



**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
AGENDA FOR
REGULAR COUNCIL MEETING
GRAND HAVEN CITY HALL*
COUNCIL CHAMBERS
519 WASHINGTON AVE
MONDAY, June 15, 2026
7:30 PM**

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. REAPPOINTMENTS TO BOARDS & COMMISSIONS

ATTACHMENT A

- A. Casey Vinton, Board of Review, term ending June 30, 2029.
- B. Dawn Wolfe, Community Center Board, term ending June 30, 2031.
- C. Joe Pierce, Planning Commission, term ending June 30, 2029.

6. NEW APPOINTMENTS TO BOARDS & COMMISSIONS

ATTACHMENT B

- A. Charles Sikkenga, Loutit District Library, term ending June 30, 2029.
- B. Robyn Vandenberg, Main Street Downtown Development Authority, term ending June 30, 2030.
- C. Scott Blakeney, Planning Commission, term ending June 30, 2029.
- D. Oliver Champine, Zoning Board of Appeals Alternative, term ending June 30, 2029.

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. Spring Report on the Musical Fountain
Jerry Troke, Chair of the Musical Fountain Board.
- B. Burton Brooks Proclamation

11. CONSENT AGENDA

ATTACHMENT D

- A. Approve the Regular City Council meeting minutes for June 1, 2026.
- B. Approve the bills memo in the amount of \$1,070,255.88.
- C. Consideration by City Council of a resolution to approve an easement with the US Army Corps of Engineers for a period of 25 years and for the City of Grand Haven's continued use of a storm sewer main on Federal property.
- D. Consideration by City Council of a resolution to approve FY2025-26 budget amendments for the General Fund (101), Major Streets Fund (202), Local Streets Fund (203), Special Revenue Funds (243-274), Public Improvement Fund (401), Airport Fund (581), Northwest Ottawa Recreation Authority Fund (508), Sewer Authority Fund (509), and Northwest Ottawa Water System Fund (510).
- E. Approve a proclamation acknowledging and honoring Burton Brooks for his distinguished service on the Loutit District Library Board.

12. UNFINISHED BUSINESS

ATTACHMENT E

- A. Consideration by City Council of a final reading of a resolution to amend the ordinance Sec. 21-17 for Bed and Breakfast Operations to modify the licensing and inspection cycle from an annual renewal to a three-year rotation.

Administration recommends approval.
- B. Consideration by City Council of a final reading of a resolution to amend the ordinance Sec. 9-203 of the City Code, to increase the fines associated with violations of the rental registration and compliance requirements as written in Sec. 9-201, Sec. 9-202, Sec. 9-205 and Sec. 9-206.

Administration recommends approval.
- C. Consideration by City Council of a final reading of a resolution to amend Chapter 2 – Administration, Section 2-178 – Schedule of Fines Established, within the City of Grand Haven Ordinance.

Administration recommends approval.

13. PUBLIC HEARING

ATTACHMENT F

- A. The Mayor opens a public hearing regarding a resolution to approve and adopt the Brownfield Plan for the Flatiron redevelopment project located at 7 N. 7th Street, Grand Haven, MI 49417, for a period of 19 years.

B. Mayor closes the public meeting.

14. NEW BUSINESS

ATTACHMENT G

A. Consideration by City Council of a resolution to approve and adopt the Brownfield Plan for the South Village redevelopment project located at 724 Robbins Road, Grand Haven, MI 49417, for a period of 21 years.

EDC recommends approval
Administration recommends approval.

B. Consideration by City Council to approve Abonmarche Associates to execute a contract award to Northwoods Site Works for the storm sewer repair at Fulton and Hopkins, in the amount of \$104,763.50.

Administration recommends approval.

C. Consideration by City Council of a resolution to pursue the USDA Rural Business Development Grant for Harbor Front Parking lot design and engineering costs.

Administration recommends approval.

D. Consideration by City Council of a resolution to approve the use of the city parking lot at 2nd Street and Columbus Avenue and 7 parking spaces on 2nd Street by the Grand Haven Eagles #925, to host their Eagles Coast Guard entertainment tent, from July 23rd – August 2nd.

Administration recommends approval.

15. CORRESPONDENCE & BOARD MEETING MINUTES

16. REPORT BY CITY COUNCIL

17. REPORT BY CITY MANAGER

18. CALL TO AUDIENCE—SECOND OPPORTUNITY

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

19. ADJOURNMENT

Attachment A

Board / Commission Online Application Submission

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

Date Thu 6/11/2026 11:22 AM

To Clerk <clerk@grandhaven.org>

First Name: Casey

Last Name: Vinton

Home Address: \ t

City: Grand Haven

State: MI

Zip Code: 49417

Phone Number: -

Email: .. 1

I wish to be considered for: Reappointment

Application Choices: Board of Review

If You Chose Other Please Specify:

**If selected more than 1, please list NA
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: Board of review 10+ years, Mortgage lending 28+ years

Place of Employment: LMCU

Type of Work Performed: Mortgage Loan Officer

Please List Other Relevant Experience: Bachelor's of Accounting GVSU

Board / Commission Online Application Submission

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

Date Mon 6/1/2026 12:19 PM

To Clerk <clerk@grandhaven.org>

First Name: Dawn

Last Name: Wolfe

Home Address: .

City: West Olive

State: MI

Zip Code: 49460

Phone Number: .

Email: .

I wish to be considered for: Reappointment

Application Choices: Community Center 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?:** No

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

Educational Qualifications: BA from Hope College

Place of Employment: Best Version Media

Type of Work Performed: Integrated marketing strategies for local businesses.

**Please List Other Relevant
Experience:** My goal as a Board Member is to increase the profitability of
CPP while continuing to fulfill the needs of the community.



Outlook

Board / Commission Online Application Submission

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

Date Wed 4/29/2026 9:42 AM

To Clerk <clerk@grandhaven.org>

First Name: Joe

Last Name: Pierce

Home Address:

City: Grand Haven

State: MI

Zip Code: 49417

Phone Number:

Email:

I wish to be considered for: Reappointment

Application Choices: Planning Commission

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: Bachelors of Social Work from Hope College, Minor in Spanish Masters of Social Work from the University of Michigan, Focus in Program Evaluation and Applied Research

Place of Employment: Ottawa County Department of Strategic Impact, Special Projects Coordinator

Type of Work Performed: As Special Projects Coordinator I am involved to some degree in almost every project in our department. My focus is on conducting research, evaluations, and strategic planning for Ottawa County, other local units of government, and nonprofit partners. I also directly oversee the departmental communications, county statistics analysis and reporting, and

Attachment B

Board / Commission Online Application Submission

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

Date Wed 5/20/2026 7:13 PM

To Clerk <clerk@grandhaven.org>

First Name: Charles

Last Name: Sikkenga

Home Address:

City: Grand Haven

State: MI

Zip Code: 49417

Phone Number:

Email: engle@grandhaven.org

I wish to be considered for: Appointment

Application Choices: Loutit District Library

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: Bachelor's Degree History/English with teaching certification. Michigan State University. 50+ graduate credits. GVSU (History Education), MSU (Journalism Education).

Place of Employment: Retired. Worked at GHAPS 1992-2025.

Type of Work Performed: High School Teacher (History/Journalism/ELA)

**Please List Other Relevant
Experience:** Served on board of Michigan Interscholastic Press Association 2007-2025. President 2010-12. Newspaper Chair 2012-25

Chrome/147.0.7727.137 Mobile

Safari/537.36[FBAN/EMA;FBLC/en_US;FBAV/511.0.0.12.433;FBCX/modulariab;]

City of Grand Haven
Application for Consideration for appointment to
Citizen Boards and Commissions

(Applications are kept on file for one year from date of completion)

Name Robyn Vandenberg date 5-13-26

Address _____, Grand Haven

Telephone (Home) _____ (Cell) Same (Work) Same

E-Mail Address _____

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

- | | |
|---|--|
| <input type="checkbox"/> Airport Board | <input type="checkbox"/> Harbor Board |
| <input type="checkbox"/> Audit Review Committee | <input type="checkbox"/> Historic Conservation District |
| <input type="checkbox"/> Board of Review | <input type="checkbox"/> Human Relations Commission |
| <input type="checkbox"/> Brownfield Redevelopment & Economic Develop. Corp. | <input type="checkbox"/> Loutit District Library Board |
| <input type="checkbox"/> Cemetery Board | <input checked="" type="checkbox"/> 2. Main Street DDA |
| <input type="checkbox"/> Community Center Board | <input type="checkbox"/> Musical Fountain Committee |
| <input type="checkbox"/> Compensation Commission | <input type="checkbox"/> North Ottawa Community Hospital |
| <input type="checkbox"/> Construction Board of Appeals | <input type="checkbox"/> Parks & Recreation Board |
| <input type="checkbox"/> Corridor Improvement Authority | <input checked="" type="checkbox"/> 1. Planning Commission |
| <input type="checkbox"/> Duncan Park Commission | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Environmental & Natural Resource Committee | <input type="checkbox"/> Other |

Are you over 21 years of age? Yes No
 Are you a resident of Grand Haven? Yes No
 Are you a registered voter in the City of Grand Haven? Yes No

Educational Qualifications: _____

Place of Employment: Self employed @ American Investments
A real estate & development company

Type of Work performed: Brokerage, Investment, development
and construction in commercial & Residential Real Estate

Other experience that would assist you in performing the duties of a Board/Commission member:
Familiar with blueprints, site plans, local and Local & State & International
ordinances. History of Businesses, Downtown
Development, city planning and wetland preservation.
Involved in different types of developments & investment of Land &

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

Board / Commission Online Application Submission

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

Date Mon 6/1/2026 7:51 PM

To Clerk <clerk@grandhaven.org>

First Name: Scott

Last Name: Blakeney

Home Address: --

City: Grand Haven

State: MI

Zip Code: 49417

Phone Number:

Email: -- n

I wish to be considered for: Appointment

Application Choices: Planning Commission

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: Bachelor Business Administration, Eastern Michigan University; Healthcare Administration, Ferris State University; Harvard University School of Business, Strategic Organizational Planning

Place of Employment: MillerKnoll (Herman Miller+ Knoll)

Type of Work Performed: Global Change Manager to mitigate people impacts for major organizational changes, initiatives, and projects.

**Please List Other Relevant
Experience:** Two terms on the City of Grand Haven Planning Commission. For-profit experience in retail, restaurant and hospitality, petroleum, and MillerKnoll. Non-profit Executive Director for an organization serving adults and children with physical and

intellectual disabilities. Seventeen years as a civil servant working for DHHS, Treasury, Military and Veterans Affairs, and Education.

-- User IP Address: 24.247.176.2 User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 26_2_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) GSA/422.6.916665746 Mobile/15E148 Safari/604.1

Board / Commission Online Application Submission

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

Date Wed 4/8/2026 3:18 PM

To Clerk <clerk@grandhaven.org>

First Name: Oliver

Last Name: Shampine

Home Address:

City: Grand Haven

State: MI

Zip Code: 49417

Phone Number:

Email:

I wish to be considered for: Appointment

Application Choices: Planning Commission

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: Graduated from Grand Haven High School, as the Senior Class President. Current Senior at Grand Valley State University, studying Public and Nonprofit Administration, as well as Sociology. Have taken numerous classes related to the zoning process, across multiple fields as Geography, Sociology, and Public Administration.

Place of Employment: Currently unemployed. Actively seeking work at the Lakeshore Nonprofit Alliance and for the Muskegon County Parks. My last held position was at St. John's Episcopal Church.

Type of Work Performed: I was the Youth and Children's Ministry Director. I directed youth and children's ministry by leading Godly Play lessons, organizing seasonal events like the Easter egg hunt and nativity play, and supporting youth group activities. I also coordinated volunteer efforts with local organizations and helped nurture the spiritual and personal growth of the church's young members.

Please List Other Relevant Experience: I worked closely with City Planner of Grand Haven, Brian Urquhart, in September through December of 2023. I was an alternate member of the Zoning Board of Appeals of Grand Haven, from November 2024 through November 2025. In addition, I have read an extensive list of books on zoning.

-- User IP Address: 104.51.137.98 User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/146.0.0.0 Safari/537.36

Attachment C

**CITY OF GRAND HAVEN, MICHIGAN
BURTON BROOKS PUBLIC SERVICE
RECOGNITION**

Whereas, Burton Brooks has faithfully served the residents of the City of Grand Haven and the greater community through his dedicated service as a member of the Loutit District Library Board; and

Whereas, throughout his tenure, Mr. Brooks has demonstrated a steadfast commitment to promoting literacy, lifelong learning, intellectual curiosity, and equitable access to information and educational resources; and

Whereas, his leadership, insight, and thoughtful stewardship have contributed to the continued success and growth of the Loutit District Library as a valued cultural, educational, and community institution serving residents of Grand Haven, Grand Haven Charter Township, Ferrysburg, and surrounding areas; and

Whereas, Mr. Brooks has generously devoted his time, talents, and expertise to supporting the Library's mission, helping guide important decisions, foster community partnerships, and ensure that the Library remains responsive to the evolving needs of the community; and

Whereas, his service has exemplified the spirit of civic engagement and volunteerism that strengthens local government and enriches the quality of life for all who call the Grand Haven area home; and

Whereas, upon the conclusion of his term on the Loutit District Library Board, it is fitting to recognize and celebrate his many contributions and express gratitude for his years of dedicated public service;

Now, Therefore Be It Resolved, I, Robert Monetza, Mayor of Grand Haven, do hereby acknowledge and honor Burton Brooks for his distinguished service on the Loutit District Library Board and extend our sincere appreciation for his commitment, leadership, and lasting contributions to the community.

Robert Monetza, Mayor

Attachment D

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, JUNE 1, 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, Mayor Pro-tem Mike Dora, and Mayor Bob Monetza.

Absent: Council Member Erin Lyon.

Others Present: City Manager Ashley Latsch, City Clerk Maria Boersma, Assistant City Manager Dana Kollewehr, Finance Director Emily Greene, Public Safety Director Nichole Hudson, and Waterfront & Events Manager Brian Jarosz.

INVOCATION/PLEDGE OF ALLEGIANCE

REAPPOINTMENTS

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

Jerome Swifney, Cemetery Board, term ending June 30, 2031.
Joe Middleton, Duncan Park Commission, term ending June 30, 2031.
Erik Bye, Historic Conservation District Commission, term ending June 30, 2029.
Amber Mendiola-Suarez, Human Relations Commission, term ending June 30, 2029.
John Siemion, Human Relations Commission, term ending June 30, 2029.
Paige Howland, Human Relations Commission, term ending June 30, 2027.
Todd Anthes, Main Street Downtown Development Authority, term ending June 30, 2030.
Jerry Troke, Musical Fountain Committee, term ending June 30, 2030.
Richard Norton, Zoning Board of Appeals, term ending June 30, 2029.

26-103 Council Member **Fritz** moved, seconded by Mayor Pro-tem **Dora**, to remove the reappointment of Todd Anthes to the Main Street Downtown Development Authority from the motion and vote on his reappointment separately.

Roll Call Vote:

This motion carried unanimously.

26-104 Council Member **Kallio** moved, seconded by Mayor Pro-tem Dora, to appoint the following as amended:

Jerome Swifney, Cemetery Board, term ending June 30, 2031.
Joe Middleton, Duncan Park Commission, term ending June 30, 2031.
Erik Bye, Historic Conservation District Commission, term ending June 30, 2029.

Amber Mendiola-Suarez, Human Relations Commission, term ending June 30, 2029.
John Siemion, Human Relations Commission, term ending June 30, 2029.
Paige Howland, Human Relations Commission, term ending June 30, 2027.
Jerry Troke, Musical Fountain Committee, term ending June 30, 2030.
Richard Norton, Zoning Board of Appeals, term ending June 30, 2029.

Roll Call Vote:

This motion carried unanimously.

26-105 Mayor Pro-tem **Dora** moved, seconded by Council Member **Kallio**, to reappoint Todd Anthes to the Main Street Downtown Development Authority, with the term ending on June 30, 2030.

Roll Call Vote:

Ayes: Dora, Kallio, Monetza.

Nays: Fritz.

This motion carried.

APPROVAL OF CONSENT AND REGULAR AGENDAS

26-106 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

Jane Stoepker, 54 Crescent Hill: Read a letter regarding the incident that happened at Mirthy on May 24, 2026.

Melanie Swiftney, Grand Haven Pride: Thanked the City Council for the Pride Month Proclamation.

Jerry Troke, Musical Fountain Committee: Thanked Council for being reappointed to the Musical Fountain Committee and announced a new fundraiser for an upgrade to the Fountain lighting system.

Cara, Grand Haven Pride: Thanked the City Council for the Pride Month Proclamation.

Jim Hagen, 400 Lake: Commented on the Snowmelt billing to downtown property owners.

Tim Stopeker, 54 Crescent Hill: Commented on the incident that happened at Mirthy on May 24, 2026.

PRESENTATION

John Siemion of the Human Relations Commission presented the June Pride Month Proclamation.

CONSENT AGENDA.

26-107 Approve the Special Work Session and Regular City Council Meeting Minutes of May 18, 2026.

26-108 Approve the bill's memo in the amount of \$1,320,556.68. **Attachment A**

26-109 Consideration by City Council of a resolution to approve the trade inspector contracts for Bob Modereske (Plumbing and Mechanical), Joel Hosko (Electrical), Chad Warden (Building Inspector), and Phil Brummel (Building Inspector) for the contract term; July 1, 2026, through June 30, 2028.

26-110 Approve the proclamation acknowledging June as Pride Month in the City of Grand Haven. **Attachment B**

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

Roll Call Vote:

This motion carried unanimously.

UNFINISHED BUSINESS

26-111 Council Member **Kallio** moved, seconded by Council Member **Fritz**, to direct the City Treasurer to issue FY 2025-2026 snowmelt invoices in the total amount of \$73,511.29 to applicable downtown snowmelt customers as designated on the Annual Snowmelt Billing 2026 list.

Roll Call Vote:

This motion carried unanimously.

PUBLIC HEARING

Mayor Monetza opened a Public Hearing regarding a resolution to approve and adopt the Brownfield Plan for the South Village redevelopment project located at 724 Robbins Road, Grand Haven, MI 49417, for a period of 21 years.

Assistant City Manager Dana Kollewehr introduced the requested Brownfield Plan for the South Village project located at 724 Robbins Road. The project would include 118 residential units, and 24 of those units would be rentals offered at 120% of the Area Median Income (AMI).

Representatives from IMD Capital and the development team introduced themselves.

Daniel Muellerleile, 15028, Westray St: Does not want units to be built in the current wooded area of the property and has environmental concerns, including possible industrial contaminants and traffic.

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

NEW BUSINESS

26-112 Council Member **Fritz** moved, seconded by Mayor Pro-tem **Dora**, to approve a new event on Thursdays during the summer of 2026 for Grand Haven Free Fridays to host concerts in various City parks.

Roll Call Vote:

This motion carried unanimously.

26-113 Mayor Pro-tem **Dora** moved, seconded by Council Member **Kallio**, to approve an introductory resolution to amend the Grand Haven City Code of Ordinances, Sec. 21-17 Bed and Breakfast Operations, to modify the licensing inspection cycle from an annual renewal to a three-year rotation.

Roll Call Vote:

This motion carried unanimously.

26-114 Council Member **Fritz** moved, seconded by Council Member **Kallio**, to approve an introductory resolution to amend the Grand Haven City Code of Ordinances, Sec. 9-203 to increase the fines associated with violations of the rental registration and compliance requirements as written in Sec. 9-201, Sec. 9-202, Sec. 9-205, and Sec. 9-206.

Roll Call Vote:

This motion carried unanimously.

26-115 Mayor Pro-tem **Dora** moved, seconded by Council Member **Kallio**, to approve an introductory resolution to amend the Grand Haven City Code of Ordinances Chapter 2 - Administration, Sec. 2-178, Schedule of Fines Established.

Roll Call Vote:

This motion carried unanimously.

REPORT BY CITY COUNCIL

Council Member Kallio shared that it was a pleasure to participate in the Memorial Day events and congratulated all the recent High School graduates in the area. Council Member Kallio also made a statement condemning the incident that occurred at Mirthy on May 24, 2026.

Council Member Fritz shared that it was an honor to participate in the Memorial Day events, thanked DPW for their work in the parks, and condemned the incident that occurred at Mirthy on May 24, 2026.

Mayor Pro-tem Dora thanked the American Legion and the Memorial Day Association for their work on the Memorial Day events, participated in the Harbor Island Clean-up, and condemned the incident that occurred at Mirthy on May 24, 2026.

Mayor Monetza shared that the Memorial Day events were wonderful and well done, read the current City of Grand Haven Mission Statement, which is available on the city website, and condemned the incident that occurred at Mirthy on May 24, 2026.

CITY MANAGER REPORT

City Manager Ashley Latsch deferred to Director of Public Safety, Nichole Hudson, to provide an update on the incident that occurred at Mirthy. The suspects responsible for the incident have been identified, their parents notified, and they will be processed in the justice system. Public Safety Director Hudson also read a statement ensuring the equality of all people in the city, and shared that there will be extra patrols downtown.

CALL TO AUDIENCE SECOND OPPORTUNITY

Cindy Casmeir, 815 Verhoeks: Commented on the snowmelt system billing, issues with kids misbehaving downtown, congratulated graduating seniors, and thanked teachers at GHAPS.

ADJOURNMENT

After hearing no further business, Mayor Monetza adjourned the meeting at 9:01 p.m.

Robert Monetza, Mayor

Maria Boersma, City Clerk

Regular City Council Meeting Minutes
Monday, June 1, 2026
Page 6

Attachment A

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

06.01.26

FUND NUMBER	FUND NAME	ACH			VOIDS	TOTALS
		WARRANT 05.20.26	WARRANT 05.27.26	WARRANT 05.27.26		
101	General Fund	\$35,726.67	\$72,788.18	\$28,876.76	\$5,000.00	\$132,391.61
151	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202	Major Street Fund	\$3,299.67	\$22,440.38	\$81.46	\$0.00	\$25,821.51
203	Local Street Fund	\$1,125.31	\$1,384.33	\$81.47	\$0.00	\$2,591.11
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	\$0.00	\$0.00	\$0.00
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	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00
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	\$1,890.00	\$26,000.00	\$0.00	\$0.00	\$27,890.00
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	\$0.00	\$0.00
374	2015 UTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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	\$0.00	\$0.00
394	Downtown TIF Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
401	Public Improvements Fund	\$0.00	\$724.92	\$28,929.00	\$0.00	\$29,653.92
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
410	Harbor Island Remediation Fund	\$0.00	\$180,460.87	\$0.00	\$0.00	\$180,460.87
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	\$1,940.60	\$168,921.81	\$8,636.99	\$0.00	\$179,499.40
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	\$46,631.89	\$39,094.76	\$0.00	\$0.00	\$85,726.65
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	\$558.90	\$56,469.60	\$0.00	\$0.00	\$57,028.50
590	City Sewer Fund	\$146.60	\$192,806.75	\$919.05	\$0.00	\$193,872.40
591	City Water Fund	\$562.97	\$236,287.13	\$11,390.22	\$0.00	\$248,240.32
594	Marina Fund	\$2,059.53	\$4,195.12	\$4,716.39	\$0.00	\$10,971.04
597	Boat Launch Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
661	Motor Pool Fund	\$2,004.06	\$6,264.44	\$1,331.09	\$0.00	\$9,599.59
677	Self Insurance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
678	OPEB/Retiree Benefits Fund	\$40,236.70	\$0.00	\$1,167.09	\$0.00	\$41,403.79
679	Health Benefits Fund	\$91.80	\$0.00	\$0.00	\$0.00	\$91.80
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$0.00	\$53,837.44	\$40,826.73	\$0.00	\$94,664.17
704	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$136,274.70	\$1,061,675.73	\$127,606.25	\$5,000.00	\$1,320,556.68

\$1,320,556.68 Total Approved Bills
 \$136,159.76 Minus eligible bills for release without prior approval: including Utility,
 \$1,184,396.92 Retirement, Insurance, Health Benefit, and Tax Collection Funds

Attachment B



**CITY OF GRAND HAVEN, MICHIGAN
PROCLAMATION
PRIDE MONTH**



WHEREAS, the City Council of Grand Haven, Michigan, proudly proclaims the month of June 2026 as Two-Spirit, Lesbian, Gay, Bisexual, Transgender, Queer or Questioning, Intersex, and Asexual (2SLGBTQIA+) Pride Month throughout the City of Grand Haven; and

WHEREAS, all people are born free and equal in dignity and rights, and LGBTQIA+ individuals have made immeasurable contributions to the cultural, civic, and economic vitality of our community, state, and nation; and

WHEREAS, the City of Grand Haven remains committed Two-Spirit, Lesbian, Gay, Bisexual, Transgender, Queer or Questioning, Intersex, and Asexual individual possesses inherent worth, and the City Council calls upon residents, businesses, faith communities, and organizations to uphold that principle through action, compassion, and civic leadership; and

WHEREAS, the observance of Pride Month promotes awareness, strengthens community connections, encourages meaningful dialogue, and affirms our shared responsibility to build a welcoming city where everyone can live authentically and safely;

WHEREAS, the City of Grand Haven celebrates the Grand Haven Pride Festival to be held on June 13, 2026, as a joyful gathering that brings together residents, families, businesses, and visitors in a spirit of unity, education, and celebration, highlighting the diversity, resilience, and ongoing contributions of the 2SLGBTQIA+ community within our city and beyond; and

NOW, THEREFORE, BE IT RESOLVED that the Grand Haven City Council hereby proclaims the month of June 2026 as Pride Month in the City of Grand Haven in support of the 2SLGBTQIA+ community, and directs that the word "Pride" be placed on the City Welcome sign at Washington Avenue and 5th Street as a visible expression of the City's commitment to inclusion and equality.

IN WITNESS WHEREOF, I hereby affix my signature and the seal of the City of Grand Haven on this 1st day of June 2026.

Robert Monetza
Mayor, City of Grand Haven



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

06.15.26

FUND NUMBER	FUND NAME	ACH		ACH		CREDIT CARD	TOTALS
		WARRANT 06.02.26	WARRANT 06.02.26	WARRANT 06.10.26	WARRANT 06.10.26	WARRANT 06.09.26	
101	General Fund	\$10,123.14	\$0.00	\$53,753.76	\$53,248.60	\$8,234.68	\$125,360.18
151	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202	Major Street Fund	\$335.50	\$0.00	\$223,582.09	\$236.71	\$0.00	\$224,154.30
203	Local Street Fund	\$27.49	\$0.00	\$220,895.60	\$324.01	\$0.00	\$221,247.10
235	Public Safety Millage Rev Fund	\$0.00	\$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	\$0.00
243	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$0.00	\$28,458.75	\$0.00	\$28,458.75
244	Economic Development Corp Fund	\$0.00	\$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	\$0.00
246	Brownfield TIF GL Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248	Grand Haven Main Street DDA Fund	\$7,131.19	\$0.00	\$7,899.84	\$1,125.95	\$875.38	\$17,032.36
272	2008/17 UTGO Inf Bond Rev Fund	\$0.00	\$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	\$0.00
274	2015 UTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
276	LightHouse Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
278	Community Land Trust Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$5.00
352	Brownfield TIF Debt Fund	\$0.00	\$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	\$0.00
373	2014 LTGO Bond Debt Fund	\$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
375	Public Safety Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
384	2020 LTGO Bond - Warber Drain Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
394	Downtown TIF Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
401	Public Improvements Fund	\$1,368.00	\$13,555.00	\$0.00	\$8,739.98	\$0.00	\$23,662.98
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
410	Harbor Island Remediation Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$1,540.86	\$1,540.86
435	Public Safety Capital Project Fund	\$0.00	\$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	\$0.00
457	2014 LTGO Construction Fund	\$0.00	\$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	\$0.00
508	North Ottawa Recreation Authority	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	Sewer Authority Operating	\$292.14	\$0.00	\$2,932.69	\$26,032.81	\$17.48	\$29,275.12
509	Sewer Authority SL Force Main	\$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	\$461.74	\$0.00	\$19,748.14	\$1,000.39	\$147.88	\$21,358.15
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
581	Airport Fund	\$0.00	\$0.00	\$221.35	\$92.01	\$0.00	\$313.36
590	City Sewer Fund	\$17.99	\$0.00	\$1,246.36	\$194,330.72	\$0.00	\$195,595.07
591	City Water Fund	\$4,423.62	\$0.00	\$19,194.93	\$3,491.49	\$0.00	\$27,110.04
594	Marina Fund	\$5,971.70	\$0.00	\$1,917.37	\$1,940.51	\$411.35	\$10,240.93
597	Boat Launch Fund	\$0.00	\$0.00	\$98.30	\$1,281.68	\$0.00	\$1,379.98
661	Motor Pool Fund	\$1,515.00	\$0.00	\$624.44	\$39,812.44	\$35.14	\$41,987.02
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	\$0.00	\$0.00	\$0.00	\$0.00
679	Health Benefits Fund	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$93,146.13	\$8,388.55	\$0.00	\$101,534.68
704	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$31,667.51	\$13,555.00	\$645,261.00	\$368,504.60	\$11,267.77	\$1,070,255.88

\$1,070,255.88 Total Approved Bills
 \$101,534.68 Minus eligible bills for release without prior approval: including Utility,
 \$968,721.20 Retirement, Insurance, Health Benefit, and Tax Collection Funds

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: June 8, 2026
SUBJECT: Storm Sewer Easement Outfall Renewal

Background

The City of Grand Haven maintains a 15-inch storm sewer outfall that discharges to the Grand River through federally owned property near the U.S. Coast Guard Station and Government Basin. The original easement authorizing the installation, operation, and maintenance of this facility was granted by the U.S. Army Corps of Engineers in 1975 for a 50-year term.

The attached easement agreement renews and replaces the original easement, allowing the City to continue operating and maintaining the existing storm sewer outfall. The renewed easement covers the same general location and includes standard federal requirements related to maintenance, insurance, environmental protection, indemnification, and coordination with the Army Corps for any future work within the easement area.

The easement term extends through March 2, 2050, and requires a one-time administrative fee of \$7,705.00, which was already authorized by City Council at the December 15, 2025 City Council meeting.

Recommendation

City staff recommends City Council approve the execution of Easement No. DACW35-2-25-3002 with the U.S. Army Corps of Engineers for the continued operation and maintenance of the City's existing storm sewer outfall.

**LETTER AGREEMENT
BETWEEN
THE UNITED STATES OF AMERICA
AND
CITY OF GRAND HAVEN, MICHIGAN**

This Letter Agreement (LA) is made as of the 15th day of December, 20 25, by the United States of America, acting by and through the Department of the Army, U.S. Army Engineer District, Detroit, hereinafter referred to as **USAED Detroit**, and **City of Grand Haven, Michigan**, hereinafter referred to as the **Requestor**.

WHEREAS, the Requestor has applied for approval to use certain property under the jurisdiction of USAED Detroit; and

WHEREAS, 10 U.S.C. § 2695 authorizes USAED Detroit to collect funds from non-Federal entities for certain real property transactions; and

WHEREAS, USAED Detroit is authorized to outgrant Federal property under its control for use by non-Federal entities and is required to generally collect the fair market value of the outgrant, if applicable; and

WHEREAS, the Requestor intends to fund the full cost of the preparation and review of an outgrant to be performed by USAED Detroit to enter upon Federal property at Grand Haven Harbor and Channel for the purpose of a 25-year extension of an easement for a storm sewer outfall at the Government mooring basin and to pay the fair market value for the outgrant, if applicable;

NOW, THEREFORE, in consideration of the faithful performance by each party of the mutual covenants, and agreements hereinafter set forth, it is mutually agreed as follows:

1. OBLIGATIONS OF USAED DETROIT:

- a. USAED Detroit will provide a cost estimate for the administrative fees. The administrative fees represent the labor costs incurred by USAED Detroit to complete the outgrant request review and process the document if approved; to include, but are not limited to, review of environmental documentation, mapping and legal description preparation, appraisal, preparation of the final real estate agreement, and the ongoing management of the outgrant over its term. The actual final costs may be greater or lesser than the estimated costs. USAED Detroit shall promptly notify you if the amount will be exceeded.
- b. USAED Detroit will complete the work and provide the outgrant document to the Requestor for signature along with: a cost of the actual administrative fees incurred to complete the outgrant document; and the appraised value of the fair market value of the outgrant, as applicable.
- c. USAED Detroit will promptly execute the outgrant document and return a fully executed copy to the Requestor upon receipt of the signed outgrant document and payment of the actual administrative fees and the fair market value of the outgrant, as applicable.

2. OBLIGATIONS OF THE REQUESTOR:

- a. The Requestor, upon notification by USAED Detroit that the estimated administrative cost in the amount of **seven-thousand seven-hundred and five and no/100 dollars (\$7,705.00)** is insufficient to complete the work, and additional funds are needed, the Requestor shall either authorize, in writing, the additional costs, or it can direct termination of the work under this LA.

