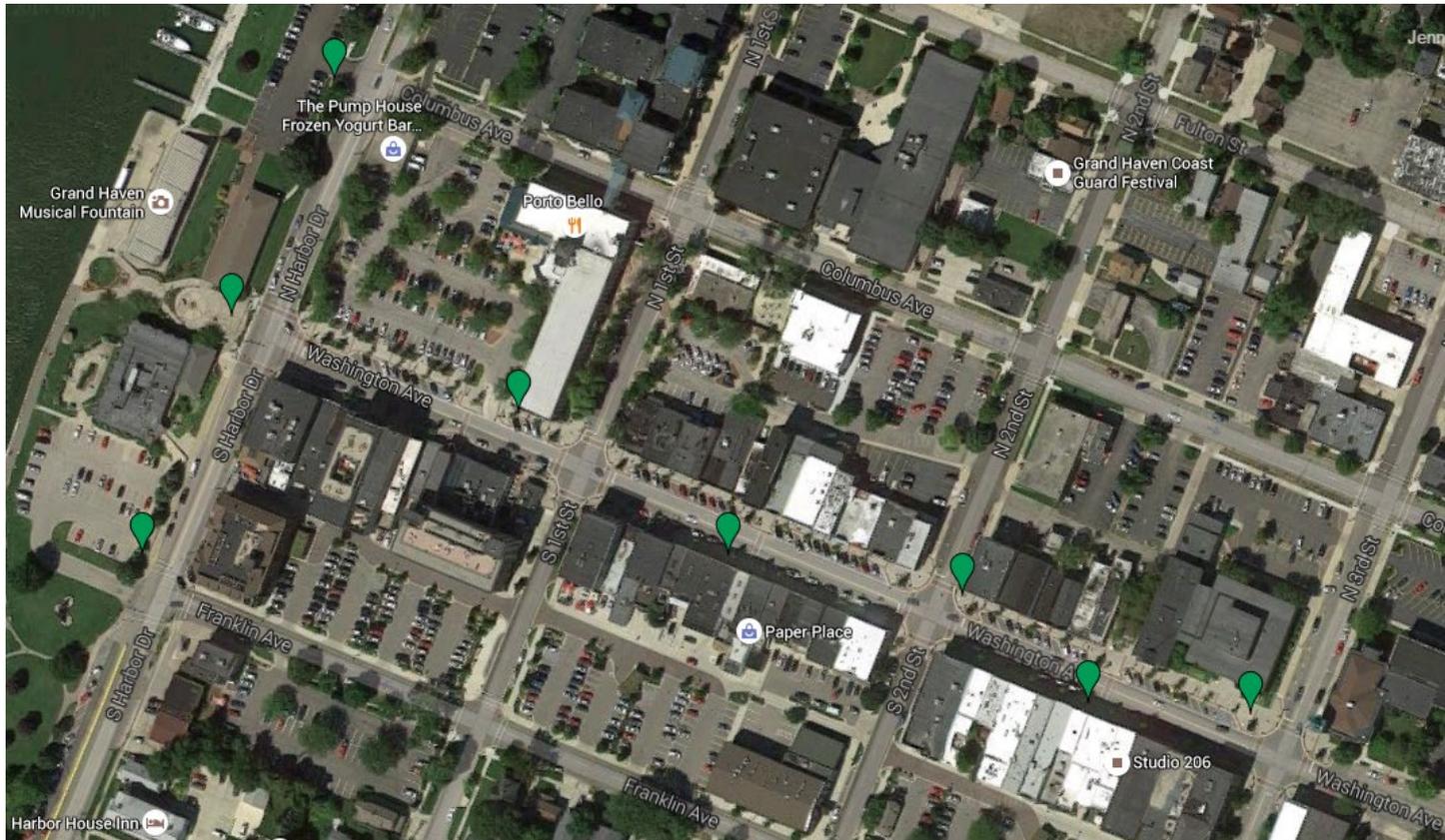
Permission requested for a temporary campsite permit on Harbor Island for the carnival operators, from Saturday, July 25 through Sunday, August 2 (**Exception requested from No Camping Ordinance**) Port-o-Jons and trash removal will be provided. A camping permit from the Ottawa County Health Department will be secured.

Permission to use Harbor Island again in conjunction with Harbor Transit for a shuttle. Friday July 24 thru Saturday Aug 2. This is for the shuttle from the soccer fields to Columbus and Third.

*NOTE: CGFI is asking that the City schedule one of their routine maintenance runs on Coho Drive the week prior to festival.

Lighthouse Kiosk Placement

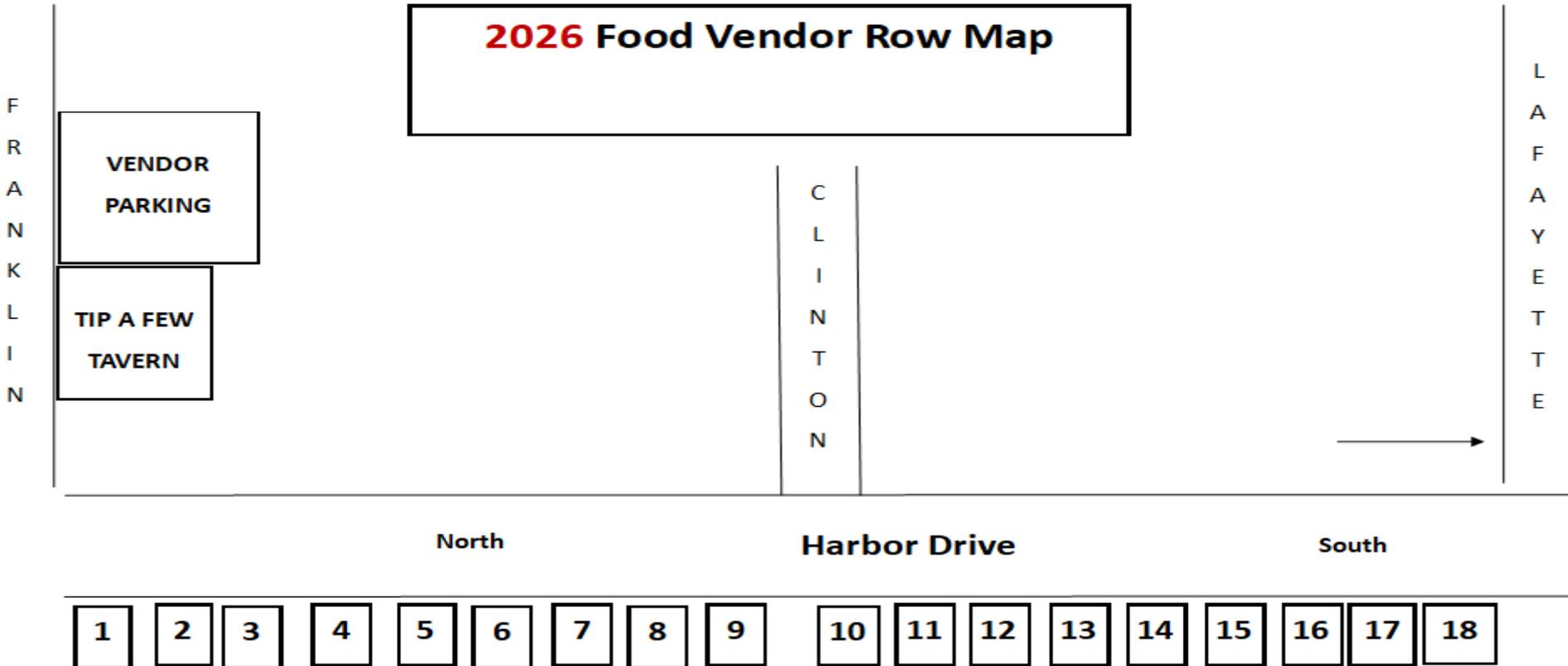
Permission for the placement of informational signs or other directional signs (Lighthouses) within the City of Grand Haven. These post festival information and have been used for several years. They have been very well received by the public.



Food Vendor Locations

Permission to use the angle parking lot along Bicentennial Park for the purpose of placing up to Eighteen (18) vendors between the dates of Tuesday, July 28 through Saturday, August 1 with set-up to begin at 6:00 a.m., Tuesday, July 28.

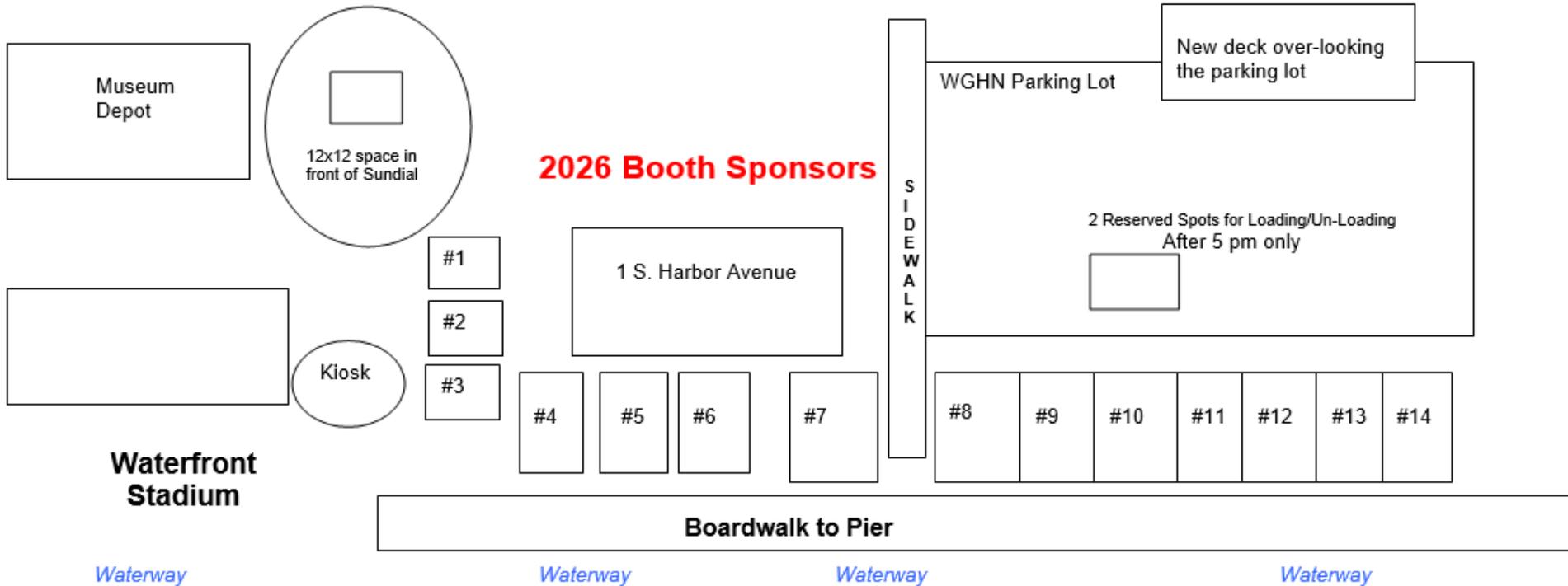
Permission to use eighteen (18) parking spaces at the southeast end of the City Parking Lot located to the east of the Tip-A-Few Restaurant on Franklin St. for the purpose of parking vendors' stock trucks between the dates of Tuesday, July 28 through Saturday, August 1. "No parking" signs to be posted twenty-four (24) hours in advance.



Vendor/Sponsor Booths

Permission from July 25 through August 1 to use the following areas for the placement of vendor/sponsor displays/tents: the grassy area along the waterfront behind One South Harbor, Escanaba Park, and WGHN new deck area and Angled parking across from Butch's. No stakes will be placed in the ground . Will stay on city property along waterfront. Also requesting the parking in front of the 1 South Harbor Building for vendor parking and sponsors vending.

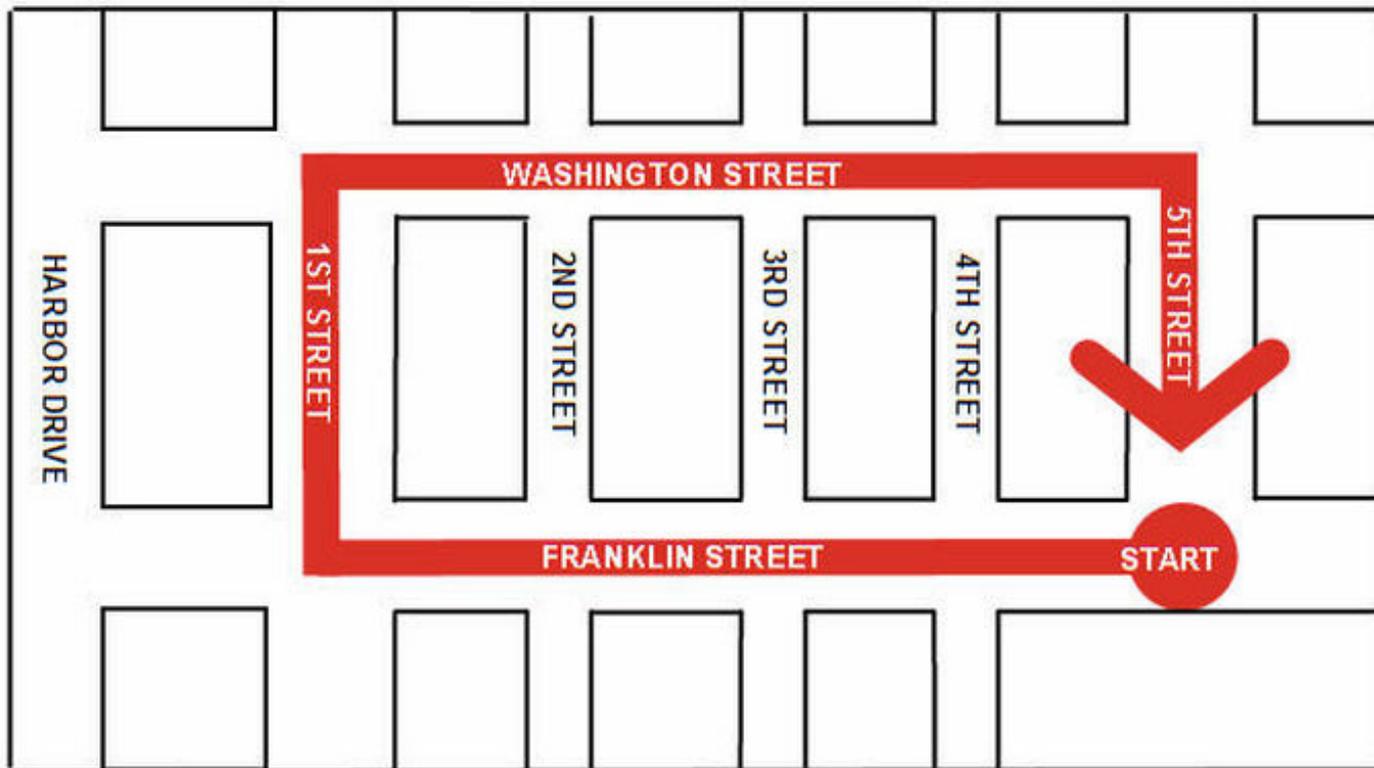
Parking in front of 1 South Harbor Washington to Franklin for vendor parking and sponsor vending.



Kid's Parade

Permission for a permit to hold the Kid's Parade on Saturday, July 25, 2026 .

Time: 10:30 a.m. – 12:30 p.m. with NO PARKING signs on Washington Street and Franklin Street from Fifth Street to First Street, and First Street between Franklin and Washington, and closing off cross streets during the parade.



Grand Parade

Permission for a permit to hold the Grand Parade on Saturday, August 1 from 11:30 a.m.–2:00 p.m. The parade route will be the same as 2025.

Permission to mark off the grass area along the street in front of City Hall on Saturday, August 1 for additional bleachers.

Permission to mark off City Hall parkway east of sidewalk for show mobile for dignitaries to view Grand Parade.

Permission to use the show mobile on Saturday, August 1 for seating the dignitaries during the Grand Parade, in front of city hall – same location as 2025.

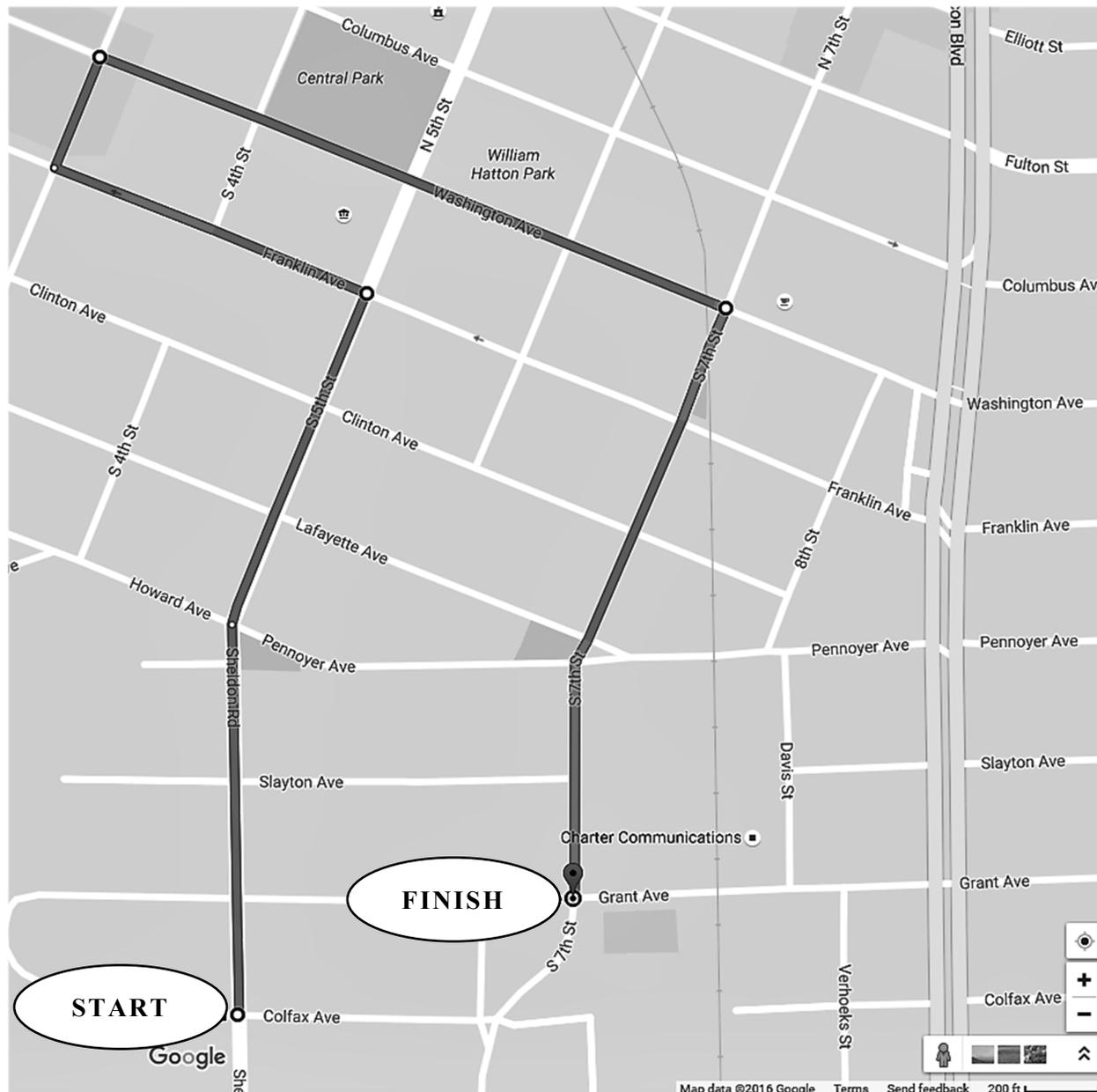
Permission to close 6th Street between Columbus and Franklin on August 1 at 10:30 a.m. until after the Grand Parade finishes. This closing time frame will allow for line-up of dignitary trolleys to pick up the dignitaries after the parade.

Permission to close streets adjacent to GH Lakeshore Middle School and the parade route similar to (2025) request 10 a.m. until 2:30 p.m..

Permission to park convertible and parade entries on Grant St from 7th to Sheldon 10:30 a.m. until 2:30 p.m..

Grand Parade Route Map

Same Route as past years



Cardboard Boat Race

Permission to hold a cardboard boat race on Saturday, July 25, 2026 at 1:30 p.m.. The race-course runs out towards Dewey Hill and back in front of the Lynne Sherwood Waterfront Stadium.

Rescue swimmers will be present in case of emergency

- Floating dock to be delivered morning of the race
- U.S. Coast Guard approved personal flotation devices to be worn by all participants

Cruise-In Car Show

Permission to close Washington St. from 1st St. to 4th St. Along with the side streets from Columbus to Franklin to hold the Festival's 32nd Annual "Cruise-In" Car Show on Sunday, July 26, 2026, from 7:30a.m. until 2:30 p.m. The Car Show is free to the public and \$12.00 for the entrants. DJ music will be playing from 9:00 a.m. to 1:30 p.m.

Street Dance

Request permission to close Washington Street between Third Street and Fifth Street and close off Fourth from Columbus to Franklin on Tuesday, July 28, 2026 for the purpose of holding a Street Dance. The dance will be free of charge and will feature a band that plays music for all ages. The band will play only between the hours of 8:30 p.m. and 10:30 p.m. We request that the show mobile be placed on Washington St. facing west, at the Fourth Street intersection at 5:00 p.m. and to be removed at 11:00 p.m. Third St. and Fifth St. will remain open. Request to have the city bleachers placed for the street dance and then moved to city hall in time for the Grand Parade.

Memorial Service

Permission to close Harbor Drive at Escanaba Park West to Butch's Burrito parking lot during the National Coast Guard Memorial Service on Friday, July 31 from 3:45 p.m. to 5:15 p.m.

Drone Show

We would like to have a drone show on the evening of Friday, July 31. It will be launched from Dewey Hill so we would ask for access on that evening and on Thursday for set up.

Fireworks

Permission for a permit to display fireworks on Saturday, August 1 on Dewey Hill. CGFI will again be contracting with PYROTECHNICO of New Castle, Pennsylvania, to provide our Grand Finale aerial display. Set up will begin on Saturday, August 1 with final clean up on Sunday, August 2. A copy of the fireworks contract will be made available, along with the authorized Marine Event permit, to the City Manager's Office upon completion of the permitting from the Department of Public Safety.

Drone Show Friday July 31



✓ Lines & Polygons

- ✓ Drone Launch Area
- ✓ Drone Show Flight Area
- ✓ FD Ingress & Egress Route

- They would be working within the pyrotechnics parameters
- They would be launching near the fountain
- Flying would be over the hill, not people
- The drones have safety features that allow them to “fall” slower if malfunctions occur
- Access would need to be Thursday afternoon/evening for set-up for the Friday show

*Listed below are the requests for Traffic Cones and Signs for the
2026 Coast Guard Festival.*

NO PARKING SIGNS

(All “No Parking Tow Away” signs must be posted 24 hours before the event)

Carnival Campsites on Harbor Island

****Please have them posted **one week** in advance of Sunday, July 26th , 2026****

Harbourfront, Tip a Few, and Kirby Grill Lots

RV Parking Prohibited

July 24th through August 1st,2026

18 Parking spaces in the SE portion of the Tip a Few lot (For Food Vendors)

“Coast Guard Festival Food Vendors Only, Tow Away”

*Listed below are the requests for Traffic Cones and Signs for the
2025 Coast Guard Festival, continued.*

Carnival, Car Show & Kids Parade

“No Parking Tow Away”

To be posted on morning of July 24, 2026: 7:00am to 12:00pm (Kid’s Parade
on Sat July 25)

Carnival

“Road Closed to Thru Traffic”

To be posted Tuesday, July 28 – Sunday, August 2 (2 a.m.) at Columbus and 1st
streets

Carnival

“No Parking 4:00pm Sunday, July 26 through 4:00am Sunday, August 2 ”

To be posted by 4:00pm on Saturday, July 25 in the Harbourfront Parking Lot excluding the north section that runs between The Pump House and Porto Bello and Chinook Pier.



CHINOOK LOT BELOW

South 17 spots to be signed for boat slip sponsor parking
Balance of lot to be signed for Skerbeck Carnival

See below for requested barricade locations



Food Vendor Row

“No Parking Tow Away”

To be posted angled parking on Harbor Drive 5:00am Tuesday, July 28, 2026 through August 1, 2026

City Marina Parking Lots

“No Parking Tow Away” for all parking spots south of the driveway

July 24 through August 2, 2026

Move the Handicap parking spots to the NE side

Vendors Row

Parallel Parking in front of 1 South Harbor “No Parking Tow Away July 28- Aug 1

Angle Parking on Harbor across from Butch’s “ No Parking Tow Away July 26th – Aug 1

Street Dance

“No Parking Tow Away July 28, 2026 from 5pm until 11pm”

To be posted on Monday, July 27, 2026 on **Washington Street**, Third to Fifth Streets

Vendors

*No Parking on Harbor from Washington to Franklin for Vendors. Parking in front of 1 South Harbor

*Angled Parking across from Butch's on Harbor.

Emergency Routes

To be posted on Friday, July 31, 2026

“No Parking Tow Away”

Lake Ave	Harbor to Howard	Woodlawn	Sheldon to Lake
Second St	Harbor to Washington	Leggat	(One side) Howard to Williams
Sherman	Harbor to Howard	Harbor	(West side) Washington to Franklin
Howard	Harbor to Sheldon		

Parade Route (8AM – 5PM)

To be posted on Friday morning July 31, 2026

“No Parking Tow Away August 1, 2026 8:00am until 2:00pm”

Sheldon	Taylor to Howard	Grant	Davis to Sheldon
5th	Howard to Franklin	5th	(East side) Washington to Columbus
Franklin	3 rd to 5 th	Cutler	Grant to Park
Park	Beacon to Sheldon	7th	Grant to Washington
Woodlawn	Cutler to Sheldon	Washington	3 rd to 7 th
Waverly	Cutler to Sheldon	3rd	Washington to Franklin
Colfax	Cutler to Sheldon		

Coast Guard Memorial Service Escanaba Park

Barricade near State Park “Road Closed to Thru Traffic”

Barricade at Harbor and Sherman “Road Closed”

We will also need **20 Traffic Cones** dropped off to the Police garage on Friday, July 31, 2026

Mulligan’s Hollow (No Parking) – Community Picnic-Kids Day-Senior Day

East Hollow Lot “No Parking Tow Away Sunday, July 26 thru Wednesday July 29th at 3pm
(Next to Imagination Station) To be posted on Saturday, July 25

Special Requests

Request that the flexibility again this year be given on the start time for the Musical Fountain each night. The Festival is still planning on the Waterfront Stadium concerts to go on rain or shine; however, any one concert could be delayed due to lightning.

Request permission to place port-a-jons on City properties during the ten (10) days of the festival. Placement is flexible given the changing schedule of activities. Location map will be provided to city.

Request for a permit to place temporary banners and portable signs on various properties of sponsoring companies/businesses and at Waterfront Stadium during festival time throughout the City (this also includes any banners specifically supporting the Coast Guard Festival at different businesses). This would be pending property owner's approval.

Request for temporary banners to be placed at Harbor and Washington on the metal poles between The Chamber and The Train Depot July 24 – August 1. All spaces are requested.

Request that the City of Grand Haven provides an additional trash truck necessary for City cleanup on Sunday morning, August 2.

Request that a CG banner to placed in front of the CG Utility Boat on Beacon once the threat of snow is over.

Request to place a banner at Coho Dr for the entire festival

Request to have the ability to put up an additional over the street banner after at the car show – street dance banner location for the balance of the festival.

Coast Guard City USA

Permission to display “Coast Guard City USA” on Dewey Hill from July 22 – August 5, 2026





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 26, 2026

SUBJECT: FY2026-27 Proposed Capital Plan - First Draft

Attached is the first draft of the proposed FY2026-27 Capital Plan, which includes amended amounts for current FY2025-26. This is a six-year plan compiled and reviewed by Department Directors and Managers, the Finance Director, and the City Manager.

The Summary Page provides an overview of the total cost of equipment, projects, and other items in each Fund for current FY2026-26, next FY2026-27, and the following five years. Items listed in FY2027-28 through FY2031-32 are included for planning purposes and potential outside funding. This information is updated each year based on needs and budgeting. The pages following the Summary Page list details of each project, equipment, and item. If outside funding is anticipated and available, such as grant funding or GHACF reimbursements, amounts are listed in that column. Staff continues to seek outside funding when available to help offset and reduce costs to the City.

This draft is provided to City Council for review. At this point it is early in the budget process, and staff will continue to work through the process, updating the Capital Plan as needed given budget considerations. The updated Capital Plan 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
OVERVIEW OF CAPITAL EQUIPMENT AND IMPROVEMENT PLAN
FISCAL YEAR 2025-26 AND FISCAL YEAR 2026-27

	ORIGINAL BUDGET 2025-26	+ PROJECTED BUDGET 2025-26	+ REQUESTED BUDGET 2026-27	- OUTSIDE FUNDING ANTICIPATED	TOTAL PROJECT COSTS
PUBLIC IMPROVEMENT FUND					
Buildings	\$ 170,000	\$ 326,580	\$ 107,000	\$ 50,000	\$ 383,580
Fire Truck Replacement Fund	\$ 100,000	\$ 100,000	\$ 100,000		\$ 200,000
IT & Office Needs	\$ 35,500	\$ 65,950	\$ 190,200		\$ 256,150
Miscellaneous	\$ 50,000	\$ 45,000	\$ 50,000		\$ 95,000
Parks & Parklands	\$ 815,100	\$ 765,685	\$ 372,000	\$ 80,000	\$ 1,057,685
Public Artifacts	\$ 75,000	\$ 161,105	\$ 200,000	\$ 346,105	\$ 15,000
Public Improvement Fund		\$ 100,080			\$ 100,080
Public Safety	\$ 127,500	\$ 83,100	\$ 159,500	\$ 2,355	\$ 240,245
PUBLIC IMPROVEMENT FUND Total	\$ 1,373,100	\$ 1,647,500	\$ 1,178,700	\$ 478,460	\$ 2,347,740
OTHER CITY FUNDS					
Airport Fund	\$ 986,000	\$ 834,150	\$ 455,000	\$ 995,225	\$ 293,925
Boat Launch Fund					
City Sewer Fund	\$ 2,261,905	\$ 1,453,339	\$ 1,276,600	\$ 546,935	\$ 2,183,004
City Water Fund	\$ 1,286,559	\$ 1,248,737	\$ 3,004,850	\$ 200,024	\$ 4,053,563
General Fund	\$ 28,500	\$ 28,500	\$ 28,500		\$ 57,000
Harbor Island Remediation Fund	\$ 1,250,000	\$ 1,625,000	\$ 1,875,000	\$ 2,935,800	\$ 564,200
Local Streets Fund	\$ 329,733	\$ 317,233	\$ 404,478	\$ 16,700	\$ 705,011
Major Streets Fund	\$ 1,378,851	\$ 1,394,210	\$ 497,778	\$ 390,546	\$ 1,501,442
Marina Fund	\$ 361,125	\$ 185,000			\$ 185,000
Motor Pool Fund	\$ 1,352,000	\$ 262,600	\$ 1,356,600		\$ 1,619,200
OTHER CITY FUNDS Total	\$ 9,234,673	\$ 7,348,769	\$ 8,898,805	\$ 5,085,230	\$ 11,162,345
INTERGOVERNMENTAL/OTHER FUNDS					
NOWS	\$ 242,000	\$ 446,613	\$ 201,000		\$ 647,613
Sewer Authority	\$ 722,000	\$ 877,590	\$ 641,000		\$ 1,518,590
INTERGOVERNMENTAL/OTHER FUNDS Total	\$ 964,000	\$ 1,324,203	\$ 842,000		\$ 2,166,203
	\$ 11,571,773	\$ 10,320,472	\$ 10,919,505	\$ 5,563,690	\$ 15,676,288

CITY OF GRAND HAVEN
SUMMARY SIX YEAR CAPITAL EQUIPMENT AND IMPROVEMENT PLAN
FISCAL YEAR 2025-26 THROUGH FISCAL YEAR 2031-32

	ORIGINAL BUDGET 2025-26	PROJECTED BUDGET 2026	REQUESTED BUDGET 2027	REQUESTED BUDGET 2028	REQUESTED BUDGET 2029	REQUESTED BUDGET 2030	REQUESTED BUDGET 2031	REQUESTED BUDGET 2032	TOTAL PROJECT COSTS	OUTSIDE FUNDING ANTICIPATED
PUBLIC IMPROVEMENT FUND										
Buildings	\$ 170,000	\$ 326,580	\$ 107,000	\$ 395,000	\$ 11,280,000	\$ 100,000	\$ 25,000		\$ 12,233,580	\$ 50,000
Fire Truck Replacement Fund	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 3,100,000	\$ 100,000	\$ 100,000	\$ 3,700,000	
IT & Office Needs	\$ 35,500	\$ 65,950	\$ 190,200	\$ 47,200	\$ 83,200	\$ 67,200	\$ 42,700	\$ 31,000	\$ 527,450	
Miscellaneous	\$ 50,000	\$ 45,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 345,000	
Parks & Parklands	\$ 815,100	\$ 765,685	\$ 372,000	\$ 1,904,000	\$ 717,000	\$ 237,000	\$ 307,000	\$ 57,000	\$ 4,359,685	\$ 1,196,200
Public Artifacts	\$ 75,000	\$ 161,105	\$ 200,000	\$ 115,000		\$ 125,000			\$ 601,105	\$ 461,105
Public Improvement Fund		\$ 100,080		\$ 35,000	\$ 80,000				\$ 215,080	
Public Safety	\$ 127,500	\$ 83,100	\$ 159,500	\$ 197,925	\$ 162,471	\$ 143,145	\$ 151,952	\$ 148,900	\$ 1,046,993	\$ 2,355
PUBLIC IMPROVEMENT FUND Total	\$ 1,373,100	\$ 1,647,500	\$ 1,178,700	\$ 2,844,125	\$ 12,472,671	\$ 3,822,345	\$ 676,652	\$ 386,900	\$ 23,028,893	\$ 1,709,660
OTHER CITY FUNDS										
Airport Fund	\$ 986,000	\$ 834,150	\$ 455,000	\$ 1,016,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 437,000	\$ 2,772,150	\$ 2,403,175
Boat Launch Fund					\$ 1,300,000				\$ 1,300,000	\$ 850,000
City Sewer Fund	\$ 2,261,905	\$ 1,453,339	\$ 1,276,600	\$ 4,975,108	\$ 1,720,000	\$ 10,472,067	\$ 310,000	\$ 10,000	\$ 20,217,114	\$ 546,935
City Water Fund	\$ 1,286,559	\$ 1,248,737	\$ 3,004,850	\$ 4,230,017	\$ 2,113,307	\$ 4,878,145	\$ 1,510,000	\$ 510,000	\$ 17,495,056	\$ 4,200,024
General Fund	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 199,500	
Harbor Island Remediation Fund	\$ 1,250,000	\$ 1,625,000	\$ 1,875,000	\$ 22,800,000	\$ 20,750,000	\$ 10,500,000	\$ 500,000	\$ 500,000	\$ 58,550,000	\$ 4,027,800
Local Streets Fund	\$ 329,733	\$ 317,233	\$ 404,478	\$ 393,433	\$ 609,196	\$ 2,760,041	\$ 351,088	\$ 357,209	\$ 5,192,678	\$ 16,700
Major Streets Fund	\$ 1,378,851	\$ 1,394,210	\$ 497,778	\$ 4,921,869	\$ 1,574,251	\$ 405,086	\$ 391,088	\$ 357,209	\$ 9,541,491	\$ 11,405,546
Marina Fund	\$ 361,125	\$ 185,000		\$ 2,806,985	\$ 1,546,575	\$ 1,722,610			\$ 6,261,170	\$ 1,525,000
Motor Pool Fund	\$ 1,352,000	\$ 262,600	\$ 1,356,600	\$ 1,430,000	\$ 540,000	\$ 1,936,000	\$ 870,000	\$ 235,000	\$ 6,630,200	
OTHER CITY FUNDS Total	\$ 9,234,673	\$ 7,348,769	\$ 8,898,805	\$ 42,601,912	\$ 30,191,829	\$ 32,712,449	\$ 3,970,675	\$ 2,434,919	\$ 128,159,358	\$ 24,975,180
INTERGOVERNMENTAL/OTHER FUNDS										
NOWS	\$ 242,000	\$ 446,613	\$ 201,000	\$ 192,000	\$ 130,000	\$ 2,190,000	\$ 510,000	\$ 11,340,000	\$ 15,009,613	\$ 14,830,000
Sewer Authority	\$ 722,000	\$ 877,590	\$ 641,000	\$ 960,600	\$ 321,000	\$ 366,000	\$ 530,000	\$ 785,000	\$ 4,481,190	\$ 15,000,000
INTERGOVERNMENTAL/OTHER FUNDS Total	\$ 964,000	\$ 1,324,203	\$ 842,000	\$ 1,152,600	\$ 451,000	\$ 2,556,000	\$ 1,040,000	\$ 12,125,000	\$ 19,490,803	\$ 29,830,000
	\$ 11,571,773	\$ 10,320,472	\$ 10,919,505	\$ 46,598,637	\$ 43,115,500	\$ 39,090,794	\$ 5,687,327	\$ 14,946,818	\$ 170,679,054	\$ 56,514,840

CITY OF GRAND HAVEN
SIX YEAR CAPITAL EQUIPMENT AND IMPROVEMENT PLAN DETAIL
FISCAL YEAR 2025-26 THROUGH FISCAL YEAR 2031-32