 - b. The Requestor, upon receipt of this Letter Agreement, will forward payment to USAED Detroit for the administrative costs outlined in Condition 2(a.), and signed copies of the document. Requestor's payment shall be made payable to **"FAO, USAED, Detroit"**, and the signed documents and payments will be mailed to: **U.S. Army Corps of Engineers, Detroit District, ATTN: Real Estate Office, 477 Michigan Avenue, Detroit, Michigan, 48226.**
- (i). To make an electronic payment using Pay.gov, please include the following information and await further instructions:

Name/Business/Municipality: _____

Address: _____

Fed Tax ID/TIN or SSN: _____

Agreement Number: **DACW35-1-24-3006**

Agreement Location: **Grand Haven Federal Navigation Harbor**

3. PAYMENTS:

a. All payments due under the terms of this outgrant must be paid on or before the date they are due in order to avoid the mandatory sanctions imposed by the Debt Collection Act of 1982, (31 U.S.C. § 3717). This statute requires the imposition of an interest charge for the late payment of debts owed to the United States; an administrative charge to cover the costs of processing and handling delinquent debts; and the assessment of an additional penalty charge on any portion of a debt that is more than 90 days past due. The provisions of the statute will be implemented as follows:

(i.) The United States will impose an interest charge, the amount to be determined by law or regulation, on late payment of rent. Interest will accrue from the due date. An administrative charge to cover the cost of processing and handling each late payment will also be imposed.

(ii.) In addition to the charges set forth above, the United States will impose a penalty charge of six percent (6%) per annum on any payment, or portion thereof, more than ninety (90) days past due. The penalty shall accrue from the date of delinquency and will continue to accrue until the debt is paid in full.


(iii.) All payments received will be applied first to any accumulated interest, administrative and penalty charges and then to any unpaid rental or other payment balance. Interest will not accrue on any administrative or late payment penalty charge.

IN WITNESS WHEREOF, the parties have executed this LA as of the day and year first above written.

THE UNITED STATES OF AMERICA

BY: _____
ANDREW M. SHELTON
Chief, Real Estate Technical Services Branch
Real Estate Contracting Officer
U.S. Army Corps of Engineers

CITY OF GRAND HAVEN:

Signature: 
Printed Name: Robert Monetta
Title: Mayor
Address: 519 Washington Ave.
Grand Haven, MI 49417
Requestor's Taxpayer Identification No. 38-6004687

PRIVACY ACT STATEMENT

Purpose of Form: This information is mandatory under the Debt Collection Improvement Act of 1996, Public Law 104-134, April 26, 1996, 110 Stat 1321-358. The head of each Federal agency must require each person doing business with that agency to furnish to that agency such person's taxpayer identification number. The agency intent is to use such number for purposes of collecting and reporting on any delinquent amounts arising out of such person's relationship with USAED, Detroit. OMB Circular A-129, App. A, part V, and DOD Financial Regulation 7000.14-R, Vol. 4, chapter 3, states that any close-out of accounts receivable procedures will include reporting the close-out amount on IRS Form 1099-C. IRS Form 1099-C is an income form which requires a taxpayer identification number and means that the agency will report the uncollectible debt to IRS as income to the person who failed to pay the uncollectible debt owed to the agency under the outgrant. The 1099-C reports the uncollectible debt as income to the debtor, which may be taxable at the debtor's current tax rate. Failure to provide this information may result in your outgrant request being denied.

U.S. Army Corps of Engineers
Great Lakes Real Estate Office
Buffalo, Chicago, and Detroit Districts

**DEPARTMENT OF THE ARMY
EASEMENT FOR PIPELINE RIGHT-OF-WAY
EASEMENT NO. DACW35-2-25-3002
GRAND HAVEN AREA OFFICE PROJECT
OTTAWA COUNTY, MICHIGAN**

WHEREAS, the Secretary of the Army, by Easement No. DACW22-2-75-206, dated March 21, 1975, granted to the City of Grand Haven, Michigan, an easement for the construction, operation, and maintenance of a 15-inch storm sewer outfall for a term of fifty (50) years; and

WHEREAS, the **CITY OF GRAND HAVEN**, Michigan, desires to renew said easement for the continued operation and maintenance of the existing 15-inch storm sewer outfall, and the Secretary of the Army has agreed to grant a new easement to replace and supersede the expired easement;

NOW, THEREFORE, the **SECRETARY OF THE ARMY**, hereinafter referred to as the Grantor, under and by virtue of the authority vested in the Secretary by Title 10, United States Code, Section 2669, hereby grants to the **CITY OF GRAND HAVEN, MICHIGAN**, hereinafter referred to as the Grantee, an easement for a right-of-way to operate and maintain a 15-inch storm sewer outfall to the Grand River. This new easement, designated DACW35-2-25-3002, **SUPERSEDES** and **REPLACES** the prior easement DACW22-2-75-206.

The easement is over, across, in, and upon lands of the United States, as described in **EXHIBIT A**, attached hereto and made part hereof, hereinafter referred to as the premises, and more particularly described as:

A strip of land being 20 feet in width, 10 feet on each side of a centerline located in the Southwest one-quarter (S.W. 1/4) of Section 20, T. 8 N., R. 16 W., Michigan Meridian, City of Grand Haven, Ottawa County, Michigan, more particularly described as follows: Beginning at a point that is 10.92 feet North of the Southeast corner of Lot 7 of "Wadsworth's Addition to the City of Grand Haven" running thence N. 17°21' W., 75 feet more or less to the United States Government Basin and to a point that is 5.6 feet West of the end of the existing steel sea-wall. Being part of Lots 6 and 7 of "Wadsworth's addition to the City of Grand Haven".

THIS EASEMENT is granted subject to the following conditions.

1. TERM

This easement is hereby granted for a term of twenty-five (25) years beginning on 3 MARCH 2025 and ending on 2 MARCH 2050.

2. CONSIDERATION AND ADMINISTRATIVE FEE

a. The consideration for this easement shall be the construction, operation, and maintenance of the said facilities for the benefit of the general public in accordance with the terms herein set forth.

b. The Grantee shall pay in advance to the United States a one-time payment in the amount of seven thousand seven hundred five and no/100 dollars (**\$7,705.00**) for the full term of this easement to cover administrative expenses associated with the processing of this instrument. The administrative fee is to be paid in full, by check in advance, with "**DACW35-2-25-3002**" printed on the check documentation. The payment must be enclosed with the signed easement, made payable to the order of "**FAO, USAED, Detroit District**" and delivered to the U.S. Army Engineer District, Detroit, ATTN: Real Estate Division, 477 Michigan Avenue, Detroit, Michigan, 48226.

3. NOTICES

All correspondence and notices to be given pursuant to this easement shall be addressed, if to the Grantee, City of Grand Haven, ATTN: Public Works Director, 519 Washington Ave, Grand Haven, Michigan, 49417; and, if to the United States, to the U.S. Army Engineer District, Detroit, ATTN: Chief, Real Estate Division, 477 Michigan Avenue, Detroit, Michigan 48226; or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope or wrapper addressed as aforesaid, and deposited postage prepaid in a post office regularly maintained by the United States Postal Service.

4. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to "Secretary", "District Engineer", "Installation Commander", or "said officer" shall include their duly authorized representatives. Any reference to "Grantee" shall include assignees, transferees, and their duly authorized representatives.

5. SUPERVISION BY THE DISTRICT ENGINEER

The construction, operation, maintenance, repair, or replacement of said facilities, including culverts and other drainage facilities, shall be performed at no cost or expense to the United States and subject to the approval of the District Engineer, hereinafter referred to as said officer. Upon the completion of any of the above activities, the Grantee shall immediately restore the premises to the satisfaction of said

officer. The use and occupation of the premises for the purposes herein granted shall be subject to such rules and regulations as said officer prescribes in writing from time to time.

6. APPLICABLE LAWS AND REGULATIONS

The Grantee shall comply with all applicable Federal, State, County, and municipal laws, ordinances, and regulations wherein the premises are located.

7. CONDITION OF PREMISES

The Grantee acknowledges that it has inspected the premises, knows the condition, and understands that the same is granted without any representation or warranties whatsoever and without any obligation on the part of the United States.

8. INSPECTION AND REPAIRS

The Grantee shall inspect the facilities at reasonable intervals and immediately repair any defects found by such inspection or when required by said officer to repair any such defects.

9. PROTECTION OF GOVERNMENT PROPERTY

The Grantee shall be responsible for any damage that may be caused to the property of the United States by the activities of the Grantee under this easement and shall exercise due diligence in the protection of all property located on the premises against fire or damage from any and all other causes. Any property of the United States damaged or destroyed by the Grantee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Grantee to a condition satisfactory to said officer, or at the election of said officer, reimbursement made therefore by the Grantee in an amount necessary to restore or replace the property to a condition satisfactory to said officer.

10. RIGHT TO ENTER

The right is reserved to the United States, its officers, agents, and employees to enter upon the premises at any time and for any purpose necessary or convenient in connection with government purposes, to make inspections, to remove timber or other material, except property of the Grantee, to flood the premises and/or to make any other use of the lands as may be necessary in connection with government purposes, and the Grantee shall have no claim for damages on account thereof against the United States or any officer, agent, or employee thereof.

11. TRANSFERS AND ASSIGNMENTS

Without prior written approval by said District Engineer, the Grantee shall neither transfer nor assign this easement or any part thereof nor grant any interest, privilege, or license whatsoever in connection with

this easement. The provisions and conditions of this easement shall extend to and be binding upon and shall inure to the benefit of the representatives, successors and assigns of the Grantee. The foregoing notwithstanding, the Grantee may mortgage or assign this easement, as collateral security, to any party or parties (including any trustee(s) or agent(s) thereof) providing financing to the Grantee.

12. INDEMNITY

The United States shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property or injuries to the person of the Grantee's officers, agents, or employees, or others who may be on the premises at their invitation, or the invitation of any one of them, and the Grantee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors.

13. SUBJECT TO EASEMENTS

This easement is subject to all other existing easements, or those subsequently granted as well as established access routes for roadways and utilities located, or to be located, on the premises, provided that the proposed grant of any new easement or route will be coordinated with the Grantee, and easements will not be granted which will, in the opinion of said officer, interfere with the use of the premises by the Grantee.

14. RELOCATION OF FACILITIES

In the event all or any portion of the premises occupied by the said facilities shall be needed by the United States, or in the event the existence of said facilities is determined to be detrimental to governmental activities, the Grantee shall from time to time, upon notice to do so, and as often as so notified, remove said facilities to such other location on the premises as may be designated by said officer. In the event said facilities shall not be removed or relocated within ninety (90) days after such notice, the United States may cause such relocation at the sole expense of the Grantee.

15. TERMINATION

This easement may be terminated by the Secretary upon 30 days written notice to the Grantee if the Secretary shall determine that the right-of-way hereby granted interferes with the use or disposal of said land by the United States, or it may be revoked by the Secretary for failure of the Grantee to comply with any or all of the conditions of this easement, or for non-use for a period of two (2) years, or for abandonment.

16. SOIL AND WATER CONSERVATION

The Grantee shall maintain, in a manner satisfactory to said officer, all soil and water conservation structures that may be in existence upon said premises at the beginning of or that may be constructed by the Grantee

during the term of this easement, and the Grantee shall take appropriate measures to prevent or control soil erosion within the right-of-way herein granted. Any soil erosion occurring outside the premises resulting from the activities of the Grantee shall be corrected by the Grantee as directed by said officer.

17. ENVIRONMENTAL PROTECTION

a. Within the limits of their respective legal powers, the parties hereto shall protect the premises against pollution of its air, ground, and water. The Grantee shall promptly comply with any laws, regulations, conditions, or instructions affecting the activity hereby authorized if and when issued by the U.S. Environmental Protection Agency, or any Federal, State, interstate, or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the premises is strictly prohibited. Such regulations, conditions, or instructions in effect or prescribed by the said Environmental Protection Agency or any Federal, State, interstate, or local governmental agency are hereby made a condition of this easement. The Grantee shall not discharge waste or effluent from the premises in such a manner that the discharge will contaminate streams or other bodies of water, or otherwise become a public nuisance.

b. The use of any pesticides or herbicides within the premises shall be in conformance with all applicable Federal, State, and local laws and regulations. The Grantee must obtain approval in writing from said officer before any pesticides or herbicides are applied to the premises.

c. The Grantee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs arising from the Grantee's activities, the Grantee shall be liable to restore the damaged resources.

18. HISTORIC PRESERVATION

The Grantee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural, or other cultural artifacts, relics, remains, or objects of antiquity. In the event such items are discovered on the premises, the Grantee shall immediately notify said officer and protect the site and material from further disturbance until said officer gives clearance to proceed.

19. NON-DISCRIMINATION

a. The Grantee shall not discriminate against any person or persons or exclude them from participation in the Grantee's operations, programs, or activities conducted on the premises, because of race, color, religion, sex, age, handicap, or national origin. The Grantee will comply with the Americans with Disabilities Act and attendant Americans with Disabilities Act Accessibility Guidelines (ADAAG) published by the Architectural and Transportation Barriers Compliance Board.

b. The Grantee, by acceptance of this easement, is receiving a type of Federal assistance and, therefore, hereby gives assurance that it will comply with the provisions of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. § 2000d); the Age Discrimination Act of 1975 (42 U.S.C. § 6102); the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794); and all requirements imposed by or pursuant to the Directive of the Department of Defense (32 CFR Part 300) issued as Department of Defense Directives 5500.11 and 1020.1, and Army Regulation 600-7. This assurance shall be binding on the Grantee, its agents, successors, transferees, and assignees.

20. RESTORATION

On or before the expiration or termination of this easement, the Grantee shall, without expense to the United States, and within such time as said officer may indicate, remove said facilities and restore the premises to the satisfaction of said officer. In the event the Grantee shall fail to remove said facilities and restore the premises, the United States shall have the option to take over said facilities without compensation, or to remove said facilities and perform the restoration at the expense of the Grantee, and the Grantee shall have no claim for damages against the United States, or its officers or agents for such action.

21. DISCLAIMER

This instrument is effective only insofar as the rights of the United States in the property are concerned, and the Grantee shall obtain such permission as may be required on account of any other existing rights. It is understood that the granting of this easement does not eliminate the necessity of obtaining a Department of the Army Regulatory Permit, which may be required pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (30 Stat. 1151; 33 U.S.C. § 403), Section 404 of the Clean Water Act (33 U.S.C. § 1344), or any other permit or license which may be required by Federal, State, or local statute in connection with use of the premises.

22. SPECIAL CONDITIONS

- a. This easement authorizes construction, operation, and maintenance of a 15-inch storm sewer outfall to the Grand River at the South End of U.S. Government Basin and/or through Federal fee owned property located at the Grand Haven Project Office Federal Navigation Project, Michigan, over, across, in and upon lands of the United States as identified on **Exhibit A**.
- b. All construction and activities on the premises, including the detailed construction plans and specifications for any structure or improvements, must be coordinated with the Area Engineer of the Lake Michigan Area Office by phone at (616) 842-5510, extension 25523. This coordination process is required to ensure that the Grantee's construction and activities are consistent with the purpose and integrity of the Two Rivers Harbor Federal Navigation Project and is not intended as a detailed engineering review. The Federal Government assumes no responsibility or liability for the technical sufficiency of the Grantee's construction.

d. If this easement is officially recorded on the property record by the Grantee for the said facilities with the appropriate County office that manages property deeds, please submit a copy of the recorded document with liber and page number, or the related document tracking number utilized by the County, to the USACE Office listed under Paragraph No. 3 ("Notices").

23. INSURANCE

a. At the commencement of this easement, the Grantee shall obtain from a reputable insurance company or companies, liability insurance. The insurance shall provide an amount not less than that which is prudent, reasonable, and consistent with sound business practices or a minimum combined single limit in the amount of two million and no/100 dollars (\$1,000,000.00), whichever is greater, for any number of persons or claims arising from any one incident with respect to bodily injuries or death resulting therefrom, property damage, or both, suffered or alleged to have been suffered by any person or persons resulting from the operations of the Grantee under the terms of this easement. On an annual basis, the Grantee shall require its insurance company to furnish with the said officer a copy of the policy or policies, or if acceptable to said officer, certificates of insurance evidencing the purchase of such insurance. The minimum amount of liability insurance coverage is subject to revision by said officer every five years or upon renewal or modification of this easement.

b. The insurance policy or policies shall be of comprehensive form of contract and shall specifically provide protection appropriate for the types of facilities, services, and activities involved. The Grantee shall require that the insurance company give said officer thirty (30) days written notice of any cancellation or change in such insurance. Said officer may require closure of any or all of the premises during any period for which the Grantee does not have the required insurance coverage.

c. In the event the Grantee is self-insured, the Grantee shall certify such self-insurance, in writing, in the minimum amount specified to said officer.

d. Easement No. DACW35-2-25-3002 must appear on all insurance related documents submitted.

THIS EASEMENT is not subject to Title 10, United States Code, Section 2662, as amended.

THIS EASEMENT is also executed by the Grantee this _____ day of _____, _____.

CITY OF GRAND HAVEN, MICHIGAN

(signature)

(printed name)

(title)

ACKNOWLEDGEMENT

State of Michigan)
) SS
_____ County)

This instrument was acknowledged before me on the ____ day of _____, 2026 by _____, who executed the foregoing instrument.

Notary Public,
State of Minnesota
My commission expires: _____

(SEAL)

U.S. Army Corps of Engineers
Current Easement: DACW35-2-25-3002
Prior Easement: DACW22-2-75-206



EASEMENT DACW35-2-25-3002 | 0.03 ACRES
CITY OF GRAND HAVEN | 15 INCH STORM SEWER OUTFALL (20' WIDE EASEMENT)
EXHIBIT A
GRAND HAVEN AREA OFFICE (GHVAOD) | TRACT A
OTTAWA COUNTY, MICHIGAN



EASEMENT AREA



Center DMS: 86°14'23"W 43°03'36"N
 Center DD: 86.24°W 43.06°N
 3/17/2026

© OpenStreetMap (and) contributors, CC-BY-SA, Imagery © Mapbox, Esri, Vantor, Earthstar, Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, USGS



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: June 11, 2026
SUBJECT: FY2025-26 Final Budget Amendments

As the final part of the budget process, we reviewed current fiscal year budget numbers, have identified, and are requesting budget amendments for the General Fund (101), Major Streets Fund (202), Local Streets Fund (203), Special Revenue Funds (243-274), Public Improvement Fund (401), Airport Fund (581), Northwest Ottawa Recreation Authority (508), Sewer Authority (509), and Northwest Ottawa Water System Fund (510) as listed in the attached budget amendment detail. Where possible, budget allocations between accounts in a department and/or department to department were used aiming for a net zero change. Net change is included in the detail at the end of each Fund where appropriate.

Highlights of some of the requested budget amendments for the funds include:

General Fund - Net Change \$185,946

Revenues – \$320,690 increase, includes:

- Rental Housing Licenses and Building Permits increases
- Local Community Stabilization Act funds from State - May 2026 distribution \$608,514
- Public Safety Sponsored Recruit Training Assistance revenue increase

Expenditures – \$134,744 increase, includes:

- Wages, benefits, and payroll related Motor Pool charges allocated between various departments during budgeting process; allocations change depending on where employees work throughout the year and adjustments were made within or between departments
- Updated original numbers for projects estimated during budgeting process
- Professional/contractual updated for various contracted services
- Utility cost increases for electricity, heating, and water

Major Streets Fund – No Net Change

Revenues and Expenditures – no net change to overall budget, includes:

- Increased Snowmelt reimbursements and expenses
- Reimbursements from contracting companies for emergency street repairs

Local Streets Fund – Net Change \$2,142

Revenues and Expenditures – adjustments made within or between departments

Special Revenue Fund Brownfield Redevelopment Fund (243) – Net Change \$36,918

Revenues and Expenditures for third party financial review relating to incentive policy

Special Revenue Fund Grand Haven Main Street DDA Fund (248) – No Net Change

Revenue and Expenditures for Match on Main Grant moved to next fiscal year

Special Revenue Bond Funds (272 and 274) – Net Change \$52,090 and \$39,380

Local Community Stabilization Act funds received from State in May 2026

Public Improvement Fund – No Net Change

Revenues and Expenditures – no net change to overall budget

Airport Fund – Net Change \$93,095

Revenues and Expenditures decreased, includes:

- Projects administered and paid through MDOT, no revenue received or expenses paid
- Other capital projects are fixed assets and move to balance sheet accounts

GENERAL FUND BUDGET AMENDMENTS
 FY2025-26 BUDGET
 06/15/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Fund 101 - General Fund				
ESTIMATED REVENUES				
Dept 041 - Property Taxation Revenue				
101-041-402.00	Current Property Taxes	\$ 8,160,000	\$ 11,500	\$ 8,171,500
Dept 043 - Licenses Permits Franchises				
101-043-478.00	Rental Housing Licenses	288,500	17,000	305,500
101-043-482.00	Building Permits	500,000	96,000	596,000
Dept 044 - Grants				
101-044-509.00	Federal Grants	25,000	(25,000)	0
101-044-543.00	State Grants	3,750	11,252	15,002
101-044-569.01	State Grants Other - SBTE Reimbursement	40,596	19,404	60,000
101-044-573.00	State Grants - Local Comm Stabilization	975,000	52,000	1,027,000
101-044-582.00	Local Grants	140,506	14,334	154,840
Dept 045 - State Shared Revenue				
101-045-574.03	State Rev Sharing - Sales Tax CVTRS-PS	0	27,400	27,400
Dept 049 - Cemetery Services				
101-049-627.00	Cemetery Lot Sales	35,000	8,800	43,800
Dept 051 - Miscellaneous Services				
101-051-654.00	Central Park Place Building Rental	150,000	8,000	158,000
Dept 056 - Refunds Rebates Reimbursements				
101-056-676.41	Reimbursement - DPS MCOLES SIGMA	80,000	80,000	160,000
	TOTAL ESTIMATED REVENUES	\$ 10,398,352	\$ 320,690	\$ 10,719,042
ESTIMATED EXPENDITURES				
Dept 101 - City Council				
101-101-750.00	Oper Materials & Supplies	\$ 2,000	\$ 100	\$ 2,100
101-101-750.03	Miscellaneous Event Expenses	56,100	1,900	58,000
101-101-801.30	Boards & Commissions	6,925	(3,925)	3,000
101-101-852.00	Internet Services - Other Misc Commun	2,000	(1,000)	1,000
101-101-880.00	Advertising & Public Relations	200	500	700
101-101-957.00	Professional Development	2,575	2,425	5,000
Dept 172 - City Manager				
101-172-702.00	Salaries & Wages - Fulltime	460,000	(2,640)	457,360
101-172-714.00	Short Term Disability Insurance	1,080	520	1,600
101-172-715.00	Long Term Disability Insurance	1,080	120	1,200
101-172-750.00	Oper Materials & Supplies	3,000	400	3,400
101-172-801.00	Professional/Contractual	1,000	500	1,500
101-172-924.00	Postage	300	100	400
101-172-957.00	Professional Development	3,500	1,000	4,500

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Dept 191 - Finance & Treasury				
101-191-711.00	Health Benefits - Blue Cross	111,100	(4,100)	107,000
101-191-711.01	Vision Insurance/Reimbursement	400	(75)	325
101-191-711.03	Health Care Savings Plan	12,500	(500)	12,000
101-191-712.00	Dental Benefits	4,200	800	5,000
101-191-713.00	Life Insurance	470	(120)	350
101-191-714.00	Short Term Disability Insurance	1,200	205	1,405
101-191-715.00	Long Term Disability Insurance	1,500	(450)	1,050
101-191-716.00	MERS DB Pension ER	161,000	(100)	160,900
101-191-716.02	MERS 401a Defined Contrib ER	27,700	(2,500)	25,200
101-191-717.00	Social Security & Medicare ER	35,300	(4,800)	30,500
101-191-719.00	Workers Comp Insurance	1,650	(200)	1,450
101-191-720.00	OPEB/Retiree Health ER	27,000	(700)	26,300
101-191-750.00	Oper Materials & Supplies	2,500	790	3,290
101-191-801.00	Professional/Contractual	31,500	1,300	32,800
101-191-801.80	Bank Service Fees	15,000	6,500	21,500
101-191-860.00	Transportation, Meals & Lodging	750	(450)	300
101-191-924.00	Postage	5,500	6,000	11,500
101-191-957.00	Professional Development	2,000	(1,300)	700
101-191-958.00	Memberships & Dues	500	(300)	200
Dept 215 - City Clerk				
101-215-860.00	Transportation, Meals & Lodging	5,000	(295)	4,705
101-215-924.00	Postage	800	200	1,000
101-215-957.00	Professional Development	3,275	(275)	3,000
101-215-958.00	Memberships & Dues	530	370	900
Dept 257 - Finance - Assessing				
101-257-717.00	Social Security & Medicare ER	60	20	80
101-257-801.00	Professional/Contractual	218,000	6,000	224,000
101-257-860.00	Transportation, Meals & Lodging	400	150	550
101-257-900.00	Printing & Publishing	410	490	900
101-257-924.00	Postage	5,000	(660)	4,340
Dept 262 - City Clerk - Elections				
101-262-703.00	Salaries & Wages - Parttime	13,300	1,200	14,500
101-262-750.00	Oper Materials & Supplies	10,000	(1,200)	8,800
Dept 266 - Legal Services				
101-266-804.00	Legal Fees	65,000	10,000	75,000
Dept 270 - Human Resources				
101-270-745.00	Periodicals & Subscriptions	900	2,100	3,000
101-270-750.00	Oper Materials & Supplies	9,450	(2,250)	7,200
101-270-958.00	Memberships & Dues	0	150	150

GL NUMBER	DESCRIPTION	2025-26	INCREASE/ DECREASE	FY2025-26
		AMENDED BUDGET		REQUESTED BUDGET
Dept 305 - PSAF-Administration				
101-305-702.00	Salaries & Wages - Fulltime	330,000	20,000	350,000
101-305-703.00	Salaries & Wages - Parttime	40,000	(2,500)	37,500
101-305-704.00	Overtime	550	(45)	505
101-305-711.00	Health Benefits - Blue Cross	50,200	17,800	68,000
101-305-714.00	Short Term Disability Insurance	1,050	235	1,285
101-305-715.00	Long Term Disability Insurance	1,300	(100)	1,200
101-305-716.02	MERS 401a Defined Contrib ER	12,500	200	12,700
101-305-717.00	Social Security & Medicare ER	15,600	2,400	18,000
101-305-718.00	State Unemployment Ins ER	40	10	50
101-305-719.00	Workers Comp Insurance	5,700	1,050	6,750
101-305-720.00	OPEB/Retiree Health ER	24,000	(1,200)	22,800
101-305-740.00	Office Supplies	2,000	(500)	1,500
101-305-745.00	Periodicals & Subscriptions	150	250	400
101-305-750.00	Oper Materials & Supplies	19,000	(4,000)	15,000
101-305-775.00	K-9 Expenses	1,500	(1,000)	500
101-305-850.00	Telephone	5,100	(500)	4,600
101-305-860.00	Transportation, Meals & Lodging	2,300	2,700	5,000
101-305-900.00	Printing & Publishing	4,300	(3,800)	500
101-305-957.00	Professional Development	95,000	(2,700)	92,300
101-305-957.02	Police Training Act 302	8,000	(2,000)	6,000
101-305-965.00	Motor Pool Charges	60,500	(300)	60,200
Dept 345 - PSAF-Police & Fire Operations				
101-345-704.00	Overtime	200,000	10,000	210,000
101-345-704.10	Overtime - Court Appearance	5,000	1,000	6,000
101-345-706.00	Holiday Pay	161,500	(11,000)	150,500
101-345-711.03	Health Care Savings Plan	80,000	(1,500)	78,500
101-345-712.00	Dental Benefits	25,000	1,500	26,500
101-345-713.00	Life Insurance	2,700	(900)	1,800
101-345-714.00	Short Term Disability Insurance	8,100	900	9,000
101-345-715.00	Long Term Disability Insurance	10,200	(3,200)	7,000
101-345-716.02	MERS 401a Defined Contrib ER	150,000	(10,000)	140,000
101-345-717.00	Social Security & Medicare ER	59,300	(4,300)	55,000
101-345-719.00	Workers Comp Insurance	108,000	(8,000)	100,000
101-345-720.00	OPEB/Retiree Health ER	220,000	(2,000)	218,000
101-345-965.00	Motor Pool Charges	149,500	1,500	151,000
Dept 426 - PSAF-Emergency Preparation				
101-426-750.00	Oper Materials & Supplies	1,200	(300)	900
101-426-801.00	Professional/Contractual	6,000	17,000	23,000
101-426-852.00	Internet Services - Other Misc Commun	1,500	300	1,800

GL NUMBER	DESCRIPTION	2025-26	INCREASE/ DECREASE	FY2025-26
		AMENDED BUDGET		REQUESTED BUDGET
Dept 441 - DPW-Administration				
101-441-702.00	Salaries & Wages - Fulltime	190,000	(1,300)	188,700
101-441-704.00	Overtime	6,700	1,300	8,000
101-441-721.00	Clothing Allowance	7,500	2,500	10,000
101-441-750.00	Oper Materials & Supplies	41,250	(2,500)	38,750
101-441-920.00	Electricity	91,200	(6,200)	85,000
101-441-921.00	Gas Heating	10,000	6,200	16,200
101-441-922.00	Water & Sewer Charges	9,000	1,500	10,500
101-441-957.00	Professional Development	6,500	(1,500)	5,000
Dept 444 - DPW-ROW & Sidewalks				
101-444-711.00	Health Benefits - Blue Cross	25,000	3,000	28,000
101-444-712.00	Dental Benefits	1,200	600	1,800
101-444-714.00	Short Term Disability Insurance	250	50	300
101-444-801.00	Professional/Contractual	38,250	11,750	50,000
101-444-965.00	Motor Pool Charges	100,000	7,000	107,000
Dept 528 - DPW-Downtown Dumpster				
101-528-717.00	Social Security & Medicare ER	600	200	800
101-528-719.00	Workers Comp Insurance	200	100	300
101-528-810.00	Trash Removal	70,000	(1,000)	69,000
101-528-965.00	Motor Pool Charges	400	700	1,100
Dept 529 - DPW-City Hall Building Operations				
101-529-703.00	Salaries & Wages - Parttime	13,000	(1,250)	11,750
101-529-750.00	Oper Materials & Supplies	5,000	1,000	6,000
101-529-755.00	Custodial Supplies	1,500	250	1,750
Dept 530 - DPW-Public Safety Building Operations				
101-530-801.00	Professional/Contractual	36,475	(3,000)	33,475
101-530-921.00	Gas Heating	9,000	3,000	12,000
Dept 531 - DPW-Community Promotion				
101-531-702.00	Salaries & Wages - Fulltime	64,000	4,000	68,000
101-531-711.00	Health Benefits - Blue Cross	15,000	1,500	16,500
101-531-711.03	Health Care Savings Plan	1,750	200	1,950
101-531-717.00	Social Security & Medicare ER	5,050	450	5,500
101-531-719.00	Workers Comp Insurance	2,500	250	2,750
101-531-720.00	OPEB/Retiree Health ER	4,000	(1,500)	2,500
101-531-965.00	Motor Pool Charges	7,500	2,500	10,000
Dept 532 - DPW-Waterfront Operations				
101-532-714.00	Short Term Disability Insurance	50	10	60
101-532-719.00	Workers Comp Insurance	2,000	200	2,200
101-532-801.00	Professional/Contractual	1,500	11,000	12,500
Dept 533 - DPW-Parking Lots				
101-533-702.00	Salaries & Wages - Fulltime	115,000	(18,610)	96,390
101-533-716.02	MERS 401a Defined Contrib ER	8,000	(1,500)	6,500
101-533-920.00	Electricity	2,000	1,500	3,500

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Dept 534 - DPW-Parks & Playgrounds				
101-534-721.00	Clothing Allowance	3,500	600	4,100
101-534-750.00	Oper Materials & Supplies	74,800	(10,800)	64,000
101-534-801.00	Professional/Contractual	127,671	36,329	164,000
101-534-920.00	Electricity	35,000	5,000	40,000
Dept 535 - DPW-Duncan Woods				
101-535-750.00	Oper Materials & Supplies	2,900	(500)	2,400
101-535-801.00	Professional/Contractual	129,000	(114,000)	15,000
101-535-801.16	Invasive Species Remediation		114,000	114,000
101-535-920.00	Electricity	700	100	800
101-535-922.00	Water & Sewer Charges	1,400	400	1,800
Dept 557 - DPW-Sewer Authority				
101-557-711.01	Vision Insurance/Reimbursement	0	2	2
101-557-755.00	Custodial Supplies	750	(2)	748
Dept 567 - DPW-Cemetery				
101-567-702.00	Salaries & Wages - Fulltime	115,000	5,000	120,000
101-567-704.00	Overtime	4,000	600	4,600
101-567-711.03	Health Care Savings Plan	3,800	(600)	3,200
101-567-716.02	MERS 401a Defined Contrib ER	8,000	(1,000)	7,000
101-567-717.00	Social Security & Medicare ER	13,200	(2,200)	11,000
101-567-720.00	OPEB/Retiree Health ER	9,250	(800)	8,450
101-567-801.00	Professional/Contractual	153,200	10,800	164,000
101-567-852.00	Internet Services - Other Misc Commun	1,350	150	1,500
101-567-920.00	Electricity	5,500	2,500	8,000
101-567-921.00	Gas Heating	4,000	1,000	5,000
101-567-965.00	Motor Pool Charges	60,000	20,000	80,000
Dept 701 - Planning				
101-701-801.00	Professional/Contractual	9,140	6,865	16,005
Dept 753 - DPW-Musical Fountain				
101-753-702.00	Salaries & Wages - Fulltime	3,000	(1,500)	1,500
101-753-703.00	Salaries & Wages - Parttime	13,000	(2,500)	10,500
101-753-801.00	Professional/Contractual	4,000	3,000	7,000
101-753-920.00	Electricity	5,000	1,000	6,000
Dept 754 - DPW-Mulligan's Hollow/Lodge/Ski Bowl				
101-754-702.00	Salaries & Wages - Fulltime	6,000	1,000	7,000
101-754-703.00	Salaries & Wages - Parttime	4,000	(1,000)	3,000
101-754-716.02	MERS 401a Defined Contrib ER	250	50	300
101-754-750.00	Oper Materials & Supplies	3,000	(1,450)	1,550
101-754-755.00	Custodial Supplies	500	(50)	450
101-754-810.00	Trash Removal	2,000	1,200	3,200
101-754-921.00	Gas Heating	2,600	250	2,850

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Dept 755 - DPW-Depot				
101-755-711.00	Health Benefits - Blue Cross	1,600	900	2,500
101-755-711.03	Health Care Savings Plan	100	50	150
101-755-720.00	OPEB/Retiree Health ER	300	100	400
101-755-755.00	Custodial Supplies	600	300	900
101-755-801.00	Professional/Contractual	15,000	5,000	20,000
101-755-922.00	Water & Sewer Charges	7,800	2,200	10,000
101-755-965.00	Motor Pool Charges	1,500	300	1,800
Dept 759 - Mini Golf				
101-759-703.00	Salaries & Wages - Parttime	25,000	(2,950)	22,050
101-759-719.00	Workers Comp Insurance	650	150	800
101-759-750.00	Oper Materials & Supplies	1,500	(150)	1,350
Dept 761 - Central Park Place (Community Center)				
101-761-703.00	Salaries & Wages - Parttime	40,000	(7,780)	32,220
101-761-704.00	Overtime	10,000	5,000	15,000
101-761-712.00	Dental Benefits	1,500	200	1,700
101-761-714.00	Short Term Disability Insurance	480	70	550
101-761-716.02	MERS 401a Defined Contrib ER	6,900	400	7,300
101-761-801.00	Professional/Contractual	12,000	1,000	13,000
101-761-852.00	Internet Services - Other Misc Commun	27	100	127
101-761-921.00	Gas Heating	13,000	932	13,932
101-761-924.00	Postage	20	10	30
Dept 780 - Coast Guard Festival				
101-780-965.00	Motor Pool Charges	5,047	68	5,115
	TOTAL ESTIMATED EXPENDITURES	\$ 5,020,355	\$ 134,744	\$ 5,155,099
	NET CHANGE REVENUES OVER EXPENDITURES:		\$ 185,946	

MAJOR STREETS FUND BUDGET AMENDMENTS
 FY2025-26 BUDGET
 06/15/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Fund 202 - Major Streets				
ESTIMATED REVENUES				
Dept 040 - Revenue Accounts				
202-040-676.00	Reimbursements	\$ 5,000	\$ 9,500	\$ 14,500
202-040-676.07	Reimbursement - Snowmelt Operating Costs	45,000	28,500	73,500
	TOTAL ESTIMATED REVENUES	\$ 50,000	\$ 38,000	\$ 88,000
ESTIMATED EXPENDITURES				
Dept 471 - Routine Maintenance				
202-471-702.00	Salaries & Wages - Fulltime	\$ 250,000	\$ 25,000	\$ 275,000
202-471-704.00	Overtime	10,000	6,000	16,000
202-471-712.00	Dental Benefits	2,700	200	2,900
202-471-714.00	Short Term Disability Insurance	850	150	1,000
202-471-715.00	Long Term Disability Insurance	715	185	900
202-471-720.00	OPEB/Retiree Health ER	17,500	2,500	20,000
202-471-721.00	Clothing Allowance	4,200	300	4,500
Dept 475 - Pavement Marking				
202-475-801.00	Professional/Contractual	12,000	25,125	37,125
Dept 476 - Winter Maintenance				
202-476-702.00	Salaries & Wages - Fulltime	47,000	(1,500)	45,500
202-476-704.00	Overtime	25,000	(3,750)	21,250
202-476-711.00	Health Benefits - Blue Cross	15,000	(2,800)	12,200
202-476-750.00	Oper Materials & Supplies	33,000	(1,000)	32,000
202-476-801.00	Professional/Contractual	2,000	(1,100)	900
202-476-925.00	Snowmelt Operating Costs	120,000	10,150	130,150
202-476-965.00	Motor Pool Charges	80,000	5,900	85,900
Dept 491 - Trunkline-Routine Maintenance				
202-491-702.00	Salaries & Wages - Fulltime	3,500	(3,000)	500
202-491-704.00	Overtime	200	(100)	100
202-491-711.00	Health Benefits - Blue Cross	600	(550)	50
202-491-717.00	Social Security & Medicare ER	250	(200)	50
202-491-719.00	Workers Comp Insurance	250	(200)	50
202-491-720.00	OPEB/Retiree Health ER	275	(225)	50
202-491-965.00	Motor Pool Charges	5,362	(5,260)	102

GL NUMBER	DESCRIPTION	2025-26		FY2025-26
		AMENDED BUDGET	INCREASE/DECREASE	REQUESTED BUDGET
Dept 492 - Trunkline-Street Sweeping				
202-492-702.00	Salaries & Wages - Fulltime	1,500	(1,500)	0
202-492-711.00	Health Benefits - Blue Cross	100	(100)	0
202-492-711.03	Health Care Savings Plan	50	(50)	0
202-492-716.02	MERS 401a Defined Contrib ER	100	(100)	0
202-492-717.00	Social Security & Medicare ER	100	(100)	0
202-492-719.00	Workers Comp Insurance	100	(100)	0
202-492-720.00	OPEB/Retiree Health ER	100	(100)	0
202-492-965.00	Motor Pool Charges	4,000	(4,000)	0
Dept 493 - Trunkline-Traffic Signals				
202-493-923.01	Signal Lights	7,100	(5,900)	1,200
Dept 496 - Trunkline-Winter Maintenance				
202-496-702.00	Salaries & Wages - Fulltime	2,500	(1,000)	1,500
202-496-711.00	Health Benefits - Blue Cross	300	(175)	125
202-496-965.00	Motor Pool Charges	2,500	(1,000)	1,500
Dept 499 - Trunkline-Grass & Weeds				
202-499-801.00	Professional/Contractual	7,500	(3,700)	3,800
	TOTAL ESTIMATED EXPENDITURES	\$ 656,352	\$ 38,000	\$ 694,352
	NET CHANGE REVENUES OVER EXPENDITURES:		\$ -	

LOCAL STREETS FUND BUDGET AMENDMENTS
 FY2025-26 BUDGET
 06/15/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Fund 203 - Local Streets Fund				
ESTIMATED REVENUES				
Dept 040 - Revenue Accounts				
203-040-483.20	Stormwater Tap & Permits	\$ 120	\$ 120	\$ 240
203-040-546.03	State Grant-Local Road	6,700	50	6,750
203-040-626.00	Contractual Services Revenue	3,470	3,770	7,240
203-040-665.00	Interest	15,000	1,000	16,000
203-040-676.00	Reimbursements	5,570	(1,798)	3,772
	TOTAL ESTIMATED REVENUES	\$ 30,860	\$ 3,142	\$ 34,002
ESTIMATED EXPENDITURES				
Dept 470 - Administration & General				
203-470-801.80	Bank Service Fees	\$ 2,000	\$ 1,000	\$ 3,000
Dept 471 - Routine Maintenance				
203-471-704.00	Overtime	2,000	100	2,100
203-471-860.00	Transportation, Meals & Lodging	1,000	(100)	900
Dept 473 - Traffic Signals				
203-473-750.00	Oper Materials & Supplies	0	150	150
203-473-923.01	Signal Lights	1,500	(150)	1,350
Dept 474 - Traffic Signs				
203-474-702.00	Salaries & Wages - Fulltime	3,000	(10)	2,990
203-474-716.02	MERS 401a Defined Contrib ER	50	10	60
Dept 475 - Pavement Marking				
203-475-801.00	Professional/Contractual	10,000	22,000	32,000
Dept 476 - Winter Maintenance				
203-476-702.00	Salaries & Wages - Fulltime	72,000	(22,000)	50,000
203-476-704.00	Overtime	25,000	(2,420)	22,580
203-476-711.00	Health Benefits - Blue Cross	15,000	(1,500)	13,500
203-476-712.00	Dental Benefits	700	20	720
203-476-717.00	Social Security & Medicare ER	6,000	(1,000)	5,000
203-476-750.00	Oper Materials & Supplies	28,000	4,300	32,300
203-476-801.00	Professional/Contractual	6,100	600	6,700
	TOTAL ESTIMATED EXPENDITURES	\$ 172,350	\$ 1,000	\$ 173,350
	NET CHANGE REVENUES OVER EXPENDITURES:		\$ 2,142	

SPECIAL REVENUE FUNDS (243-278) BUDGET AMENDMENTS
 FY2025-26 BUDGET
 06/15/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Fund 243 - Brownfield Redevelopment Fund				
ESTIMATED REVENUES				
Dept 040 - Revenue Accounts				
243-040-676.14	Reimbursement - EIP Financial Review	\$ 28,082	\$ 58,448	\$ 86,530
	TOTAL ESTIMATED REVENUES	\$ 28,082	\$ 58,448	\$ 86,530
ESTIMATED EXPENDITURES				
Dept 525 - Administration & General				
243-525-801.14	Econ Incentive Policy Financial Review	\$ 65,000	\$ 21,530	\$ 86,530
	TOTAL ESTIMATED EXPENDITURES	\$ 65,000	\$ 21,530	\$ 86,530
	NET CHANGE REVENUES OVER EXPENDITURES:		\$ 36,918	
Fund 248 - Grand Haven Main Street DDA				
ESTIMATED REVENUES				
Dept 040 - Revenue Accounts				
248-040-543.00	State Grants	\$ 40,000	\$ (25,000)	\$ 15,000
	TOTAL ESTIMATED REVENUES	\$ 40,000	\$ (25,000)	\$ 15,000
ESTIMATED EXPENDITURES				
Dept 525 - Administration & General				
248-525-750.18	Grant Disbursements	\$ 25,000	\$ (25,000)	\$ -
	TOTAL ESTIMATED EXPENDITURES	\$ 25,000	\$ (25,000)	\$ -
	NET CHANGE REVENUES OVER EXPENDITURES:		\$ -	
Fund 272 - 2008/17 Infrastructure Bond Revenue Fund				
ESTIMATED REVENUES				
Dept 040 - Revenue Accounts				
272-040-573.00	State Grants - Local Comm Stabilization	75,000	52,090	127,090
	TOTAL ESTIMATED REVENUES	75,000	52,090	127,090
Fund 274 - 2015 UTGO Bond Revenue Fund				
ESTIMATED REVENUES				
Dept 040 - Revenue Accounts				
274-040-573.00	State Grants - Local Comm Stabilization	75,000	39,380	114,380
	TOTAL ESTIMATED REVENUES	75,000	39,380	114,380

PUBLIC IMPROVEMENT FUND BUDGET AMENDMENTS
 FY2025-26 BUDGET
 06/15/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Fund 401 - Public Improvement Fund				
ESTIMATED REVENUES				
401-040-676.00	Reimbursements	\$ 16,500	\$ 1,500	\$ 18,000
Dept 931 - Transfers In				
401-931-699.01	Transfers in General Fund	1,120,000	8,700	1,128,700
	TOTAL ESTIMATED REVENUES	\$ 1,136,500	\$ 10,200	\$ 1,146,700
ESTIMATED EXPENDITURES				
Dept 902 - Public Improvement Admin & Ops				
401-902-971.00	Capital Outlay - Equipment	\$ 69,800	\$ 10,200	\$ 80,000
	TOTAL ESTIMATED EXPENDITURES	\$ 69,800	\$ 10,200	\$ 80,000
	NET CHANGE REVENUES OVER EXPENDITURES:		\$ -	

AIRPORT FUND BUDGET AMENDMENTS
 FY2025-26 BUDGET
 06/15/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Fund 581 - Airport				
ESTIMATED REVENUES				
Dept 040 - Revenue Accounts				
581-040-509.00	Federal Grants	\$ 598,175	\$ (598,175)	\$ -
581-040-543.00	State Grants	181,775	(90,280)	91,495
581-040-665.00	Interest	3,370	2,630	6,000
	TOTAL ESTIMATED REVENUES	\$ 783,320	\$ (685,825)	\$ 97,495
ESTIMATED EXPENDITURES				
Dept 525 - Administration & General				
581-525-801.80	Bank Service Fees	\$ 600	\$ 600	\$ 1,200
581-525-810.00	Trash Removal	1,440	380	1,820
581-525-850.00	Telephone	700	350	1,050
581-525-860.00	Transportation, Meals & Lodging		200	200
Dept 901 - Capital Projects				
581-901-971.00	Capital Outlay - Equipment	90,950	(90,950)	0
581-901-972.01	Capital Outlay - Engineering	154,500	(154,500)	0
581-901-972.02	Capital Outlay - Construction	535,000	(535,000)	0
	TOTAL ESTIMATED EXPENDITURES	\$ 783,190	\$ (778,920)	\$ 4,270
	NET CHANGE REVENUES OVER EXPENDITURES:		\$ 93,095	

NORTHWEST OTTAWA RECREATION AUTHORITY FUND BUDGET AMENDMENTS
 FY2025-26 BUDGET
 06/15/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Fund 508 - Northwest Ottawa Recreation Authority				
ESTIMATED REVENUES				
Dept 040 - Revenue Accounts				
508-040-582.00	Local Grants	\$ 30,700	\$ (25,000)	\$ 5,700
508-040-651.00	NORA - Program Fees	110,000	4,000	114,000
508-040-675.00	Donations	16,800	1,900	18,700
508-040-687.00	Refunds Rebates Miscellaneous	0	1,975	1,975
	TOTAL ESTIMATED REVENUES	\$ 157,500	\$ (17,125)	\$ 140,375
ESTIMATED EXPENDITURES				
Dept 751 - North Ottawa Recreation Authority				
508-751-702.00	Salaries & Wages - Fulltime	\$ 144,500	\$ 1,000	\$ 145,500
508-751-703.00	Salaries & Wages - Parttime	15,000	(3,500)	11,500
508-751-711.00	Health Benefits - Blue Cross	41,000	(1,000)	40,000
508-751-716.02	MERS 401a Defined Contrib ER	6,000	(500)	5,500
508-751-717.00	Social Security & Medicare ER	10,300	(1,000)	9,300
508-751-750.00	Oper Materials & Supplies	19,500	2,500	22,000
508-751-801.00	Professional/Contractual	16,000	4,000	20,000
508-751-801.56	NORA - Arbiter Pay	12,000	6,000	18,000
508-751-801.80	Bank Service Fees	30	25	55
508-751-880.00	Advertising & Public Relations	500	350	850
	TOTAL ESTIMATED EXPENDITURES	\$ 264,830	\$ 7,875	\$ 272,705
	NET CHANGE REVENUES OVER EXPENDITURES:		\$ (25,000)	

GRAND HAVEN-SPRING LAKE SEWER AUTHORITY FUND BUDGET AMENDMENTS
 FY2025-26 BUDGET
 06/15/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Fund 509 - Grand Haven-Spring Lake Sewer Authority				
ESTIMATED EXPENDITURES				
Dept 525 - Administration & General				
509-525-721.00	Clothing Allowance	\$ 5,700	\$ 700	\$ 6,400
509-525-750.00	Oper Materials & Supplies	5,500	(2,200)	3,300
509-525-751.00	Operating Supplies - Fuel & Lube	5,000	1,500	6,500
509-525-860.00	Transportation, Meals & Lodging	1,200	1,200	2,400
Dept 540 - Treatment				
509-540-711.00	Health Benefits - Blue Cross	12,560	6,540	19,100
509-540-711.03	Health Care Savings Plan	1,205	595	1,800
509-540-712.00	Dental Benefits	554	306	860
509-540-715.00	Long Term Disability Insurance	133	40	173
509-540-718.00	State Unemployment Ins ER	4	4	8
509-540-810.00	Trash Removal	6,500	1,000	7,500
509-540-920.00	Electricity	115,000	12,000	127,000
509-540-921.00	Gas Heating	14,000	2,000	16,000
Dept 541 - S/A-Industrial Pre-Treatment				
509-541-711.03	Health Care Savings Plan	972	190	1,162
509-541-714.00	Short Term Disability Insurance	108	25	133
509-541-717.00	Social Security & Medicare ER	2,478	310	2,788
509-541-720.00	OPEB/Retiree Health ER	3,300	700	4,000
509-541-804.00	Legal Fees	2,500	(1,225)	1,275
Dept 542 - S/A-Pumping Spring Lake				
509-542-716.02	MERS 401a Defined Contrib ER	841	60	901
509-542-719.00	Workers Comp Insurance	198	35	233
509-542-758.00	Diesel Fuel	1,000	(95)	905
Dept 543 - S/A-Pumping Grand Haven				
509-543-714.00	Short Term Disability Insurance	65	10	75
509-543-716.02	MERS 401a Defined Contrib ER	841	275	1,116
509-543-719.00	Workers Comp Insurance	198	60	258
509-543-720.00	OPEB/Retiree Health ER	2,000	200	2,200
509-543-758.00	Diesel Fuel	1,000	(250)	750
509-543-760.00	Maintenance & Repair Materials	5,000	(295)	4,705

GL NUMBER	DESCRIPTION	2025-26	INCREASE/	FY2025-26
		AMENDED BUDGET	DECREASE	REQUESTED BUDGET
Dept 544 - S/A-Grit Screening				
509-544-711.00	Health Benefits - Blue Cross	2,026	750	2,776
509-544-711.03	Health Care Savings Plan	194	40	234
509-544-712.00	Dental Benefits	89	55	144
509-544-714.00	Short Term Disability Insurance	22	6	28
509-544-717.00	Social Security & Medicare ER	496	94	590
509-544-719.00	Workers Comp Insurance	66	30	96
509-544-720.00	OPEB/Retiree Health ER	675	160	835
509-544-760.00	Maintenance & Repair Materials	4,500	(1,135)	3,365
509-544-801.00	Professional/Contractual	2,500	(1,000)	1,500
509-544-810.00	Trash Removal	7,000	1,000	8,000
Dept 545 - S/A-Sludge Hauling				
509-545-702.00	Salaries & Wages - Fulltime	7,337	(200)	7,137
509-545-704.00	Overtime	200	200	400
Dept 546 - S/A-Secondary Treatment				
509-546-702.00	Salaries & Wages - Fulltime	73,534	6,266	79,800
509-546-711.00	Health Benefits - Blue Cross	27,732	2,168	29,900
509-546-712.00	Dental Benefits	1,204	141	1,345
509-546-716.02	MERS 401a Defined Contrib ER	3,222	328	3,550
509-546-717.00	Social Security & Medicare ER	5,312	688	6,000
509-546-718.00	State Unemployment Ins ER	5	5	10
509-546-719.00	Workers Comp Insurance	943	57	1,000
509-546-720.00	OPEB/Retiree Health ER	8,250	550	8,800
509-546-760.00	Maintenance & Repair Materials	5,000	8,000	13,000
509-546-801.00	Professional/Contractual	20,000	(7,200)	12,800
Dept 547 - S/A-UV Disinfection				
509-547-711.01	Vision Insurance/Reimbursement	5	2	7
509-547-714.00	Short Term Disability Insurance	37	8	45
509-547-716.02	MERS 401a Defined Contrib ER	476	120	596
509-547-760.00	Maintenance & Repair Materials	50,000	7,000	57,000
509-547-801.00	Professional/Contractual	5,500	(130)	5,370
Dept 548 - S/A-Phosphate Removal				
509-548-750.00	Oper Materials & Supplies	10,000	(6,600)	3,400
509-548-801.00	Professional/Contractual	5,000	(3,603)	1,397
Dept 549 - S/A-Laboratory				
509-549-702.00	Salaries & Wages - Fulltime	162,000	(4,954)	157,046
509-549-716.02	MERS 401a Defined Contrib ER	7,287	1,400	8,687
509-549-801.00	Professional/Contractual	40,700	(24,400)	16,300
Dept 550 - S/A-Buildings/Grounds				
509-550-702.00	Salaries & Wages - Fulltime	75,708	(7,485)	68,223
509-550-750.00	Oper Materials & Supplies	8,652	5,000	13,652
509-550-760.00	Maintenance & Repair Materials	5,000	8,000	13,000
509-550-801.00	Professional/Contractual	15,000	(8,000)	7,000

GL NUMBER	DESCRIPTION	2025-26		FY2025-26
		AMENDED BUDGET	INCREASE/DECREASE	REQUESTED BUDGET
Dept 551 - S/A-Local Pump Station				
509-551-750.00	Oper Materials & Supplies		255	255
509-551-760.00	Maintenance & Repair Materials	1,500	(255)	1,245
509-551-801.00	Professional/Contractual	6,000	(1,500)	4,500
Dept 552 - S/A-Primaries				
509-552-716.02	MERS 401a Defined Contrib ER	1,000	200	1,200
509-552-717.00	Social Security & Medicare ER	1,200	110	1,310
509-552-760.00	Maintenance & Repair Materials	1,000	1,000	2,000
509-552-801.00	Professional/Contractual	6,000	(310)	5,690
Dept 553 - S/A-Thickeners				
509-553-702.00	Salaries & Wages - Fulltime	4,402	2,928	7,330
509-553-711.00	Health Benefits - Blue Cross	1,215	1,325	2,540
509-553-711.03	Health Care Savings Plan	116	114	230
509-553-712.00	Dental Benefits	54	56	110
509-553-714.00	Short Term Disability Insurance	13	21	34
509-553-715.00	Long Term Disability Insurance	13	12	25
509-553-717.00	Social Security & Medicare ER	297	238	535
509-553-719.00	Workers Comp Insurance	40	55	95
509-553-720.00	OPEB/Retiree Health ER	600	205	805
509-553-760.00	Maintenance & Repair Materials	1,000	3,500	4,500
Dept 554 - S/A-Odor Control				
509-554-760.00	Maintenance & Repair Materials	3,500	(3,000)	500
Dept 555 - S/A-Sludge Storage Tank				
509-555-702.00	Salaries & Wages - Fulltime	13,000	600	13,600
509-555-711.00	Health Benefits - Blue Cross	4,500	355	4,855
509-555-712.00	Dental Benefits	200	35	235
509-555-714.00	Short Term Disability Insurance	40	5	45
509-555-715.00	Long Term Disability Insurance	30	5	35
509-555-716.02	MERS 401a Defined Contrib ER	1,000	45	1,045
509-555-720.00	OPEB/Retiree Health ER	1,400	35	1,435
509-555-801.00	Professional/Contractual	10,000	(7,080)	2,920
TOTAL ESTIMATED EXPENDITURES		\$ 801,649	\$ -	\$ 801,649

NORTHWEST OTTAWA WATER SYSTEM (NOWS) FUND BUDGET AMENDMENTS
 FY2025-26 BUDGET
 06/15/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	INCREASE/ DECREASE	FY2025-26 REQUESTED BUDGET
Fund 510 - Northwest Ottawa Water System				
ESTIMATED REVENUES				
Dept 040 - Revenue Accounts				
510-040-687.00	Refunds Rebates Miscellaneous	\$ 2,395,344	\$ 574,656	\$ 2,970,000
	TOTAL ESTIMATED REVENUES	\$ 2,395,344	\$ 574,656	\$ 2,970,000
ESTIMATED EXPENDITURES				
Dept 525 - Administration & General				
510-525-714.00	Short Term Disability Insurance	300	100	400
510-525-801.00	Professional/Contractual	4,000	(100)	3,900
Dept 540 - Treatment				
510-540-704.00	Overtime	20,300	6,700	27,000
510-540-751.00	Operating Supplies - Fuel & Lube	500	50	550
510-540-801.00	Professional/Contractual	45,000	(6,850)	38,150
510-540-957.00	Professional Development	1,500	100	1,600
Dept 580 - Water Plant-Intakes				
510-580-751.00	Operating Supplies - Fuel & Lube	500	(300)	200
510-580-921.00	Gas Heating	3,200	300	3,500
	TOTAL ESTIMATED EXPENDITURES	\$ 75,300	\$ -	\$ 75,300
	NET CHANGE REVENUES OVER EXPENDITURES:		\$ 574,656	

**CITY OF GRAND HAVEN, MICHIGAN
BURTON BROOKS PUBLIC SERVICE
RECOGNITION**

Whereas, Burton Brooks has faithfully served the residents of the City of Grand Haven and the greater community through his dedicated service as a member of the Loutit District Library Board; and

Whereas, throughout his tenure, Mr. Brooks has demonstrated a steadfast commitment to promoting literacy, lifelong learning, intellectual curiosity, and equitable access to information and educational resources; and

Whereas, his leadership, insight, and thoughtful stewardship have contributed to the continued success and growth of the Loutit District Library as a valued cultural, educational, and community institution serving residents of Grand Haven, Grand Haven Charter Township, Ferrysburg, and surrounding areas; and

Whereas, Mr. Brooks has generously devoted his time, talents, and expertise to supporting the Library's mission, helping guide important decisions, foster community partnerships, and ensure that the Library remains responsive to the evolving needs of the community; and

Whereas, his service has exemplified the spirit of civic engagement and volunteerism that strengthens local government and enriches the quality of life for all who call the Grand Haven area home; and

Whereas, upon the conclusion of his term on the Loutit District Library Board, it is fitting to recognize and celebrate his many contributions and express gratitude for his years of dedicated public service;

Now, Therefore Be It Resolved, I, Robert Monetza, Mayor of Grand Haven, do hereby acknowledge and honor Burton Brooks for his distinguished service on the Loutit District Library Board and extend our sincere appreciation for his commitment, leadership, and lasting contributions to the community.

Robert Monetza, Mayor

Attachment E

GRAND HAVEN DEPARTMENT OF PUBLIC SAFETY



OFFICE OF THE DIRECTOR

DATE: May 20, 2026
TO: Ashley Latsch, City Manager
FROM: Nichole Hudson, Director of Public Safety
RE: Proposed Ordinance Amendment – Bed and Breakfast Inspection Cycle

This memorandum is to formally request an amendment to the City of Grand Haven ordinance to align the inspection cycle for Bed and Breakfast establishments with the existing three-year inspection cycle for short-term rentals.

Short Term Rental Language:

Currently, under City of Grand Haven Ordinance Sec. 9-202 Short term– *Certification of Rental Dwellings Required; Validity of Certificate of Compliance*, a certificate of compliance is valid for three (3) years for all rental dwellings, unless suspended. The ordinance further allows the building inspector to grant up to one additional year when repairs are completed prior to the first reinspection date, and up to eight (8) additional months for the sole purpose of balancing inspection workload. Short-term rentals currently operate on a three-year inspection cycle.

Bed and Breakfast Language

Sec. 21-17. – Bed-and-Breakfast Operations

(a) Definition, licensing and fees. It shall be unlawful for any person to operate a bed-and-breakfast facility, as defined and as permitted in the Grand Haven Zoning Ordinance, without first having obtained a license. A license shall be issued for one year with subsequent license renewal required each year thereafter. The annual fees for such license shall be set by the city council by resolution from time to time and shall be published in the office of the city clerk, who, upon receipt of approval of an application for a bed-and-breakfast facility by the planning commission in the first instance and by the building inspector in subsequent instances, shall issue a license in January of each year. This section shall not apply to hotels, motels, or motor lodges doing business within the City of Grand Haven.

I am requesting that this section be amended to place Bed and Breakfast establishments on a three-year inspection and licensing cycle, consistent with short-term rentals.

The basis for this request includes the following:

- Bed and Breakfast establishments are subject to stricter operational guidelines.
- The property must be owner-occupied.
- No more than 25 percent of the floor area may be devoted to guest rooms, limiting overall capacity.
- The owner or resident manager is required to be on the premises at all times, which promotes accountability and compliance.
- The property serves as both the owner's residence and a business, creating a vested interest in maintaining safety and standards.

Aligning Bed and Breakfast establishments with the same three-year inspection cycle as short-term rentals would create consistency in enforcement, improve administrative efficiency, and reflect current trends in regulation.

The annual fee schedule for Bed and Breakfast establishments would remain unchanged. This request only pertains to modifying the inspection and licensing frequency.

Therefore, I respectfully request that City Council consider amending Sec. 21-17 to establish a three-year inspection and licensing cycle for Bed and Breakfast establishments.

If the City of Grand Haven Council approves this recommendation the following motion could be offered:

Authorize an amendment to City Ordinance Sec. 21-17 – Bed-and-Breakfast Operations, subsection (a) Definition, Licensing and Fees, to modify the licensing and inspection cycle from an annual renewal to a three-year rotation consistent with the certificate of compliance period.

The amended language shall read as follows:

Sec. 21-17 – Bed-and-Breakfast Operations

(a) Definition, licensing and fees. It shall be unlawful for any person to operate a bed-and-breakfast facility, as defined and as permitted in the Grand Haven Zoning Ordinance, without first having obtained a license. A license shall be issued with subsequent license renewal required on a three-year rotation, allowing for a certificate of compliance valid for three (3) years thereafter. The annual fees for such license shall be set by the city council by resolution from time to time and shall be published in the office of the city clerk, who, upon receipt of approval of an application for a bed-and-breakfast facility by the planning commission in the first instance and by the building inspector in subsequent instances, shall issue a license in January of each year. This section shall not apply to hotels, motels, or motor lodges doing business within the City of Grand Haven.

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE CITY OF GRAND HAVEN
CODE OF ORDINANCES BY UPDATING SECTION 21-17(a)
REGARDING BED-AND-BREAKFAST OPERATIONS PER
CHAPTER 21, ARTICLE I OF THE CODE OF ORDINANCES.**

**THE CITY OF GRAND HAVEN, COUNTY OF OTTAWA, STATE OF MICHIGAN,
ORDAINS:**

Section 1. Amendment. Section 21-17(a) of Article I in Chapter 21 of the City of Grand Haven Code of Ordinances is restated in its entirety as follows.

Sec. 21-17 – Bed-and-Breakfast Operations.

(a) Definition, licensing and fees. It shall be unlawful for any person to operate a bed-and-breakfast facility, as defined and as permitted in the Grand Haven Zoning Ordinance, without first having obtained a license. A license shall be issued with subsequent license renewal required on a three-year rotation, allowing for a certificate of compliance valid for three (3) years thereafter. The annual fees for such license shall be set by the city council by resolution from time to time and shall be published in the office of the city clerk, who, upon receipt of approval of an application for a bed-and-breakfast facility by the planning commission in the first instance and by the building inspector in subsequent instances, shall issue a license in January of each year. This section shall not apply to hotels, motels, or motor lodges doing business within the City of Grand Haven.

Section 2. Effective Date. This amendment to the City of Grand Haven Code of Ordinances was approved and adopted by the City Council on _____, 2026. This Ordinance shall be effective 20 days after its publication.

Mayor

Clerk

GRAND HAVEN DEPARTMENT OF PUBLIC SAFETY



OFFICE OF THE DIRECTOR

DATE: May 20, 2026
TO: Ashley Latsch, City Manager
FROM: Nichole Hudson, Director of Public Safety
RE: Request to Review and Amend Sec. 9-203-Violations of the City Ordinance

This memorandum is submitted for City Council consideration to amend Sec. 9-203 of the City Code, originally adopted by Ord. No. 08-04 (6-16-08) and amended by Ord. No. 09-08 (7-20-09), to increase the fines associated with violations of the rental registration and compliance requirements as written in Sec. 9-201, Sec. 9-202, Sec. 9-205 and Sec. 9-206.

Currently, violations of this article are punishable as municipal civil infractions with fines not to exceed \$250 for a first violation, \$500 for a second violation, and \$1,000 for a third violation within a thirty-six-month period. These fee amounts have remained unchanged since 2009 and no longer reflect the seriousness of the violations or the costs associated with enforcement and compliance.

Staff is recommending the following updated fine schedule:

- First violation within any thirty-six-month period: \$1,500
- Second violation within any thirty-six-month period: \$2,000
- Third violation within any thirty-six-month period: \$2,500 and/or suspension of a certificate of compliance and/or temporary certificate of compliance

The proposed increase is intended to address several important concerns. First, the current fine structure has not kept pace with inflation, enforcement costs, and the growing number of rental properties operating within the City. The existing penalties are often viewed as a cost of doing business rather than an effective deterrent.

Second, failure to register short-term or long-term rental properties creates significant public safety concerns. When rental properties are not properly registered, they may not be inspected under applicable fire and building codes. This means occupants could be living in structures without verified smoke alarms, carbon monoxide detection, proper egress, occupancy limits, or other life safety requirements. These conditions place tenants, visitors, and first responders at increased risk.

Increasing the fines will strengthen compliance, encourage proper registration, and help ensure rental properties meet required safety standards. The proposed amounts are intended to create a meaningful deterrent while reinforcing the City's commitment to protecting the health, safety, and welfare of residents and visitors.

Staff respectfully requests City Council consider adopting an amendment to Sec. 9-203 to reflect the updated fine schedule outlined above.