	ORIGINAL BUDGET 2025-26	PROJECTED BUDGET 2025-26	REQUESTED BUDGET 2026-27	REQUESTED BUDGET 2027-28	REQUESTED BUDGET 2028-29	REQUESTED BUDGET 2029-30	REQUESTED BUDGET 2030-31	REQUESTED BUDGET 2031-32	TOTAL PROJECT COSTS	OUTSIDE FUNDING ANTICIPATED
PUBLIC IMPROVEMENT FUND										
Buildings										
Central Park Place	\$ 8,000	\$ 29,050	\$ 25,000	\$ 60,000	\$ 165,000	\$ 50,000	\$ 25,000		\$ 354,050	
Audio/Video Equipment	\$ 8,000	\$ -							\$ -	
Audio/Video Equipment Hardware		\$ 8,000							\$ 8,000	
Dishwasher for Upper Level Kitchen							\$ 25,000		\$ 25,000	
Flooring - All Linoleum Replacement					\$ 50,000				\$ 50,000	
Flooring - Permanent Dance Floor			\$ 25,000						\$ 25,000	
Furniture				\$ 40,000					\$ 40,000	
HVAC Control Integration					\$ 65,000				\$ 65,000	
HVAC Software and Panel Upgrades				\$ 20,000					\$ 20,000	
Kitchen Floor						\$ 50,000			\$ 50,000	
Lighting Control Upgrades		\$ 21,050							\$ 21,050	
Roof Maintenance					\$ 50,000				\$ 50,000	
City Beach			\$ 20,000						\$ 20,000	
Structure Soffit Maintenance			\$ 20,000						\$ 20,000	
City Hall	\$ 37,000	\$ 51,350	\$ 50,000	\$ 270,000	\$ 670,000	\$ 50,000			\$ 1,091,350	
Boiler Room Floor Drain				\$ 20,000					\$ 20,000	
Carpet Replacement (First Floor)			\$ 25,000						\$ 25,000	
Carpet Replacement (Second Floor)			\$ 25,000						\$ 25,000	
Conference Room Furniture					\$ 20,000				\$ 20,000	
Elevator Replacement	\$ 27,000	\$ 49,350							\$ 49,350	
Entrance Repairs	\$ 10,000	\$ 2,000			\$ 50,000				\$ 52,000	
Exterior Façade Waterproofing				\$ 150,000					\$ 150,000	
HVAC Replacement Full System					\$ 600,000				\$ 600,000	
Roof Replacement				\$ 100,000					\$ 100,000	
Security Enhancements						\$ 50,000			\$ 50,000	
Depot	\$ 50,000	\$ 8,130		\$ 50,000					\$ 58,130	\$ 50,000
Basement Footing Drain	\$ 50,000	\$ -		\$ 50,000					\$ 50,000	\$ 50,000
Basement Staircase		\$ 8,130							\$ 8,130	
Mulligan's Hollow			\$ 12,000		\$ 30,000				\$ 42,000	
Bathroom Rehab					\$ 30,000				\$ 30,000	
Flooring Replacement			\$ 12,000						\$ 12,000	
Public Safety Building	\$ 75,000	\$ 238,050			\$ 10,315,000				\$ 10,553,050	
Admin Furniture/Work Stations					\$ 25,000				\$ 25,000	
Admin Kitchen Rehab					\$ 10,000				\$ 10,000	
Bathroom Rehab (Office)					\$ 20,000				\$ 20,000	
Bathroom Rehab (Patrol/Guest)	\$ 30,000	\$ -							\$ -	
Carpet Replacement					\$ 40,000				\$ 40,000	
HVAC Control Integration					\$ 25,000				\$ 25,000	
HVAC Replacement		\$ 238,050							\$ 238,050	
Locker Rooms					\$ 50,000				\$ 50,000	
Public Safety Building					\$ 10,000,000				\$ 10,000,000	
Security Enhancements	\$ 45,000	\$ -			\$ 45,000				\$ 45,000	
Tile Replacement - Bathrooms					\$ 25,000				\$ 25,000	
Tile Replacement - Main Hall					\$ 75,000				\$ 75,000	
Second Street Restrooms				\$ 15,000	\$ 100,000				\$ 115,000	
Boiler & Hot Water Heater Replacement					\$ 28,000				\$ 28,000	
Door Replacement					\$ 24,000				\$ 24,000	
Fixture & Counter Replacement					\$ 30,000				\$ 30,000	
Flooring Replacement				\$ 15,000					\$ 15,000	
Roof/Skylight Replacement					\$ 18,000				\$ 18,000	
Buildings Total	\$ 170,000	\$ 326,580	\$ 107,000	\$ 395,000	\$ 11,280,000	\$ 100,000	\$ 25,000		\$ 12,233,580	\$ 50,000
Fire Truck Replacement Fund										
Public Safety						\$ 3,000,000			\$ 3,000,000	
Fire Truck 922 Replacement						\$ 3,000,000			\$ 3,000,000	
Transfers Out	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 700,000	
Transfer to Fire Truck Replacement Fund	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 700,000	
Fire Truck Replacement Fund Total	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 3,100,000	\$ 100,000	\$ 100,000	\$ 3,700,000	

	ORIGINAL BUDGET 2025-26	PROJECTED BUDGET 2025-26	REQUESTED BUDGET 2026-27	REQUESTED BUDGET 2027-28	REQUESTED BUDGET 2028-29	REQUESTED BUDGET 2029-30	REQUESTED BUDGET 2030-31	REQUESTED BUDGET 2031-32	TOTAL PROJECT COSTS	OUTSIDE FUNDING ANTICIPATED
IT & Office Needs										
City Council			\$ 13,000	\$ 10,000					\$ 23,000	
Council Chambers Cameras				\$ 10,000					\$ 10,000	
Council Chambers Projector Replacement			\$ 13,000						\$ 13,000	
City Manager			\$ 20,000			\$ 20,000			\$ 40,000	
Website Mobile App Redesign			\$ 20,000			\$ 20,000			\$ 40,000	
Computers & Other Hardware	\$ 15,000	\$ 15,250	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 111,250	
City Computers/Laptops	\$ 15,000	\$ 15,250	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 111,250	
Public Safety					\$ 25,000				\$ 25,000	
Training Room AV Update					\$ 25,000				\$ 25,000	
Servers & Software	\$ 20,500	\$ 50,700	\$ 141,200	\$ 21,200	\$ 42,200	\$ 31,200	\$ 26,700	\$ 15,000	\$ 328,200	
Additional Miscellaneous IT Costs	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 90,000	
Backup Server Replacement					\$ 12,000				\$ 12,000	
BS&A Server Replacement						\$ 10,000			\$ 10,000	
Cisco POE Network Switches Replacement		\$ 15,200	\$ 70,000						\$ 85,200	
External Network Penetration Security			\$ 6,200		\$ 6,200		\$ 6,200		\$ 18,600	
Internal Network Penetration Security				\$ 6,200		\$ 6,200			\$ 12,400	
Network Uninterruptable Power Supplies	\$ 5,500	\$ 5,500					\$ 5,500		\$ 11,000	
Server Uninterruptable Power Supplies					\$ 9,000				\$ 9,000	
Windows Server Operating System Upgrade			\$ 50,000						\$ 50,000	
Wireless System Upgrade (All City Buildings)		\$ 30,000							\$ 30,000	
IT & Office Needs Total	\$ 35,500	\$ 65,950	\$ 190,200	\$ 47,200	\$ 83,200	\$ 67,200	\$ 42,700	\$ 31,000	\$ 527,450	
Parks & Parklands										
All Parks	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000	
Park Equipment/Maintenance	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000	
Bicentennial Park						\$ 150,000			\$ 150,000	
Riverview ADA Sidewalk Project						\$ 150,000			\$ 150,000	
Central Park			\$ 35,000	\$ 100,000					\$ 135,000	
Fountain Rehabilitation				\$ 100,000					\$ 100,000	
Special Event Electrical Replacement			\$ 35,000						\$ 35,000	
Chinook Pier			\$ 50,000		\$ 175,000				\$ 225,000	\$ 50,000
Coal Tipple Concrete Preservation			\$ 50,000						\$ 50,000	\$ 50,000
Engine 1223									\$ -	
Playground Replacement					\$ 175,000				\$ 175,000	
City Beach					\$ 65,000				\$ 65,000	
Beach Access Stairs (across of City Beach Lot)									\$ -	
Beach Access Stairs (at Grand Avenue)					\$ 65,000				\$ 65,000	
East Grand River Park	\$ 7,000	\$ 5,000			\$ 300,000				\$ 305,000	
Bathroom Updates	\$ 7,000	\$ 5,000							\$ 5,000	
Construct Barrier Free Restrooms					\$ 300,000				\$ 300,000	
Flahive Boat Launch				\$ 525,000		\$ 25,000		\$ 25,000	\$ 575,000	\$ 250,000
Boat Launch Design, Construction and Parking Lot Improvements				\$ 500,000					\$ 500,000	\$ 250,000
Dredging				\$ 25,000		\$ 25,000		\$ 25,000	\$ 75,000	
Harbor Island			\$ 15,000		\$ 75,000		\$ 75,000		\$ 165,000	
Dredging					\$ 75,000		\$ 75,000		\$ 150,000	
Overlook Refurbishment			\$ 15,000						\$ 15,000	
Hatton Park			\$ 40,000						\$ 40,000	
Gazebo Replacement			\$ 40,000						\$ 40,000	
Hayes Street/Hofma Park Preserve Connector									\$ -	
Parking, Canoe launch, Dock, Boardwalk, Bridge, Trails w/Township									\$ -	
Lake Forest Cemetery			\$ 12,000	\$ 554,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 614,000	
Columbarium Addition and New Structure				\$ 300,000					\$ 300,000	
Pole Barn				\$ 242,000					\$ 242,000	
Resurfacing			\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 72,000	
Linear Park - Harbor Island				\$ 550,000	\$ 25,000				\$ 575,000	\$ 550,000
Art Sculpture Concrete Pads					\$ 25,000				\$ 25,000	
Park Rehabilitation				\$ 550,000					\$ 550,000	\$ 550,000
Mulligan's Hollow			\$ 40,000	\$ 105,000	\$ 45,000				\$ 190,000	\$ 50,000
Imagination Station Driveway Replacement				\$ 35,000					\$ 35,000	
Imagination Station Rubber Floor Rehab				\$ 50,000					\$ 50,000	\$ 50,000
Irrigation System			\$ 40,000						\$ 40,000	
Softball Field Diamond & Fence Rehab					\$ 45,000				\$ 45,000	
Temporary Farmers' Market Electricity/Lighting				\$ 20,000					\$ 20,000	

	ORIGINAL BUDGET 2025-26	PROJECTED BUDGET 2025-26	REQUESTED BUDGET 2026-27	REQUESTED BUDGET 2027-28	REQUESTED BUDGET 2028-29	REQUESTED BUDGET 2029-30	REQUESTED BUDGET 2030-31	REQUESTED BUDGET 2031-32	TOTAL PROJECT COSTS	OUTSIDE FUNDING ANTICIPATED
Rix Robinson - Tri-Cities Connector	\$ 175,000	\$ 171,100					\$ 200,000		\$ 371,100	
Connector Park Refurbishment	\$ 175,000	\$ 171,100					\$ 200,000		\$ 371,100	
Sluka Field	\$ 605,100	\$ 589,585				\$ 30,000			\$ 619,585	\$ 266,200
Building Roof						\$ 30,000			\$ 30,000	\$ 15,000
Core Area Improvements Construction	\$ 545,100	\$ 534,885							\$ 534,885	\$ 251,200
Playground Equipment	\$ 60,000	\$ 54,700							\$ 54,700	
City-Wide	\$ 8,000	\$ -	\$ 60,000						\$ 60,000	
Tree Canopy Survey Census/Inventory	\$ 8,000	\$ -	\$ 60,000						\$ 60,000	
Central Park Place Courtyard				\$ 50,000					\$ 50,000	
Underground Tunnel Repairs				\$ 50,000					\$ 50,000	
Dewey Hill Anchor House			\$ 30,000						\$ 30,000	\$ 30,000
Anchor Storage House Rebuild			\$ 30,000						\$ 30,000	\$ 30,000
Edwards Street			\$ 70,000						\$ 70,000	
Edwards Street Retaining Wall			\$ 70,000						\$ 70,000	
Parks & Parklands Total	\$ 815,100	\$ 765,685	\$ 372,000	\$ 1,904,000	\$ 717,000	\$ 237,000	\$ 307,000	\$ 57,000	\$ 4,359,685	\$ 1,196,200
Public Artifacts										
Boardwalk			\$ 15,000	\$ 40,000		\$ 125,000			\$ 180,000	\$ 40,000
Electrical Conduit from State Park to Trolley turnaround - Connector Park Boardwalk			\$ 15,000						\$ 15,000	
Electrical Harbor Juniors from Pier East 500'						\$ 125,000			\$ 125,000	
New Light Poles Chinook Pier to End of Floaters				\$ 40,000					\$ 40,000	\$ 40,000
Lighthouses	\$ 75,000	\$ 161,105	\$ 185,000						\$ 346,105	\$ 346,105
Inner Lighthouse Painting/Restoration		\$ 71,105							\$ 71,105	\$ 71,105
Interpretive Sign and Educational Exhibits	\$ 75,000	\$ 90,000							\$ 90,000	\$ 90,000
Outer Lighthouse Painting/Restoration			\$ 185,000						\$ 185,000	\$ 185,000
Waterfront Stadium				\$ 75,000					\$ 75,000	\$ 75,000
Treat Hand Rails				\$ 75,000					\$ 75,000	\$ 75,000
Public Artifacts Total	\$ 75,000	\$ 161,105	\$ 200,000	\$ 115,000		\$ 125,000			\$ 601,105	\$ 461,105
Public Improvement Fund										
Parking Lot Resurfacing				\$ 35,000	\$ 80,000				\$ 115,000	
City Beach Parking Lot Resurfacing									\$ -	
East End Parking Lot Resurfacing					\$ 40,000				\$ 40,000	
Linear Park Lot Resurfacing				\$ 35,000					\$ 35,000	
Public Safety Lot Resurfacing					\$ 40,000				\$ 40,000	
Public Improvement		\$ 100,080							\$ 100,080	
Beechtree Corridor Electric Meter Relocation		\$ 45,500							\$ 45,500	
Harbor Drive Rerouting Fiber Optic Cable		\$ 54,580							\$ 54,580	
Property Acquisition									\$ -	
Public Improvement Fund Total		\$ 100,080		\$ 35,000	\$ 80,000				\$ 215,080	
Public Safety										
Public Safety	\$ 127,500	\$ 83,100	\$ 159,500	\$ 197,925	\$ 162,471	\$ 143,145	\$ 151,952	\$ 148,900	\$ 1,046,993	\$ 2,355
Body Armor	\$ 13,000	\$ 13,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 133,000	\$ 2,355
Chairs					\$ 11,000				\$ 11,000	
De-escalation and Police Training			\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 72,000	
Drone	\$ 20,000	\$ 20,000	\$ 5,000						\$ 25,000	
Fire Hose Replacement	\$ 10,000	\$ -	\$ 15,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 45,000	
Ice-Water Rescue Suits					\$ 5,000				\$ 5,000	
Personal Protective Fire Gear	\$ 30,000	\$ 30,000	\$ 48,500	\$ 50,925	\$ 53,471	\$ 56,145	\$ 58,952	\$ 61,900	\$ 359,893	
Portable Radios	\$ 5,000	\$ -		\$ 50,000					\$ 50,000	
Rescue Saw - Vent Fan	\$ 5,500	\$ -							\$ -	
Security Camera Replacement				\$ 6,000					\$ 6,000	
Taser Replacement	\$ 21,000	\$ 20,100	\$ 21,000	\$ 22,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 155,100	
Thermal Imaging Cameras (Fire)			\$ 5,000	\$ 5,000					\$ 10,000	
Traffic Camera System	\$ 23,000		\$ 23,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 153,000	
Uniform Replacement			\$ 10,000		\$ 6,000	\$ 6,000	\$ 6,000		\$ 22,000	
Public Safety Total	\$ 127,500	\$ 83,100	\$ 159,500	\$ 197,925	\$ 162,471	\$ 143,145	\$ 151,952	\$ 148,900	\$ 1,046,993	\$ 2,355
Miscellaneous										
Miscellaneous	\$ 50,000	\$ 45,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 345,000	
Additional Miscellaneous DPW Costs	\$ 40,000	\$ 35,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 275,000	
City Wayfinding Signs (Annual)	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 70,000	
Miscellaneous Total	\$ 50,000	\$ 45,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 345,000	
PUBLIC IMPROVEMENT FUND Total	\$ 1,373,100	\$ 1,647,500	\$ 1,178,700	\$ 2,844,125	\$ 12,472,671	\$ 3,822,345	\$ 676,652	\$ 386,900	\$ 23,028,893	\$ 1,709,660

	ORIGINAL BUDGET 2025-26	PROJECTED BUDGET 2025-26	REQUESTED BUDGET 2026-27	REQUESTED BUDGET 2027-28	REQUESTED BUDGET 2028-29	REQUESTED BUDGET 2029-30	REQUESTED BUDGET 2030-31	REQUESTED BUDGET 2031-32	TOTAL PROJECT COSTS	OUTSIDE FUNDING ANTICIPATED
OTHER CITY FUNDS										
Airport Fund										
Airport	\$ 986,000	\$ 834,150	\$ 455,000	\$ 1,016,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 437,000	\$ 2,772,150	\$ 2,403,175
6-Unit T Hangar Construction				\$ 905,000					\$ 905,000	\$ 859,750
6-Unit T Hangar Design	\$ 74,000	\$ 63,000							\$ 63,000	\$ 59,850
6-Unit T Hangar Sitework	\$ 172,500	\$ -	\$ 172,500						\$ 172,500	\$ 163,875
All-Weather Station	\$ 15,000	\$ 10,200							\$ 10,200	
Concrete Slab Rehab (Hangar F)				\$ 20,000					\$ 20,000	\$ 20,000
Critical Runway Analysis			\$ 40,000						\$ 40,000	
Gas Pumps (2) Replacement	\$ 75,000	\$ 64,750							\$ 64,750	\$ 64,750
Hangar Paint (Hangar B - Roof)			\$ 11,200						\$ 11,200	
Hangar Paint (Hangar F)			\$ 14,000						\$ 14,000	
Hangar Paint (Hangar G)			\$ 7,300						\$ 7,300	
Hangar Paint (Sidewalls - Hangar A)	\$ 25,000	\$ 18,700							\$ 18,700	
Maintenance Hangar Heaters	\$ 25,000	\$ 16,000							\$ 16,000	
Parcel E65, E66 Acquire Land for Approach			\$ 135,000						\$ 135,000	\$ 128,250
Parcel E65, E66 Tree Trimming/Removal				\$ 81,000					\$ 81,000	\$ 76,950
Pavement Crack Sealing and Marking	\$ 40,000	\$ 54,000							\$ 54,000	\$ 54,000
Runway 18/36 Construction Pavement Rehab	\$ 481,000	\$ 481,000							\$ 481,000	\$ 481,000
Runway 18/36 Engineering Pavement Rehab	\$ 43,500	\$ 43,500							\$ 43,500	\$ 43,500
Skydive Hangar Water Leak Repair	\$ 10,000	\$ -							\$ -	
Taxiway A Construction Rehab								\$ 427,000	\$ 427,000	\$ 405,650
Tree Trimming/Removal	\$ 25,000	\$ 35,000	\$ 75,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 160,000	
Airport Fund Total	\$ 986,000	\$ 834,150	\$ 455,000	\$ 1,016,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 437,000	\$ 2,772,150	\$ 2,403,175
Boat Launch Fund										
Harbor Island Boat Launch					\$ 1,300,000				\$ 1,300,000	\$ 850,000
Boat Launch Reconstruction					\$ 1,300,000				\$ 1,300,000	\$ 850,000
Boat Launch Fund Total					\$ 1,300,000				\$ 1,300,000	\$ 850,000
City Sewer Fund										
Engineering	\$ 66,468	\$ 106,091	\$ 16,600	\$ 346,187	\$ 210,000	\$ 64,674			\$ 743,552	\$ 16,600
Columbus - Beacon to Albee									\$ -	
Elliott - Fifth to Despelder									\$ -	
Elliott - Second to Fifth									\$ -	
Ferry - Sewer Main Lining				\$ 59,557					\$ 59,557	
Fulton - First to Fifth	\$ 53,168	\$ 106,091							\$ 106,091	
Grant - Beacon to Beechtree			\$ 16,600	\$ 25,000	\$ 210,000	\$ 64,674			\$ 316,274	\$ 16,600
Harbor - Franklin to Howard									\$ -	
Harbor - Prospect to Grand									\$ -	
Lake Ave - Prospect to Woodlawn									\$ -	
Madison - Despelder to Ferry									\$ -	
Second - Fulton to Elliott									\$ -	
Seventh - Clinton to Beacon	\$ 13,300	\$ -		\$ 261,630					\$ 261,630	
Woodlawn - Ferry to Albee									\$ -	
Construction	\$ 1,155,437	\$ 1,010,248	\$ 150,000	\$ 3,768,921		\$ 2,597,393			\$ 7,526,562	\$ 530,335
Columbus - Beacon to Albee									\$ -	
Elliott - Fifth to Despelder									\$ -	
Elliott - Second to Fifth									\$ -	
Ferry - Sewer Main Lining				\$ 1,308,000					\$ 1,308,000	
Fulton - First to Fifth	\$ 1,155,437	\$ 1,010,248							\$ 1,010,248	\$ 530,335
Fulton & Hopkins Storm Sewer Reconnection			\$ 115,000						\$ 115,000	
Grant - Beacon to Beechtree						\$ 2,597,393			\$ 2,597,393	
Harbor - Franklin to Howard									\$ -	
Harbor - Prospect to Grand									\$ -	
Hopkins Sewer Lateral			\$ 35,000						\$ 35,000	
Lake Ave - Prospect to Woodlawn									\$ -	
Madison - Despelder to Ferry									\$ -	
Second - Fulton to Elliott									\$ -	
Seventh - Clinton to Beacon				\$ 2,460,921					\$ 2,460,921	
Woodlawn - Ferry to Albee									\$ -	