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE CITY OF GRAND HAVEN
CODE OF ORDINANCES BY UPDATING SECTION 9-203
REGARDING VIOLATIONS PER CHAPTER 9, ARTICLE XI
OF THE CODE OF ORDINANCES.**

**THE CITY OF GRAND HAVEN, COUNTY OF OTTAWA, STATE OF MICHIGAN,
ORDAINS:**

Section 1. Amendment. Section 9-203 of Article XI in Chapter 9 of the City of Grand Haven Code of Ordinances is restated in its entirety as follows.

Sec. 9-203 - Violations.

(a) A violation of this article shall be punishable as a municipal civil infraction. Any person, including, without limitation, an owner, property manager, local agent, tenant or occupant, who is found responsible for a violation of this article shall be subject to fines and penalties as follows:

(1) For the first violation within any thirty-six-month period, the penalty shall be a fine not to exceed one thousand five hundred dollars (\$1,500.00).

(2) For a second violation within any thirty-six-month period, the penalty shall be a fine not to exceed two thousand dollars (\$2,000.00).

(3) For a third violation within any thirty-six-month period, the penalty shall be a fine not to exceed two thousand five hundred dollars (\$2,500.00) and/or suspension of a certificate of compliance and/or a temporary certificate of compliance.

(b) In addition to the penalties provided in subsection (a) above, any owner, property manager, local agent, tenant or occupant may be cited for disruptive behavior that violates this Code or state law.

Section 2. Effective Date. This amendment to the City of Grand Haven Code of Ordinances was approved and adopted by the City Council on _____, 2026. This Ordinance shall be effective 20 days after its publication.

Mayor

Clerk

GRAND HAVEN DEPARTMENT OF PUBLIC SAFETY



OFFICE OF THE DIRECTOR

DATE:

TO: Ashley Latsch, City Manager

FROM: Nichole Hudson, Director of Public Safety

RE: Request to Review and Amend Chapter 2, Section 2-178 – Schedule of Fines Established

This memorandum is to formally request that City Council consider amending Chapter 2 – Administration, Section 2-178 – Schedule of Fines Established, within the City of Grand Haven Ordinance.

The fines currently established by the City have not been updated in approximately fifteen years. During that time, the cost of labor, administrative processing, enforcement, and overall operational expenses has increased significantly. This presents an appropriate opportunity to review and modernize our fee structure to ensure it reflects current costs and remains consistent with comparable municipalities.

As part of this review, we evaluated fine schedules from comparable communities, including the City of Holland, the City of Muskegon, and Spring Lake Village and Township. While the City of Grand Haven classifies violations somewhat differently than other municipalities, our analysis indicates that in many categories our fines are lower than those of our comparable peers.

The recommended adjustments, outlined in the attached document, would increase the cost of first, second, and third violations to levels that are consistent with surrounding municipalities. Even with the proposed increases, Grand Haven would remain competitive and not the highest within our comparable group.

In addition, we reviewed the various violations within our ordinance to evaluate the relative severity of each offense and ensure the proposed fine structure reflects proportionality and fairness when compared internally and externally.

Based on this review, we respectfully recommend that City Council amend Section 2-178 – Schedule of Fines Established to reflect the updated fine amounts as proposed.

Offense	1st Violation	Proposed 1st	2nd Violation	Proposed 2nd	3rd Violation	Proposed 3rd
Chapter 7 (Animals)	\$50.00	\$100.00	\$150.00	\$250.00	\$300.00	\$350.00
Chapter 9 (Building Code)	\$50.00	\$300.00	\$150.00	\$400.00	\$300.00	\$500.00
Chapter 15 (Fire Code)	\$100.00	\$150.00	\$400.00	\$400.00	*****	*****
Chapter 17 (Garbage)	\$50.00	\$100.00	\$150.00	\$250.00	\$300.00	\$350.00
Chapter 18 (Harbor/Water)	\$50.00	\$100.00	\$150.00	\$250.00	\$300.00	\$350.00
Chapter 21 (License)	\$50.00	\$100.00	\$150.00	\$250.00	\$300.00	\$350.00
Chapter 22 (Noise)	\$100.00	\$150.00	*****	*****	*****	*****
Chapter 23 (Nuisance)	\$50.00	\$100.00	\$150.00	\$250.00	\$300.00	\$350.00
Chapter 25 (Ped/Boardwalk)	\$50.00	\$100.00	\$150.00	\$250.00	\$300.00	\$350.00
Chapter 32 (Rights-of-Way)	\$50.00	\$100.00	\$150.00	\$250.00	\$300.00	\$350.00
Chapter 34 (Pools)	\$50.00	\$100.00	\$150.00	\$250.00	\$300.00	\$350.00
Chapter 36 (Traffic)	\$50.00	\$100.00	\$150.00	\$250.00	\$300.00	\$350.00
Chapter 39 (Vehicles for Hire)	\$50.00	\$100.00	\$150.00	\$250.00	\$300.00	\$350.00
Chapter 40 (Zoning)	\$50.00	\$100.00	\$150.00	\$300.00	\$300.00	\$500.00

Spring Lake Village/Township

1st: \$100.00, 2nd: \$350.00 3rd: \$500.00

City of Holland

Class I \$50 2nd: \$100 3rd \$200

Class II \$100 2nd: \$200 3rd \$400

Class III \$200 2nd: \$300 3rd \$500

City of Muskegon

1st Offense is \$100.00 (see attachment)

1st Repeat is \$250.00 (see attachment)

2nd Repeat is \$500.00 (see attachment)



ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE CITY OF GRAND HAVEN
CODE OF ORDINANCES BY UPDATING SECTION 2-178
REGARDING SCHEDULE OF FINES FOR ORDINANCE
VIOLATIONS PER CHAPTER 2, ARTICLE VIII OF THE CODE
OF ORDINANCES.**

**THE CITY OF GRAND HAVEN, COUNTY OF OTTAWA, STATE OF MICHIGAN,
ORDAINS:**

Section 1. Amendment. Section 2-178 of Article VIII in Chapter 2 of the City of Grand Haven Code of Ordinances is restated in its entirety as follows.

Sec. 2-178. - Schedule of fines established.

A schedule of civil fines payable to the bureau for admissions of responsibility by persons served with municipal ordinance violation notices is established. The fines for the violations listed below shall be as follows:

Offense	Fine for 1st Violation	Fine for 2nd Violation	Fine for 3rd Violation
Violations of Chapter 7 (Animals)	100.00	250.00	350.00
Violations of Chapter 9 (Building Code)	300.00	400.00	500.00
Violations of Chapter 15 (Fire Code)	150.00	400.00	—
Violations of Chapter 17 (Garbage)	100.00	250.00	350.00
Violations of Chapter 18 (Harbor and Waterways)	100.00	250.00	350.00
Violations of Chapter 21 (Licenses)	100.00	250.00	350.00
Violations of Chapter 22 (Noise)	150.00	—	—
Violations of Chapter 23 (Nuisance)	100.00	250.00	350.00
Violations of Chapter 25 (Article III, Pedestrian Boardwalk)	100.00	250.00	350.00
Violations of Chapter 32 (Rights-of-Way)	100.00	250.00	350.00
Violations of Chapter 34 (Pools)	100.00	250.00	350.00
Violations of Chapter 36 (Traffic)	100.00	250.00	350.00
Violations of Chapter 39 (Vehicles for Hire)	100.00	250.00	350.00
Violations of Chapter 40 (Zoning)	100.00	300.00	500.00

Section 2. Effective Date. This amendment to the City of Grand Haven Code of Ordinances was approved and adopted by the City Council on _____, 2026. This Ordinance shall be effective 20 days after its publication.

Mayor

Clerk

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

DK

DATE: June 8, 2026

SUBJECT: Flatiron Building Redevelopment Project – Public Hearing

Background

Grand Haven City Council is being asked to consider a Brownfield Tax Increment Financing (TIF) incentive request associated with the proposed redevelopment of the Flatiron Building property located at the corner of 7th Street and Washington Avenue. The project involves the redevelopment of an existing aging commercial building and surface parking lot into a new mixed-use condominium development with embedded residential parking.

Project Summary

The proposed redevelopment, led by Capstone Real Estate, LLC, represents an estimated \$3.9 million private investment and includes:

- Five residential condominium units
- Approximately 2,240 square feet of first-floor retail space
- Structured parking with five garages, including four lift-assisted parking spaces
- New mixed-use construction intended to support continued downtown investment and residential growth

The residential units are proposed as two-bedroom condominiums ranging from approximately 1,275 to 1,431 square feet, with projected sale prices ranging from approximately \$699,000 to \$749,000. Construction is anticipated to begin in late Summer 2026 with project completion targeted for Fall 2027.

Incentive Request

The developer has submitted a Brownfield Plan requesting:

- \$687,182 in Brownfield TIF reimbursement over a 15-year reimbursement period
- An additional 4 years of TIF capture, up to \$258,541, dedicated to the Local Brownfield Revolving Fund (LBRF)

Third-Party Financial Review Summary

The City engaged Plante Moran Realpoint to conduct an independent review of the project and evaluate the Brownfield request under the required “but for” analysis.

Key findings from the review include:

- PMR concluded that, without Brownfield assistance, projected condominium and retail sale proceeds would likely be insufficient to support the cost of redevelopment, suggesting the project may not proceed without incentive support.
- Proposed condominium pricing was found to be slightly above comparable downtown condominium sales, creating some market absorption risk should economic conditions soften during construction.
- The project includes a condominium ownership structure, meaning the developer does not intend to maintain long-term ownership or operational control after unit sales.
- PMR noted the project is intended, in part, to test market demand for a new residential product type within Grand Haven's Centertown market.
- Financial analysis indicated projected profit margins are below typical condominium development benchmarks, even when incorporating Brownfield assistance.

The proposed redevelopment would replace an aging commercial property with a new mixed-use investment that increases residential density and supports ongoing reinvestment in the Centertown area of the Downtown Development Authority. The project aligns with the Centertown Vision Plan, has support from nearby stakeholders, and advances broader community goals for redevelopment, housing diversification, and downtown vitality.

The Economic Development Corporation/Brownfield Redevelopment Authority Board reviewed the proposed incentive request and the associated financial analysis and recommends approval.

A photograph of four business professionals in business attire standing on the stone steps of a grand building with classical columns. A large, semi-transparent blue graphic element, resembling a stylized arrow or a large 'P', is overlaid on the image, pointing towards the right. The background is a light, hazy sky.

7th & Washington – Flatiron Building

Project Information Review

5/27/2026

For Use By: City of Grand Haven



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 Capstone Real Estate, LLC’s (the “Sponsor”) application for tax increment financing through the Brownfield TIF program. The Sponsor has presented a Brownfield Plan requesting \$687,182 in TIF capture over a 15-year period, with 4 subsequent years of TIF capture up to an amount of \$258,541 for the Local Brownfield Revolving Fund (“LBRF”). PMR reviewed the following materials submitted 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 analyzed conservative and optimistic scenarios against the Sponsor pro forma to understand impact of variances in project assumptions

2

PMR made best efforts and used relevant market data to understand key assumptions such as contributed land value, rental rates, etc. used by the Sponsor.

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

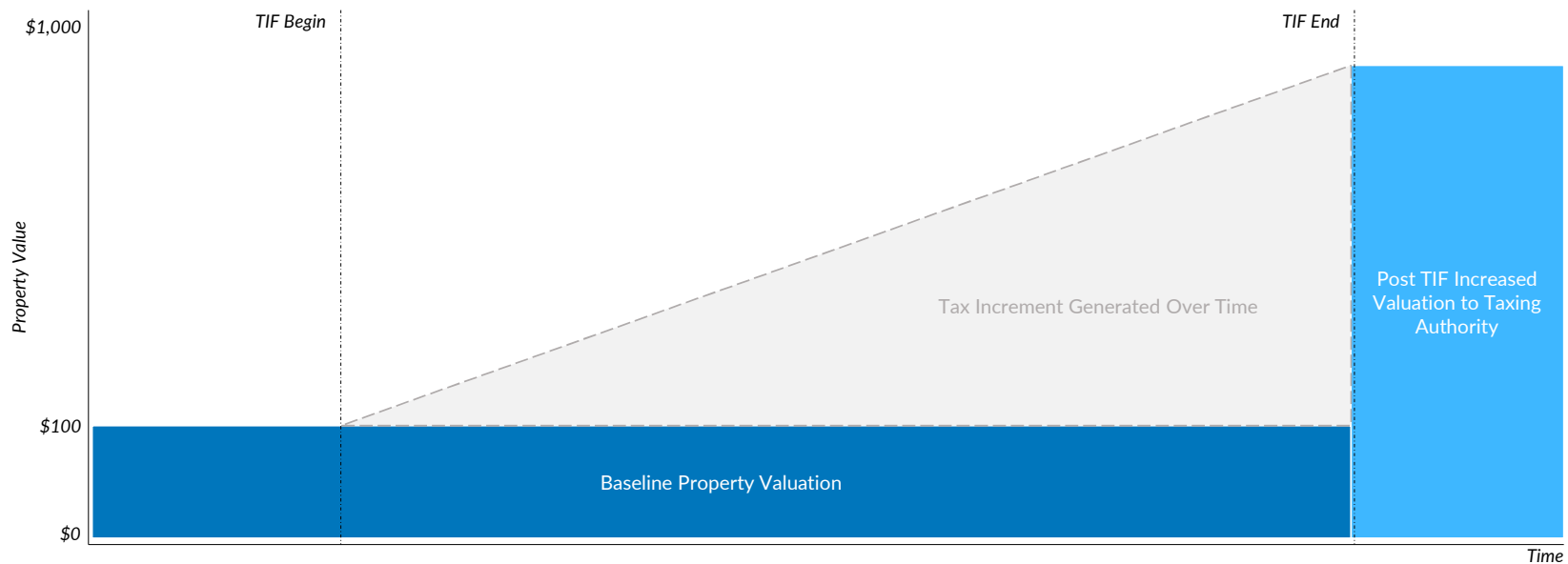
Based on PMR’s high-level review of the developer-provided budget and pro forma financials, but-for the tax increment financing, it is possible that the Sponsor returns would not be sufficient to undertake the proposed redevelopment. Given the goals of the City of Grand Haven and the financial model proposed by the Sponsor, some comments to the Sponsor’s proposal for consideration are detailed below:

1. Project Financing
 - The Sponsor’s proposal is based on key assumptions tied to securing Tax Increment Financing
 - The Sponsor has represented that a reason to pursue this project is to generate neighborhood growth and capture the exogenous value created; as the developer’s incentives include non-economic factors, there is a risk that their perceptions may change and affect the desire to pursue the development
2. Long-term Control
 - Under the condominium model, the Sponsor is not planning to control the project once the units are sold, creating risk of future use and condition
 - Pro forma unit sales prices are at the top end of market, creating risk of project stagnation should market forces turn during construction
 - Lift-style parking is not common in this market, and could present sale challenges
 - Planned retail operators have limited experience with mixed-use operations; Sponsor has not indicated rental rates or retail tenants other than to note that the retail condos will be sold to the current landowner for \$180,000 (\$80/sf)

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:
 1. **Redevelopment and Increased Value:** When a brownfield site is redeveloped, its value typically increases
 2. **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"
 3. **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	\$3.9 Million		
Parking Spaces	5 garages, 4 with a lift for a second vehicle		*All for Residential
Residential For-Sale Mix	SF	Sale Price	Sale Price PSF
2 Bedroom + Patio (Garage)	1,431	\$749,000	\$523
2 Bedroom + Patio	1,337	\$735,000	\$550
2 Bedroom + Balcony	1,337	\$735,000	\$550
2 Bedroom	1,275	\$699,000	\$548
2 Bedroom	1,275	\$709,000	\$556
Total	6,655	\$726,100	\$545
Retail	SF (Approximate)	Rent PSF	Tenant
Retail Unit 1	1,120	TBD	TBD
Retail Unit 2	1,120	TBD	TBD
Total	2,240		

SITE AERIAL



SPONSOR

The Sponsor of this project is Capstone Real Estate, LLC (“Capstone”):

- Founded by David Ten Cate in 2004 in Grand Haven, MI, Capstone specializes in commercial and residential real estate brokerage, business brokerage, and property management
- John Groothuis joined Capstone in 2009, and together he and David have worked on the following recent Grand Haven mixed-use and residential developments:
 - Residential - Franklin Row Condominiums (4 units), Franklin Flats (5 units); Mixed-use – Dairy Treat (4 units), 300 W Lofts + Tower (22 units)
- Developer entity is owned 80% Capstone, 20% John and Randy Steinbach, the current owners of the property
 - The Sponsor contemplates a post-loan payback transaction whereby John and Randy acquire the retail condo units from the developer entity for \$180,000

Project Summary

RENDERING



7TH ST

CONSTRUCTION SCHEDULE

Construction is planned to commence in Summer 2026, with delivery planned for the end of Fall 2027

Project Summary

DEVELOPMENT RATIONALE

- Currently an antiquated retail building with adjacent surface parking lot
- It was represented to PMR that the Sponsor is interested in testing market demand for the proposed for-sale product type
- This project could help to address housing needs in Ottawa County, as its 2025 Housing Needs Assessment identified a need for 2,500 additional housing units for price points exceeding \$411,000
- The project site currently offers four retail units; the project would result in two total retail units, thus eliminating two compared to the existing building
 - Once the construction loan is paid back, the current landowners will purchase the new retail units from the development entity to own and operate
 - Current owners have managed the retail on this site for 40 years
 - No retail tenants have been identified for the two new retail spaces - current retail owners “conduct their operations on a handshake basis and intend to continue to do so going forward”

KEY DOCUMENTS RECEIVED

- PMR received the following documents from the Sponsor, which were relied upon for this report:
 1. Brownfield Plan Application, dated 4.7.2026
 2. TIF Tables dated 5.14.26
 3. Site Plan Review Plan Set dated 3.11.2026
 4. Architect renderings, floor plans, and exterior elevations dated 3.9.2026
 5. Construction loan term sheet dated 4.28.26 (Independent Bank)
 6. General Contractor scope of work and budget (Horizon Building Group) dated 3.12.2026
 7. Cost and revenue assumptions
 8. Sponsor bios and experience

KEY CONCEPT – “BUT FOR” TEST

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

Sources and Uses

<u>SOURCES</u>	<u>SPONSOR PROVIDED</u>	<u>PMR</u>	<u>COMMENTARY</u>
Cash Equity	\$577,500	\$713,380	Sponsor equity includes cash equity and deferred developer fees - cash equity is an upfront contribution, while deferred developer fees are paid out of sale proceeds (subordinate to loan principal repayment)
Deferred Developer Fees	\$125,000	\$125,000	
Borrower Land	\$300,000	\$300,000	Per provided term sheet, Lender-accepted value of the land
Prefunded Interest Reserve	\$157,500	\$157,500	Per provided term sheet, Sponsor will prefund the interest carry reserve account from which monthly interest payments will be automatically deducted
Senior Lender - Construction Loan	\$2,717,600	\$2,717,600	Per provided term sheet; represents 70% loan-to-cost of total project costs. Upon sale of a unit, 100% of net sale proceeds shall be applied to the principal balance of the loan until fully repaid
Total Sources	\$3,877,600	\$4,013,480	
<u>USES</u>			
Land	\$300,000	\$300,000	Per provided term sheet, Lender-accepted value of the land
Hard Costs	\$2,717,600	\$2,853,480	Sponsor indicated hard costs include a 7.5% GC contingency; however, no owner contingency is included therefore in the PMR case a 5% owner contingency has been added
Soft Costs	\$515,000	\$515,000	Includes A&E costs, prefunded interest reserve, financing costs, and related party and consulting fees
Sales Costs	\$345,000	\$345,000	Per Sponsor, includes sales commission and closing costs, with some room for price reductions
Total Uses	\$3,877,600	\$4,013,480	



SECTION 2

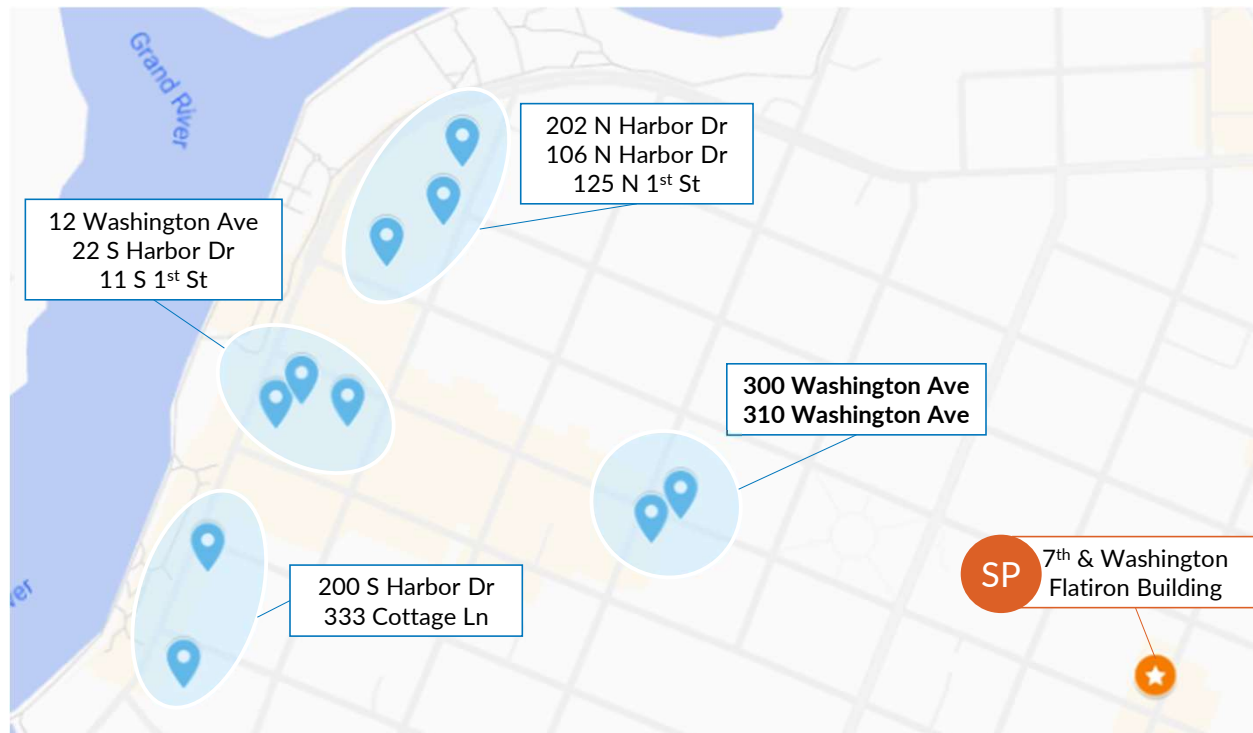
For-Sale Assumption Review

Market Research

FOR-SALE MARKET COMPS

To provide context around the proposed sale prices of for-sale units at the development, PMR conducted market research to identify comparable sales of similar properties to the proposed development. The analysis focused on 2-bedroom condominium sales within central Grand Haven over the trailing 24 months.

Leveraging data from publicly available sources, 21 comparable sales were identified and incorporated into the broader comparative analysis with a map below to provide general locational knowledge. The table below presents average sale price and price per square foot of these homes, segmented by bedroom count and weighted by square footage.



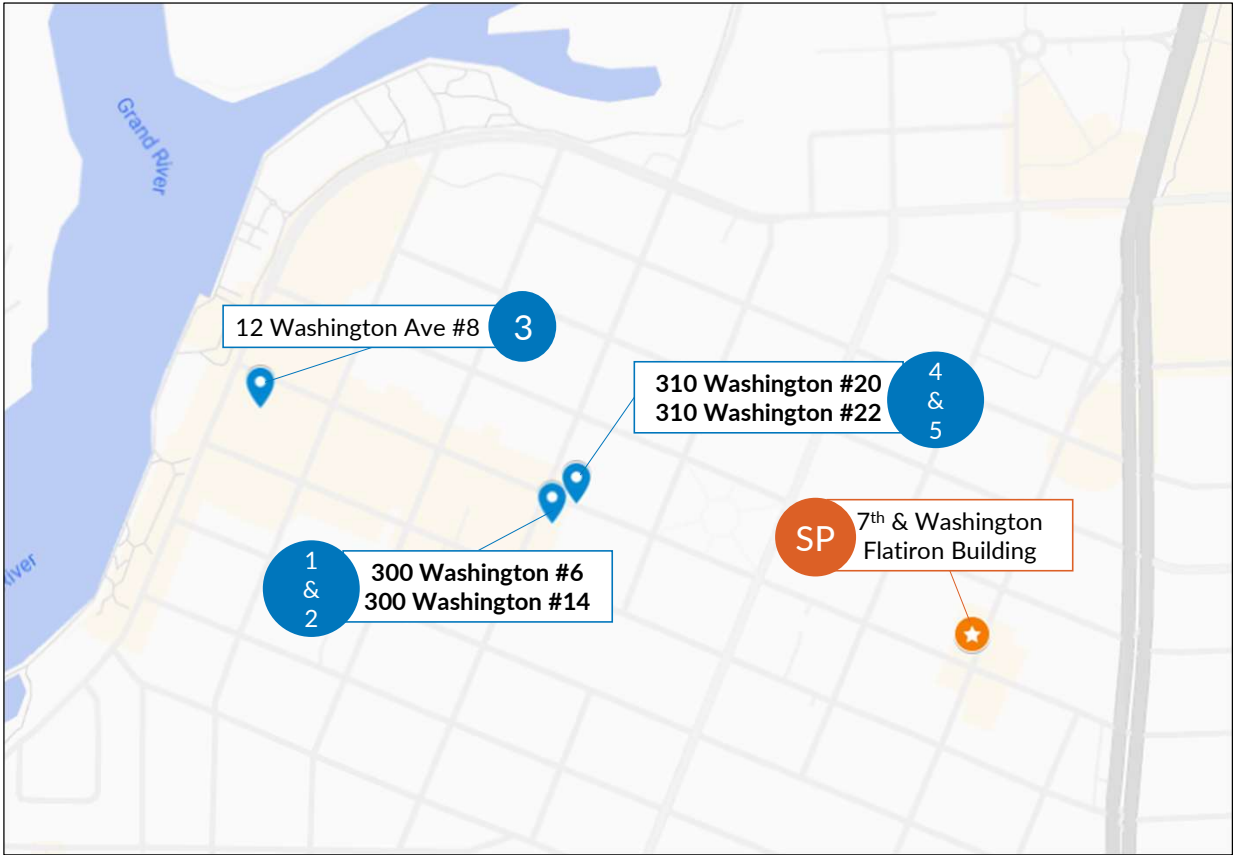
Bolded addresses indicate Sponsor developments.

NUMBER OF EACH BEDROOM TYPE IN COMP SET	
2 Beds	21
TOTAL	21

WEIGHTED AVERAGE			
2 Beds	Total Sale Price	Price /Bed	Price /SF
Total Data Set	\$653,300	\$326k	\$493 / SF
SPONSOR PROVIDED	\$726,100	\$363k	\$545 / SF

Market Research

FOR-SALE MARKET COMPS MAP









Bolded addresses indicate Sponsor developments.

Market Research

FOR-SALE MARKET COMPS DETAILED

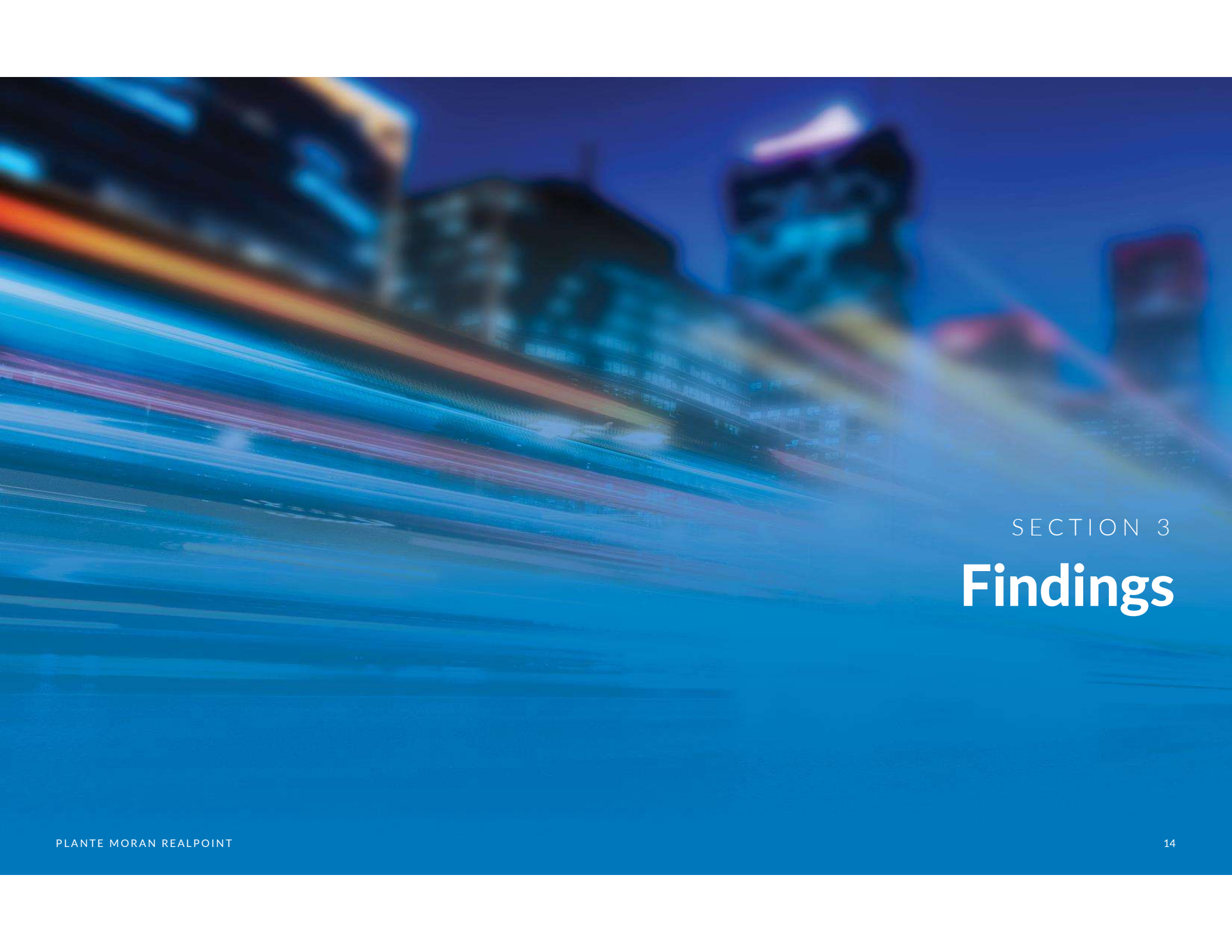
To provide context around the proposed sale prices at the development, PMR conducted market research to identify comparable sales of similar properties to the proposed development in terms of location, age, and sale date. PMR identified five comparable properties and analyzed sale price and price per square foot to determine market price per square foot. This analysis shows that the proposed sale prices at this development, detailed on the following slides, are slightly above market (approximately \$80,000 higher on an average sale price basis and \$50 higher on a per square foot basis).

	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5	WEIGHTED AVG.	SPONSOR PRO FORMA
							
Address	300 Washington Ave #6	300 Washington Ave #14	12 Washington Ave #8	310 Washington Ave #20	310 Washington Ave #22		7 th & Washington
City	Grand Haven	Grand Haven	Grand Haven	Grand Haven	Grand Haven		Grand Haven
Year Built/Sold	2023 / 2026	2024 / 2025	2005 / 2025	2025 / 2025	2025 / 2025		Proposed
Property Type	Condominium	Condominium	Condominium	Condominium	Condominium		Condominium
# of Bedrooms	2 Bedrooms	2 Bedrooms	2 Bedrooms	2 Bedrooms	2 Bedrooms		2 Bedrooms
Total SF	1,567 SF	1,170 SF	1,200 SF	1,200 SF	1,275 SF		1,331 SF
Price Sold Price/SF	\$620,000 \$396	\$628,950 \$538	\$640,000 \$533	\$665,000 \$554	\$675,135 \$530	\$644,800 \$504	\$726,100 \$545

For-Sale Returns to Sponsor Development Entity

The Sponsor plans to deliver the for-sale product and retail units in 18 months.

For-Sale Units	Sponsor Provided Total	PMR Total	Commentary
Condominium Sale Proceeds	\$3,627,000	\$3,527,175	Based on Sponsor-provided sale prices. PMR figure reduces price PSF from \$545 to \$530 to align more closely with comp sales
TIF Proceeds (NPV)	\$387,578	\$387,578	NPV (discount rate @ 8%) of Brownfield TIF reimbursement estimates per Sponsor-provided TIF tables/Brownfield Plan
Retail Sale Proceeds	\$180,000	\$180,000	Based on Sponsor-provided sale price
Less: Sales Expense	(\$345,000)	(\$345,000)	Per Sponsor, includes sales commission and closing costs, with some room for price reductions
Net Proceeds to Sponsor	\$3,849,578	\$3,749,753	
Less: Land Value	(\$300,000)	(\$300,000)	Lender-approved land valuation per term sheet
Less: Development Costs (Hard & Soft)	(\$3,232,600)	(\$3,368,480)	PMR Total includes 5% owner contingency
Potential Project Profit Profit Margin	\$316,978 9%	\$81,273 2%	For-sale product is measured by profit margin per industry standard; therefore, CoC and IRR metrics are not indicated to measure profitability
<i>Potential Project Profit w/o BTIF Profit Margin</i>	N/A	N/A	Without incentives, the value of the completed units would be insufficient to cover capital invested, and the project would most likely not advance



SECTION 3

Findings

PMR Findings – Summary of Project Financials and Need for Support

PROFITABILITY AND RISKS

1. The Sponsor has represented a development goal is to substantiate market demand for the product type, understanding the profit margin may be lower than could be achieved for similar condominium projects, typically 15 – 25% compared to the estimated project profit margin (inclusive of BTIF reimbursements) of 9%
 - While true today, unforeseen changes in the micro and macro economic market during development may impact tolerance for below-market profit margins
2. Pro forma unit sales prices are at the top end of market, creating risk of project stagnation should market forces turn during construction. Specifically, Sponsor-assumed unit prices are approximately \$80,000 higher on an average sale price basis and \$50/sf higher compared to comparable sales in central Grand Haven over the last 24 months
 - Sponsor team members have successfully completed construction of similar condominium-style product in Grand Haven (300 Washington Ave and 310 Washington Ave); relevant sales from these developments are included in the market research figures presented by PMR
3. Interest Reserve Stress Test: Based on a straight-line construction spend schedule and no condominium presales, the prefunded interest reserve is projected to cover the Sponsor-estimated 18-month construction period and 2 months of interest expense post-construction. When stress tested under the same assumptions (straight-line construction, no condominium presales), it was determined the interest reserve can fund up to a 22-month construction period, after which the interest reserve will be depleted, and interest payments would need to be funded out-of-pocket by the Sponsor
 - The construction loan is personally guaranteed by David Ten Cate and John Groothius
4. While final terms of the post-loan payback retail condo unit transfer have not yet been formalized in a term sheet or LOI, Sponsor has indicated the \$180,000 sale price has been negotiated and agreed upon between the members of the Developer
5. Without the Brownfield TIF incentive, the capital required to deliver the project exceeds condominium and retail sale proceeds. As such, the project would likely not move forward without the incentive and the request for Brownfield TIF is supported by the provided documentation

- 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.

Act 381 Brownfield Plan

Steinbach Bros Real Estate LLC

7 N. 7th Street, Grand Haven, Michigan
49417

City of Grand Haven Brownfield
Redevelopment Authority

Project No. 2501842

April 7, 2026

Act 381 Brownfield Plan

Steinbach Bros Real Estate LLC

7 N. 7th Street, Grand Haven, Michigan 49417

Prepared For:

**City of Grand Haven Brownfield Redevelopment Authority
Grand Haven, Michigan**

April 7, 2026

Project No. 2501842

Recommended for Approval by Brownfield Redevelopment Authority on: 6-1-2026

Adopted by City Council on: _____

1.0 Introduction2

1.1 Proposed Redevelopment and Future Use for Each Eligible Property2

1.2 Eligible Property Information.....2

Basis of Eligibility.....2

2.0 Information Required by Section 13(2) of the Statute.....3

2.1 Description of Costs to be Paid for with Tax Increment Revenues3

2.1.1 Infrastructure and Safety Improvements Necessary to Support Housing.....3

2.1.2 Site Preparation3

2.1.3 Demolition4

2.1.4 Brownfield Plan Preparation.....4

2.1.5 Brownfield Plan/Work Plan Implementation4

2.1.6 Interest (2%)4

2.1.7 Authority Administration Cost4

2.1.8 Local Brownfield Revolving Fund4

2.2 Summary of Eligible Activities4

Housing Development Activities4

Authority Expenses4

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues.....4

2.4 Method of Financing and Description of Advances Made by the Municipality5

2.5 Maximum Amount of Note or Bonded Indebtedness.....5

2.6 Duration of Brownfield Plan.....5

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions5

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property.5

2.9 Estimates of Residents and Displacement of Individuals/Families.....6

2.10 Plan for Relocation of Displaced Persons.....6

2.11 Provisions for Relocation Costs.....6

2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law.....6

2.13 Other Material that the Authority or Governing Body Considers Pertinent6

List of Figures

- Figure 1 – Location Map of the Eligible Property
- Figure 2 – Site Map
- Figure 3A – Existing Conditions & Removals Plan
- Figure 3B – Site Plan

List of Tables

- Table 1 – Summary of Eligible Costs
- Table 2 – Total Captured Incremental Taxes Estimates
- Table 3 – Estimated Reimbursement Schedule

List of Appendices

- Appendix 1 Brownfield Plan Resolution(s)
- Appendix 2 Development/Reimbursement Agreement
- Appendix 3 Notice to Taxing Jurisdictions
- Appendix 4 Notice of Public Hearing
- Appendix 5 Excerpts from 2025 Ottawa County Housing Needs Assessment Executive Summary
- Appendix 6 Redevelopment Renderings

List of Abbreviations/Acronyms

- Act 381 Brownfield Redevelopment Financing Act, 1996 PA 381, as amended
- FTE Full-time equivalent
- LBRF Local Brownfield Revolving Fund
- MSHDA Michigan State Housing Development Authority
- PA Public Act
- QLGU Qualified local governmental unit
- TIF Tax increment financing

PROJECT FAST FACTS
Steinbach Bros Real Estate LLC

Property information	7 N. 7 th Street, Grand Haven, Michigan 49417 Property is 0.16 acres
Development	<p>The south portion of the building consists of:</p> <ul style="list-style-type: none"> • first floor commercial/retail space including two units totaling approximately 2,240 square feet • two second floor residential units, each with two bedrooms – unit one is approximately 1,413 square feet and unit two is approximately 1,349 square feet • two third floor residential units, each with two bedrooms – unit one is approximately 1,413 square feet and unit two is approximately 1,349 square feet <p>The north portion of the building consists of grade level parking comprised of five garage units, each containing a parking lift to accommodate additional parking. Above the parking units is a second floor comprised of one carriage house, totaling approximately 1,100 square feet.</p>
Taxable value	Current \$92,562 Anticipated (first full year after development) \$1,800,000
Anticipated development cost	\$3,600,000
Anticipated financing shortfall / TIF requested	\$687,182 TIF requested is 19% of development cost
Duration of brownfield plan	19 years (15 for the Developer, 4 for the LBRF)
Developer TIF reimbursement by source	\$25,200 from State of Michigan \$661,982 from local taxing jurisdictions

1.0 Introduction

The City of Grand Haven Brownfield Redevelopment Authority (Authority or GHBRA) was established pursuant to Act 381. Act 381 enables the GHBRA to help facilitate the redevelopment of brownfields by providing economic development incentives through tax increment financing (TIF).

This Brownfield Plan (Plan) includes the eligible property located at 7 N. 7th Street, Grand Haven, Michigan (Property) described in Sections 1.1 and 1.2 below and utilizes TIF to reimburse Steinbach Bros Real Estate LLC (Developer) for the cost of eligible activities required to redevelop the Property. Copies of Plan resolutions are provided in Appendix 1.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The Developer plans to demolish the existing antiquated building to facilitate the construction of a new mixed-use commercial and residential building with integrated parking (Project). The southern portion of the building will consist of grade level commercial retail space and two floors of residential units. The commercial space consists of two units totaling 2,240 square feet with a common area. Each of the residential units consists of two bedrooms and two bathrooms, ranging from 1,349 to 1,413 square feet. The northern portion of the building includes five grade level parking spaces with parking lifts to accommodate additional parking. Above the integrated parking units is a single bedroom carriage house totaling approximately 1,100 square feet.

The Project is in the City of Grand Haven, a QLGU. Eligible activities necessary to facilitate the Project include infrastructure and safety improvements necessary to support housing, demolition, site preparation activities, and interest (2%). The total project investment is \$3,600,000. Construction is estimated to start in the summer of 2026 and be complete by the end of fall 2027.

This project serves an important public purpose in Ottawa County and the City of Grand Haven by expanding tax base, investing significant capital into the community, and creating new housing opportunities in a community where quality year-round housing is needed.

Site plans are included as Figure 3A and 3B. Redevelopment renderings are provided in Appendix 6.

1.2 Eligible Property Information

Parcel ID No.: 70-03-21-353-007
Address: 7 N. 7th Street, Grand Haven, Michigan 49417
Size: Approximately 0.16 acres

Basis of Eligibility

The Property qualifies as “eligible property” under the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (“Act 381”), on the basis of meeting the definition of a “Housing Property” in Section 2(p)(ii). Act 381 defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed. The Project will have a total of five residential units. Maps depicting the location and layout of the Property are attached as Figures 1 and 2.

According to Section 2(o)(ii), the Housing Property must be “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 Project meets these criteria based on the following:

Specific Housing Need

According to the 2025 Ottawa County Housing Needs Assessment (OCHNA) completed by Bowen National Research, the number of new owner-occupied homes needed in Ottawa County between 2025 and 2030 for price

points exceeding \$411,000 is 2,500. This Project delivers five new units at market rates that meet this need. Relevant excerpts from the OCHNA Executive Summary are provided in Appendix 5.

Job Growth Data

Both seasonal and year-round employment have grown between 2021-2024. According to the U.S. Bureau of Labor Statistics, jobs in Ottawa County jumped by nearly 6,800 between 2021 and 2023. Growth over a 10-year period was about 20% from 116,692 jobs in 2014 to 130,419 jobs in 2024. The number of jobs in Ottawa County have increased three years in a row and on average over the past ten years.

Jobs and Labor Force Growth
(U.S. Bureau of Labor Statistics, annual reports)

Jobs in 2025	126,912
Jobs in 2024	130,419
Jobs in 2023	133,105
Jobs in 2022	131,099
Jobs in 2021	126,293

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Plan has been developed to reimburse eligible brownfield costs incurred by the Developer to support the creation of new commercial space and housing that meets community needs. New local tax increment revenues will be captured for reimbursement of eligible expenses based on actual available new tax increment revenue generated from the Project. As permitted under Act 381, state tax increment revenues will be captured for reimbursement of eligible expenses associated with pre-approved demolition activities. Base local and state taxes associated with the Property will continue to be levied and distributed to all relevant taxing jurisdictions. No local debt or special assessment taxes will be captured to reimburse eligible activity costs.

The total cost of eligible activities anticipated to be reimbursed to the Developer is \$687,182. Authority administrative costs are anticipated to be \$48,211. The project’s eligible activities and estimated costs under this plan are summarized in Table 1. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be up to \$254,022.

2.1.1 Infrastructure and Safety Improvements Necessary to Support Housing

Infrastructure and safety improvements necessary to support housing include water/sewer improvements (\$47,500), integrated parking (\$322,500) and associated soft costs (\$30,000). The total anticipated costs are \$400,000 and will be reimbursed with local only TIR.

2.1.2 Site Preparation

Site preparation activities include relocation of active utilities (\$10,000), compaction and sub-base preparation (\$25,000) and associated soft costs (\$5,000). The total anticipated cost are \$40,000 and will be reimbursed with local only TIR.

2.1.3 Demolition

Demolition of the existing structure and exterior site demolition activities are included and anticipated to cost \$60,000 and will be reimbursed with local and state TIR (preapproved eligible activity).

2.1.4 Brownfield Plan Preparation

The cost to prepare the Brownfield Plan is anticipated to be \$25,000 and will be reimbursed with local only TIR.

2.1.5 Brownfield Plan/Work Plan Implementation

The cost of Brownfield Plan Implementation is anticipated to be \$10,000 and will be reimbursed with local only TIR.

2.1.6 Interest (2%)

2% simple interest has been added as an eligible activity. Interest is calculated yearly based on unreimbursed eligible activities that year. Estimated interest costs for the life of the plan are \$77,182 and will be reimbursed with local only TIR.

2.1.7 Authority Administration Cost

Eligible costs incurred by the BRA are included in this plan as an eligible expense at 5% of annual local tax increment per year. These expenses will be reimbursed with local tax increment revenues only and are estimated to total \$48,211.

2.1.8 Local Brownfield Revolving Fund

The BRA intends to capture tax increments for deposits in the LBRF for an estimated four years, or as allowed by the statute. This capture is estimated to be up to \$254,022.

2.2 Summary of Eligible Activities

Local Only Activities

This plan will provide reimbursement of costs for infrastructure and safety improvements necessary to support housing, demolition (with the exception of a portion utilizing pre-approved state taxes), site preparation, interest (2%), and the development of the Brownfield Plan to support housing. These costs will be reimbursed with available local and state tax increment revenues (as applicable).

Authority Expenses

Eligible administrative costs incurred by the BRA are included as a flat fee of 5% of local tax capture, pursuant to BRA guidance. Administration expenses will be reimbursed with local tax increment revenues only.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial taxable value is the 2026 taxable value of \$92,562. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2.

Construction will be phased over two years, beginning in 2026. Tax increment revenues have been estimated based on this construction schedule:

- 2026: Complete infrastructure, demolition and site preparation, commercial space and one housing unit
- 2027: Complete remaining four housing units

Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin in 2027.

The projected taxable value is estimated at \$900,000 in the first year of capture (2027) and \$1,800,000 after full completion of the project in the second year (2028). Reimbursements will be made on the actual tax increment revenue. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). Once eligible activities are reimbursed, the BRA may capture up to five full years of the tax increment, or an amount not to exceed the total cost of eligible activities and deposit the revenues into the LBRF. The BRA intends to capture tax increments for deposits in the LBRF in the amount of \$254,022. The Plan also includes a 5% capture of the local tax increment for administrative and operating expenses of the BRA.

A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is present in Table 3.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this Plan will be financed by the Developer, as outlined in this Plan and the accompanying development and reimbursement agreement (Appendix 2). No advances from the city are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the Authority so chooses.

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment as early as 2027. This Plan will then remain in place for 19 years (15 of which will be for Developer reimbursement), or until the eligible activities have been fully reimbursed to the developer and up to five full years of capture into the LBRF (not to exceed the cost of eligible activities), whichever occurs sooner. An analysis showing the reimbursement schedule is attached in Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The Property is in the City of Grand Haven (QLGU), Ottawa County, Michigan and consists of one parcel that totals approximately 0.16 acres. Under Act 381, the Property meets the definition of "Housing Property" and is considered eligible property. A map showing eligible property dimensions is attached in Figure 2.

The legal description for the parcel is as follows:

Parcel ID No.: 70-03-21-353-007

LOT 7 BLK 16 EXC PERE MARQUETTE RR ROW, ALSO EXC BEG SW COR SD LOT 7, TH N 23D 09M 23S E 28.96 FT TO SD RR ROW, S'LY 33.11 FT ALG A 1185 FT RAD CURVE TO RT (CHD BEARS S 5D 20M 18S E 33.1 FT), TH N 66D 22M 24S W 15.79 FT ALG S LI SD LOT 7 TO BEG, ALSO PART LOT 8 BLK 16 BEG NE COR SD LOT 8, TH S 23D 34M 33S W 43.8 FT TO SD RR ROW, N'LY 52 FT ALG A 1215 FT RAD CURVE TO LEFT (CHD

BEARS N 9D 11M 07S W 52 FT), TH S 66D 35M 08S E 28.14 FT ALG N LI SD LOT 8 TO BEG. MONROE & HARRIS ADD.

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

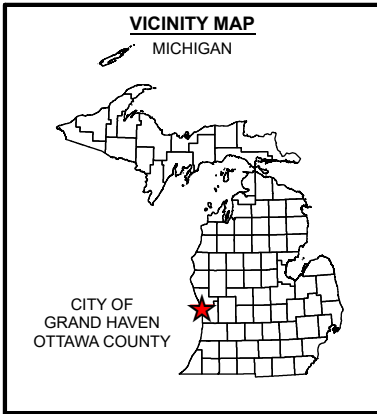
2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside on the eligible property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

No material required.

Figures



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Steinbach Bros Real Estate LLC

7 N. 7th Street, Grand Haven, Michigan

Brownfield Plan

PROJECT NO.
2501842

FIGURE NO.
1

PLOT INFO: Z:\2025\2501842\CAD\GIS\Proj\PTI.aprx Layout: FIG01_LOCATION MAP Date: 2/3/2026 10:14 AM User: acsctwallier

PLOT INFO: Z:\2025\2501842\CAD\GIS\ProProj\PTI.aprx Layout: FIG02_SITE_MAP Date: 2/3/2026 10:14:AM User: acschwallier



LEGEND

 Approximate Property Boundary



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Steinbach Bros Real Estate LLC

7 N. 7th Street, Grand Haven, Michigan

Brownfield Plan

PROJECT NO.
2501842

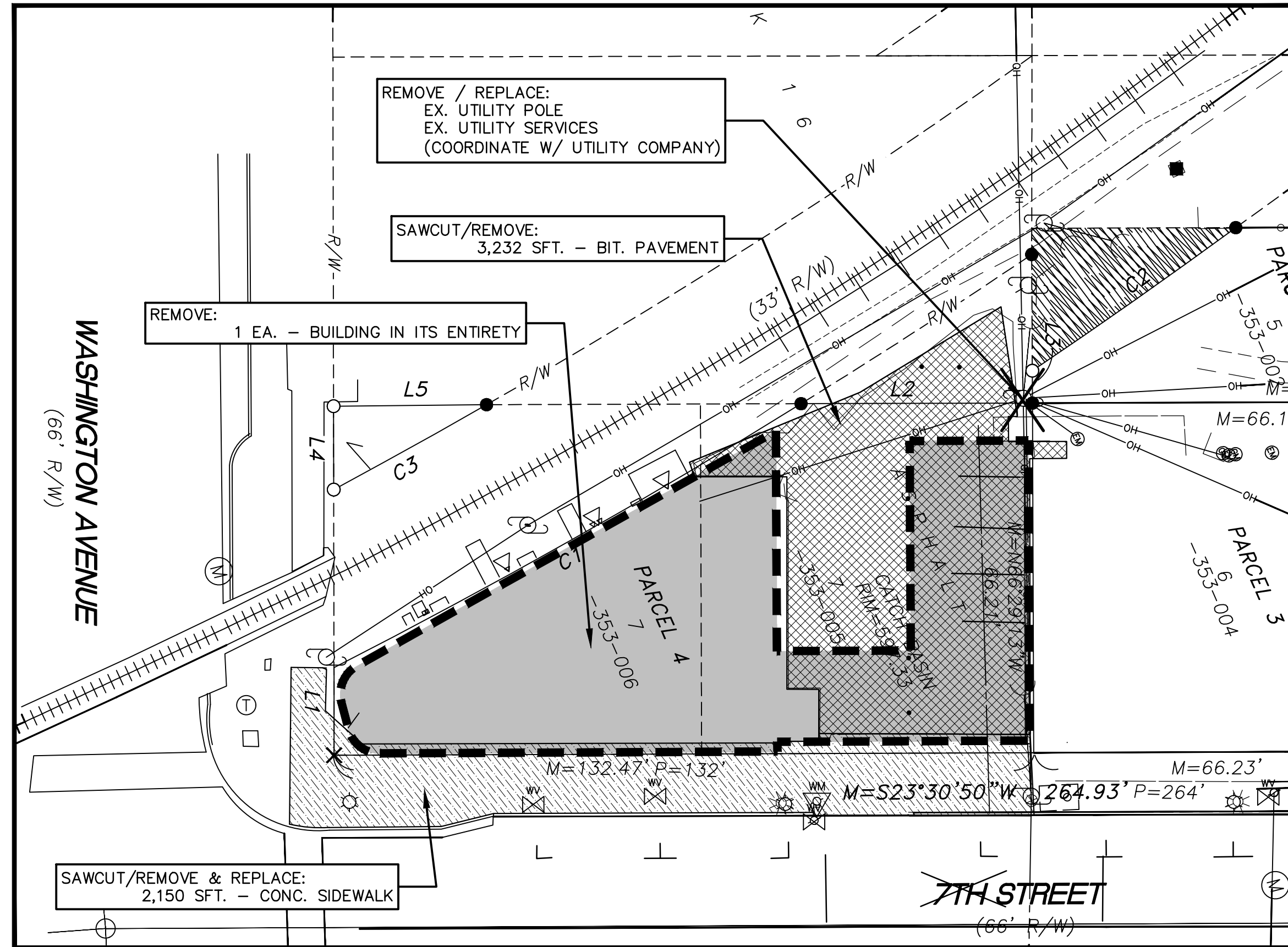
FIGURE NO.
2



SITE MAP

0 20 40 FEET

DATA SOURCES: ESRI HYBRID REFERENCE LAYER & NEARMAP IMAGERY.



REMOVE / REPLACE:
EX. UTILITY POLE
EX. UTILITY SERVICES
(COORDINATE W/ UTILITY COMPANY)


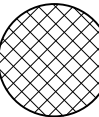
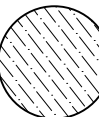
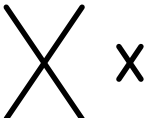
SAWCUT/REMOVE:
3,232 SFT. - BIT. PAVEMENT

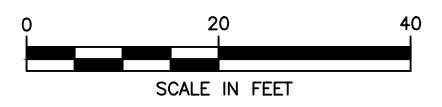
REMOVE:
1 EA. - BUILDING IN ITS ENTIRETY

SAWCUT/REMOVE & REPLACE:
2,150 SFT. - CONC. SIDEWALK

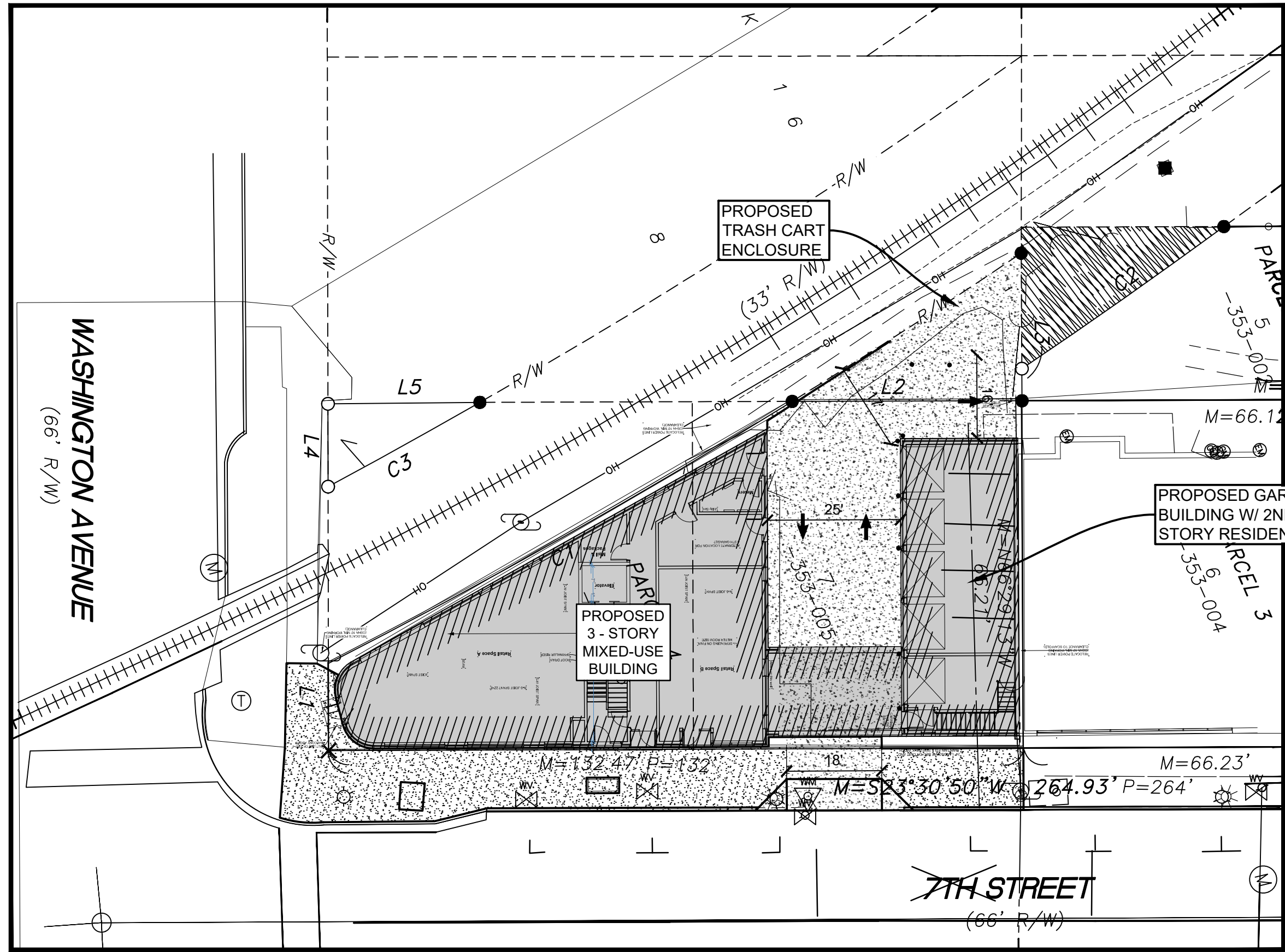
Figure 3A

REMOVALS LEGEND

-  PROPOSED BUILDING FOOTPRINT
-  PAVEMENT REMOVAL AREA
-  CONCRETE REMOVAL AREA
-  REMOVAL ITEM



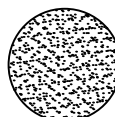
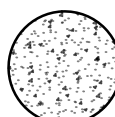
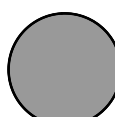
EXISTING CONDITIONS & REMOVALS PLAN

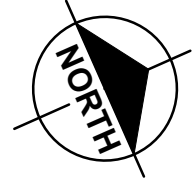


SITE PLAN

Figure 3B

PROPOSED FEATURES LEGEND

-  NEW LIGHT DUTY CONCRETE SIDEWALK AREA
-  NEW HEAVY DUTY CONCRETE PAVEMENT AREA
-  NEW HMA PAVEMENT AREA



Tables

Table 1 – Summary of Eligible Costs
 Act 381 Brownfield Plan
 7 N 7th Street, Grand Haven, MI

MSHDA and MSF Eligible Activities Costs and Schedule

MSHDA Eligible Activities	Cost	Completion Season/Year
Infrastructure and Safety Improvements Necessary to Support Housing	\$ 400,000	
<i>Water/Sewer Improvements to Support Housing</i>	\$ 47,500	
<i>Integrated Parking</i>	\$ 322,500	
<i>Soft Costs</i>	\$ 30,000	
MSF Eligible Activities	Cost	Completion Season/Year
Demolition	\$ 60,000	
<i>Demolition</i>	\$ 60,000	
Site Preparation	\$ 40,000	
<i>Relocation of Active Utilities</i>	\$ 10,000	
<i>Compaction and Sub-base Preparation</i>	\$ 25,000	
<i>Soft Costs</i>	\$ 5,000	
MSHDA Eligible Activities Subtotal	\$ 400,000	
MSF Eligible Activities Subtotal	\$ 100,000	
Contingency- MSHDA (15%)	\$ 60,000	
Contingency- MSF (15%)	\$ 15,000	
Interest Expense (2%)	\$ 77,182	
Brownfield Plan Preparation	\$ 25,000	
Brownfield Plan Implementation	\$ 10,000	
MSHDA + MSF Eligible Activities Total Costs	\$ 687,182	

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan
7 N 7th Street, Grand Haven

Estimated Taxable Value (TV) Increase Rate: 2% Increase per year																							
Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Totals	
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046		
*Base Taxable Value	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ 92,562	\$ -	
Future TOTAL Taxable Value	\$ -	\$ 900,000	\$ 1,800,000	\$ 1,836,000	\$ 1,872,720	\$ 1,910,174	\$ 1,948,378	\$ 1,987,345	\$ 2,027,092	\$ 2,067,634	\$ 2,108,987	\$ 2,151,167	\$ 2,194,190	\$ 2,238,074	\$ 2,282,835	\$ 2,328,492	\$ 2,375,062	\$ 2,422,563	\$ 2,471,014	\$ 2,520,435	\$ 2,570,843	\$ -	
Local Incremental Difference (New TV - Base TV)	\$ -	\$ 807,438	\$ 1,707,438	\$ 1,743,438	\$ 1,780,158	\$ 1,817,612	\$ 1,855,816	\$ 1,894,783	\$ 1,934,530	\$ 1,975,072	\$ 2,016,425	\$ 2,058,605	\$ 2,101,628	\$ 2,145,512	\$ 2,190,273	\$ 2,235,930	\$ 2,282,500	\$ 2,330,001	\$ 2,378,452	\$ 2,427,873	\$ 2,478,281	\$ -	
School Capture																							
Millage Rate																							
State Education Tax (SET)	6.0000	\$ -	\$ 4,845	\$ 10,245	\$ 10,461	\$ 10,681	\$ 10,906	\$ 11,135	\$ 11,369	\$ 11,607	\$ 11,850	\$ 12,099	\$ 12,352	\$ 12,610	\$ 12,873	\$ 13,142	\$ 13,416	\$ 13,695	\$ 13,980	\$ 14,271	\$ 14,567	\$ 14,870	\$ 240,971
School Operating Tax (Commercial + NON-PRE 3 units only)	18.0000	\$ -	\$ 10,340	\$ 22,346	\$ 22,826	\$ 23,316	\$ 23,816	\$ 24,325	\$ 24,845	\$ 25,375	\$ 25,916	\$ 26,468	\$ 27,030	\$ 27,604	\$ 28,190	\$ 28,787	\$ 29,396	\$ 24,651	\$ 25,164	\$ 25,687	\$ 26,221	\$ 26,765	\$ 499,069
School Total	24.0000	\$ -	\$ 15,185	\$ 32,591	\$ 33,287	\$ 33,997	\$ 34,721	\$ 35,460	\$ 36,214	\$ 36,982	\$ 37,767	\$ 38,566	\$ 39,382	\$ 40,214	\$ 41,063	\$ 41,929	\$ 42,812	\$ 38,346	\$ 39,144	\$ 39,958	\$ 40,788	\$ 41,635	\$ 740,040
Local Capture																							
Millage Rate																							
GHC Operating	10.5535	\$ -	\$ 8,521	\$ 18,019	\$ 18,399	\$ 18,787	\$ 19,182	\$ 19,585	\$ 19,997	\$ 20,416	\$ 20,844	\$ 21,280	\$ 21,725	\$ 22,180	\$ 22,643	\$ 23,115	\$ 23,597	\$ 24,088	\$ 24,590	\$ 25,101	\$ 25,623	\$ 26,155	\$ 423,847
GHC Transp	0.6000	\$ -	\$ 484	\$ 1,024	\$ 1,046	\$ 1,068	\$ 1,091	\$ 1,113	\$ 1,137	\$ 1,161	\$ 1,185	\$ 1,210	\$ 1,235	\$ 1,261	\$ 1,287	\$ 1,314	\$ 1,342	\$ 1,369	\$ 1,398	\$ 1,427	\$ 1,457	\$ 1,487	\$ 24,097
GHC Museum	0.2461	\$ -	\$ 429	\$ 429	\$ 438	\$ 447	\$ 457	\$ 466	\$ 476	\$ 486	\$ 496	\$ 507	\$ 517	\$ 528	\$ 539	\$ 550	\$ 562	\$ 573	\$ 585	\$ 597	\$ 610	\$ 610	\$ 9,884
GHC Aging Coun	0.2461	\$ -	\$ 199	\$ 420	\$ 429	\$ 438	\$ 447	\$ 457	\$ 466	\$ 476	\$ 486	\$ 496	\$ 507	\$ 517	\$ 528	\$ 539	\$ 550	\$ 562	\$ 573	\$ 585	\$ 597	\$ 610	\$ 9,884
GHC MSDDA	1.5778	\$ -	\$ 1,274	\$ 2,694	\$ 2,751	\$ 2,809	\$ 2,868	\$ 2,928	\$ 2,990	\$ 3,052	\$ 3,116	\$ 3,182	\$ 3,248	\$ 3,316	\$ 3,385	\$ 3,456	\$ 3,528	\$ 3,601	\$ 3,676	\$ 3,753	\$ 3,831	\$ 3,910	\$ 63,367
Louitt Lib - Oper	0.9352	\$ -	\$ 755	\$ 1,597	\$ 1,630	\$ 1,665	\$ 1,700	\$ 1,736	\$ 1,772	\$ 1,809	\$ 1,847	\$ 1,886	\$ 1,925	\$ 1,965	\$ 2,006	\$ 2,048	\$ 2,091	\$ 2,135	\$ 2,179	\$ 2,224	\$ 2,271	\$ 2,318	\$ 37,559
Louitt Lib - Supl	0.1547	\$ -	\$ 125	\$ 264	\$ 270	\$ 275	\$ 281	\$ 287	\$ 293	\$ 299	\$ 306	\$ 312	\$ 318	\$ 325	\$ 332	\$ 339	\$ 346	\$ 353	\$ 360	\$ 368	\$ 376	\$ 383	\$ 6,213
Ottawa ISD	6.3164	\$ -	\$ 5,100	\$ 10,785	\$ 11,012	\$ 11,244	\$ 11,481	\$ 11,722	\$ 11,968	\$ 12,219	\$ 12,475	\$ 12,737	\$ 13,003	\$ 13,275	\$ 13,552	\$ 13,835	\$ 14,123	\$ 14,417	\$ 14,717	\$ 15,023	\$ 15,335	\$ 15,654	\$ 253,678
County Operating	3.9000	\$ -	\$ 3,149	\$ 6,659	\$ 6,799	\$ 6,943	\$ 7,089	\$ 7,238	\$ 7,390	\$ 7,545	\$ 7,703	\$ 7,864	\$ 8,029	\$ 8,196	\$ 8,367	\$ 8,542	\$ 8,720	\$ 8,902	\$ 9,087	\$ 9,276	\$ 9,469	\$ 9,665	\$ 156,631
County CMH	0.2802	\$ -	\$ 226	\$ 478	\$ 489	\$ 499	\$ 509	\$ 520	\$ 531	\$ 542	\$ 553	\$ 565	\$ 577	\$ 589	\$ 601	\$ 614	\$ 627	\$ 640	\$ 653	\$ 666	\$ 680	\$ 694	\$ 11,253
County Roads	0.4672	\$ -	\$ 377	\$ 798	\$ 815	\$ 832	\$ 849	\$ 867	\$ 885	\$ 904	\$ 923	\$ 942	\$ 962	\$ 982	\$ 1,002	\$ 1,023	\$ 1,045	\$ 1,066	\$ 1,089	\$ 1,111	\$ 1,134	\$ 1,158	\$ 18,764
County Parks	0.3100	\$ -	\$ 250	\$ 529	\$ 540	\$ 552	\$ 563	\$ 575	\$ 587	\$ 600	\$ 612	\$ 625	\$ 638	\$ 652	\$ 665	\$ 679	\$ 693	\$ 708	\$ 722	\$ 737	\$ 753	\$ 768	\$ 12,450
Local Total	25.5872	\$ -	\$ 20,660	\$ 43,689	\$ 44,610	\$ 45,549	\$ 46,508	\$ 47,485	\$ 48,482	\$ 49,499	\$ 50,537	\$ 51,595	\$ 52,674	\$ 53,775	\$ 54,898	\$ 56,043	\$ 57,211	\$ 58,403	\$ 59,618	\$ 60,858	\$ 62,122	\$ 63,412	\$ 1,027,627
Non-Capturable Millages																							
Millage Rate																							
GHC Infra Debt 08	1.0000	\$ -	\$ 807	\$ 1,707	\$ 1,743	\$ 1,780	\$ 1,818	\$ 1,856	\$ 1,895	\$ 1,935	\$ 1,975	\$ 2,016	\$ 2,059	\$ 2,102	\$ 2,146	\$ 2,190	\$ 2,236	\$ 2,282	\$ 2,330	\$ 2,378	\$ 2,428	\$ 2,478	\$ 40,162
GHC Infra Debt 15	9.0000	\$ -	\$ 7,267	\$ 15,367	\$ 15,691	\$ 16,021	\$ 16,359	\$ 16,702	\$ 17,053	\$ 17,411	\$ 17,776	\$ 18,148	\$ 18,527	\$ 18,915	\$ 19,310	\$ 19,712	\$ 20,123	\$ 20,542	\$ 20,970	\$ 21,406	\$ 21,851	\$ 22,305	\$ 361,456
Non-Capturable Total	10.0000	\$ -	\$ 8,074	\$ 17,074	\$ 17,434	\$ 17,802	\$ 18,176	\$ 18,558	\$ 18,948	\$ 19,345	\$ 19,751	\$ 20,164	\$ 20,586	\$ 21,016	\$ 21,455	\$ 21,903	\$ 22,359	\$ 22,825	\$ 23,300	\$ 23,785	\$ 24,279	\$ 24,783	\$ 401,618
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ 35,845	\$ 76,279	\$ 77,896	\$ 79,546	\$ 81,229	\$ 82,945	\$ 84,696	\$ 86,482	\$ 88,303	\$ 90,161	\$ 92,056	\$ 93,989	\$ 95,960	\$ 97,972	\$ 100,023	\$ 96,749	\$ 98,762	\$ 100,816	\$ 102,911	\$ 105,047	\$ -	\$ 1,767,667