	ORIGINAL BUDGET 2025-26	PROJECTED BUDGET 2025-26	REQUESTED BUDGET 2026-27	REQUESTED BUDGET 2027-28	REQUESTED BUDGET 2028-29	REQUESTED BUDGET 2029-30	REQUESTED BUDGET 2030-31	REQUESTED BUDGET 2031-32	TOTAL PROJECT COSTS	OUTSIDE FUNDING ANTICIPATED
City Sewer	\$ 440,000	\$ 337,000	\$ 510,000	\$ 10,000	\$ 310,000	\$ 10,000	\$ 310,000	\$ 10,000	\$ 1,497,000	
Asset Management Plan	\$ 25,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 60,000	
Camera Trailer Equipment (Camera 1)	\$ 165,000	\$ 132,000							\$ 132,000	
Five Mile Hill Tower Replacement	\$ 250,000	\$ 205,000							\$ 205,000	
Sewer Main Lining			\$ 250,000		\$ 300,000		\$ 300,000		\$ 850,000	
Street Sweeper (52-15)			\$ 250,000						\$ 250,000	
Lift Stations	\$ 600,000	\$ -	\$ 600,000	\$ 850,000	\$ 1,200,000	\$ 7,800,000			\$ 10,450,000	
Adams Street Force Main Replacement						\$ 7,000,000			\$ 7,000,000	
Bil Mar Lift Station Replacement						\$ 800,000			\$ 800,000	
Escanaba Park Lift Station Replacement									\$ -	
Friant Lift Station Replacement					\$ 1,200,000				\$ 1,200,000	
Harbor Lift Station Replacement				\$ 850,000					\$ 850,000	
Robbins Lift Station Replacement	\$ 600,000	\$ -	\$ 600,000						\$ 600,000	
City Sewer Fund Total	\$ 2,261,905	\$ 1,453,339	\$ 1,276,600	\$ 4,975,108	\$ 1,720,000	\$ 10,472,067	\$ 310,000	\$ 10,000	\$ 20,217,114	\$ 546,935
City Water Fund										
Engineering	\$ 87,152	\$ 82,018	\$ 184,800	\$ 295,533	\$ 275,000	\$ 63,127			\$ 900,478	\$ 16,700
Columbus - Beacon to Albee									\$ -	
Elliott - Fifth to Despelder									\$ -	
Elliott - Second to Fifth									\$ -	
Ferry - Water Main Lining			\$ 168,100						\$ 168,100	
Fulton - First to Fifth	\$ 17,576	\$ 82,018							\$ 82,018	
Grant - Beacon to Beechtree			\$ 16,700	\$ 50,000	\$ 275,000	\$ 63,127			\$ 404,827	\$ 16,700
Harbor - Franklin to Howard									\$ -	
Harbor - Prospect to Grand									\$ -	
Lake Ave - Prospect to Woodlawn									\$ -	
Mulligan's Hollow Water Main Replacement									\$ -	
Seventh - Clinton to Beacon	\$ 17,576	\$ -		\$ 245,533					\$ 245,533	
Taylor - Sheldon to Kooiman	\$ 52,000	\$ -							\$ -	
Washington - Ferry to Albee									\$ -	
Woodlawn - Ferry to Albee									\$ -	
Construction	\$ 324,407	\$ 349,219	\$ 1,310,050	\$ 2,424,484	\$ 328,307	\$ 3,305,018			\$ 7,717,078	\$ 183,324
Columbus - Beacon to Albee									\$ -	
Elliott - Fifth to Despelder									\$ -	
Elliott - Second to Fifth									\$ -	
Ferry - Water Main Lining			\$ 1,310,050						\$ 1,310,050	
Fulton - First to Fifth	\$ 324,407	\$ 349,219							\$ 349,219	\$ 183,324
Grant - Beacon to Beechtree						\$ 3,305,018			\$ 3,305,018	
Harbor - Franklin to Howard									\$ -	
Harbor - Prospect to Grand									\$ -	
Lake Ave - Prospect to Woodlawn									\$ -	
Mulligan's Hollow Water Main Replacement									\$ -	
Seventh - Clinton to Beacon				\$ 2,424,484					\$ 2,424,484	
Taylor - Sheldon to Kooiman									\$ -	
Washington - Ferry to Albee					\$ 328,307				\$ 328,307	
Woodlawn - Ferry to Albee									\$ -	
City Water	\$ 875,000	\$ 817,500	\$ 1,510,000	\$ 1,510,000	\$ 1,510,000	\$ 1,510,000	\$ 1,510,000	\$ 510,000	\$ 8,877,500	\$ 4,000,000
Asset Management Plan	\$ 25,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 60,000	
Duncan Ct to Taylor Ave Water Main Loop									\$ -	
Five Mile Hill Tower Replacement	\$ 250,000	\$ 205,000							\$ 205,000	
Lead Service Line Investigation Work	\$ 600,000	\$ 612,500							\$ 612,500	
Lead Service Line Replacements			\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 500,000	\$ 8,000,000	\$ 4,000,000
City Water Fund Total	\$ 1,286,559	\$ 1,248,737	\$ 3,004,850	\$ 4,230,017	\$ 2,113,307	\$ 4,878,145	\$ 1,510,000	\$ 510,000	\$ 17,495,056	\$ 4,200,024
Local Streets Fund										
Engineering	\$ 15,000	\$ 15,000	\$ 32,000	\$ 15,606	\$ 225,912	\$ 91,236	\$ 16,561	\$ 16,892	\$ 413,208	\$ 16,700
Elliott - Fifth to Despelder									\$ -	
Elliott - Second to Fifth									\$ -	
Grant - Beacon to Beechtree			\$ 16,700		\$ 209,994	\$ 75,000			\$ 301,694	\$ 16,700
Madison - Despelder to Ferry									\$ -	
Street Resurfacing	\$ 15,000	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236	\$ 16,561	\$ 16,892	\$ 111,514	
Woodlawn - Ferry to Griffin									\$ -	

	ORIGINAL BUDGET 2025-26	PROJECTED BUDGET 2025-26	REQUESTED BUDGET 2026-27	REQUESTED BUDGET 2027-28	REQUESTED BUDGET 2028-29	REQUESTED BUDGET 2029-30	REQUESTED BUDGET 2030-31	REQUESTED BUDGET 2031-32	TOTAL PROJECT COSTS	OUTSIDE FUNDING ANTICIPATED
Construction	\$ 302,233	\$ 302,233	\$ 367,478	\$ 372,827	\$ 378,284	\$ 2,663,804	\$ 329,526	\$ 335,317	\$ 4,749,469	
Elliott - Fifth to Despelder									\$ -	
Elliott - Second to Fifth									\$ -	
Grant - Beacon to Beechtree						\$ 2,279,955			\$ 2,279,955	
Madison - Despelder to Ferry									\$ -	
Sidewalk repair - Quadrant 1, NW					\$ 100,000				\$ 100,000	
Sidewalk repair - Quadrant 2, NE	\$ 40,000	\$ 40,000				\$ 100,000			\$ 140,000	
Sidewalk repair - Quadrant 3, SE			\$ 100,000				\$ 40,000		\$ 140,000	
Sidewalk repair - Quadrant 4, SW				\$ 100,000				\$ 40,000	\$ 140,000	
Street Resurfacing	\$ 262,233	\$ 262,233	\$ 267,478	\$ 272,827	\$ 278,284	\$ 283,849	\$ 289,526	\$ 295,317	\$ 1,949,514	
Woodlawn - Ferry to Griffin									\$ -	
Administration & General	\$ 12,500	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 30,000	
Asset Management Plan	\$ 12,500	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 30,000	
Local Streets Fund Total	\$ 329,733	\$ 317,233	\$ 404,478	\$ 393,433	\$ 609,196	\$ 2,760,041	\$ 351,088	\$ 357,209	\$ 5,192,678	\$ 16,700
Major Streets Fund										
Engineering	\$ 49,118	\$ 313,226	\$ 35,300	\$ 526,443	\$ 15,918	\$ 16,236	\$ 16,561	\$ 16,892	\$ 940,577	
Beacon Boulevard Improvements									\$ -	
Columbus - Beacon to Albee									\$ -	
Columbus - Railroad Crossing Conversion			\$ 10,000	\$ 10,000					\$ 20,000	
Franklin - Railroad Crossing Conversion			\$ 10,000	\$ 10,000					\$ 20,000	
Fulton - First to Fifth	\$ 34,118	\$ 246,726							\$ 246,726	
Harbor - Franklin to Howard									\$ -	
Harbor - Prospect to Grand									\$ -	
Lake Ave - Prospect to Woodlawn									\$ -	
Seventh - Clinton to Beacon				\$ 490,837					\$ 490,837	
Street Resurfacing	\$ 15,000	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236	\$ 16,561	\$ 16,892	\$ 111,514	
Traffic Signal - Beechtree & Robbins		\$ 51,500							\$ 51,500	
Washington - Ferry to Albee									\$ -	
Construction	\$ 1,317,233	\$ 1,080,984	\$ 407,478	\$ 4,390,426	\$ 1,553,333	\$ 383,849	\$ 369,526	\$ 335,317	\$ 8,520,913	\$ 11,405,546
Beacon Boulevard Improvements									\$ -	\$ 10,000,000
Columbus - Beacon to Albee									\$ -	
Columbus - Railroad Crossing Conversion				\$ 100,000					\$ 100,000	
Franklin - Railroad Crossing Conversion				\$ 125,000					\$ 125,000	
Fulton - First to Fifth	\$ 1,015,000	\$ 743,960							\$ 743,960	\$ 390,546
Harbor - Franklin to Howard									\$ -	
Harbor - Prospect to Grand									\$ -	
Lake Ave - Prospect to Woodlawn									\$ -	
Seventh - Clinton to Beacon				\$ 3,792,599					\$ 3,792,599	\$ 1,015,000
Sidewalk repair - Quadrant 1, NW					\$ 100,000				\$ 100,000	
Sidewalk repair - Quadrant 2, NE	\$ 40,000	\$ 40,000				\$ 100,000			\$ 140,000	
Sidewalk repair - Quadrant 3, SE			\$ 100,000				\$ 40,000		\$ 140,000	
Sidewalk repair - Quadrant 4, SW				\$ 100,000			\$ 40,000	\$ 40,000	\$ 140,000	
Storm Main Lining			\$ 40,000		\$ 40,000		\$ 40,000		\$ 120,000	
Street Resurfacing	\$ 262,233	\$ 262,233	\$ 267,478	\$ 272,827	\$ 278,284	\$ 283,849	\$ 289,526	\$ 295,317	\$ 1,949,514	
Traffic Signal - Beechtree & Robbins		\$ 34,791							\$ 34,791	
Washington - Ferry to Albee					\$ 1,135,049				\$ 1,135,049	
Washington Banner Poles									\$ -	
Administration & General	\$ 12,500	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 30,000	
Asset Management Plan	\$ 12,500	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 30,000	
Snowmelt			\$ 50,000						\$ 50,000	
Snowmelt Boiler Backup			\$ 50,000						\$ 50,000	
Major Streets Fund Total	\$ 1,378,851	\$ 1,394,210	\$ 497,778	\$ 4,921,869	\$ 1,574,251	\$ 405,086	\$ 391,088	\$ 357,209	\$ 9,541,491	\$ 11,405,546
Marina Fund										
Municipal Marina	\$ 361,125	\$ 185,000		\$ 2,806,985	\$ 1,546,575	\$ 1,722,610			\$ 6,261,170	\$ 1,525,000
Fish Cleaning Station Renovation - ADA Access				\$ 50,000					\$ 50,000	\$ 25,000
Marina Barge				\$ 21,000					\$ 21,000	
Marina Bathrooms Renovations				\$ 75,000					\$ 75,000	
Marina Commercial Dock Replacement - permits, design, bidding and construction	\$ 361,125	\$ 185,000							\$ 185,000	
Marina Docks Phase 3A - Conceptual design, permits, design, bidding and construction				\$ 2,660,985					\$ 2,660,985	\$ 500,000
Marina Docks Phase 4B - Conceptual design, permits, design, bidding and construction					\$ 1,546,575				\$ 1,546,575	\$ 500,000
Marina Docks Phase 5C - Conceptual design, permits, design, bidding and construction						\$ 1,722,610			\$ 1,722,610	\$ 500,000
Marina Fund Total	\$ 361,125	\$ 185,000		\$ 2,806,985	\$ 1,546,575	\$ 1,722,610			\$ 6,261,170	\$ 1,525,000

	ORIGINAL BUDGET 2025-26	PROJECTED BUDGET 2025-26	REQUESTED BUDGET 2026-27	REQUESTED BUDGET 2027-28	REQUESTED BUDGET 2028-29	REQUESTED BUDGET 2029-30	REQUESTED BUDGET 2030-31	REQUESTED BUDGET 2031-32	TOTAL PROJECT COSTS	OUTSIDE FUNDING ANTICIPATED
Harbor Island Remediation Fund										
Harbor Island	\$ 1,250,000	\$ 1,625,000	\$ 1,875,000	\$ 22,800,000	\$ 20,750,000	\$ 10,500,000	\$ 500,000	\$ 500,000	\$ 58,550,000	\$ 4,027,800
Environmental Remediation	\$ 1,250,000	\$ 1,625,000	\$ 1,875,000	\$ 2,800,000	\$ 750,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 8,550,000	\$ 4,027,800
Restoration/Redevelopment				\$ 20,000,000	\$ 20,000,000	\$ 10,000,000			\$ 50,000,000	
Harbor Island Remediation Fund Total	\$ 1,250,000	\$ 1,625,000	\$ 1,875,000	\$ 22,800,000	\$ 20,750,000	\$ 10,500,000	\$ 500,000	\$ 500,000	\$ 58,550,000	\$ 4,027,800
General Fund										
DPW - ROW & Sidewalks	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 199,500	
Street Tree Planting (100 trees per year)	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 199,500	
General Fund Total	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 28,500	\$ 199,500	
Motor Pool Fund										
R.V. Terrill Building	\$ 10,000	\$ -	\$ 135,000	\$ 125,000		\$ 1,300,000			\$ 1,560,000	
Cold Storage Building Roof Replacement			\$ 75,000						\$ 75,000	
Fire Suppression/Alarm System Upgrade, Risk Management									\$ -	
Garage Doors (5) Maintenance			\$ 40,000						\$ 40,000	
HVAC System Replacement				\$ 125,000					\$ 125,000	
Remodel & Renovation Addition						\$ 1,300,000			\$ 1,300,000	
Second Floor Room Remodel	\$ 10,000	\$ -	\$ 20,000						\$ 20,000	
Motor Pool	\$ 472,000	\$ 167,100	\$ 986,600	\$ 1,095,000	\$ 370,000	\$ 461,000	\$ 695,000	\$ 60,000	\$ 3,834,700	
1 Ton Dump Truck (35-15)									\$ -	
1 Ton Dump Truck (6-13)									\$ -	
1 Ton Dump Truck (7-15)			\$ 75,000						\$ 75,000	
1 Ton Service Truck (65-16)			\$ 55,000						\$ 55,000	
2011 Swenson Salt Spreader			\$ 11,000	\$ 10,000					\$ 21,000	
2016 Barber Sweeper						\$ 65,000			\$ 65,000	
2016 Cat Loader (60-16)				\$ 300,000					\$ 300,000	
2016 Cat Loader (61-16)						\$ 300,000			\$ 300,000	
2018 Dodge Ram (10-18)					\$ 30,000				\$ 30,000	
3/4 Ton Truck (21-19)						\$ 60,000			\$ 60,000	
3/4 Ton Truck (24-19)							\$ 60,000		\$ 60,000	
3/4 Ton Truck (8-15)	\$ 50,000	\$ 46,000							\$ 46,000	
3/4 Ton Truck w/ Plow (28-15)			\$ 60,000						\$ 60,000	
3/4 Ton Truck w/ Plow (9-16)				\$ 60,000					\$ 60,000	
3/4 Ton Truck w/ Plow (CO-25)								\$ 60,000	\$ 60,000	
5 Ton Dump Truck (48)									\$ -	
5 Ton Dump Truck (50-16)			\$ 250,000						\$ 250,000	
5 Ton Dump Truck (58-18)							\$ 230,000		\$ 230,000	
Airport Snow Push Box					\$ 8,000				\$ 8,000	
Arrow Board					\$ 8,000				\$ 8,000	
Asphalt Mini Mill (85-1)	\$ 20,000	\$ 19,100							\$ 19,100	
Backhoe (63-13)	\$ 150,000	\$ -		\$ 180,000					\$ 180,000	
Broom (84-D)					\$ 9,000				\$ 9,000	
Bucket Truck (42)	\$ 162,000								\$ -	
City Manager Vehicle	\$ 45,000	\$ 50,100							\$ 50,100	
Generator (101)				\$ 60,000					\$ 60,000	
Generator (102)				\$ 60,000					\$ 60,000	
John Deere Gator (200-09)						\$ 16,000			\$ 16,000	
Kubota Tractor (49)				\$ 100,000					\$ 100,000	
Lawn Mowers (3) OR Diesel Mower (93-19)			\$ 50,000		\$ 50,000		\$ 55,000		\$ 155,000	
Parks Trailer (107)						\$ 10,000			\$ 10,000	
Parks Trailer (110)						\$ 10,000			\$ 10,000	
Property Acquisition				\$ 75,000					\$ 75,000	
Sign Machine				\$ 20,000					\$ 20,000	
Skidsteer Push Box	\$ 25,000	\$ 22,800							\$ 22,800	
Small Bucket Truck (44-14)				\$ 110,000					\$ 110,000	
Smithco Sweepstar 60 (80)	\$ 20,000		\$ 50,000						\$ 50,000	
Snow Blower for Loader (127)					\$ 240,000				\$ 240,000	
Street Sweeper (52-15)			\$ 250,000						\$ 250,000	
Tilt Trailer		\$ 9,100							\$ 9,100	
Wacker Loader (84)			\$ 95,000						\$ 95,000	
Wacker Loader (85)				\$ 95,000					\$ 95,000	
Wacker Loader (New)		\$ 20,000	\$ 65,600						\$ 85,600	
Wing Plow (for Trucks)			\$ 25,000	\$ 25,000	\$ 25,000				\$ 75,000	