NOTES:
Residential Taxable Value: \$1,165,000
Commercial Taxable Value: \$635,000

Table 3 – Estimated Reimbursement Schedule

Act 381 Brownfield Plan
7 N 7th Street, Grand Haven, MI

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Total
State	3.7%	\$ 25,200	\$ 25,200
Local	96.3%	\$ 661,982	\$ 661,982
TOTAL			
MSHDA	81.1%	\$ 557,595	\$ 557,595
MSF	18.9%	\$ 129,587	\$ 129,587

Estimated Total Years of Plan: 19

Estimated Capture	\$ 687,182
Administrative Fees	\$ 48,211
State Brownfield Redevelopment Fund	\$ 7,545
Local Brownfield Revolving Fund	\$ 258,541

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	TOTAL	
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
Total State Incremental Revenue	\$ -	\$ 15,185	\$ 32,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,775	
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ 2,422	\$ 5,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,545	
State TIR Available for Reimbursement	\$ -	\$ 12,762	\$ 27,468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,230	
Total Local Incremental Revenue	\$ -	\$ 20,660	\$ 43,689	\$ 44,610	\$ 45,549	\$ 46,508	\$ 47,485	\$ 48,482	\$ 49,499	\$ 50,537	\$ 51,595	\$ 52,674	\$ 53,775	\$ 54,898	\$ 56,043	\$ 57,211	\$ 58,403	\$ 59,618	\$ 60,858	\$ 62,122	\$ 954,215	
BRA Administrative Fee (5%)	\$ -	\$ 1,033	\$ 2,184	\$ 2,230	\$ 2,277	\$ 2,325	\$ 2,374	\$ 2,424	\$ 2,475	\$ 2,527	\$ 2,580	\$ 2,634	\$ 2,689	\$ 2,745	\$ 2,802	\$ 2,861	\$ 2,920	\$ 2,981	\$ 3,043	\$ 3,106	\$ 48,211	
Local TIR Available for Reimbursement	\$ -	\$ 19,627	\$ 41,504	\$ 42,379	\$ 43,272	\$ 44,182	\$ 45,111	\$ 46,058	\$ 47,024	\$ 48,010	\$ 49,015	\$ 50,040	\$ 51,086	\$ 52,153	\$ 53,241	\$ 54,351	\$ 55,483	\$ 56,637	\$ 57,815	\$ 59,016	\$ 916,004	
Total State & Local TIR Available	\$ -	\$ 32,389	\$ 68,972	\$ 42,379	\$ 43,272	\$ 44,182	\$ 45,111	\$ 46,058	\$ 47,024	\$ 48,010	\$ 49,015	\$ 50,040	\$ 51,086	\$ 52,153	\$ 53,241	\$ 54,351	\$ 55,483	\$ 56,637	\$ 57,815	\$ 59,016	\$ 956,235	
DEVELOPER																						
Reimbursement Balance	\$ 687,182	\$ 654,793	\$ 600,851	\$ 558,472	\$ 515,200	\$ 471,018	\$ 425,907	\$ 379,849	\$ 332,825	\$ 284,815	\$ 235,800	\$ 185,760	\$ 134,674	\$ 82,521	\$ 24,761						\$ -	
MSHDA Non-Environmental Costs	\$ 495,000	\$ 495,000	\$ 478,387	\$ 443,256	\$ 407,384	\$ 370,757	\$ 333,359	\$ 295,176	\$ 256,190	\$ 216,387	\$ 175,749	\$ 134,261	\$ 91,905	\$ 48,663	\$ 4,519							
Local Tax Reimbursement		\$ 16,613	\$ 35,131	\$ 35,872	\$ 36,627	\$ 37,398	\$ 38,184	\$ 38,986	\$ 39,803	\$ 40,638	\$ 41,488	\$ 42,356	\$ 43,241	\$ 44,144	\$ 4,519							\$ 495,000
Total MSHDA Reimbursement Balance	\$ 495,000	\$ 478,387	\$ 443,256	\$ 407,384	\$ 370,757	\$ 333,359	\$ 295,176	\$ 256,190	\$ 216,387	\$ 175,749	\$ 134,261	\$ 91,905	\$ 48,663	\$ 4,519								
MSF Non-Environmental Costs	\$ 115,000	\$ 115,000	\$ 99,224	\$ 80,413	\$ 73,905	\$ 67,261	\$ 60,476	\$ 53,549	\$ 46,477	\$ 39,256	\$ 31,883	\$ 24,357	\$ 16,673	\$ 8,828	\$ 820							\$ -
State Tax Reimbursement	\$ 25,200	\$ 12,762	\$ 12,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							\$ 25,200
Local Tax Reimbursement	\$ 89,800	\$ 3,014	\$ 6,373	\$ 6,508	\$ 6,645	\$ 6,784	\$ 6,927	\$ 7,073	\$ 7,221	\$ 7,372	\$ 7,527	\$ 7,684	\$ 7,845	\$ 8,008	\$ 820							\$ 89,800
Total MSHDA Reimbursement Balance	\$ 115,000	\$ 99,224	\$ 80,413	\$ 73,905	\$ 67,261	\$ 60,476	\$ 53,549	\$ 46,477	\$ 39,256	\$ 31,883	\$ 24,357	\$ 16,673	\$ 8,828	\$ 820								\$ 115,000
Simple Interest Expense (2%)	\$ 77,182	\$ -	\$ 11,552	\$ 22,026	\$ 31,651	\$ 40,412	\$ 48,288	\$ 55,263	\$ 61,316	\$ 66,429	\$ 70,582	\$ 73,754	\$ 75,926	\$ 77,076	\$ 77,182	\$ 24,761						\$ -
Annual Interest Incurred		\$ 11,552	\$ 10,473	\$ 9,626	\$ 8,760	\$ 7,877	\$ 6,974	\$ 6,053	\$ 5,113	\$ 4,153	\$ 3,172	\$ 2,172	\$ 1,150	\$ 107								\$ 77,182
Local Tax Reimbursement		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 52,421	\$ 24,761					\$ 77,182	
Total Interest Reimbursement Balance	\$ -	\$ 11,552	\$ 22,026	\$ 31,651	\$ 40,412	\$ 48,288	\$ 55,263	\$ 61,316	\$ 66,429	\$ 70,582	\$ 73,754	\$ 75,926	\$ 77,076	\$ 77,182	\$ 24,761							\$ 77,182
Total Annual Developer Reimbursement	\$ -	\$ 32,389	\$ 53,942	\$ 42,379	\$ 43,272	\$ 44,182	\$ 45,111	\$ 46,058	\$ 47,024	\$ 48,010	\$ 49,015	\$ 50,040	\$ 51,086	\$ 52,153	\$ 53,241	\$ 54,351	\$ 55,483	\$ 56,637	\$ 57,815	\$ 59,016	\$ 687,182	
LOCAL BROWNFIELD REVOLVING FUND																						
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,541
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,541

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from state and local TIR.

Appendix 1

Brownfield Plan Resolution

Appendix 2

Development/Reimbursement Agreement

Appendix 3

Notice to Taxing Jurisdictions

Appendix 4

Notice of Public Hearing

Appendix 5

Excerpts from 2025 Ottawa County Housing Needs
Assessment Executive Summary


Ottawa Co will need more than 12,526 additional owner-occupied units by 2025 to meet demand.

Ottawa Co For-Sale Housing Needs (2025 – 2030)


Annual Income	<\$51,000	\$51k - \$82k	\$82k - \$123k	\$123k+
Home Sale Price	<\$171,000	\$171k - \$274k	\$274k - \$411k	\$411,000+
Overall Units Needed	259	2,794	6,973	2,500

Bowen National Research, 2025

New construction



Exterior design options



from \$462,800
Buildable plan: The Silverton, Pearline Estates, Allendale, MI 49401

3 beds 3 baths 1,715 sqft

Est. payment: \$2,921/mo ⓘ [Get pre-qualified](#)

Single Family Residence Built in 2025 -- sqft lot

\$461,300 Zestimate® \$270/sqft \$-- HOA

[Request tour](#)
as early as tomorrow at 10:00 am

[Contact builder](#)

Ottawa Co has permitted 3,607 new homes for-sale since 2021.

901 new homeowner options each year on average.

88% of new for-sale homes are priced above \$400,000.

Appendix 6

Redevelopment Renderings





**PRELIMINARY.
NOT FOR
CONSTRUCTION**

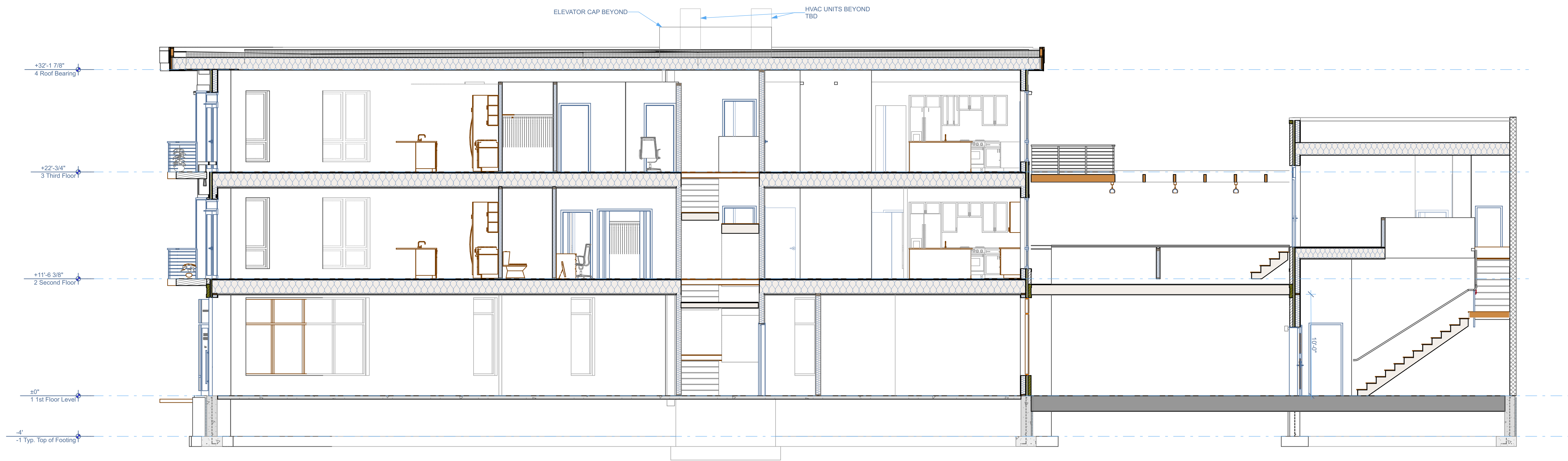
MAXAM
ARCHITECTURE

T (616) 308-9729
maxamarchitecture.com

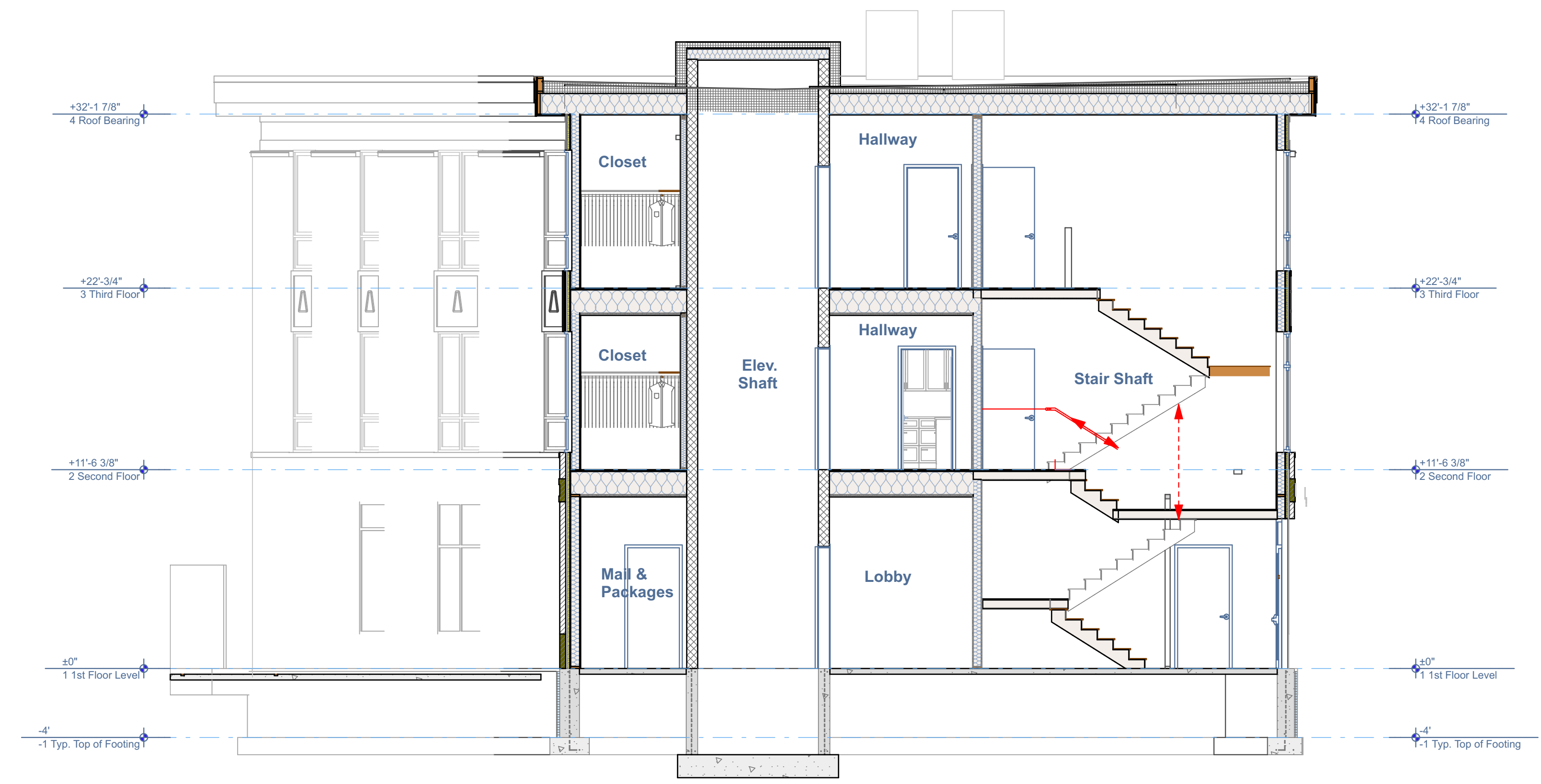
557 Crescent St. NE
Grand Rapids, MI 49503

CAPSTONE

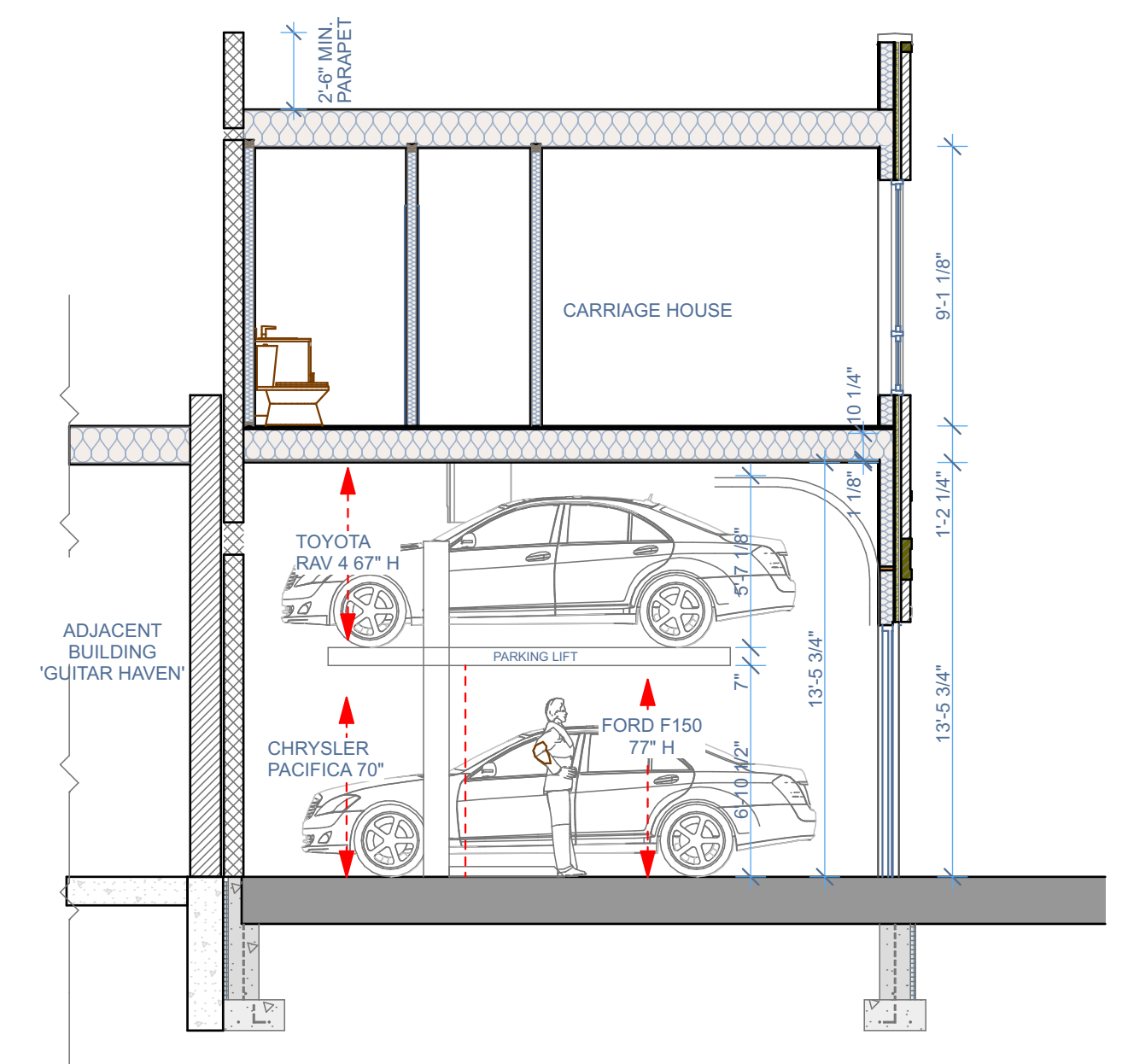
CAPSTONE COMPANIES
P.O. Box 261
Grand Haven, MI 49417
capstonecompanies.net



1. N-S Building Section
SCALE: 3/16" = 1'-0"
0' 2' 4' 8'



2. E-W Building Section at Stairs
SCALE: 3/16" = 1'-0"
0' 2' 4' 8'



3. Garage Section
SCALE: 3/16" = 1'-0"
0' 2' 4' 8'

**Flatiron
Grand Haven**
633 Washington Ave
Grand Haven, MI 49417
Building Sections

Revisions:

Project No: 24005
Issue Date: 11/27/24
Plot Date: 12/8/25
Reviewer:
Drawn By: #Drawn By

A-3.1

Attachment G

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: May 21, 2026
SUBJECT: South Village Redevelopment – Brownfield Plan Public Hearing

Background

Grand Haven City Council is being asked to consider a Brownfield Tax Increment Financing (TIF) incentive request for the proposed South Village redevelopment at 724 Robbins Road. The redevelopment will transform a long-vacant industrial property, which poses significant redevelopment challenges, into a substantial new residential development featuring a mix of for-sale and rental housing and will expand the City's tax base over time. Council will hold a public hearing on the request, with action at the subsequent meeting.

Project Summary

Following review, discussion, and feedback at the January Economic Development Corporation/Brownfield Redevelopment Authority (EDC/BRA) meeting, the development team revised the project and incentive request. The proposed South Village development, led by IMD Capital, represents an estimated \$44.8 million in private investment and includes the construction of 118 residential units, consisting of:

- 94 for-sale townhome units
- 24 rental units
- Shared resident amenities/social commons
- Approximately 300 parking spaces

Development is proposed to occur over a six-year, phased construction timeline, with the rental units and initial townhomes delivered in the first phase and the remaining for-sale units developed incrementally.

Incentive Request

The developer requested consideration of Brownfield TIF support under one of two alternatives, which are outlined below. The EDC/BRA reviewed those scenarios and is recommending Option 2 to City Council.

Option 1 (not recommended by the EDC/BRA Board)

- \$16,472,575 Brownfield TIF reimbursement (includes potential rent loss reimbursement and interest)
- 22-year reimbursement period

- 24 rental units income restricted for 10 years:
 - 12 units at 80% Area Median Income (AMI)
 - 12 units at 120% AMI

Option 2 (Recommended by EDC/BRA Board)

- \$10,840,169 Brownfield TIF reimbursement (does not include potential rent loss)
- 16-year reimbursement period
- 24 rental units income restricted for 10 years:
 - 24 units at 120% AMI

Additional details regarding the recommended incentive request are attached in the memo from Michigan Growth Advisors, the project's financial consultant.

Option 1 was less preferred by the EDC/BRA due to its longer reimbursement period, the inclusion of interest payments to developers, and reimbursement for potential rent loss. However, it would have included deeper attainability, with half of the attainable units priced at 80% of AMI and the other half at 120% of AMI. The EDC/BRA incentive recommendation still maintains attainability for all proposed attainable units at 120% of AMI (meeting the Federal and State attainability ranges, and thereby ours).

Third-Party Financial Review Summary

The City engaged Plante Moran Realpoint (PMR) to conduct an independent financial review of the proposal and to evaluate the project under the "but for" test required for incentive consideration. The full report is included in the Council packet. Key findings from the review include:

- The project appears to meet the general "but-for" feasibility threshold, indicating that it may not proceed as proposed without public assistance.
- The development carries some risk due to its six-year phased delivery, exposure to construction cost escalation, financing uncertainty, and absorption risk for the for-sale product.
- Even with incentives, projected returns were considered modest relative to development risk.

The EDC/BRA recommends support for the proposed Brownfield Plan and for Tax Increment Financing capture, with reimbursement to the developer over 16 years, plus an additional 5 years of capture for the Local Brownfield Revolving Fund (LBRF), for a total of 21 years.

**CITY OF GRAND HAVEN
519 WASHINGTON AVENUE
GRAND HAVEN, MICHIGAN**

**RESOLUTION #26-
APPROVING A BROWNFIELD PLAN**

FOR THE SOUTH VILLAGE PROJECT
LOCATED ON PARCEL #70-03-33-100-073 AND PARCEL #70-03-33-100-091
GRAND HAVEN, MICHIGAN PURSUANT TO AND IN ACCORDANCE WITH THE
PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF
1996, AS AMENDED

At a meeting of the City of Grand Haven City Council, Ottawa County, Michigan, on the 15th day of June, 2026, at 7:30 p.m.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the City of Grand Haven, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and recommended for approval by the City Council a Brownfield Plan (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the Authority has, at least ten (10) days before the meeting of the City Council at which this resolution has been considered, provided notice to and fully informed all Taxing Jurisdictions (the "Taxing Jurisdictions") which are affected by the financing plan about the fiscal and economic implications of the proposed financing plan, and the City Council has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the financing plan and in accordance with Sections 13 and 14 of the Act; and

WHEREAS, the City Council has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan Amendment set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the owner and/or developer of the eligible property which is included in the Plan shall finance all eligible activities under the Plan and the Authority shall not issue any notes or bonds related to this Plan;



45 Ottawa Avenue SW
Suite 1100
Grand Rapids, MI 49053

JARED LUTZ
Project Manager

269.823.3818
jared@michiangrowthadvisors.com

May 19, 2026

Re: South Village Project Overview and Brownfield Plan Summary

This memo serves to provide an overview of the housing development project contemplated by Bosgraaf Homes and IMD Capital in the City of Grand Haven, Ottawa County and to provide an overview of a Brownfield Plan being pursued to make this project economically feasible. This memo provides an overview of the Brownfield Plan and TIF capture as recommended for approval by the City of Grand Haven Brownfield Redevelopment Authority (GHBRA) on May 18, 2026.

Project Overview

This project is located on approximately 23-acre along Robbins Road that will be redeveloped for residential use. Homes are expected to be constructed over a 6-year period with approximately 36 units delivered in the first year of development and approximately 18 units delivered per year in subsequent years. The project is expected to include 118 new residential units comprised of primarily attached single-family residences through townhomes and rowhomes with a varying mix of bedroom counts per units. Of the 118 residential units, 94 are expected to be offered for sale at market rates and 24 units are expected to be offered for-rent at income-restricted rents. Amenities on the project site are expected to include a playground, dog park, pickleball courts, and pavilion and social commons. The project is also expected to preserve existing woodlands on the site.

To make this project economically feasible, the use of Tax Increment Financing (TIF) is required to support the significant costs of developing this property.

Brownfield Plan Summary

This Brownfield Plan will include 24 affordable units (20% of development) and will be affordable for households at or below 120% of Area Median Income (“AMI”). Eligible Activities associated with the Potential Rent Loss (PRL) with these affordable units will not be pursued in this Brownfield Plan.

Under Grand Haven policy guidelines, this option would include eligibility for 16 years of reimbursement (Capital Investment over \$5 million [8 years], Brownfield Site Remediation with State Tax Capture [6 years], and 10-20% of units at or below 120% AMI [2 years]).

Eligible Activities Requested for Reimbursement:

- **Pre-Approved Department Specific Activities:** \$50,000 for Environmental Site Assessments including a Phase I and Phase II ESA and Due Care Plan
- **Department Specific Activities:** \$689,345 for environmental remediation including vapor barriers.
- **Abatement and Demolition:** \$1,272,000 for abatement and demolition activities
- **Infrastructure:** \$5,806,447 for infrastructure activities including roads, sidewalks, utilities, landscaping, parking areas, etc.

May 19, 2026

Page 2

- **Site Preparation:** \$3,253,820 for site preparation activities including earthwork, grading, excavation, etc.
- **Brownfield Plan Preparation and Implementation:** \$55,000 for the preparation and implementation of a Brownfield Plan and Act 381 Work Plan
- **Contingency:** A 15% contingency is included on abatement and demolition, infrastructure, and site preparation activities totaling \$1,549,840.

The total cost of eligible activities on this option is estimated at \$12,676,451. Over a 16-year reimbursement period, it is expected that \$10,840,169 of those eligible activities would be reimbursed.

Use of Tax Increment Revenues:

- **Developer Reimbursement:** \$10,840,169 of capture would be used to reimburse the Developer for Eligible Activities defined above over a 16-year period. Developer reimbursements would be sourced from State and Local Tax Capture
- **State Brownfield Redevelopment Fund:** \$1,197,397 of capture would be used to fund the State Brownfield Redevelopment Fund, as required by Public Act 381. This Capture includes half of the 6 mill State Education Tax for the duration of State Tax Capture.
- **Brownfield Redevelopment Authority Administration:** \$1,340,430 of capture will be used to fund the operation of the City of Grand Haven Brownfield Redevelopment Authority and the administration of this Plan. This capture is expected to be sourced from 10% of Local Tax Increment Revenue through the duration of Capture.
- **Local Brownfield Revolving Fund:** \$3,701,439 of capture would be used to fund the Local Brownfield Revolving Fund, which is a fund retained by the City of Grand Haven Brownfield Redevelopment Authority to fund other Eligible Activities throughout the City. This will be funded primarily through Local Tax Capture following Developer reimbursement from Years 17 through 21. The Grand Haven Brownfield Redevelopment Authority has the discretion to decide how many years will be captured to the LBRF following Developer reimbursement, up to a statutory maximum of 5 years.

Non-Capturable Taxes:

- **Loutit District Library Debt:** \$60,786 will be paid to the non-capturable Loutit Library millage in excess of taxes paid today through the 21-year duration of the Plan.
- **Grand Haven School Debt:** \$367,890 will be paid to the non-capturable Grand Haven School Debt millage in excess of taxes paid today through the 21-year duration of the Plan.
- **Grand Have Infrastructure Debt:** \$1,004,297 will be paid to the 08 and 15 Infrastructure Debt millages in excess of taxes paid today through the 21-year duration of the Plan.

We look forward to continuing to work with the City on bringing this exciting project to fruition.



724 Robbins – South Village

Project Information Review

5/13/2026

For Use By: City of Grand Haven



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 IMD Capital’s (the “Sponsor”) application for tax incremental financing through the Brownfield TIF program. The Sponsor has presented two tax incremental financing options for consideration by Grand Haven: (1) \$16,472,575 in tax increment financing spanning a requested 22-year period with an equal mix of rental units at 80% AMI and at 120% AMI and (2) \$10,840,169 in tax increment financing spanning a requested 16-year period with 100% of rental units at 120% AMI. PMR reviewed the following materials submitted 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 analyzed conservative and optimistic scenarios against the Sponsor pro forma to understand impact of variances in project assumptions

2

PMR made best efforts and used relevant market data to understand key assumptions such as contributed land value, rental rates, etc. used by the Sponsor.

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

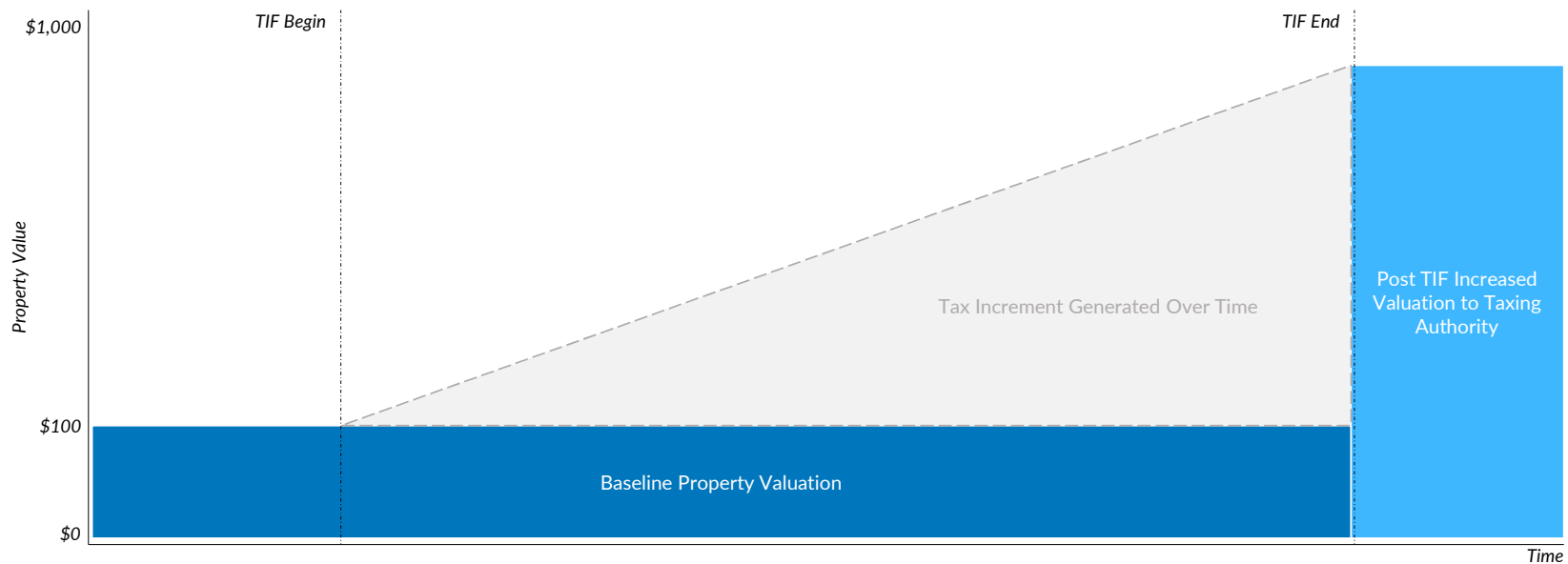
Based on PMR’s high-level review of the developer-provided budget and pro forma financials, but-for the tax increment financing, it is possible that the Sponsor returns would not be sufficient to undertake the proposed redevelopment. Given the goals of the City of Grand Haven and the financial model proposed by the Sponsor, some modifications to the Sponsor’s proposal for consideration are detailed below:

1. Project Financing
 - The Sponsor’s proposal is based on key assumptions tied to securing Tax Increment Financing
 - The Sponsor has represented that they have \$25.5 mm in vertical lines of credit across four banks (current availability of \$10.2 mm), which will be drawn on to fund the vertical construction of the for-sale units
2. Site Control
 - Sponsor has the site under contract but has not yet completed the acquisition - acquisition of the parcel is subject to the developer’s ability to procure incentives
 - Should the Sponsor identify deal risks during due diligence it may choose to walk away from the deal
3. Extended Project Delivery
 - The project is planned over a six-year period, with rental housing and a portion of the townhomes anticipated to be built in year one, followed by townhome construction through year six
 - Should the rental portion of the project suffer an unsuccessful lease-up, the Sponsor may decide, or be forced by loan covenants, to postpone, modify, or cancel the remainder of the project
 - Supporting documentation not provided to confirm construction costs and other relevant project details (e.g., association fees), with these decisions assumed to be subject to future market forces

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:
 1. **Redevelopment and Increased Value:** When a brownfield site is redeveloped, its value typically increases
 2. **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"
 3. **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



Sponsor Option Comparison Summary

Total Project Cost	\$44.8 Million	
Parking Spaces	300 spaces (2.5 spaces/unit)	
	<u>Option 1</u>	<u>Option 2</u>
# Rental Units # For-Sale Units => Total # Units	24 Rental 94 For-Sale => 118 Total	
Total Unit Mix	Rowhouses: 16 Townhomes: 102	
Rental Unit Mix	Rowhouses: 16 Townhomes: 8	
For-Sale Unit Mix	Rowhouses: 0 Townhomes: 94	
Rental Affordability Mix	<u>100% Units Restricted</u> 12 units at 80% AMI 12 units at 120% AMI	<u>100% Units Restricted</u> 24 units at 120% AMI
Year 1 Rent (Weighted Average)	Two Bedroom: \$2,077 Three Bedroom: \$2,782	Two Bedroom: \$2,699 Three Bedroom: \$3,069
TBP Reimbursement Request	\$16,472,575 (Includes \$2,392,800 in Potential Rent Loss Capture) 22-Year Reimbursement Period	\$10,840,169 (No Potential Rent Loss Capture) 16-Year Reimbursement Period

Project Summary

PROGRAM SUMMARY

Total Project Cost	\$44.8 Million		
Parking Spaces	300 spaces (2.5 spaces/unit)		
Rental Unit Mix	Two Bedroom	Three Bedroom	TOTAL
Rowhouses	16	-	16 Rowhouses
Yr 1 Rent (Weighted Avg.)	Option 1: \$2,077 Option 2: \$2,699	-	Option 1: \$2,077 Option 2: \$2,699
Avg. Unit Area (Sq Ft)	1,130 SF	-	1,130 SF
Townhomes	-	8	8 Townhomes
Yr 1 Rent (Weighted Average)	-	Option 1: \$2,782 Option 2: \$3,069	Option 1: \$2,782 Option 2: \$3,069
Avg. Unit Area (Sq Ft)	-	1,643 SF	1,643 SF
For Sale Unit Mix ¹	Two Bedroom	Three Bedroom	TOTAL
Townhomes	26	68	94
Sale Price (Avg.)	\$375K	\$415K	\$404K
Avg. Unit Area (Sq ft)	1,299 SF	1,613 SF	1,526 SF
Project Total	16 units	102 Units	118 units

¹Deliveries are projected to commence in year 1 and conclude in year 6 of the development schedule

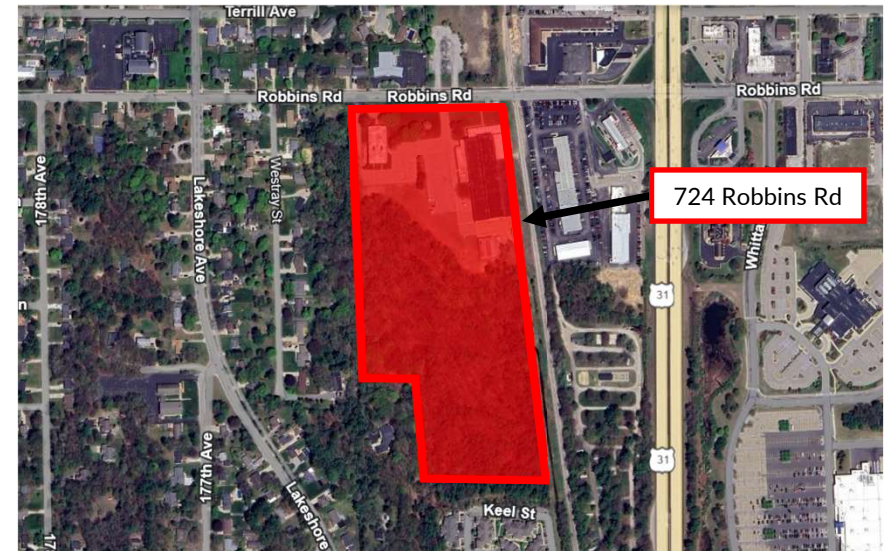
SPONSOR

The Sponsor of this project is IMD Capital, LLC ("IMD"):

- IMD is a partnership between lifelong real estate professionals Chad Koster and Mike Bosgraaf, who combine for over 70 years of experience in residential and commercial development.
- Mike Bosgraaf, founder of Bosgraaf Homes (Holland, MI), has developed hundreds of residential projects and currently oversees more than 185 units in active construction. He has completed four for-rent townhome projects (Grand Rapids and Hudsonville) and is actively developing Haslett Village Square (mixed-use development with multifamily, commercial, and for-sale townhomes; currently in the MSHDA rent gap financing/expanded brownfield program approval process) and several single-family home communities.
- Chad Koster, founder of Paramount Realty Partners, specializes in residential and commercial sales, leasing, and development. Since 2025, the firm has focused on land packaging, building operations, and redevelopment.
- Together, they formed IMD Capital to pursue a shared vision of becoming a best-in-class, vertically integrated developer, builder, owner, and manager of multifamily housing in West Michigan.

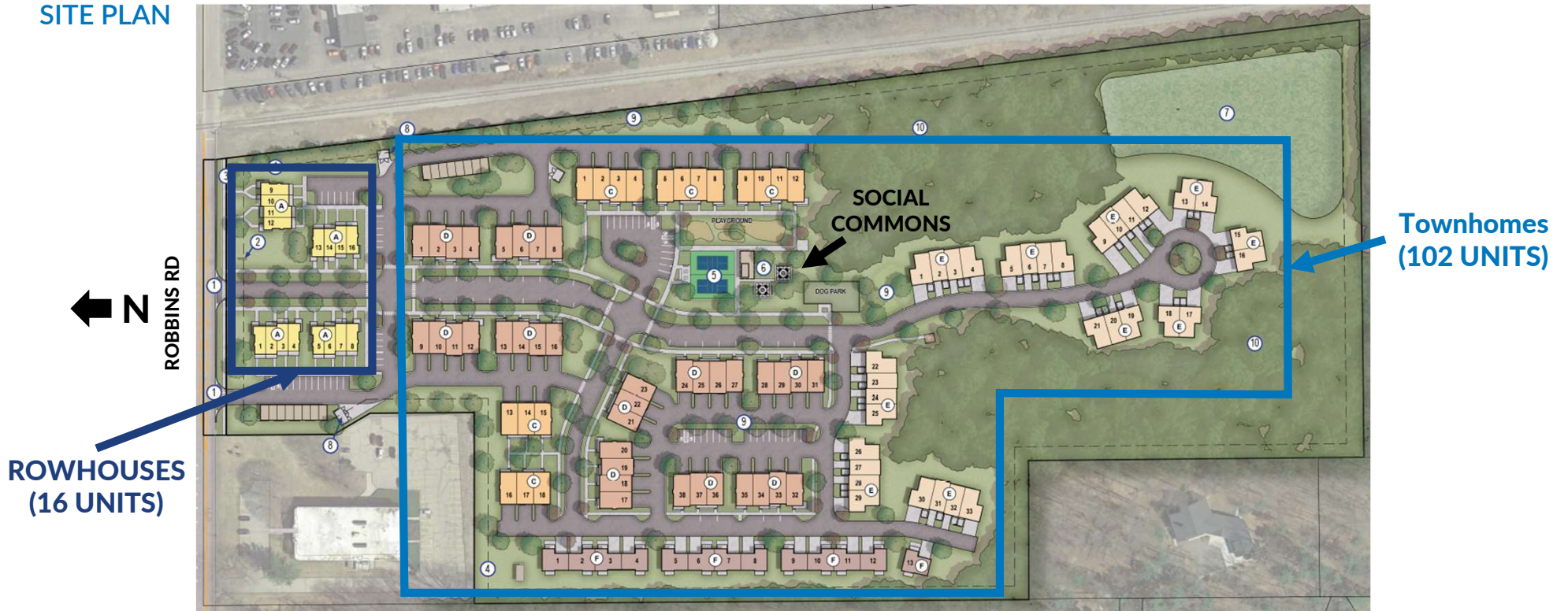
PLANTE MORAN REALPOINT

SITE AERIAL



Project Summary

SITE PLAN



CONSTRUCTION SCHEDULE

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Rowhouses	16	0	0	0	0	0
Townhomes	20	18	18	18	18	10
TOTAL	36	18	18	18	18	10

Project Summary

DEVELOPMENT RATIONALE AND AFFORDABILITY

Development Rationale

- Currently an abandoned industrial site, the property has been deemed functionally obsolete
- IMD Capital is under contract to acquire the property, planning redevelopment as a residential home community with rowhouses, townhomes, and amenities for residents
- The project aims to create a vibrant social hub for the City of Grand Haven by introducing 118 new residential units:
 - 94 for-sale units
 - 24 for-rent units (100% income-restricted)
- This project could help to address housing needs in Ottawa County, as its 2025 Housing Needs Assessment identified a need for 15,731 additional housing units

Proposed Affordability

- Sponsor is proposing income restrictions on 24 units (100% of total rental units) at:
 - Option 1: 12 units at 80% AMI and 12 units at 120% AMI for a period of ten years
 - Ten 2-bedroom units at 80% AMI, or \$1,703/month and two 3-bedroom units at 80% AMI, or \$1,919/month
 - Six 2-bedroom units at 120% AMI, or \$2,699/month and six 3-bedroom units at 120% AMI, or \$3,069/month
 - Option 2: 24 units at 120% AMI for a period of ten years
 - Sixteen 2-bedroom units at 120% AMI, or \$2,699/month
 - Eight 3-bedroom units at 120%, or \$3,069/month

KEY DOCUMENTS RECEIVED

- PMR received the following documents from the Sponsor, which were relied upon for this report:
 1. Brownfield Plan Application, dated 4.9.2026
 2. Project Overview and Brownfield Plan Support Options memorandum dated 4.8.2026
 3. The MEDC South Village Project Proforma (Option 1 and Option 2)
 4. Email from Toni VanSingel regarding financing dated 5.12.2026
 5. Bank Reference Letter dated 4.10.2026
 6. EDC/BRA Board Member Questions and Feedback
 7. South Village Unit Type and Count Summary

KEY CONCEPT – “BUT FOR” TEST

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

Sources and Uses

<u>SOURCES</u>	<u>SPONSOR PROVIDED</u>	<u>PMR</u>	<u>COMMENTARY</u>
Cash Equity	\$11,536,075	\$11,536,075	Sponsor equity includes cash equity and deferred developer fees - cash equity is an upfront contribution, while deferred developer fees are paid out of excess operational cash flow
Deferred Developer Fees	\$386,150	\$386,150	
Senior Lender	\$6,570,000	\$6,570,000	Sponsor assumption, no term sheet provided (bank reference letter provided but does not include debt proceeds or terms)
For Sale Short-Term Debt	\$26,280,525	\$26,280,525	Source of funding for the for-sale portion of the development. Sponsor had previously indicated funding via a personal line of credit which will be drawn on, invested as debt in the project, and repaid from condo sales; however, the Bank Letter now suggests this debt will be provided by a third-party
Total Sources	\$44,772,750	\$44,772,750	
<u>USES</u>			
Acquisition	\$3,000,000	\$3,000,000	PSA provided in previous submission shows a \$3.27 million purchase price; model shows \$3.00 million
Hard Costs	\$39,141,600	\$39,141,600	Including rowhouse, townhome, and clubhouse building construction costs, permits and related fees. PMR moved \$625,000 for architecture, site engineering, and environmental studies/testing costs in Sponsor pro forma to soft costs per MEDC underwriting guidelines
Soft Costs	\$2,331,150	\$2,331,150	Includes A&E costs, financing costs, and related party and consulting fees
Contingency	\$300,000	\$300,000	Total project contingency. This is equal to .8% of hard costs and .7% of the total development costs
Total Uses	\$44,772,750	\$44,772,750	



SECTION 2

Rental Assumption Review

Market Research

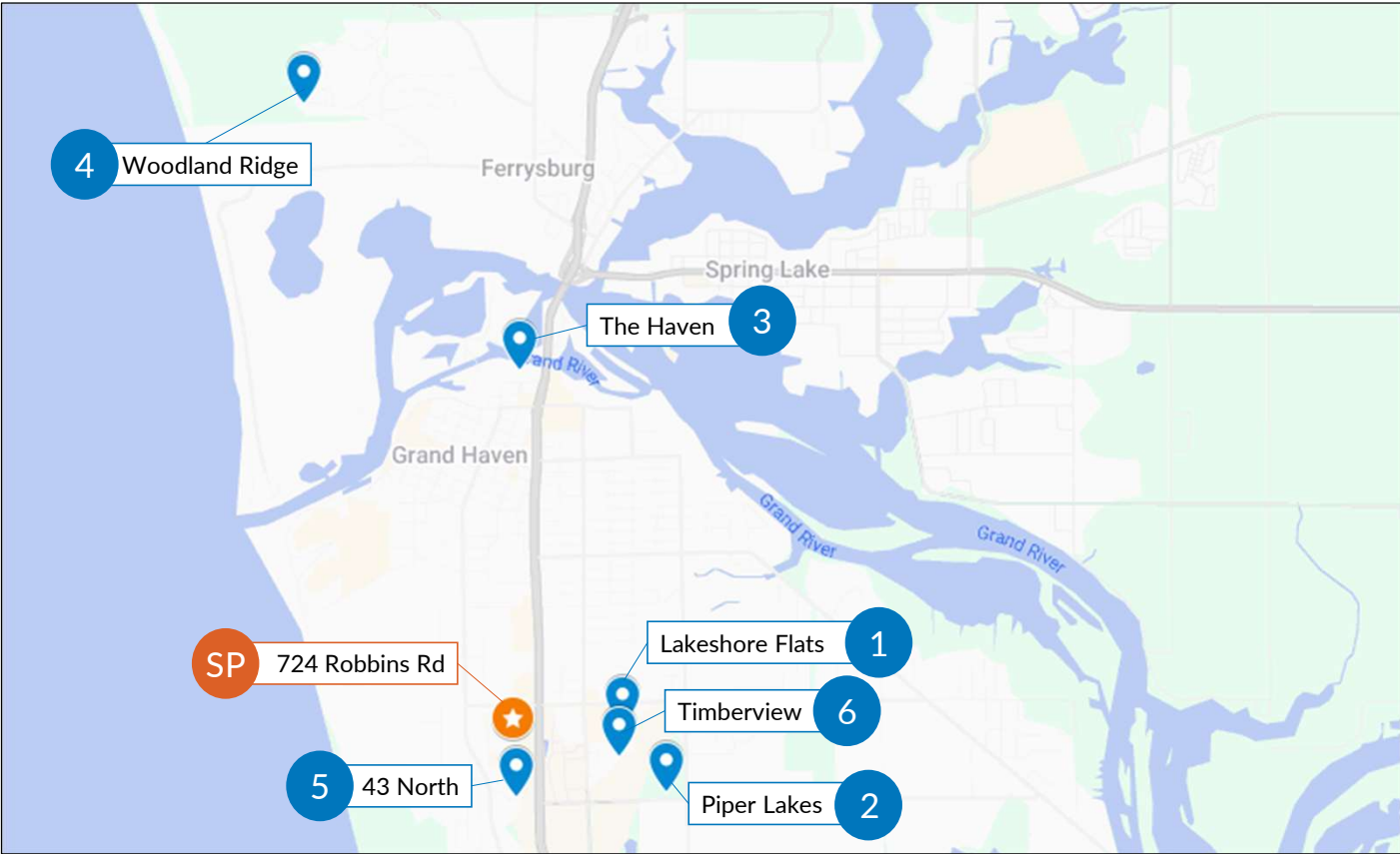
RENTABLE MARKET COMPS

To provide context around the proposed rents at the development, PMR conducted market research to identify comparable properties to the proposed redevelopment in terms of size and age. PMR identified six comparable properties and analyzed unit mix and rents to determine market rent by unit type in the area. This analysis shows that the proposed rents at this development, detailed on the following slides, are above-market and therefore aspirational assumptions. However, it is important to note the proposed property will be new-build and larger than properties in the comp set.

	COMP 1 <i>Lakeshore Flats</i>			COMP 2 <i>Piper Lakes</i>			COMP 3 <i>The Haven</i>			COMP 4 <i>Woodland Ridge</i>			COMP 5 <i>43 North</i>			COMP 6 <i>Timberview</i>			AVERAGE			SPONSOR PRO FORMA		
																								
Address	17003 Lakeshore Flats			14820 Piper Ln			591 Miller Dr			18270 Woodland Ridge			14868 Lakeshore Dr			15056 Elizabeth Jean Ct						724 Robbins Rd		
City	Grand Haven			Grand Haven			Grand Haven			Spring Lake			Grand Haven			Grand Haven						Grand Haven		
Admin Fees & Utilities	\$50 fee			\$245 fee			\$280 fee			\$250 fee			\$280 fee			\$280 fee						Assumption not available		
Pet Fees	\$350 fee & \$50 /mo.			\$350 fee & \$35-45 /mo.			\$300 fee & \$35 /mo.			\$350 fee & \$50 / mo.			\$300 fee & \$35 / mo.			\$300 & \$35 / mo.						Assumption not available		
Year Built	2020			2017			2015			1997 2004 Renov.			2005			2003						Proposed		
	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent ¹
2 Bedroom	150	1,024	\$1,611	140	1,094	\$1,608	124	1,060	\$1,759	198	1,005	\$1,488	122	1,060	\$1,860	225	1,062	\$1,556	160	1,051	\$1,647	16	1,130	\$2,699
3 Bedroom	-	-	-	-	-	-	-	-	-	66	1,200	\$1,753	30	1,202	\$2,096	38	1,145	\$1,839	45	1,182	\$1,896	8	1,643	\$3,069

Market Research

RENTABLE MARKET COMPS MAP



Sources and Uses - Rental¹

<u>SOURCES</u>	<u>SPONSOR PROVIDED</u>	<u>PMR</u>	<u>COMMENTARY</u>
Cash Equity	\$2,150,172	\$2,150,172	Sponsor equity includes cash equity and deferred developer fees - cash equity is an upfront contribution, while deferred developer fees are paid out of excess operational cash flow
Deferred Developer Fees	\$386,150	\$386,150	
Senior Lender	\$6,570,000	\$6,570,000	72% of the allocated rental units' development cost
For Sale Short-Term Debt	-	-	
Total Sources	\$9,106,322	\$9,106,322	

USES¹

Acquisition	\$610,169	\$610,169	Allocated portion of the sale price totaling \$3.0 million
Hard Costs	\$7,961,003	\$7,961,003	Allocated portion of total hard costs
Soft Costs	\$474,132	\$474,132	Includes allocated portion A&E costs, financing costs, and related party and consulting fees
Contingency	\$61,017	\$61,017	Includes allocated portion of total project contingency
Total Uses	\$9,106,322	\$9,106,322	

Assumption Review

<u>OPERATING ASSUMPTIONS</u>	<u>SPONSOR PROVIDED</u>	<u>PMR CONSERVATIVE</u>	<u>PMR OPTIMISTIC</u>	<u>COMMENTARY</u>
<u>Yr 1 Monthly Rents Per Unit</u>				
Two Bedroom Rent (Weighted Avg.)	Option 1: \$2,077 Option 2: \$2,699	\$1,771	Option 1: \$2,077 Option 2: \$2,699	PMR determined Sponsor-provided two- and three-bedroom rents to be above market range. To stress rents, PMR analyzed comparable data using two approaches: rent per sf and rent per bedroom. For two-bedroom units, the conservative scenario applied the comparable set rent per sf, as sponsor-provided rents were moderately above market, however, Sponsor two-bedroom units are slightly larger than its comp set. In the optimistic scenario, PMR used sponsor-provided rents. For three-bedroom units, the conservative scenario applied the comparable set rent per sf, as sponsor-provided rents were slightly above market. In the optimistic scenario, PMR used sponsor-provided rents.
Three Bedroom Rent (Weighted Avg.)	Option 1: \$2,782 Option 2: \$3,069	\$2,635	Option 1: \$2,782 Option 2: \$3,069	
Other Income	-	-	-	
Vacancy, Concessions & Collection Loss	Option 1: 5% Option 2: 5%	10%	5%	Vacancy increased to 10% in the conservative scenario and remained at 5% in the optimistic scenario, representing varying lease-up scenarios
Income / Expense Growth Rates	2% / 3%	2% / 3%	3% / 3%	Income growth remained at 2% in the conservative scenario to show limited market rent growth. Growth rate for property taxes per MEDC proforma is 2%, all other expenses have a growth rate of 3%
Stabilized Operating Expenses (Annually, Per Unit) Excluding Property Taxes & Closing Costs	\$8,800	\$8,800	\$7,900	Per rentable unit; stabilized in year 3. In the optimistic scenario operating expenses are reduced by 5% to reflect the potential for increased management efficiency
Stabilized Property Taxes	\$8,900	\$8,900	\$8,900	Per rentable unit; stabilized in year 3
Stabilized Operating Expenses, Including Property Taxes	\$17,700	\$17,700	\$16,800	Per rentable unit; stabilized in year 3. Note all Operating Expenses were allocated to the for-rent units as no revenues from the for-sale units were contemplated

Financial Pro Forma Review – Option 1

OPERATING PERFORMANCE	<u>SPONSOR PROVIDED</u>	<u>SPONSOR PROVIDED (NO BTIF)</u>	<u>PMR CONSERVATIVE</u>	<u>PMR OPTIMISTIC</u>	<u>COMMENTARY</u>
<u>Stabilized Year 3</u>					
Effective Gross Income	\$828,191	\$657,976	\$725,458	\$828,191	Includes tax incremental revenues associated with the rental portion of the project only
Less: Expenses	\$425,733	\$425,733	\$425,733	\$404,446	
Net Operating Income	\$402,458	\$232,244	\$299,726	\$423,745	
Less: Debt Service	\$511,355	\$511,355	\$511,355	\$511,355	No refi assumed in Sponsor pro forma
Leveraged Cash Flow	-\$108,897	-\$279,111	-\$211,629	-\$87,610	

SPONSOR RETURNS

<u>Project-Level Returns</u>					
Stabilized Yield on Total Cost	4.4%	2.6%	3.3%	4.6%	Year 3 stabilized net operating income divided by the total development cost
Leveraged Cash on Cash (Without TIF)	-8.6%	-8.6%	-13.8%	-7.5%	Year 3 leveraged cash flow, less TIF revenue, divided by the total equity (cash + deferred fee)
Leveraged Cash on Cash (With TIF)	-2.7%	N/A	-7.9%	-1.6%	Year 3 leveraged cash flow, divided by the total equity (cash + deferred fee)
Stabilized Debt Service Coverage Ratio	0.79x	0.45x	0.59x	0.83x	Rental cash flow are unlikely to be able to cover rental-specific debt service
Passes “But For” Test	Yes				

Financial Pro Forma Review – Option 2

OPERATING PERFORMANCE	<u>SPONSOR PROVIDED</u>	<u>SPONSOR PROVIDED (NO BTIF)</u>	<u>PMR CONSERVATIVE</u>	<u>PMR OPTIMISTIC</u>	<u>COMMENTARY</u>
<u>Stabilized Year 3</u>					
Effective Gross Income	\$973,601	\$803,387	\$725,458	\$973,601	Includes tax incremental revenues associated with the rental portion of the project only
Less: Expenses	\$425,733	\$425,733	\$425,733	\$404,446	
Net Operating Income	\$547,868	\$377,654	\$299,726	\$569,155	
Less: Debt Service	\$511,355	\$511,355	\$511,355	\$511,355	No refi assumed in Sponsor pro forma
Leveraged Cash Flow	\$36,514	-\$133,701	-\$211,629	\$57,800	

SPONSOR RETURNS

<u>Project-Level Returns</u>					
Stabilized Yield on Total Cost	6.0%	4.2%	3.3%	6.2%	Year 3 stabilized net operating income divided by the total development cost
Leveraged Cash on Cash (Without TIF)	-1.2%	-1.2%	-13.8%	-0.1%	Year 3 leveraged cash flow, less TIF revenue, divided by the total equity (cash + deferred fee)
Leveraged Cash on Cash (With TIF)	2.8%	N/A	-9.8%	4.0%	Year 3 leveraged cash flow, divided by the total equity (cash + deferred fee)
Stabilized Debt Service Coverage Ratio	1.07x	0.74x	0.59x	1.11x	Rental cash flow may be able to cover rental-specific debt service
Passes “But For” Test	Yes				



SECTION 2

For Sale Assumption Review

Sources and Uses – For-Sale¹

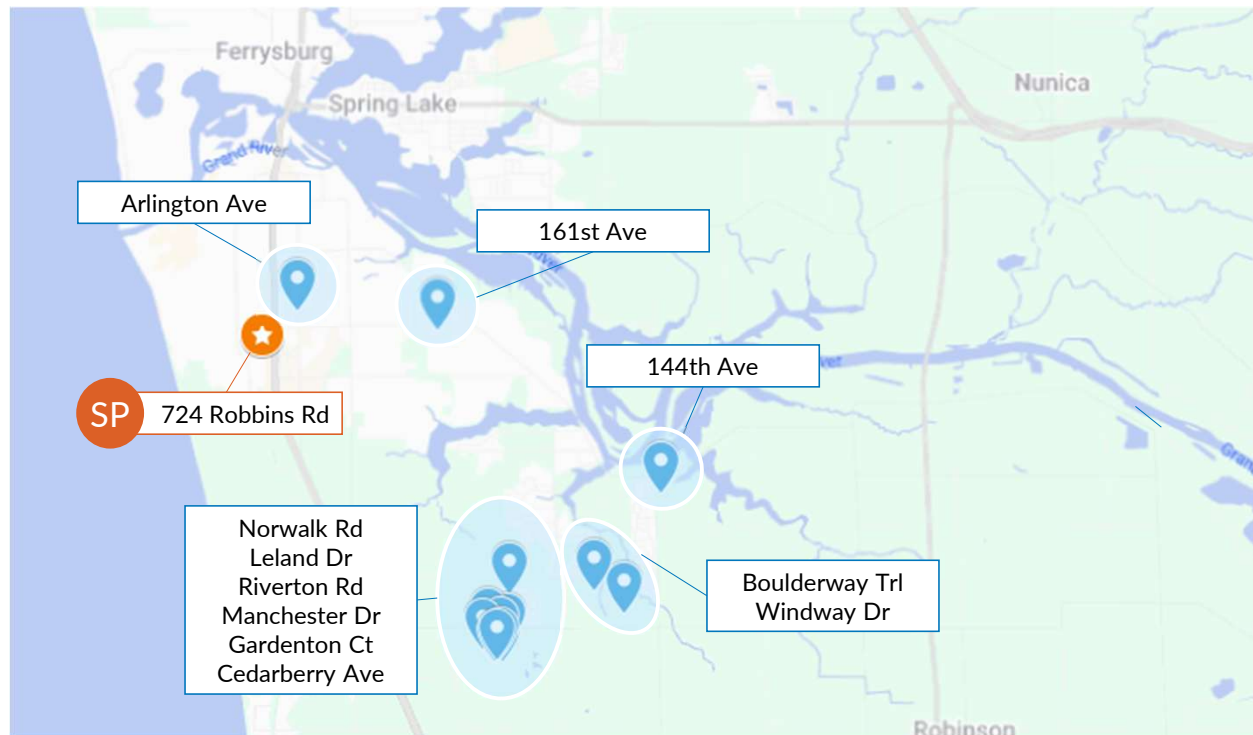
<u>SOURCES</u>	<u>SPONSOR PROVIDED</u>	<u>PMR</u>	<u>COMMENTARY</u>
Cash Equity	\$9,385,903	\$9,385,903	Sponsor equity includes cash equity - cash equity is an upfront contribution
Deferred Developer Fees	-	-	
Senior Lender	-	-	
For Sale Short-Term Debt	\$26,280,525	\$26,280,525	Source of funding for the for-sale portion of the development
Total Sources	\$35,666,428	\$35,666,428	
<u>USES¹</u>			
Acquisition	\$2,389,831	\$2,389,831	Allocated portion of the sale price totaling \$3.0 million
Hard Costs	\$31,180,597	\$31,180,597	Allocated portion of total hard costs
Soft Costs	\$1,857,018	\$1,857,018	Includes allocated portion A&E costs, financing costs, and related party and consulting fees
Contingency	\$238,983	\$238,983	Includes allocated portion of total project contingency
Total Uses	\$35,666,428	\$35,666,428	

Market Research

FOR SALE MARKET COMPS DETAILED

To provide context around the proposed sale prices of for sale units at the development, PMR conducted market research to identify comparable sales of similar properties to the proposed development. With limited recent (trailing 24 months) townhome sales in Grand Haven, the analysis focused on single-family residential sales within Grand Haven which were both sold and constructed within the past two years. Due to no availability of two-bedroom sales, four-bedroom homes were included to provide a robust dataset.

Leveraging data from publicly available sources, 29 comparable sales were identified and incorporated into the broader comparative analysis with a map below to provide general locational knowledge. The table below presents average sale price and price per square foot of these homes, segmented by bedroom count and weighted by square footage.