	ORIGINAL BUDGET 2025-26	PROJECTED BUDGET 2025-26	REQUESTED BUDGET 2026-27	REQUESTED BUDGET 2027-28	REQUESTED BUDGET 2028-29	REQUESTED BUDGET 2029-30	REQUESTED BUDGET 2030-31	REQUESTED BUDGET 2031-32	TOTAL PROJECT COSTS	OUTSIDE FUNDING ANTICIPATED
Public Safety Motor Pool	\$ 870,000	\$ 95,500	\$ 235,000	\$ 210,000	\$ 170,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 1,235,500	
Admin/Detective/Fire Marshal Vehicles	\$ 110,000	\$ 95,500	\$ 50,000	\$ 50,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 435,500	
Garage Door Replacement	\$ 60,000	\$ -							\$ -	
Meridian Trailer with Barricades			\$ 130,000						\$ 130,000	
New Garage	\$ 700,000	\$ -							\$ -	
Patrol Vehicles Replacement			\$ 55,000	\$ 110,000	\$ 110,000	\$ 115,000	\$ 115,000	\$ 115,000	\$ 620,000	
Truck 971 Rescue Replacement				\$ 50,000					\$ 50,000	
Truck 972 Replacement									\$ -	
Motor Pool Fund Total	\$ 1,352,000	\$ 262,600	\$ 1,356,600	\$ 1,430,000	\$ 540,000	\$ 1,936,000	\$ 870,000	\$ 235,000	\$ 6,630,200	
OTHER CITY FUNDS Total	\$ 9,234,673	\$ 7,348,769	\$ 8,898,805	\$ 42,601,912	\$ 30,191,829	\$ 32,712,449	\$ 3,970,675	\$ 2,434,919	\$ 128,159,358	\$ 24,975,180
INTERGOVERNMENTAL/OTHER FUNDS										
NOWS										
NOWS	\$ 242,000	\$ 446,613	\$ 201,000	\$ 192,000	\$ 130,000	\$ 2,190,000	\$ 510,000	\$ 11,340,000	\$ 15,009,613	\$ 14,830,000
Aluminum Filter Splitter Boxes Repair						\$ 500,000			\$ 500,000	
Backup Generator Lake MI Pump Station									\$ -	\$ 1,500,000
Backwash Return Pumps (2)			\$ 22,000						\$ 22,000	
Backwash Tank Exterior Painting					\$ 50,000				\$ 50,000	
Chemical Application Feed Pumps (2)			\$ 17,000						\$ 17,000	
Chemical Application Feed Pumps (4)	\$ 35,000	\$ 23,175							\$ 23,175	
Chemical Bulk and Day Tank Repairs		\$ 157,523							\$ 157,523	
Chemical Bulk Tank Refurbishment			\$ 75,000						\$ 75,000	
Filter Media Inspection & Replacement				\$ 20,000					\$ 20,000	
Filter Press - Plate Fabric Replaced (2)		\$ 10,325							\$ 10,325	
Filter Press - Plate Replacement (2)		\$ 13,350							\$ 13,350	
Flocculation Tank Drive Seals Replacement			\$ 30,000						\$ 30,000	
Flocculation Tank Structural Repair						\$ 200,000			\$ 200,000	
HSP # 1,4,5 Valve Controller Conversion				\$ 100,000					\$ 100,000	
HVAC Mechanicals Updated				\$ 60,000					\$ 60,000	
Mag Meter Replacement					\$ 40,000				\$ 40,000	
Mag. 30" Flow Meter Replacement					\$ 40,000				\$ 40,000	
SCADA Upgrade License & Computer Upgrade (5 yr plan)	\$ 150,000	\$ 105,000							\$ 105,000	
Vertical Turbine Pump Motor Overhaul				\$ 12,000					\$ 12,000	
Vertical Turbine Pump Motors VFD		\$ 137,240							\$ 137,240	
Vertical Turbine Pump Overhaul						\$ 10,000			\$ 10,000	
Water Plant Expansion - Construction							\$ 11,340,000		\$ 11,340,000	\$ 11,340,000
Water Plant Expansion - General Condition and Contingency									\$ -	
Water Plant Expansion Engineering/Design						\$ 1,990,000			\$ 1,990,000	\$ 1,990,000
NOWS Total	\$ 242,000	\$ 446,613	\$ 201,000	\$ 192,000	\$ 130,000	\$ 2,190,000	\$ 510,000	\$ 11,340,000	\$ 15,009,613	\$ 14,830,000
Sewer Authority										
Sewer Authority	\$ 722,000	\$ 877,590	\$ 641,000	\$ 960,600	\$ 321,000	\$ 366,000	\$ 530,000	\$ 785,000	\$ 4,481,190	\$ 15,000,000
Act Sludge Bldg MCC-3 replace, SCADA install				\$ 425,000					\$ 425,000	
Aeration Air Headers		\$ 13,100							\$ 13,100	
Asphalt Front Parking Lot		\$ 80,000							\$ 80,000	
Blower Replacement for Aeration						\$ 530,000			\$ 530,000	
Control Bldg Electrical Distribution Equipment Upgrade			\$ 228,000						\$ 228,000	
Control Bldg SCADA System Upgrade			\$ 307,000						\$ 307,000	
Control Bldg/Laboratory Renovations							\$ 400,000		\$ 400,000	
Electrical Aeration Controls & Monitoring	\$ 70,000	\$ 72,100							\$ 72,100	
Final Clarifier Launder Covers & Pit Coatings	\$ 80,000	\$ 82,400	\$ 53,000						\$ 135,400	
GHPS Generator				\$ 218,000					\$ 218,000	
GHPS Rubber Roof and Shingle Replacement	\$ 25,000	\$ 22,000							\$ 22,000	
NE Primary Clarifier Drive & Gear Rebuild				\$ 43,600					\$ 43,600	
North Thickener Drive Rehab			\$ 53,000						\$ 53,000	
Primary Bldg SCADA & Electrical Improvements					\$ 271,000				\$ 271,000	
Regional Solids Handling Building - 15% Stake									\$ -	\$ 7,500,000
Site SCADA Communication Network Upgrade	\$ 203,000	\$ 209,090							\$ 209,090	
SLPS Generator				\$ 218,000					\$ 218,000	
Sludge Storage SCADA & Electrical Improvements						\$ 366,000			\$ 366,000	
Solids Handling Improvement - Dewatering & Dryer									\$ -	\$ 7,500,000
South Thickener Drive Rehab				\$ 56,000					\$ 56,000	
Standby Generator (WWTP)	\$ 309,000	\$ 309,000							\$ 309,000	
Surveillance System		\$ 59,000							\$ 59,000	
UV Bldg Treatment Equipment Replacement							\$ 385,000		\$ 385,000	
Work Vehicle	\$ 35,000	\$ 30,900			\$ 50,000				\$ 80,900	
Sewer Authority Total	\$ 722,000	\$ 877,590	\$ 641,000	\$ 960,600	\$ 321,000	\$ 366,000	\$ 530,000	\$ 785,000	\$ 4,481,190	\$ 15,000,000
INTERGOVERNMENTAL/OTHER FUNDS Total	\$ 964,000	\$ 1,324,203	\$ 842,000	\$ 1,152,600	\$ 451,000	\$ 2,556,000	\$ 1,040,000	\$ 12,125,000	\$ 19,490,803	\$ 29,830,000
Grand Total	\$ 11,571,773	\$ 10,320,472	\$ 10,919,505	\$ 46,598,637	\$ 43,115,500	\$ 39,090,794	\$ 5,687,327	\$ 14,946,818	\$ 170,679,054	\$ 56,514,840

Attachment D

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, FEBRUARY 16, 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, Assistant City Manager Dana Kollewehr, Finance Director Emily Greene, Public Works Director Michael England, Project Management Director Derek Gajdos, Streets & Utilities Manager Logan Cuddington, Facilities & Grounds Manager Derek Lemke, and City Planner Brian Urquhart.

INVOCATION/PLEDGE OF ALLEGIANCE

Troy Hauser Brydon, First Presbyterian Church.

REAPPOINTMENTS

26-030 Council Member **Fritz** moved, seconded by Council Member **Kallio**, to reappoint Kevin Gancarz to the Construction Board of Appeals with a term ending December 31, 2026.

Roll Call Vote:

This motion carried unanimously.

APPOINTMENTS

26-031 Mayor Pro-tem **Dora** moved, seconded by Council Member **Lyon**, to appoint the following:

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

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

Roll Call Vote:

This motion carried unanimously.

APPROVAL OF CONSENT AND REGULAR AGENDAS

26-032 Council Member **Fritz** moved, seconded by Council Member **Kallio**, to approve the agendas as presented.

Roll Call Vote:

This motion carried unanimously.

FIRST CALL TO AUDIENCE

Richard Clap, 217 Grand Ave: Commented on the Board of Light and Power's proposed community solar project at Grand Haven Memorial Airport.

Jim Hagen, 400 Lake: Commented on the Board of Light and Power's proposed community solar project at Grand Haven Memorial Airport.

Rex Singerland: Commented on the Board of Light and Power's proposed community solar project at Grand Haven Memorial Airport.

Jennifer Bares: Commented on the Board of Light and Power's proposed community solar project at Grand Haven Memorial Airport.

Earl Bares: Commented on the Board of Light and Power's proposed community solar project at Grand Haven Memorial Airport.

Tricia Harrell: Commented on the Board of Light and Power's proposed community solar project at Grand Haven Memorial Airport.

PRESENTATIONS

Finance Director Emily Greene presented the first draft of the Fiscal Year 2026-2027 Fee Schedule. The final draft will be presented in May with the Fiscal Year 2026-2027 Budget.

CONSENT AGENDA.

26-033 Approve the Regular City Council Meeting Minutes of February 2, 2026.

26-034 Approve the bill's memo in the amount of \$571,914.28.

Attachment A

26-035 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.

26-036 Approve a grant agreement for the Pre-Development Accelerator Program funding awarded through the Michigan Infrastructure Office for the Grant Reconstruction Project.

26-037 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.

Roll Call Vote:

This motion carried unanimously.

UNFINISHED BUSINESS

26-038 Council Member **Fritz** moved, seconded by Council Member **Kallio**, to approve a final resolution of 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.

PUBLIC HEARING

Mayor Monetza opened a Public Hearing regarding a resolution to file Special Assessment Roll #605.

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

26-039 Mayor Pro-tem **Dora** moved, seconded by Council Member **Kallio**, to file Special Assessment Roll #605.

Roll Call Vote:

This motion carried unanimously.

Mayor Monetza opened a Public Hearing regarding a resolution to establish an Obsolete Property Rehabilitation District at 123 Washington Avenue, parcel #70-03-20-405-018, with a 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. (PA 146 of 200).

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

Mayor Monetza opened a 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.

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

NEW BUSINESS

26-040 Mayor Pro-tem **Dora** moved, seconded by Council Member **Kallio**, to approve an easement agreement between the City of Grand Haven and the 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.

Roll Call Vote:

This motion carried unanimously.

26-041 Council Member **Lyon** moved, seconded by Council Member **Kallio**, to approve a contract with Michigan Paving Materials CO. for 2026 Street Resurfacing in the budgeted, and not to exceed, amount of \$497,966.00.

Roll Call Vote:

This motion carried unanimously.

Council Member **Fritz** moved, seconded by Mayor Pro-tem **Dora**, 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.

26-042 Council Member **Kallio** moved, seconded by Council Member **Lyon**, to amend the amount of the resolution to \$232,889.00.

Roll Call Vote:

This motion carried unanimously.

26-043 Council Member **Fritz** moved, seconded by Mayor Pro-tem **Dora**, 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, 889.00 and authorize the Mayor and City Clerk to execute the necessary documents as amended.

Roll Call Vote:

This motion carried unanimously.

REPORT BY CITY COUNCIL

Mayor Pro-tem Dora encouraged individuals not to walk on the lake ice or the pier due to the extreme hazard this time of year.

Mayor Monetza reported on the most recent Planning Commission Work Session, which discussed housing challenges in the City and regulatory ideas to improve access.

CITY MANAGER REPORT

City Manager Latsch proposed Wednesday, April 15th, for the Budget Work Session.

CALL TO AUDIENCE SECOND OPPORTUNITY

ADJOURNMENT

After hearing no further business, Mayor Monetza adjourned the meeting at 9:19 p.m.

Robert Monetza, Mayor

Maria Boersma, City Clerk

Regular City Council Meeting Minutes
Monday, February 16, 2026
Page 6

Attachment A

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

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

EG/HB

03.02.26

FUND NUMBER	FUND NAME	WARRANT 02.18.26	ACH WARRANT 02.18.26	WARRANT 02.25.26	ACH WARRANT 02.25.26	TOTALS
101	General Fund	\$30,097.27	\$0.00	\$6,038.75	\$83,154.84	\$119,290.86
151	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202	Major Street Fund	\$4,188.82	\$0.00	\$6,844.30	\$4,166.27	\$15,199.39
203	Local Street Fund	\$1,580.64	\$0.00	\$80.64	\$75.20	\$1,736.48
235	Public Safety Millage Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
242	Brfd LBRF TIF Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
243	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$7,054.04	\$17,789.10	\$24,843.14
244	Economic Development Corp Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
245	Downtown TIF Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
246	Brownfield TIF GL Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248	Grand Haven Main Street DDA Fund	\$4,386.50	\$0.00	\$0.00	\$0.00	\$4,386.50
272	2008/17 UTGO Inf Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
273	2014 LTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
274	2015 UTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
276	LightHouse Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
278	Community Land Trust Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
352	Brownfield TIF Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
372	2008/17 UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
373	2014 LTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$395,900.00	\$395,900.00
374	2015 UTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$402,800.00	\$402,800.00
375	Public Safety Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
384	2020 LTGO Bond - Warber Drain Fund	\$0.00	\$0.00	\$0.00	\$61,108.12	\$61,108.12
394	Downtown TIF Debt Fund	\$0.00	\$0.00	\$0.00	\$339,016.20	\$339,016.20
401	Public Improvements Fund	\$0.00	\$0.00	\$79.59	\$19,706.02	\$19,785.61
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
410	Harbor Island Remediation Fund	\$0.00	\$0.00	\$0.00	\$177,753.12	\$177,753.12
435	Public Safety Capital Project Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456	2008/17 UTGO Inf Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
457	2014 LTGO Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
458	2015 UTGO Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Recreation Authority	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	Sewer Authority Operating	\$10,209.18	\$0.00	\$9,850.08	\$49,595.85	\$69,655.11
509	Sewer Authority SL Force Main	\$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
509	GH/SL SA-2013 Debt	\$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
509	GH/SL SA-Local Lift Station Debt	\$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
510	NOWS Operating	\$288.01	\$0.00	\$0.00	\$32,087.85	\$32,375.86
510	NOWS Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
581	Airport Fund	\$295.73	\$0.00	\$333.84	\$19,275.42	\$19,904.99
590	City Sewer Fund	\$1,480.65	\$0.00	\$9,366.33	\$196,808.61	\$207,655.59
591	City Water Fund	\$337.43	\$0.00	\$3,493.43	\$11,022.32	\$14,853.18
594	Marina Fund	\$255.68	\$0.00	\$325.00	\$4,208.74	\$4,789.42
597	Boat Launch Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
661	Motor Pool Fund	\$468.95	\$0.00	\$262.60	\$8,941.62	\$9,673.17
677	Self Insurance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
678	OPEB/Retiree Benefits Fund	\$0.00	\$0.00	\$3,501.27	\$0.00	\$3,501.27
679	Health Benefits Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$10,192.22	\$372,511.73	\$92.17	\$0.00	\$382,796.12
704	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$63,781.08	\$372,511.73	\$47,322.04	\$1,823,409.28	\$2,307,024.13

\$2,307,024.13 Total Approved Bills

\$386,297.39 Minus eligible bills for release without prior approval: including Utility,

\$1,920,726.74 Retirement, Insurance, Health Benefit, and Tax Collection Funds

Attachment E

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 19, 2026

SUBJECT: 123 Washington Avenue Redevelopment - OPRA District Approval

The City is being asked 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, encouraging 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). Background information regarding the future certificate is enclosed, which may be helpful to the City Council before establishing the District.

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) for up to 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 City's stated 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 freeze 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 the City's stated objectives in the Economic Incentive Policy. 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.

The EDC/BRA Board reviewed the request and recommended approval at their February 2, 2026 meeting.

**RESOLUTION TO ESTABLISH AN OBSOLETE PROPERTY
REHABILITATION DISTRICT**

Minutes of a regular meeting of the City Council of the City of Grand Haven, held on March 2, 2026 at 519 Washington Ave. in Grand Haven City Hall at 7:30 p.m.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

Resolution (resolution number) Establishing an Obsolete Property Rehabilitation (OPRA) District for Washington 123, LLC

WHEREAS, pursuant to PA 146 of 2000, the City of Grand Haven has the authority to establish “Obsolete Property Rehabilitation Districts” within the City of Grand Haven and

WHEREAS Washington 123, LLC has filed a written request with the clerk of the City of Grand Haven requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of 123 Washington Avenue (70-03-20-405-018) located in the City of Grand Haven, hereinafter described; and

WHEREAS, the City Council of the City of Grand Haven determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, written notice has been given by mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Grand Haven Tribune and/or by public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on February 16, 2026 a public hearing was held and all residents and taxpayers of the City of Grand Haven were afforded an opportunity to be heard thereon; and

WHEREAS, the City Council deems it to be in the public interest of the City of Grand Haven to establish the Obsolete Property Rehabilitation District as proposed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grand Haven that the following described parcel(s) of land situated in the City of Grand Haven County of Ottawa, and State of Michigan, to wit:

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

be and here is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as 123 Washington Avenue Obsolete Property Rehabilitation District No. _____.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Grand Haven, County of Ottawa Michigan at a regular meeting held on March 2, 2026.

Maria Boersma, Clerk



Warner Norcross + Judd LLP

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,

A handwritten signature in black ink, appearing to read 'Jared T. Belka', with a long horizontal flourish extending to the right.

Jared T. Belka

Enclosures

cc: Dana Kollewehr (*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 Ave. NW

Grand Rapids, MI 49503

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



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', with a long horizontal flourish extending to the right.

Jared T. Belka

Enclosures

cc: Dana Kollewehr (*via e-mail*)
Andrew Todtz (*via e-mail*)
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Jared T. Belka | Partner

D 616.752.2447

E jbelka@wnj.com

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

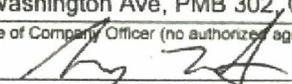
Grand Rapids, MI 49503

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) City of Grand Haven	County Ottawa	
Date of Commencement of Rehabilitation (mm/dd/yyyy) 4/15/2026	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/1/2026	School District where facility is located (include school code) 70010 - Grand Haven
Estimated Cost of Rehabilitation \$1,106,000.00	Number of years exemption requested 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"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<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. 30		
<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) Andrew Todtz	Telephone Number (443) 506-1519	Fax Number
Mailing Address 101 Washington Ave, PMB 302, Grand Haven, MI 49417	E-mail Address 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		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) <input type="checkbox"/> Denied		
Date District Established	LUCI Code	School Code
PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)		
<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>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.</p> <p>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.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>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.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>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.</p> <p>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.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>	
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 spring of 2026 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.

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 19, 2026

SUBJECT: 123 Washington Avenue - Brownfield Housing Tax Increment Financing Plan Adoption

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) for up to 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 new taxes generated by the improved property. The City will continue to capture current taxes on the 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 rely on limited contingency and 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 City'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 freeze or redirect new 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.

**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	735

[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>	\$ 559,800
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

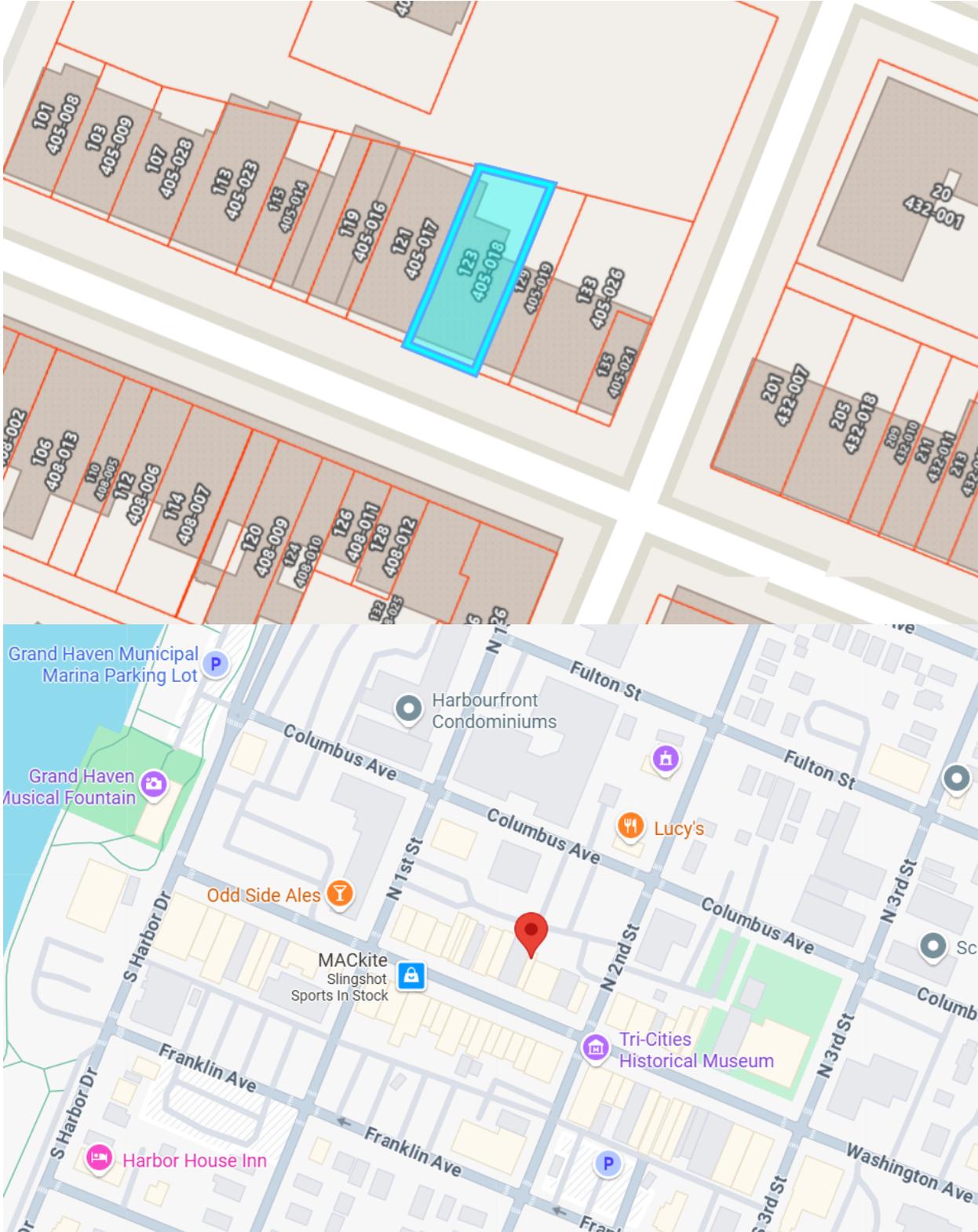


Figure 3

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,

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

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:

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 \$ 49,617 \$ 50,807 \$ 52,019 \$ 53,254 \$ 54,512 \$ 55,793 \$ 57,100 \$ 798,275

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

Tax Increment Revenue Reimbursement Allocation Table

Washington 123, LLC
123 Washington Ave
Grand Haven, Michigan
February 2, 2026

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	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	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	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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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				
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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
									TOTAL Allowable Housing Subsidy		3						\$630,720	\$210,240

*Includes Utility Allowance

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**



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

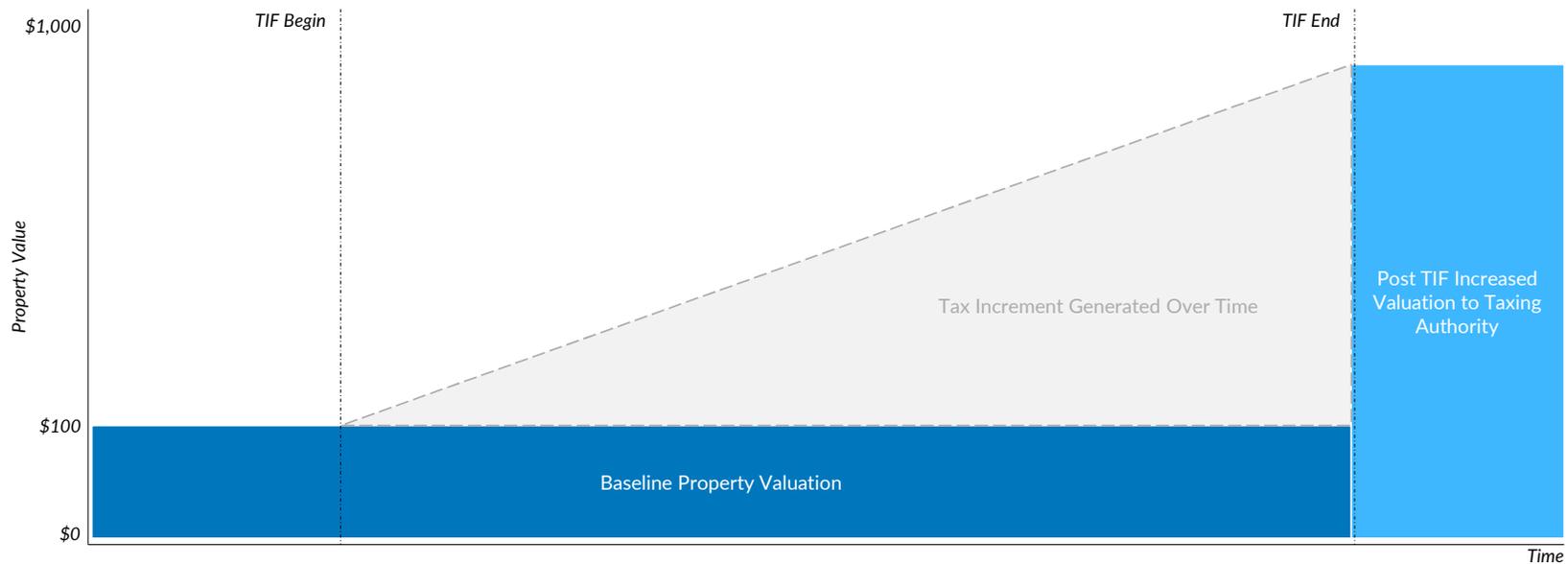
Based on PMR’s high-level review of the developer-provided budget and pro forma financials, but-for the incentives requested Sponsor returns may be insufficient to undertake the proposed redevelopment. Given the goals of the City of Grand Haven and the financial model proposed by the Sponsor, some concerns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

SITE AERIAL



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 50 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

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

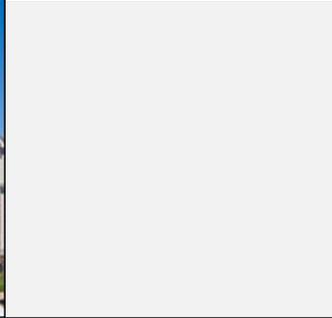
SECTION 2

Assumption Review

Market Research

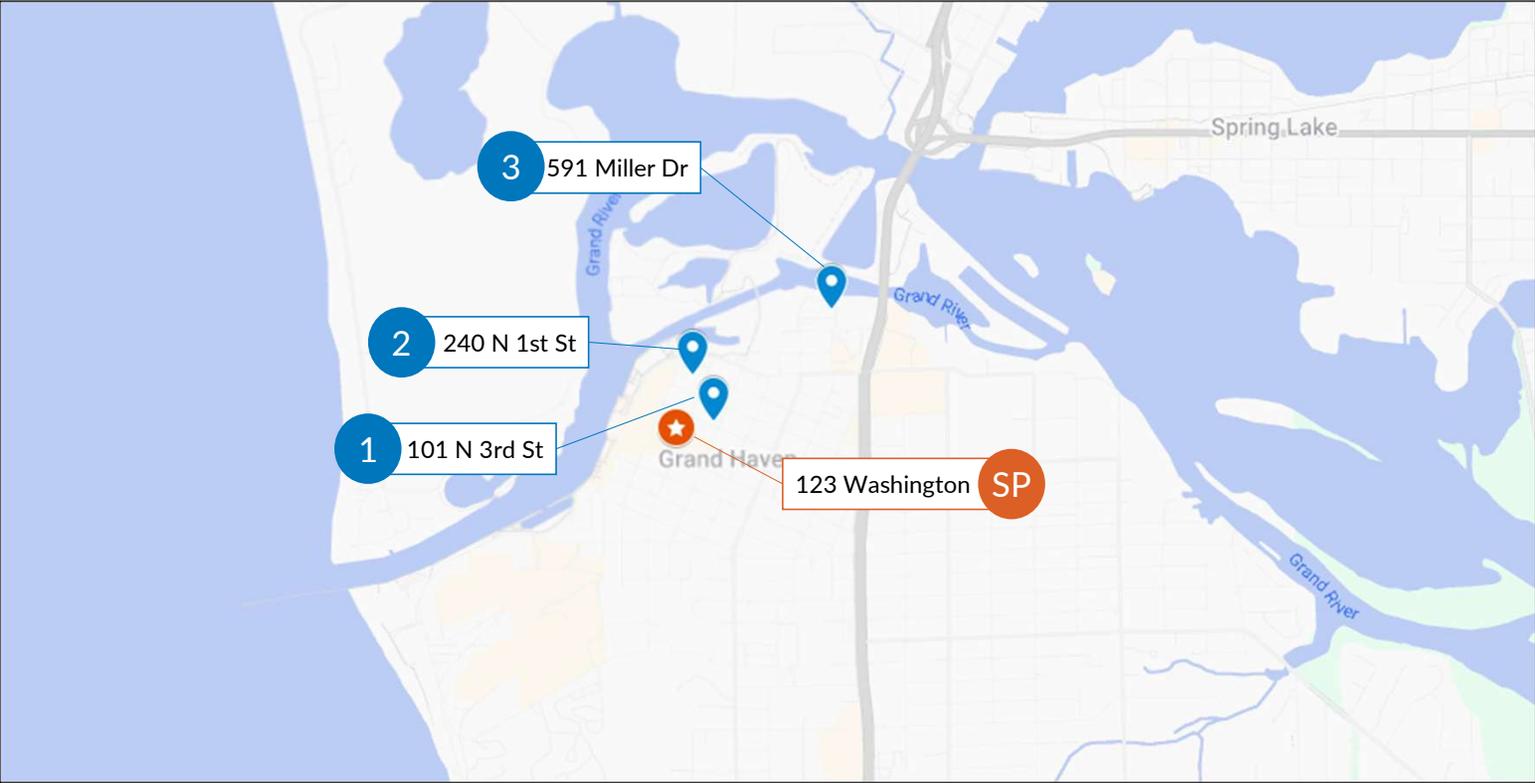
RESIDENTIAL MARKET COMPS

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

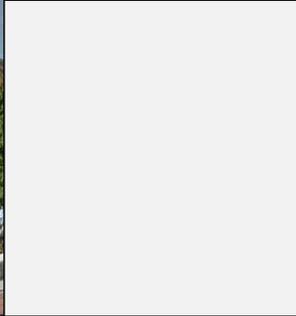
RESIDENTIAL MARKET COMPS MAP



Market Research

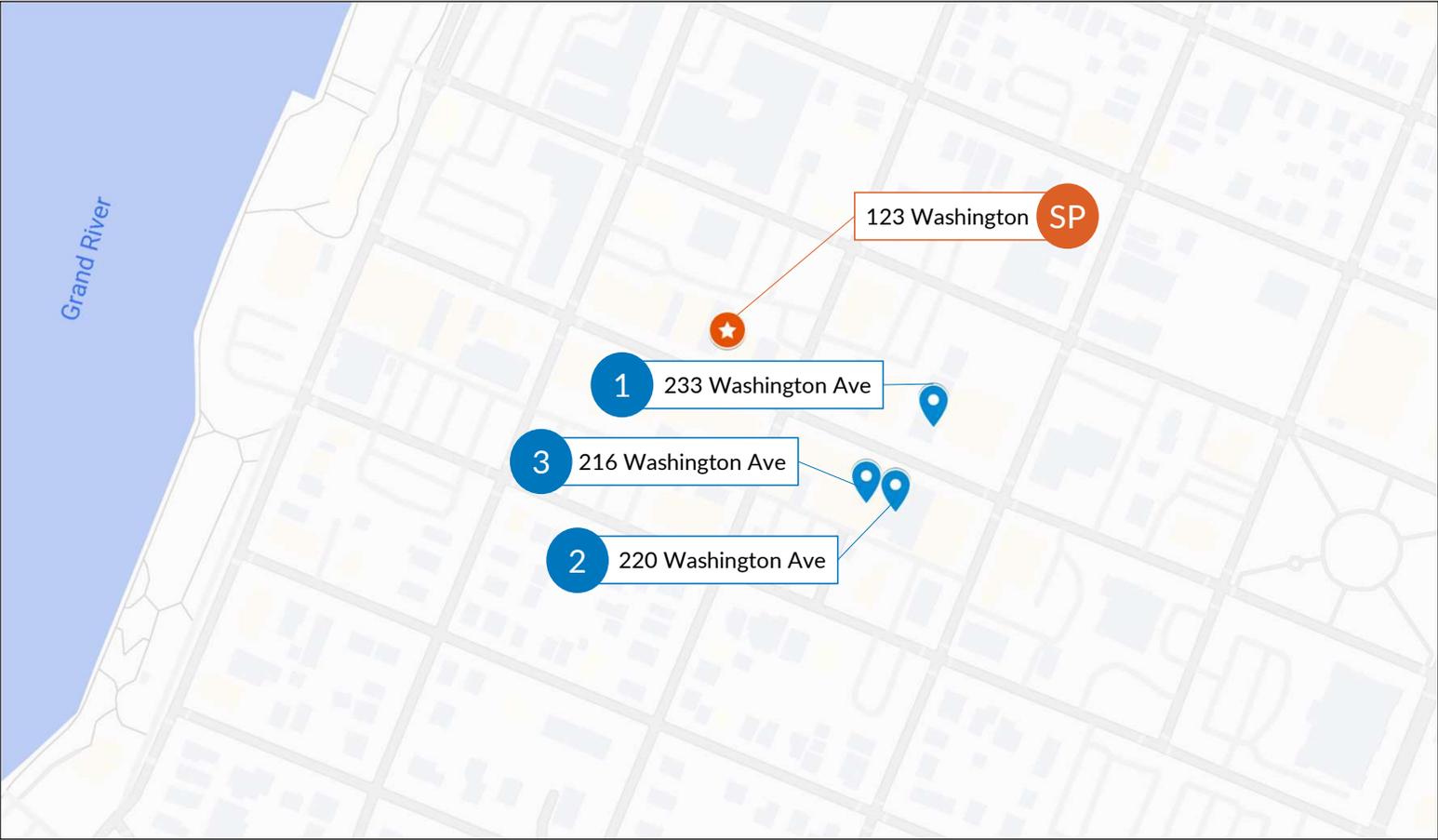
COMMERCIAL MARKET COMPS

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

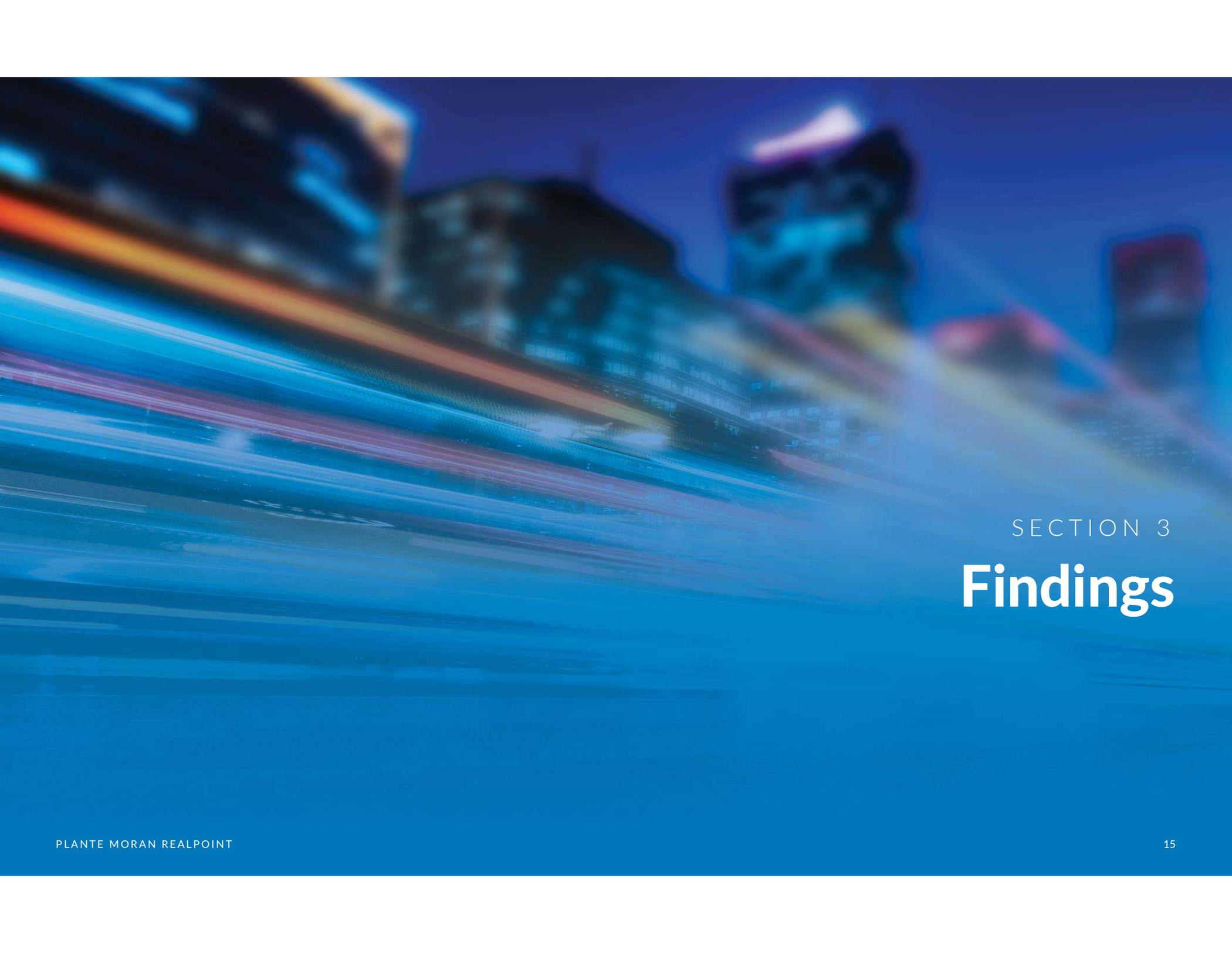
<u>OPERATING ASSUMPTIONS</u>	<u>SPONSOR PROVIDED</u>	<u>PMR CONSERVATIVE</u>	<u>PMR OPTIMISTIC</u>	<u>COMMENTARY</u>
MONTHLY RENTAL INCOME				
Two Bedroom (per unit)	\$1,500	\$1,350	\$1,500	Sponsor's 2BR assumptions are at the high end of market. Due to the unit sizes, PMR incorporated these figures 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.
- B. PMR:
- i. Does not make (nor shall be deemed to have made) any representation, warranty, or guarantee as to the accuracy, completeness, utility or relevance of any of the contents of this report;
 - ii. Shall not have any obligation to update any of the contents of this report; or
 - iii. Shall not be responsible or liable (or be deemed responsible or liable) for any lack of accuracy, utility, completeness or relevance of, or any interpretations of or conclusions drawn from any of the contents of this report.
- C. The receipt of this report, or the use of any information contained herein, is subject to the disclaimers, limitations, and qualifications set forth herein. The recipient of any contents of this report assumes full responsibility for any use of, or reliance upon, of any such information contained herein.

Attachment F

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

DATE: February 1922, 2026

SUBJECT: Peace Frogs Lease Renewal

The City owns the Grand Trunk Depot building at 1 North Harbor Drive, which has been occupied by several retail tenants since the closure of the former Chinook Pier.

Peace Frogs LLC of Grand Haven would like to continue using its 754 square feet and expand into the adjacent suite for a total of 1272 square feet. Following the recent relocation of Grand Haven Beach Company, Peace Frogs expressed a desire to expand. As a long-standing, quality tenant, City staff are supportive of the expansion and the opportunity to formalize a longer lease. Like other recently renewed leases, the proposed ten-year renewal of the license agreement increases the current base rent to \$18,702.68 annually, with annual CPI increases. As a reminder, the base rent does not include taxes and utilities, which are billed separately to the tenant.

If approved, the license will be for 10 years, with a termination date of February 1, 2036, and the option to negotiate an extension if mutually agreed upon by the City and Peace Frogs LLC.

CITY OF GRAND HAVEN COMMERCIAL LICENSE AGREEMENT

I. THE PARTIES: This Commercial License Agreement (“Agreement”) made on March 2, 2026, by and between:

The City of Grand Haven, with a mailing address of 519 Washington Avenue, Grand Haven, Michigan 49417, Attn: City Manager (“Licensor”), who agrees to license the premises to:

Licensee: Peace Frogs, with a mailing address of 18644 Aztec Dr. Spring Lake, MI 49456, Attn: Kristin Favreau, (“Licensee”), who agrees to license the premises under the terms that are outlined in this license agreement.

Collectively, the Licensor and Licensee shall be known as the “Parties.”

II. RECITALS:

- A. The Licensor, a Michigan Municipal corporation, owns the property and improvements described in the “premises” below, situated in the area commonly referred to as the Grand Trunk Depot (“Depot”).
- B. The Licensee has had previous agreements with the Licensor for the Depot as well as Chinook Pier.
- C. The Licensor desires to continue to license the Premises to the Licensee for the operation of this same business.
- D. All Parties are aware that the Lynne Sherwood Waterfront Stadium is an important event venue for the City, and events will remain the primary purpose of the Premises.

III. DESCRIPTION OF LICENSED PREMISES. The Licensor, in consideration of the fee to be paid and the covenants performed by the Licensee, licenses to the Licensee the following Premises:

Street Address: 1 N. Harbor Dr., Grand Haven, MI 49417, property commonly known as the “Depot”.

Parcel #: Portion of 70-03-20-280-025.

Type of Space: Commercial-Improved.

Square Footage: 1272 ft² of vendor space.

Other Description: Middle portion of the Depot, Unit B1 and B2/Unit D

Hereinafter known as the “Premises.”



IV. TERM OF LICENSE.

- a. Unless terminated earlier pursuant to this Agreement, the term of the License (the "Term") shall commence upon February 1, 2026 (the "Commencement Date") and terminate on February 1, 2036 (the "Termination Date"). The term of this License Agreement may be extended for one additional five-year term upon mutual agreement of Licensor and Licensee. All of the other conditions of this License Agreement (including the Base License Fee, but as adjusted in accordance with this License Agreement), except for the new term of this License Agreement, shall remain in full force and effect during any such extension term, and any dates in this License Agreement shall be appropriately revised.
- b. If Licensor and Licensee do not negotiate a renewal of this License Agreement per this agreement before the expiration of this License Agreement, and if during this License Agreement or within 30 days after its expiration Licensor seeks to create a new license agreement or a new lease with another party for the Licensed Space to be effective after this License Agreement expires, Licensor grants Licensee the right of first refusal/offer to obtain a license or lease for the Licensed Space, on the same terms mutually accepted by the third party and Licensor. Licensor shall give notice to Licensee of the intent to grant a license or lease for the Licensed Space to a third party; such notice shall include a detailed memorandum describing the terms accepted by the third party and Licensor, including the term with any renewals; the rent, including any escalation provisions; the terms of any rent credit, work letter, construction and build out allowances, or other similar tenant inducements; the terms of licensee/tenant obligations, if any, to make payments on account of taxes, operating expenses, and all other pass throughs; and all other material terms. Licensee shall have 30 days after notice from Licensor to meet the terms agreed to by a third party and Licensor, and to sign a new license or lease agreement (or an amendment to this License Agreement). Licensee shall be permitted to assign its rights in this subsection to another entity that is owned or controlled by one or more of the principals of the Licensee.

V. USE OF LICENSED PREMISES.

- a. The Licensed Space is licensed to be used as a retail clothing and gift store. Licensee agrees to use the Licensed Space only for that purpose, and not to use, or permit the use of, the Licensed Space for any other purpose without the Licensor's prior written consent. Licensee acknowledges that its continued occupancy of the Licensed Space and the regular conduct of its business therein are of utmost importance to Licensor in maintaining a constant presence, oversight, and vitality to the Depot.
- b. Licensee therefore covenants and agrees that it will, throughout the term of this License Agreement, continuously occupy and use the entire Licensed Space for the purposes permitted under this License Agreement. In this regard, Licensee shall maintain a stock of merchandise and a staff of employees adequate to assure the successful operation of Licensee's business. During the period beginning on the Friday immediately before Memorial Day and continuing through and including Labor Day of each calendar year (a "Summer Season"), at a minimum, Licensee shall conduct its business during all usual days and hours of other retail businesses in the vicinity, but not less than the hours of 11:00 a.m. until the start of the musical fountain (or no earlier than 9:00 PM) each day during any

portion of any Summer Season during the term of the License Agreement. Licensee acknowledges that Licensor is executing this License Agreement in reliance upon these covenants and that these covenants are a material element of the consideration inducing Licensor to execute this License Agreement. Licensee agrees and recognizes that the damage to Licensor resulting from Licensee's breach of any provision in this Section will be substantial and will be impossible to accurately measure. Licensee therefore agrees that in the event of a breach or threatened breach of any of the covenants in this Section, and in addition to all of Licensor's other rights and remedies, at law, in equity or otherwise, Licensor shall have: (a) the right of injunction to enforce Licensee's use as required by this Section; and (b) the right to terminate this License Agreement (without relieving Licensee of any of its monetary obligations under this License Agreement) if such breach is not corrected within 24 hours after delivery to the Licensed Space of written notice of such breach or if such breach occurs more than twice during any Summer Season.

- c. Waste, Nuisance, or Unlawful Use. Licensee shall not commit, or allow to be committed, any waste upon the Licensed Space, or create or allow any nuisance to exist on the Licensed Space, nor allow the Licensed Space to be used for any unlawful purpose. Licensee covenants to operate and keep the Licensed Space in a clean and sanitary condition according to all applicable building, zoning, and health codes and ordinances, and to otherwise keep and maintain the Licensed Space in a manner that is consistent with the appearance of the Depot.
- d. Climate Control. Because the Depot is located in a humid environment, climate control is essential to the facility's integrity. Humidity can create health and structural concerns, so air conditioning is critical. Under no circumstances shall Licensee prop doors open or leave windows open at any time of year in any weather under any circumstances. Should Licensee prop open doors or allow windows to be open, a fee of \$50 will be added to that month's Base License Fee, and the condition may be considered a default under the termination clause of this License Agreement. Furthermore, the Premises is not intended to be fully winterized; as such, Licensee should not permit the temperature to fall below 50 degrees.

VI. PHYSICAL CONDITION OF LICENSED SPACE.

- a. Licensee Maintenance and Repair. Licensee shall, at Licensee's sole cost and expense, maintain and keep the Licensed Space clean and in good repair, including, without limitation, keeping in a neat condition all windows, doors, skylights, adjacent decks and sidewalks, storefront, and interior walls. Licensee agrees to keep the Licensed Space and all improvements in the same condition as on the date it begins occupying the Licensed Space, except for reasonable wear and tear. Licensee will not be required to undertake any replacements unless due to the licensee's neglect or willful act.
- b. Licensor Maintenance and Repair. Licensor shall, at Licensor's sole cost and expense, maintain the structural parts of the building and Licensed Space, including the building shell, exterior skin, bearing walls, foundation, windows, and roof.
- c. Modification and Alteration. Licensee shall not construct, remodel, demolish, alter, or make any modifications to the Licensed Space without Licensor's prior written approval. All expenses and costs for any such work, as approved, shall be the responsibility of Licensee. All improvements or alterations made by Licensee shall belong to and become

the property of Licensor upon the expiration or other termination of this License Agreement, without compensation or payment to Licensee. Licensor may, at its election and upon notice to Licensee prior to expiration or termination of this License Agreement, require Licensee to remove any such alterations or improvements and to restore the Licensed Space to its original condition. Should Licensee fail or refuse to remove the alterations or improvements, or to restore the Licensed Space, then Licensor may do so and charge the cost to do so to Licensee as an Additional License Fee.

- d. Contractors/Suppliers Liens. Licensee shall not, under any circumstances or conditions, cause or permit any mechanic's lien, construction lien, or claim for a lien to be filed against the Licensed Space, or the building or real property of which the Licensed Space is a part. If any lien is asserted or filed against the Licensed Space, and Licensee fails to cause such lien or claim for lien to be released or removed within 15 days after Licensor's notice to do so, then Licensor may, at its election, remove said lien or lien claim by paying the full amount without investigation or contest to the validity thereof, and Licensee shall pay to Licensor, upon demand, the amount paid by Licensor, including Licensor's costs, expenses, and attorney's fees, in eliminating said lien or claim for lien. Any amount paid by Licensor under this provision shall be considered an Additional License Fee.
- e. Licensor's Entry for Inspection and Maintenance. Licensor reserves the right to enter the Licensed Space at reasonable times for inspection and to perform required maintenance and repair, or make additions or alterations to any part of the building in which the Licensed Space is located. Other than routine maintenance or emergency repairs, construction projects on the building shall commence after January 1st and be completed by the Licensor by April 1 of each year. Licensor may, in connection with such alterations, additions, maintenance and repair, erect scaffolding, fences, and similar structures, post relevant notices, and place moveable equipment in and around the Licensed Space without any obligation to reduce Licensee's Base License Fee or Additional License Fees during such period or periods, and without incurring liability to Licensee for the disturbance of quiet enjoyment of the Licensed Space, or loss of use and occupation thereof. Except in an emergency, Licensor will attempt to provide Licensee with 24-hour notice of any entry into the rented space by its agents.

VII. SECURITY DEPOSIT. The Licensee has previously provided, as additional security for Licensee's full, timely, and faithful payment of all amounts required to be paid pursuant to this License Agreement and performance of Licensee's covenants and obligations under this License Agreement, an amount equal to one month's license fee of \$756. Upon expiration of the license and following the licensor's inspection, all or part of the security deposit may be returned to the licensee, depending on the extent of any damages and any unmet obligations under this license agreement.

VIII. LICENSE PAYMENTS.

- a. The Licensee shall be responsible for a "base license fee" of \$18,702.68 annually or \$1558.55 per month, which is based on the number of square feet (1272) of the occupied indoor space multiplied by a price of \$14.70 per square foot annually. This amount is payable in monthly installments, in advance, or before the first day of each month during the term of the License Agreement. The base license fee also includes 200 square feet of licensee storage space in the basement.

- b. The license fee shall be increased as of January 1 of each year by the annual inflation rate or 3% of the then-current rent, but no more than 3%. The annual inflation rate shall be the most recent annual inflation rate established by the Michigan State Treasurer to set taxable value; increases, as provided by Section 34 of Public Act 206 of 1893. It is the parties' intent that the annual rent increase is to reflect the formula for taxable value increases adopted by Public Act 415 of 1994 and commonly referred to as Proposal A. If the Proposal A formula for determining taxable value increases changes such that an annual inflation rate is no longer used, the annual increase in rent shall be 3% of the then-current rent.
- c. Rent not paid by the 10th day of the month in which it is due shall be subject to a late fee of 5% of the rent due. In addition to the late fee, rent not paid by the 30th day of the month in which it is due shall bear interest at the rate of 1.5% per month, or for any portion of a month paid after the 1st day of the month in which it is due.

IX. ADDITIONAL LICENSE FEES.

- a. In addition to the Base License Fee required to be paid above, Licensee shall pay to Licensor the following additional license fees (each individually an "Additional Licensed Fee" and collectively the "Additional Licensed Fees"):
 - i. Utilities. Licensee shall be responsible for utilities not separately metered for use by the rented premises and utilized for the operations of the premises, which is based on the percentage of space utilized by the Licensee. In the event that utilities for the premises are charged to the Licensor, Licensee shall be responsible for reimbursing the City for all utility bills charged against the Premises, including but not limited to gas, electric, cable, telephone, water, and sewer service. Utility payments shall be due within sixty (60) days of the City's invoice, unless otherwise provided in this Agreement.
 - b. Payment. All amounts required to be paid pursuant to this License Agreement, including any and all charges, costs, and sums which Licensor may elect to pay for the account of Licensee, shall be paid and be collectible as the Base License Fee or an Additional License Fee, as applicable. Further, payment of all items shall be subject to late charges, service charges, and interest, as provided in this License Agreement.
 - c. Late Charges. All payments are due and payable in advance, on or before the first day of each month during the term of this License Agreement; provided, however, that unless expressly stated otherwise in this License Agreement, all Additional License Fees shall be due and payable 15 days after the date that Licensor notifies Licensee of such Additional License Fees. Any payment of Base License Fee or Additional License Fees not made when due under the terms of this License Agreement shall incur a late payment charge of 5% of the amount due for each 30-day period (or portion thereof) during which said amount remains due and owing. Late charges shall be in addition to all other amounts due and in addition to all of Licensor's other remedies.
 - d. Acknowledgment Regarding License Fees. It is expressly understood and agreed that all costs, expenses, liabilities, and obligations arising from or in connection with the use and occupancy of the Licensed Space during the initial term of this License Agreement (and any renewal term) shall, except as otherwise provided in this License Agreement, be the

obligation of Licensee. It is the intention of the parties that the Base License Fee, along with all Additional License Fees, shall be paid without notice or demand, except as otherwise specified, and without set-off, counter-claim, abatement, suspension, deduction, or defense. This provision shall not constitute a waiver of any other rights that Licensor may have under this License Agreement.

X. INDEMNIFICATION AND INSURANCE.

- a. Liability and Casualty Insurance. Licensor shall procure and maintain in full force and effect during the term of this License Agreement, and any extensions thereof, public liability, casualty, and property damage insurances with respect to the Depot common areas and structure. All insurance shall be procured in amounts adequate to protect against fire and casualty losses and liability for damage claims through public use of, or arising out of, accidents occurring around the Licensed Space, and the use of the Licensed Space by Licensee, Licensee's employees, agents, and invitees of a common area. All such insurance policies shall provide coverage against liability, loss, suits, and claims for damages to any person or entity and shall provide coverage for Licensor's contingent liability upon such claims or losses.
- b. Licensee's Insurance. Licensee shall keep in full force and effect a policy of public liability and property damage insurance with respect to the Licensed Space and the business operated by Licensee, or any sub-Licensees of Licensee within the Licensed Space. Insurance provided by Licensee shall name Licensor and any person, firm, or corporation designated by Licensor, and Licensee as insured for limits of insurance in an amount not less than \$1,000,000.00 per person, \$1,000,000.00 per accident for bodily injury, and \$1,000,000.00 property damage liability. The policy of insurance shall contain a clause that the insurer will not cancel or change such insurance without first giving Licensor 30 days' prior written notice of such cancellation, and a copy of the policy or certificate of insurance shall be delivered to Licensor prior to Licensee's occupancy of the Licensed Space pursuant to this License Agreement. Insurance coverage for the contents, including fixtures, equipment, and inventory located within the Licensed Space during the term of this License Agreement shall be the sole responsibility of Licensee, and Licensor shall have no obligation to provide insurance coverage for such items.
- c. Increase in Licensor's Insurance. Should Licensor's liability or casualty insurance premiums for the coverage carried pursuant to this agreement upon the Licensed Space or Depot be increased as a result of the use of the Licensed Space by Licensee, or the nature of Licensee's business, Licensee shall pay to Licensor, upon demand, an amount equal to the increase in such premium, and any advances made for the increased premiums by Licensor shall be considered an Additional License Fee.
- d. Indemnification - General. Licensee shall, at all times, hold Licensor (including for purposes of this provision, its officers, employees, and agents) harmless from, indemnify Licensor for, and defend (with legal counsel reasonably acceptable to Licensor) Licensor against any liability, loss, costs, injury, damage, or other expense whatsoever that may arise or be claimed resulting directly or indirectly from the use, misuse, or occupancy of the Licensed Space or Depot by Licensee or any other persons claiming through or under Licensee, or their respective agents, employees, licensees, invitees, guests, or other such persons, or from the condition of the Licensed Space. Licensor shall not be liable for any injury or damage to the Licensed Space or to Licensee or any other persons claiming through, or under Licensee, or their respective agents, employees, licensees, guests, or

other persons or to any property of any such persons.

- e. Noise. The Licensee shall not allow music or other amplified sound emanation from the Premises that can be heard at a distance of fifty (50) feet or more from the Premises at any time.

XI. COMMON AREAS.

- a. Common Area Use. Licensee, its agents, employees, customers, and invitees, shall have a nonexclusive right to use and occupy, in common with other licensees, the common areas, parking areas, sidewalks, and other facilities serving the Depot and the Licensed Space, subject to the terms and conditions of this License Agreement and to the reasonable rules and regulations as established from time to time by Licensor. As used in this subsection, the term "common areas" shall mean the non-exclusive parking areas, roadways, decks, pedestrian sidewalks, loading and delivery areas, landscaped areas, and all other areas or improvements which may now or later be part of the Depot. Licensor may, at any time, temporarily close any common area to make repairs or changes for itself or for others and may do such other acts in and around the common areas as in Licensor's sole judgment may be desirable to improve the convenience, appearance, and use thereof. Except with Licensor's prior written consent, Licensee shall not block, obstruct, or in any manner interfere with any part of the common areas, any licensed space occupied by any other licensees, the signs of any party, or any Depot building signs, by any means whatsoever. Licensee may not, without the prior written approval of Licensor, conduct any of its business outside of the Licensed Space except as are incidental to the uses specified in this License Agreement.
- b. Maintenance of Common Areas. Licensee agrees to pick up and police the common areas of the Depot, including, at least daily, removing all debris, papers, or refuse lying upon or around the Licensed Space and placing the same in appropriate trash receptacles. Licensor agrees to maintain and provide services for the maintenance of all exterior illumination and signs (other than Licensee's signs), lighting, parking area, landscaping, and other items of maintenance reasonably required to keep the Depot and adjoining waterfront area in a clean, attractive, and functional operating condition, reasonable and ordinary wear and tear excepted.
- c. Basement and Attic Access. Except for previously identified storage space, the basement and attic of the Premises may be used only for utility access and are not included in this agreement for storage or other use.
- d. Exterior Pavers. At no time will Licensee or a Representative of the Licensee be allowed to drive a vehicle on the exterior pavers inside the stadium space.

XII. DESTRUCTION OF LICENSED SPACE.

- a. Destruction or Damage. If the Licensed Space is destroyed or damaged by fire, explosion, the elements, or other casualties so as to render the Licensed Space unfit for occupancy (as determined by Licensor in its sole and exclusive discretion), in whole or in part, Licensor may restore the Licensed Space within a reasonable time after said damage, or may terminate this License Agreement as of such date, at Licensor's option. In either case, Licensor shall

give Licensee notice within 30 days of Licensor's decision. The Base License Fee and all Additional License Fees shall abate proportionately as to the portion of the Licensed Space rendered unfit for occupancy (partial) or on a per diem basis (total destruction). If the repairs and/or reconstruction of the Licensed Space cannot be made within four months from the date Licensor gives notice of its election, the License Agreement may be terminated at the option of either party. Notice of the intent to terminate shall be directed to the parties or their agents as specified in this License Agreement.

- b. Abatement Limitation. In no event shall the reduction or abatement of the License Fee extend beyond 12 months from the date of the casualty or other loss, after which Licensee shall pay all the Base License Fee and all Additional License Fees, as applicable.

XIII. CONDITION OF LICENSED SPACE. By signing this License Agreement, Licensee accepts the Licensed Space and acknowledges that the Licensed Space is in a good state of repair and condition. Licensee agrees to surrender the Licensed Space to Licensor at the end of the term of this License Agreement, or any extension thereof, in the same condition as when Licensee began occupying the Licensed Space, allowing for reasonable use and wear. Licensee shall remove all business signs or symbols placed upon the Licensed Space by Licensee before redelivery of the Licensed Space to Licensor, restoring the Licensed Space to the same condition prior to the placement of such signs.

XIV. ADVERTISING AND DISPLAYS.

- a. Overview. The Licensee shall not post any signs or install or display any form of visual advertising whatsoever without the Licensor's prior written consent. The Lessee shall remain in compliance with the City of Grand Haven Zoning Ordinance regarding signage at all times.
- b. Outside of Licensed Space. All signs and advertising displayed on the outside of the Depot building shall be limited to those which advertise the business carried on within the Licensed Space, and shall be subject to the written approval of Licensor prior to such use. Licensor may establish rules and regulations regarding signs from time to time, as may be, in Licensor's sole discretion, appropriate to maintain the appearance and general nature of the Depot.
- c. Inside Licensed Space. Licensee will not place or cause to be placed or maintained on any exterior door, wall, or window of the Licensed Space any signage, advertising matter, decorations, lettering, or other visible displays without Licensor's prior written approval. All signs, displays, or decorations located within the interior of the Licensed Space shall be in good taste so as not to detract from the general appearance of the Licensed Space and the Depot, and Licensor reserves the right to establish reasonable rules and regulations regarding the same. Licensee agrees to maintain any approved sign, awning, canopy, decoration, lettering, advertising matter or display, or other thing as may be approved in good condition and repair at all times.
- d. Removal of Signs. The City, as property and building owner, reserves the right to remove all signage that the City Manager and/or their delegate(s) deem either excessive, offensive, or damaging to the City's property. A fee of up to \$50.00 will be assessed for each offense.

XV. BREACH AND REMEDIES.

- a. Events of Default. Any one of the following will constitute an "Event of Default."
 - i. Licensee fails to timely pay any installment of the Base License Fee or the Additional License Fees, and that failure to pay is not cured within 15 days of written notice by Licensor to Licensee.
 - ii. Licensee fails to promptly and fully perform or comply with any other covenant, restriction, limitation, or provision of this License Agreement, and such failure is not remedied within 30 days after Licensor's written notice. If more than 30 days is required to cure such default, then Licensee shall have a reasonable length of time to cure the same, provided Licensee commences the steps necessary to cure such default within 15 days after receiving notice from Licensor, and proceeds to completion with due diligence.
 - iii. The entry by a court having proper jurisdiction over the Licensed Space of an order or decree adjudging Licensee as bankrupt or insolvent, ordering the re-organization of Licensee under the Federal Bankruptcy Code, or requiring the winding up or liquidation of Licensee's affairs, or for the appointment of a receiver, a liquidator, or trustee in bankruptcy or insolvency for Licensee or of Licensee's property, provided such order or decree remains un-discharged or un-stayed by appeal or otherwise for a period of 60 days.
 - iv. The institution by Licensee of proceedings to be adjudicated a voluntary bankrupt, or the consent by Licensee to the filing of any bankruptcy or any insolvency proceedings against Licensee, or the filing of a petition, answer, or consent seeking a reorganization under the Federal Bankruptcy Code, as amended, or under any similar act. Further, Licensee's consent to the appointment of a receiver or liquidator, or trustee in bankruptcy or insolvency, of Licensee or any portion of Licensee's property, or the admission by Licensee, in writing, of Licensee's inability to pay debts generally as they become due, or the taking of corporate action authorizing any of the foregoing steps to be taken.
 - v. If Licensee is a corporation or limited liability company, the dissolution, whether voluntary or involuntary, of Licensee's legal status or authority to do business within the State of Michigan as a corporation or limited liability company.
 - vi. There are recurring failures to timely pay installments of the Base License Fee or the Additional License Fees or recurring failures of Licensee promptly and fully perform or comply with any other covenant, restriction, limitation, or provision of this License Agreement, even if such failures are cured when notice is given.
 - vii. Licensee props open the door or leaves windows open, or allows these conditions to occur.
- b. Licensor's Remedies. If an Event of Default occurs, Licensor may, without prejudice or waiver of any and all other rights and remedies under applicable law, terminate this License Agreement immediately after allowing Licensee any opportunity to cure as expressly

referenced in this agreement. Additionally, Licensee shall pay to Licensor all actual attorneys' fees, court costs, and related expenses which may be incurred by Licensor as a result of Licensee's breach or default of this License Agreement, subject only to restrictions placed thereon pursuant to applicable law.

- c. Cumulative Remedies. The remedies given to Licensor in this License Agreement or by law shall be cumulative. The exercise of one right or remedy by Licensor shall not impair its right to simultaneously or subsequently exercise any other rights or remedies

XVI. PROPERTY RIGHTS. This License Agreement grants only a license to use the Licensed Space and does not grant or convey to Licensee any rights, title, or interest in the Licensed Space or the Depot. Licensor retains all property rights to the Licensed Space and the Depot.

XVII. ASSIGNMENT. This License agreement shall not be assigned, nor shall any part of the Licensed Premises be subleased by Licensee to any person (including any business entity), without the prior written consent of the Licensor. Any permitted assignment or subleasing shall not relieve the Licensee from any obligations under this Agreement, including, without limitation, the obligation to pay rent, unless the Licensor releases the Licensee in writing from any such obligations. Acceptance of rent by the Licensor from a purported assignee, transferee, or sub-licensee shall not constitute consent to the assignment or subleasing to such person or entity.

XVIII. GENERAL PROVISIONS.

- a. Rules and Regulations. Licensor may establish, from time to time, general rules and regulations for the use and occupancy of the Licensed Space and the Depot, including mandatory hours of operation for Licensee. Licensee shall comply with such rules and regulations, and any further reasonable rules and regulations as Licensor may establish in the future for the necessary, proper, and orderly care and use of the Depot or the Licensed Space.
- b. Receipt of License Fee after Termination. No receipt of money by Licensor from Licensee after the termination of this License Agreement, or after the service of notice, the commencement of suit, or final judgment with regard to the Licensed Space, shall renew, reinstate, continue, or extend the term of this License Agreement or affect any such notice, demand, or suit.
- c. No Waiver of Breach. No waiver by Licensor of any breach of this License Agreement by Licensee shall be implied from any omission by Licensor to take action upon such default or breach, and no expressed waiver or a specific breach or default shall affect any other default or other breach of this License Agreement by Licensee. Any waiver by Licensor of a default or breach in the terms of this License Agreement shall apply only for the time and to the extent such waiver is in effect.
- d. Public Restrooms. The Licensee is not responsible for maintaining the public restrooms associated to the Premises. If the restrooms need additional services or attention outside of scheduled services, the Licensee can contact the Department of Public Works Facilities Manager or designated representative.

- e. Binding Effect. The provisions of this License Agreement shall be binding upon and inure to the benefit of Licensor and Licensee and their respective heirs, legal representatives, successors, and permitted assigns.

- f. Interpretation.
 - i. This License Agreement may not be amended or modified except in writing signed by both parties. This License Agreement and attached exhibits constitute the entire agreement between Licensor and Licensee concerning the Licensed Space and Depot. There are no other covenants, promises, agreements, conditions, or understandings whatsoever, either oral or written. In particular, Licensor shall have no liability for any promises, obligations or liability of any prior lessor, sub licensor, or operator of the Depot including, without limitation: (i) any offsets or defenses Licensee may have against such parties; (ii) Licensee's payment of any License Fee, Additional License Fee, or other amount to such parties; (iii) any construction warranties or other warranties given by such parties; (iv) construction of any improvements to the Licensed Space promised by such parties; and (v) any restrictive or exclusive covenants regarding use of the Licensed Space or the Depot made by such parties.
 - ii. The captions are for convenience only and shall not affect the interpretation of this License Agreement, but the recitals and exhibits are integral parts of this License Agreement.
 - iii. Whenever used in this License Agreement, "Licensor" and "Licensee" shall be deemed to include the officers, employees, heirs, personal representatives, successors, and permitted assigns of the parties unless the context clearly requires a different interpretation.
 - iv. Whenever applicable, the gender and plurality of any pronouns used to describe the parties to this License Agreement shall be deemed to include all appropriate genders and pluralities.

- g. Notices. Any notice, demand, request, or other instrument given pursuant to this License Agreement shall be in writing and delivered in person, by commercial service such as FedEx, UPS, or other similar service, or sent by certified United States mail, return receipt requested, with postage prepaid, and shall be addressed to each party at the

respective addresses shown next to the signatures on this License Agreement, or to such other address or person as may be designated from time to time by the parties.

- h. Applicable Law; Jurisdiction; Venue; Jury Waiver. This License Agreement was made in Ottawa County, Michigan, and shall be construed in accordance with the laws of Michigan. Licensee agrees to comply with the laws, ordinances, rules, or regulations now in effect or that may be imposed or enacted subsequently by any governmental unit, agency, or department respecting the use or occupancy of the Licensed Space or the conduct of Licensee's business in the Licensed Space. The parties and all their respective officers, shareholders, directors, and guarantors submit to the personal and subject-matter jurisdiction of the state courts of Ottawa County, Michigan. The jurisdiction and venue for any action brought pursuant to or to enforce any provision of this License Agreement shall be exclusively in the state courts in Ottawa County, Michigan. By signing this License Agreement, the parties waive their right to a trial by jury in any proceedings commenced pursuant to or to enforce any provision of this License Agreement.
- i. Partial Invalidity. If any provision of this License Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this License Agreement shall be unaffected and remain in full effect.
- j. Licensor's Right to Show Licensed Space. Licensor reserves the right to show the Licensed Space to prospective Licensees, brokers, or others during the term of this License Agreement at all reasonable times, provided that Licensee's use and occupancy of the Licensed Space is not materially inconvenienced.

XIX. POINT OF CONTACT. The Licensee's primary point of contact for all landlord-related items will be the Grand Haven Assistant City Manager.

The parties have caused this Agreement to be executed as of the date first above written.

CITY OF GRAND HAVEN

PEACE FROGS

By: _____
Robert Monetza, Mayor

By: _____
Kristin Favreau, Owner

By: _____
Maria Boersma, Clerk

By: _____
Dean Favreau, Owner

1) We were unable to find 5yr options, just the 10yr lease. If we decided that we are done in the retail world, would we be able to look for someone to take over our lease? We aren't planning on leaving, we are just planning on life.

GRAND HAVEN PUBLIC SAFETY DEPARTMENT

OFFICE OF THE CAPTAIN

DATE: February 23, 2026
TO: Nichole Hudson, Public Safety Director
FROM: Lee Adams, Captain
RE: 2026 Grant Application SRT (Body Camera)



This memo is a formal request to apply for the Small, Rural, Tribal Body Worn Camera Program Grant.

In January of 2026, Grand Haven City Council agreed to Grand Haven Department of Public Safety terminating our contract with Motorola (at no cost) and entering a new contract with Axon for our in-car and body-camera supplier.

Attempting to be fiscally responsible, Public Safety has shared body cameras for the past 2 ½ years. This has come with several obstacles, which is why we are seeking this grant to double our body cameras. This grant will double the amount of body cameras Public Safety has already budgeted for (1:1 grant). The City of Grand Haven has already budgeted for \$35,000.00 in body cameras; the requested amount for the grant would be the matching \$35,000.00.

Enhancing Community Trust and Operational Integrity through Body-Worn Cameras

I. Assistance to the Agency: Operational Excellence & Officer Safety

The Grand Haven Department of Public Safety (GHDPS) operates in a high-profile environment, managing federal interests and critical infrastructure. Our 36 full-time sworn officers are triple-trained in Police, Fire, and EMS, managing approximately 10,000 annual calls for service.

- **Critical Technical Transition:** GHDPS currently utilizes a legacy Motorola system that has reached a point of critical failure regarding interoperability and reliability. With only 10 cameras for 36 officers, 72% of our force must share a pool of aging units. This "shared-resource" model creates a dangerous "lottery of accountability." During shift overlaps, emergency call-outs, or large-scale events like the US Coast Guard Festival, nearly 25 officers are frequently forced to deploy without BWC coverage. Procuring 20 Axon BWCs will eliminate this equipment deficit, ensuring every officer is equipped with a functional "digital witness."
- **Capturing Point of Contact:** These cameras document human interaction at the initial point of contact, ensuring firsthand accuracy and providing a true perspective of events as they unfold.
- **Training and De-escalation:** BWCs are a premier diagnostic tool. By reviewing footage, we refine response tactics and de-escalation techniques—essential for managing crowds of up to 350,000 during national festivals.
- **Liability and Accountability:** A universal BWC program protects officers from unfounded complaints and false litigation while providing objective evidence during use-of-force investigations.

- Advanced Investigative Tools: Live-scene capture significantly increases the clearance rate for high-priority cases, including stolen vehicles, homicide suspects, and child abductions.

II. Assistance to the Community: Transparency & Public Trust

In a city of 11,000 that routinely doubles its population in the summer, GHDPS faces "big city" challenges on a small-town budget. Maintaining a "gold standard" of transparency is vital to community stability.

- Strengthening Police-Citizen Relations: Per the President's Task Force on 21st Century Policing, trust is the foundation of safety. This program promotes fairness and ensures the protection of civil rights for all individuals.
- Enhanced Victim Advocacy: BWCs capture "contemporaneous evidence," including excited utterances and immediate scene conditions. This is critical in trauma-informed cases, such as domestic violence, where victims may later feel intimidated or hesitant to testify. This objective evidence provides a path to justice that does not rely solely on the victim's subsequent testimony.

III. Assistance to Criminal Justice Partners: Efficient Prosecution

The effectiveness of the Ottawa County criminal justice system depends on the seamless sharing of high-quality evidence.

- Interoperability and Evidence.com: Currently, all other Ottawa County agencies utilize the Axon platform. By transitioning to Axon, GHDPS will eliminate "digital silos." This grant allows for direct interoperability with the County Sheriff, other municipal departments, and the Prosecutor's Office.
- Streamlining Discovery: The Axon/Evidence.com ecosystem is highly user-friendly for prosecutors. Providing secure, instant access to video files reduces the manual paperwork burden for both officers and legal staff, significantly accelerating the path to justice.
- Evidentiary Value: Video evidence provides a "present sense impression" of a crime scene—such as suspect demeanor and environmental factors—that is far more persuasive in court than testimony alone.

Summary of Impact

By implementing this program through the Small, Rural, and Tribal BWC Micro-Grant, the City of Grand Haven will bridge the gap between our technological and human infrastructure. This grant will move GHDPS from a "shared-resource" model to a universal-coverage model. We will ensure that no officer—and no citizen—is ever without the protection of an objective digital witness, reinforcing the fabric of trust in our resilient community.

Search



Apply for Funding



The new microgrant program application kit is now available. The submission deadline is on 11:59 PT March 12, 2026. We have a two-step registration process. Complete the form below to access a link to the application portal.

The SRT BWC program provides funds for body-worn cameras to:

- 1) any law enforcement department with 50 or fewer full-time sworn personnel;
- 2) rural agencies (those agencies within non-urban or non-metro counties); and
- 3) federally-recognized tribal agencies.

Funds must be used to purchase or lease body-worn cameras and *may* include expenses reasonably related to a comprehensive BWC program. Funding can be used to support pilot BWC programs, establish new BWC implementation, or expand existing programs.

- ☑ A one-to-one match is required and can be an “in-kind” match.
- ☑ You are not eligible if cameras were purchased prior to January 1, 2026.

To start the application kit, please provide us with the following information:

Name *

First

Last

Title *

Agency Name *

ORI Number (if known)

State *

Email *

Phone *

RESOURCES

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Notice of Federal Funding and Federal Disclaimer:

This project was supported by Grant No. 2020-BC-BX-K001 awarded by the Bureau of Justice Assistance. The



Bureau of Justice Assistance is a component of the Office of Justice Programs, which also includes the Bureau of Justice Statistics, the National Institute of Justice, the Office of Juvenile Justice and Delinquency Prevention, the Office for Victims of Crime, and Office of Sex Offender Sentencing, Monitoring, Apprehending, Registering, and Tracking. Points of view or opinions in this document are those of the author and do not necessarily represent the official position or policies of the U.S. Department of Justice.



© 2026 SRT Body-Worn Camera

Attachment G

CITY OF GRAND HAVEN

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



TO: Mayor, and City Council

FROM: Ashley Latsch, City Manager

DATE: 2/26/26

SUBJECT: 2026-2027 City Council Strategies

At the conclusion of 2025, following the community input survey, staff and Council convened for a strategic planning session to begin preparation for the upcoming fiscal year and to update the City's 2026- 2027 Strategic Priorities.

The Strategic Priorities serve as an important tool for transparency, clearly communicating Council's direction and goals to the public. They also provide essential guidance to staff as we develop the annual budget and make decisions regarding the allocation of resources to best align with Council's objectives.

This memo accompanies the presentation of the draft 2026-2027 Strategic Priorities, developed through the strategy session and refined through subsequent rounds of individual Council feedback and staff input. The draft reflects the collective direction discussed and incorporates the themes identified through community engagement.

If Council agrees with the draft as presented, staff will place the item on the March 16 Council meeting agenda for formal approval and adoption.

We appreciate Council's engagement throughout this process and look forward to your feedback.



City Council

2026-2027 Strategic Priorities



Excellence in Government

- Hold regular joint meetings with the Board of Light and Power.
- Conduct and complete a formal RFP process for long-standing City service contracts.
- Evaluate and make balanced contributions to the MERS Surplus Fund while ensuring that essential City projects and operations are not deferred.
- Update City Council by-laws.
- Evaluate revenue sources
 - evaluate fees; ensuring they cover administrative costs
 - consider excess city property
 - continue to pursue outside funding for projects



Environmental Stewardship

- Continue to update and implement the City's Forest Management Plan.
- Evaluate options for natural and native landscaping to improve environmental outcomes and operational efficiency.
- Continue advancing remediation efforts for Harbor Island in collaboration with agency partners and state and federal authorities.



Community Livability

- Assess potential improvements to pedestrian connectivity and infrastructure.
- Assess opportunities to support and advance regional transportation initiatives.
- Identify and pursue corridor placemaking opportunities that encourage year-round activation and leverage smart, innovative solutions.
- Resume and improve full time code enforcement program.
- Negotiate a lease with the Grand Haven Children's Museum that aligns with operational needs and advances City and community interests.



Economic Development & Affordability

- Evaluate the future of the Grand Haven Area Community Land Trust.
- Advance housing affordability through a comprehensive review of policies and incentives, assessment of organizational capacity and resources, and exploration of strategic partnerships to support coordinated regional solutions.
- Guide the Chinook Pier redevelopment through to completion.



Recreation, Culture & Learning

- Reinstate City-wide sidewalk plowing.



Health & Safety for All

- Implement consistent and robust emergency management planning and training.
- Present and regularly update the public on the implementation plan and expenditures associated with the recently approved public safety millage.



Engaged, Informed & Connected Community

- Convene regular meetings with members of the business community to foster collaboration and improve understanding of business needs.
- Evaluate and update website for ease of access to information.
- Implement dedicated page on the website for relevant, and timely, updates in regard to City projects.