NUMBER OF EACH BEDROOM TYPE IN COMP SET	
2 Beds	0
3 Beds	11
4 Beds	16
TOTAL	27

WEIGHTED AVERAGE			
	Total Sale Price	Price /Bed	Price /SF
Total Data Set	\$550,000	\$151k	\$241 / SF
Only 3 Beds	\$533,000	\$178k	\$259 / SF
Only 4 Beds	\$559,900	\$140K	\$229 / SF
SPONSOR PROVIDED	\$405,000	\$148k	\$265 / SF
2 Beds	\$375,000	\$188k	\$289 / SF
3 Beds	\$415,000	\$138k	\$257 / SF

Market Research

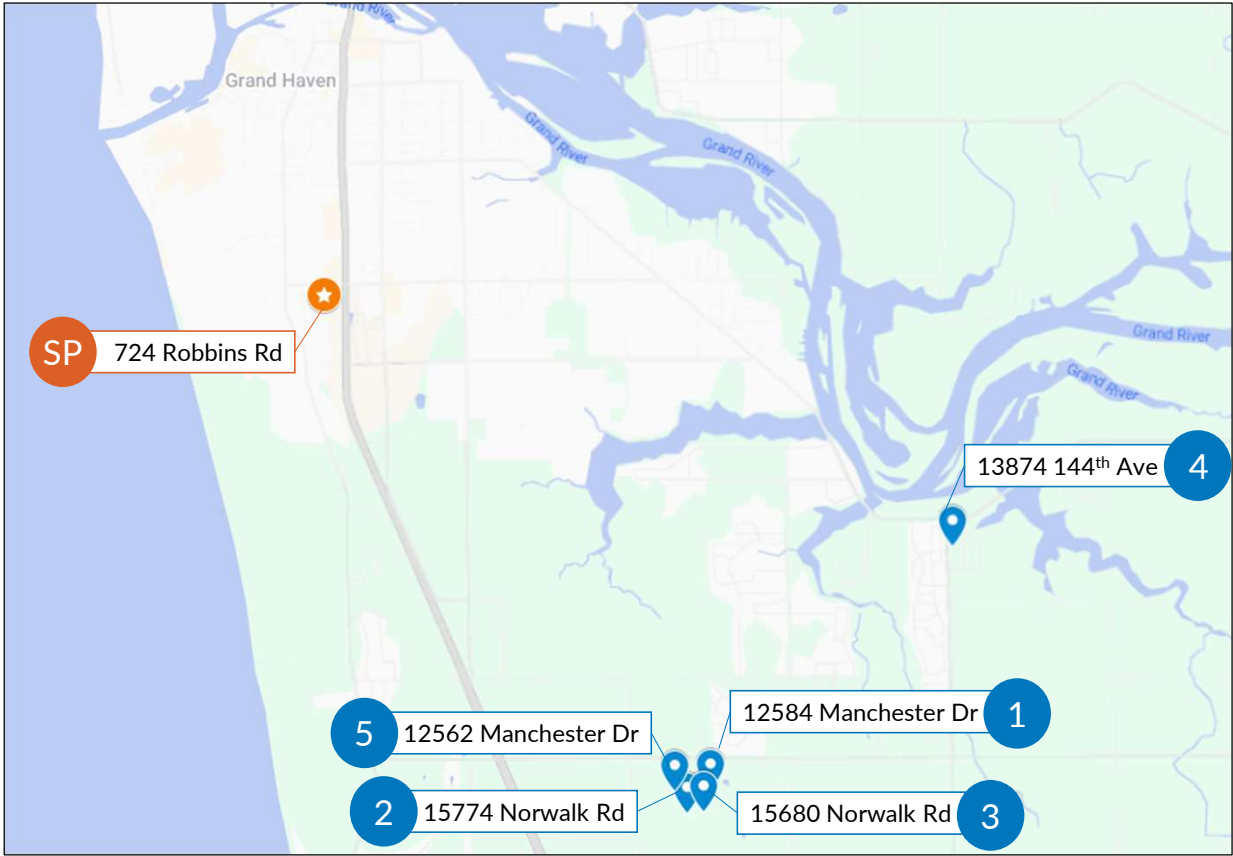
FOR SALE MARKET COMPS

To provide context around the proposed sale prices at the development, PMR conducted market research to identify comparable sales of similar properties to the proposed development in terms of location, age, and sale date. PMR identified five comparable properties and analyzed sale price and price per square foot to determine market price per square foot. This analysis shows that the proposed sale prices at this development, detailed on the following slides, are below-market and therefore supportable assumptions.

	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5	AVERAGE	SPONSOR PRO FORMA
							
Address	12584 Manchester Dr	15774 Norwalk Rd	15680 Norwalk Rd	13874 144 th Ave	12562 Manchester Dr		724 Robbins Rd
City	Grand Haven	Grand Haven	Grand Haven	Grand Haven	Grand Haven		Grand Haven
Year Built/Sold	2024 / 2024	2025 / 2026	2024 / 2024	2024 / 2024	2025 / 2025		Proposed
Property Type	Single Family Resi	Single Family Resi	Single Family Resi	Single Family Resi	Single Family Resi		Rowhouse / Townhome
# of Bedrooms	4 Bedrooms	3 Bedrooms	3 Bedrooms	3 Bedrooms	3 Bedrooms		2 or 3 Bedrooms
Total SF	2,268 SF	1,556 SF	2,121 SF	2,549 SF	2,233 SF		
Price Sold Price/SF	\$419,900 \$185	\$434,900 \$279	\$444,900 \$210	\$450,000 \$177	\$504,900 \$226	\$450,900 \$215	\$396,300

Market Research

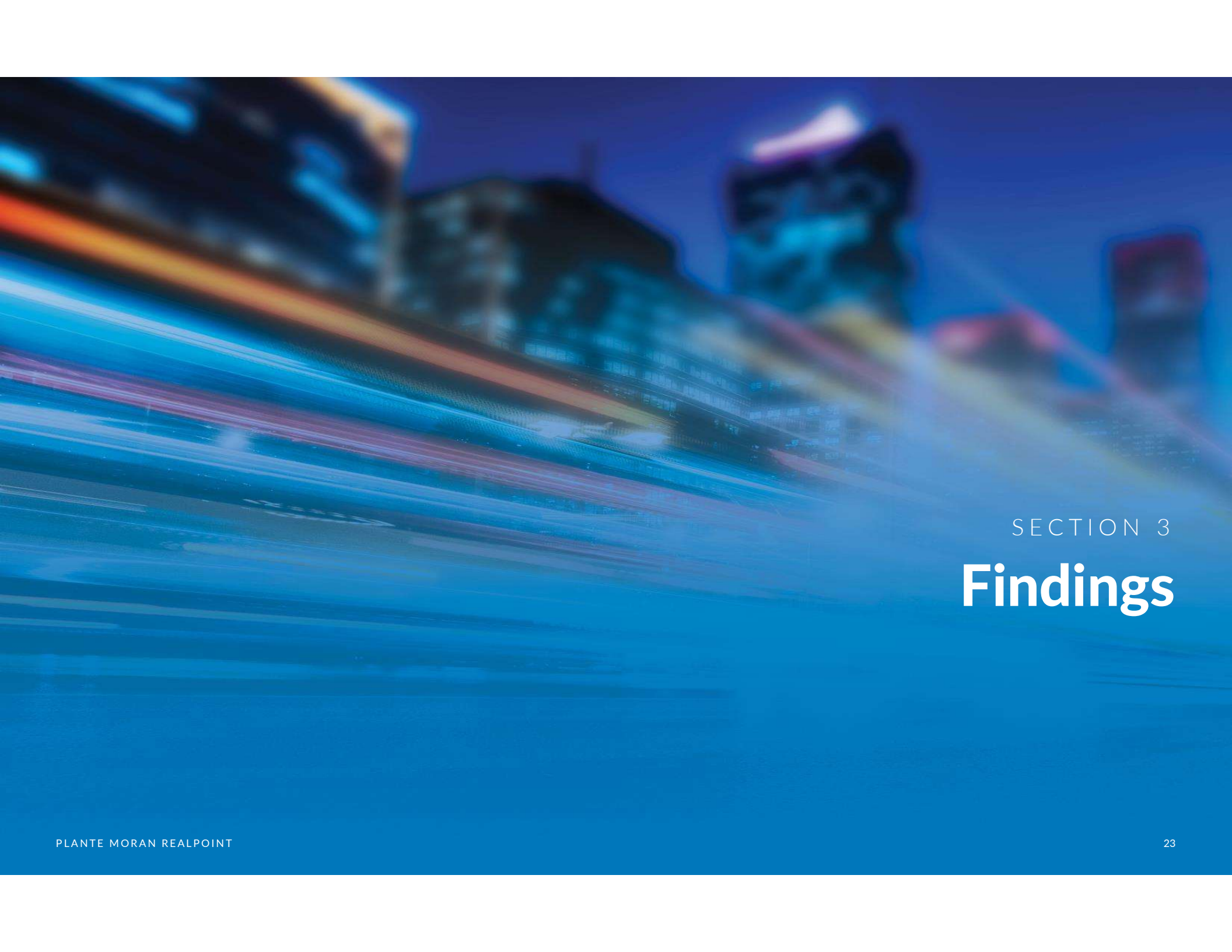
FOR SALE MARKET COMPS MAP



For Sale Returns

The Sponsor plans to deliver the for-sale product over a period of 6 years, commencing in year 1 of the project and finalizing in year 6. Sponsor has provided the unit mix for the for-sale product.

For Sale Units	Total: Option 1	Total: Option 2	Commentary
Townhome Sale Proceeds	\$37,250,000	\$37,250,000	\$396,300 per unit average, with 0% annual price escalation
TIF Proceeds	\$11,963,218	\$7,771,211	Estimates per Sponsor-provided proformas. Includes tax incremental revenues associated with the for-sale portion of the project only
Less: Sales Expense	(\$2,555,350)	(\$2,555,350)	Includes a 6% brokerage fee, transfer taxes, and title company fees
Less: Construction Costs	(\$35,666,428)	(\$35,666,428)	\$379,400 per unit average total development costs, with 0% annual cost escalation
Less: Carrying Costs	-	-	Sponsor did not contemplate carrying costs for the for-sale units in this submission
Less: Interest Expense	(\$1,839,637)	(\$1,839,637)	7.0% interest rate on outstanding construction debt annually
Potential Townhome Profit/(Loss)	\$9,151,803	\$4,959,796	For-sale product is measured by profit margin per industry standard; therefore, CoC and IRR metrics are not indicated to measure profitability
<i>Potential Townhome Profit/(Loss) w/o Brownfield TIF</i>	<i>(\$2,811,415)</i>	<i>(\$2,811,415)</i>	Project loss supports Sponsor's pursuit of Brownfield TIF reimbursements



SECTION 3

Findings

PMR Findings – Summary of Project Financials and Need for Support

PROFITABILITY AND RISKS

1. Sponsor commitment is to keep 100% of the rental units (24 in total) affordable for 10 years. In Option 1, rental units comprise an equal mix of 80% AMI- and 120% AMI-restricted units. In Option 2, 100% of the rental units are held at an affordability level of 120% AMI
2. While PMR was provided and reviewed previous versions of Sponsor underwriting, the current analysis does not attempt to correlate or explain the variances between the development models - **all financial analysis is solely based on the Sponsor pro forma materials provided 4.30.2026 and Toni VanSingel email dated 5.12.2026**
3. The extended development period creates timing and financing risk, and therefore may impact project feasibility
 - i. Sponsor has represented that the for-sale component of the project will be funded via lines of credit from four banks, with current availability of \$10.2 mm
 - ii. An unproven for-sale market and extended delivery period introduces timing, interest rate, material cost, and labor risk
 - iii. Project delivery is spread over six years, but substantial upfront costs remain for the for-sale units which requires BTIF approval concurrent with for-rent BTIF
4. 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 at or exceed the minimum highlighted preferred return of 5%, suggesting returns are insufficient for typical market participants and justifying the need for the requested financing
 - ii. Optimistic scenario has increased uncertainty and risk when compared to similar projects, reducing concern of the potential for outsized returns
5. Average leveraged cash-on-cash return with incentives for the apartment proforma is projected to be 2.55-6.25%
 - 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 slightly above and, in some scenarios under, given the risk in real estate development
 - 90-Day Average SOFR: 3.67%
 - 90-Day Average T-Bill: 3.61%
 - ii. Development and rehabilitation projects inherently carry additional risk - investors reasonably expect to be compensated for that risk through higher returns
 - iii. Projected returns without incentives and financing are below risk-free investments, demonstrating a 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.

ACT 381 BROWNFIELD PLAN

**South Village
724 and V/L Robbins Road
Ottawa County, City of Grand Haven
City of Grand Haven Brownfield Redevelopment Authority**

May 19, 2026



Prepared by
Michigan Growth Advisors
100 W Michigan Avenue
Suite #200
Kalamazoo, MI 49007

Approved by the Grand Haven Brownfield Redevelopment Authority on May 18, 2026

Approved by the Grand Haven City Commission on _____

TABLE OF CONTENTS

1.0 INTRODUCTION

- 1.1 Proposed Redevelopment and Future Use for Each Eligible Property
- 1.2 Identification of Housing Need
- 1.3 Eligible Property Information

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

- 2.1 Description of Costs to Be Paid for With Tax Increment Revenues
- 2.2 Summary of Eligible Activities
- 2.3 Estimate of Captured Taxable Value and Tax Increment Revenues
- 2.4 Method of Financing and Description of Advances Made by the Municipality
- 2.5 Maximum Amount of Note or Bonded Indebtedness
- 2.6 Duration of Brownfield Plan
- 2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions
- 2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property
- 2.9 Estimates of Residents and Displacement of Individuals/Families
- 2.10 Plan for Relocation of Displaced Persons
- 2.11 Provisions for Relocation Costs
- 2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law
- 2.13 Other Material that the Authority or Governing Body Considers Pertinent

EXHIBITS

FIGURES

- Figure 1 Legal Description and Map of the Eligible Property

TABLES

- Table 1 Eligible Activities Costs
- Table 2 Tax Capture Schedule
- Table 3 Reimbursement Schedule

ATTACHMENTS

- Attachment A Brownfield Plan Resolutions
- Attachment B Reimbursement Agreement
- Attachment C Site Plan
- Attachment D Housing Study

ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment consists of two parcels totaling approximately 23.55 acres in the City of Grand Haven, Ottawa County. The project will involve demolition of existing structures and preparing the site for development to make way for a residential development consisting of 118 new residential units. The development is proposed on a former manufacturing facility with several accessory buildings. The structures will be demolished to make way for the creation of new housing units, bringing this site to its highest and best use. The development has been carefully designed and will include exceptional amenities, including pavilion and community gathering area, dog park, pickleball courts, and a robust network of sidewalks and walking paths. The development will be primarily accessed from two access roads off of Robbins Road. The residential units are expected to include 24 renter-occupied units, and 94 owner-occupied units. The residential units will include a mix of product types and bedroom counts, primarily consisting of attached townhomes and rowhomes. The development is expected to be built over a 6-year period, including approximately 36 units developed in Year 1 and 18 units delivered in subsequent years. The project expects to include 24 income-restricted rentals (20% of the development) affordable to households at or below 120% Area Median Income (AMI) or below for a duration of 10 years. The income-restricted rentals are expected to include a mix of two-bedroom and three-bedroom attached dwellings. The balance of units are expected to be offered for sale.

The total capital investment on the project is expected to be approximately \$44.7 million. Site demolition may occur earlier; however, vertical construction on the project is planned to begin in the summer of 2026. The development will be completed in phases with construction of all units identified in this Plan expected to be completed by 2031.

1.2 Identification of Housing Need

Specific Housing Need

A Housing Needs Assessment was completed by Bowen National Research dated 2025 for Ottawa County. According to this housing report, in order to meet housing demand over the next 5-years between 2024-2029, the County requires 16,464 new housing units including 12,526 owner-occupied units and 3,938 renter-occupied units. The renter demand includes 997 units needed for households with income between 51% to 80% AMI and 400 units needed for households with income between 81% to 120% AMI. In Ottawa County, the share of renter-households that were cost burdened as of 2022 was 45.3%, including 32.2% of renter-households that were severely cost burdened.

Additionally, in this report, the Grand Haven area was included in the Northwest submarket analysis. In the Northwest market, the total number of households grew by 14.6% between 2010 to 2020, and is expected to grow by 4.2% between 2024-2029. This compares to State growth of 4.4% and 1.4%, respectively, over the same period. There is significant acute housing demand not only in Ottawa County, but in the Grand Haven submarket as well. This project will provide a unique array of housing options, including for-sale and for-rent options with affordable for-rent options, meeting many market segments identified with demand in this housing study.

Job Growth Data

Lakeshore Advantage, the regional economic development agency serving Allegan and Ottawa Counties, noted in its 2024 annual industry trends report that housing scarcity was a significant barrier to business growth and is a key decision gate for employers in their region as they evaluate expansion opportunities. Despite this, employment in Lakeshore Advantage's region is projected to grow by 8,771 jobs over the next 5-years. In 2022, Gentex announced a \$200 million expansion that would create 500 new jobs in Zeeland. The creation of additional housing supply in the area is critical to supporting the expected job demand projected in the area.

1.3 Eligible Property Information

Basis of Eligibility

Section 2(y)(i) of Public Act 381 of 1996 ("Act 381"), as amended, defines "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling." The development proposes 118 housing units on Parcels #70-03-33-100-073 and #70-03-33-100-091, thus these parcels are eligible property under Act 381.

Location and Legal Description

724 Robbins Road Parcel ID: 70-03-33-100-073 5.8051 Acres
Grand Haven, MI 49417

Legal Description:

PART OF NW 1/4 COM E 389.09 FT FROM NW SEC COR, TH E 250.67 FT, S 06D 54M 32S E 782.97 FT, S 85D 02M 55S W 241.9 FT, N 43D 02M 16S W 216.81 FT, N 06D 48M 13S W 389.61 FT, N 83D 38M 37S E 109.35 FT, N 05D 27M 48S W 162.47 FT, TH N 02D 07M 55S W 79.04 FT TO BEG. SEC 33 T8N R16W 5.88 AC.

V/L Robbins Road Parcel ID: 70-03-33-100-091 17.74 Acres
Grand Haven, MI 49417

Legal Description:

PART OF NW 1/4 COM NW SEC COR, TH E 245 FT TO PT OF BEG, TH CONT E 144.09 FT, S 2D 07M 55S E 79.04 FT, S 5D 27M 48S E 162.47 FT, S 83D 38M 37S W 109.35 FT, S 6D 48M 13S E

389.61 FT, S 43D 02M 16S E 216.81 FT, N 85D 02M 55S E 242.16 FT, S 6D 57M 30S E 893.67 FT, S 89D 23M 35S W 629.05 FT, N 0D 33M 49S W 483.16 FT, S 89D 51M 47S W 200 FT, N 0D 25M 11S W 798.38 FT, E 275 FT, N 0D 25M 11S W 150 FT, N 30D 25M 08S W 60 FT, TH N 0D 25M 11S W 188.26 FT TO BEG. SEC 33 T8N R16W. 17.74 AC.

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

Tax increment revenues will be used to reimburse IMD Capital (“Developer”) for the cost of eligible activities as authorized by Act 381. Michigan State Housing Development Authority (“MSHDA”) approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues (“TIR”). The remaining eligible activities will be reimbursed with local-only TIR.

The total cost of eligible activities including contingency are anticipated to be \$12,676,451. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$1,197,397. Capture to the Grand Haven Brownfield Redevelopment Authority for operation of the Authority and administration of this Plan is expected to be \$1,340,430. Capture to the Local Brownfield Revolving Fund is expected to be \$3,701,439. The estimated cost of all eligible activities under this plan are summarized in Table 1.

Environmental Activities

Pre-Approved Department Specific Activities included in this Plan include a Phase I and Phase II Environmental Site Assessment and Due Care Plan. These activities are statutorily approved for reimbursement with state tax capture. Department Specific Activities also include vapor barriers, operation and maintenance of vapor barriers, and engineering and design of the above. These costs will be reimbursed with local-only TIR.

Non-Environmental Activities

Because the basis of property eligibility is “Housing Property” under Public Act 381, additional non-environmental costs can be reimbursed through a brownfield plan. This plan provides for reimbursement of eligible “housing development activities” including reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households, and demolition, abatement, site preparation and infrastructure activities that are necessary for new housing development for income qualified households on eligible property.

2.2 Summary of Eligible Activities

2.2.1 Statutorily Approved Department Specific Activities

Statutorily approved Department Specific Activities for reimbursement with State TIR include a Phase I and Phase II ESA and Due Care Plan. The costs associated with these activities is estimated at \$50,000.

2.2..2 Department Specific Activities

Department Specific Activities included in this Plan include vapor barriers, vapor barrier operation and maintenance, and engineering and design of the above. The total cost of Department Specific Activities is estimated to be \$599,430.

2.2..3 Lead, Asbestos, Mold Abatement and Demolition

Lead, asbestos, and mold abatement, as well as site and building demolition, are included as eligible activities. Engineering and design of these activities is also included as an eligible activity. The total cost of abatement and demolition is anticipated to be \$1,272,000.

2.2..4 Infrastructure

Infrastructure activities will include curbs and gutters, landscaping, street and site lighting, roads, sidewalks, driveways, signage, utility relocation, utility connections and fees, parking areas, and EV charging stations. Engineering and design of these activities are also included as eligible activities. The total cost of these infrastructure improvement is anticipated to be \$5,806,447.

2.2..5 Site Preparation

Site preparation activities will include grading, temporary construction activities, excavation and backfill, and utility earthwork. Engineering and design of these activities are also included as eligible activities. The total cost of these site preparation activities is anticipated to be \$3,253,820.

2.2..6 Contingency

A 15% contingency on demolition, abatement, infrastructure and site preparation costs is included as an eligible activity. The contingency associated with MSHDA Eligible Activities is estimated to be \$1,549,840. The 15% contingency associated with Department Specific Activities is \$89,915.

2.2..7 Brownfield Plan and Act 381 Work Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$25,000.

2.2..8 Brownfield Plan Implementation

The cost of implementing the Brownfield Plan is anticipated to be \$30,000.

2.2.9 Local Brownfield Revolving Fund

Capture to the Local Brownfield Revolving Fund is estimated to be \$3,701,439 over a 5-year period.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. No advances from the City or County are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

No note or bonded indebtedness for this project is anticipated at this time. Therefore, this section is not applicable.

2.6 Duration of Brownfield Plan

The duration of this plan is estimated to be 21 years, inclusive of 5-years of capture to the Local Brownfield Revolving Fund. It is estimated that the redevelopment of the property will be completed in 2031, and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2047. Capture of TIR is expected to begin following completion of the first residential building, currently anticipated to be in 2027, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 years as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The property consists of two parcels which are approximately 23.55 acres in size and is located at 724 and V/L Robbins Road in the City of Grand Haven, Ottawa County (Parcel Identification Number 70-03-33-100-073 and 70-03-33-100-091, respectively). A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The parcel is considered "eligible property" due to the development of residential housing units on the property, as defined within the definition of "Housing Property" in Section 2(y) of Public Act 381 of 1996, as amended.

Taxable personal property, if any, is included in this plan.

2.9 Estimates of Residents and Displacement of Individuals/Families

No persons reside at the property therefore this section is not applicable.

2.10 Plan for Relocation of Displaced Persons

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

Figure 1

Legal Description and Eligible Property Map



724 Robbins Road
Grand Haven, MI 49417

Parcel ID: 70-03-33-100-073

5.8051 Acres

Legal Description:

PART OF NW 1/4 COM E 389.09 FT FROM NW SEC COR, TH E 250.67 FT, S 06D 54M 32S E 782.97 FT, S 85D 02M 55S W 241.9 FT, N 43D 02M 16S W 216.81 FT, N 06D 48M 13S W 389.61 FT, N 83D 38M 37S E 109.35 FT, N 05D 27M 48S W 162.47 FT, TH N 02D 07M 55S W 79.04 FT TO BEG. SEC 33 T8N R16W 5.88 AC.

V/L Robbins Road
Grand Haven, MI 49417

Parcel ID: 70-03-33-100-091

17.74 Acres

Legal Description:

PART OF NW 1/4 COM NW SEC COR, TH E 245 FT TO PT OF BEG, TH CONT E 144.09 FT, S 2D 07M 55S E 79.04 FT, S 5D 27M 48S E 162.47 FT, S 83D 38M 37S W 109.35 FT, S 6D 48M 13S E 389.61 FT, S 43D 02M 16S E 216.81 FT, N 85D 02M 55S E 242.16 FT, S 6D 57M 30S E 893.67 FT, S 89D 23M 35S W 629.05 FT, N 0D 33M 49S W 483.16 FT, S 89D 51M 47S W 200 FT, N 0D 25M 11S W 798.38 FT, E 275 FT, N 0D 25M 11S W 150 FT, N 30D 25M 08S W 60 FT, TH N 0D 25M 11S W 188.26 FT TO BEG. SEC 33 T8N R16W. 17.74 AC.

Table 1

Eligible Activity Costs



Eligible Activities Table
South Village
 Grand Haven, Michigan
 May 2026

Local-Only Eligible Activities Costs and Schedule		
Local-Only Eligible Activities	Cost	Completion Season/Year
Local-Only Activities Sub-Total	\$ 599,430	Summer 2026
<i>Vapor Barriers</i>	\$ 355,500	
<i>Vapor Barrier Operation and Maintenance</i>	\$ 210,000	
<i>Engineering and design of the above</i>	\$ 33,930	
Contingency (15%)	\$ 89,915	
Local Only Eligible Activities Sub-Total	\$ 689,345	
EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities Sub-Total	\$ 50,000	Spring 2025
<i>Phase I, Phase II ESA, Due Care Plan</i>	\$ 50,000	
EGLE Eligible Activities Sub-Total	\$ 50,000	
MSDHA Housing Development Activities Costs and Schedule		
MSHDA Eligible Activities	Cost	Completion Season/Year
Abatement and Demolition Sub-Total	\$ 1,272,000	Summer 2026
<i>Abatement and Demolition</i>	\$ 1,200,000	
<i>Engineering and design of the above</i>	\$ 72,000	
Infrastructure Sub-Total	\$ 5,806,447	Fall 2031
<i>Curbs and Gutters</i>	\$ 303,280	
<i>Landscaping</i>	\$ 1,385,000	
<i>Street and Site Lighting</i>	\$ 625,000	
<i>Roads</i>	\$ 1,020,000	
<i>Sidewalks</i>	\$ 437,300	
<i>Driveways</i>	\$ 225,600	
<i>Signage</i>	\$ 25,000	
<i>Utility Relocation</i>	\$ 395,000	
<i>Utility Connections and Fees</i>	\$ 241,900	
<i>Parking Structures and parking areas</i>	\$ 785,700	
<i>EV Charging Stations</i>	\$ 34,000	
<i>Engineering and design of the above</i>	\$ 328,667	
Site Preparation Sub-Total	\$ 3,253,820	Fall 2031
<i>Grading and utilities</i>	\$ 2,847,000	
<i>Excavation and Backfill</i>	\$ 236,000	
<i>Engineering and Design of the Above</i>	\$ 170,820	
Brownfield Plan/Act 381 Work Plan	\$ 25,000	Winter 2025
Brownfield Plan Implementation	\$ 30,000	
MSHDA Eligible Activities Sub-Total	\$ 10,387,267	
Contingency (15%)	\$ 1,549,840	
Total Brownfield Eligible Activities	\$ 12,676,451	

Table 2

Tax Capture Schedule



Tax Increment Financing Capture Estimates

Residential Rental
South Village
 Grand Haven, Michigan
 May 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year	17	18	19	20	21	TOTAL
Calendar Year	2043	2044	2045	2046	2047	
*Base Taxable Value	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ -
Estimated New TV	\$ 5,431,228	\$ 5,539,853	\$ 5,650,650	\$ 5,763,663	\$ 5,878,936	\$ -
Incremental Difference (New TV - Base TV)	\$ 5,037,373	\$ 5,145,997	\$ 5,256,794	\$ 5,369,807	\$ 5,485,081	\$ -

School Capture	Millage Rate						
State Education Tax (SET)	6.0000	\$	30,224				\$ 434,876
School Operating Tax*	18.0000	\$	97,762				\$ 1,425,148
School Total	24.0000	\$	127,986	\$ -	\$ -	\$ -	\$ 1,860,024

Local Capture	Millage Rate							
County CMH	0.2802	\$	1,411	\$ 1,442	\$ 1,473	\$ 1,505	\$ 1,537	\$ 26,265
County Roads	0.4672	\$	2,353	\$ 2,404	\$ 2,456	\$ 2,509	\$ 2,563	\$ 43,794
County E-911	0.4111	\$	2,071	\$ 2,116	\$ 2,161	\$ 2,208	\$ 2,255	\$ 38,535
County Parks	0.3100	\$	1,562	\$ 1,595	\$ 1,630	\$ 1,665	\$ 1,700	\$ 29,058
GHC Operating	10.5535	\$	53,162	\$ 54,308	\$ 55,478	\$ 56,670	\$ 57,887	\$ 989,253
GHC Transp	0.6000	\$	3,022	\$ 3,088	\$ 3,154	\$ 3,222	\$ 3,291	\$ 56,242
GHC Museum	0.2461	\$	1,240	\$ 1,266	\$ 1,294	\$ 1,322	\$ 1,350	\$ 23,069
GHC Infrac	0.9387	\$	4,729	\$ 4,831	\$ 4,935	\$ 5,041	\$ 5,149	\$ 87,991
GHC Aging Coun	0.2461	\$	1,240	\$ 1,266	\$ 1,294	\$ 1,322	\$ 1,350	\$ 23,069
Loutit Lib-Op	0.9352	\$	4,711	\$ 4,813	\$ 4,916	\$ 5,022	\$ 5,130	\$ 87,663
County Operating	3.9000	\$	19,646	\$ 20,069	\$ 20,501	\$ 20,942	\$ 21,392	\$ 365,574
Ottawa ISD	6.3164	\$	31,818	\$ 32,504	\$ 33,204	\$ 33,918	\$ 34,646	\$ 592,080
Loutit Lib-Supl	0.1547	\$	779	\$ 796	\$ 813	\$ 831	\$ 849	\$ 14,501
Local Total	25.3592	\$	127,744	\$ 130,498	\$ 133,308	\$ 136,174	\$ 139,097	\$ 2,377,095

Non-Capturable Millages	Millage Rate							
Loutit Lib Debt	0.1150	\$	579	\$ 592	\$ 605	\$ 618	\$ 631	\$ 10,780
GH School Debt	0.6960	\$	3,506	\$ 3,582	\$ 3,659	\$ 3,737	\$ 3,818	\$ 65,241
GHC Infra Debt08	1.0000	\$	5,037	\$ 5,146	\$ 5,257	\$ 5,370	\$ 5,485	\$ 93,737
GHC Infra Debt15	0.9000	\$	4,534	\$ 4,631	\$ 4,731	\$ 4,833	\$ 4,937	\$ 84,363
Total Non-Capturable Taxes	2.7110	\$	13,656	\$ 13,951	\$ 14,251	\$ 14,558	\$ 14,870	\$ 254,121
	52.0702							

Total Tax Increment Revenue (TIR) Available for Capture \$ 255,730 \$ 130,498 \$ 133,308 \$ 136,174 \$ 139,097 **\$ 4,237,119**

Footnotes:		Homestead
Cambridge TV	\$ 136,875	0%
Cambridge Modded TV	\$ 131,250	0%
Andover 2-Bed TV	\$ 144,375	0%
Andover 3-Bed TV	\$ 168,750	0%
Rowhomes	\$ 150,000	0%
Percentage of Homestead units		0%
Total Tax	\$ 206,008	
	Total Units	
	Cambridge Modded	2
	Rowhomes	22
	Total Rental Units	24
	Total Cumulative Rental Units	24



Tax Increment Financing Capture Estimates
 Residential Sale
South Village
 Grand Haven, Michigan
 May 2026

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
*Base Taxable Value	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855
Estimated New TV	\$ 2,643,855	\$ 6,215,733	\$ 10,137,507	\$ 14,325,093	\$ 18,394,696	\$ 20,998,353	\$ 21,418,320	\$ 21,846,687	\$ 22,283,620	\$ 22,729,293	\$ 23,183,879	\$ 23,647,556	\$ 24,120,507	\$ 24,602,917	\$ 25,094,976	\$ 25,596,875
Incremental Difference (New TV - Base TV)	\$ 2,250,000	\$ 5,821,877	\$ 9,743,652	\$ 13,931,238	\$ 18,000,840	\$ 20,604,498	\$ 21,024,465	\$ 21,452,831	\$ 21,889,765	\$ 22,335,437	\$ 22,790,023	\$ 23,253,701	\$ 23,726,652	\$ 24,209,062	\$ 24,701,120	\$ 25,203,020

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
State Education Tax (SET)	6.0000	\$ 13,500	\$ 34,931	\$ 58,462	\$ 83,587	\$ 108,005	\$ 123,627	\$ 126,147	\$ 128,717	\$ 131,339	\$ 134,013	\$ 136,740	\$ 139,522	\$ 142,360	\$ 145,254	\$ 148,207	\$ 151,218
School Operating Tax*	18.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	24.0000	\$ 13,500	\$ 34,931	\$ 58,462	\$ 83,587	\$ 108,005	\$ 123,627	\$ 126,147	\$ 128,717	\$ 131,339	\$ 134,013	\$ 136,740	\$ 139,522	\$ 142,360	\$ 145,254	\$ 148,207	\$ 151,218

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
County CMH	0.2802	\$ 630	\$ 1,631	\$ 2,730	\$ 3,904	\$ 5,044	\$ 5,773	\$ 5,891	\$ 6,011	\$ 6,134	\$ 6,258	\$ 6,386	\$ 6,516	\$ 6,648	\$ 6,783	\$ 6,921	\$ 7,062
County Roads	0.4672	\$ 1,051	\$ 2,720	\$ 4,552	\$ 6,509	\$ 8,410	\$ 9,626	\$ 9,823	\$ 10,023	\$ 10,227	\$ 10,435	\$ 10,647	\$ 10,864	\$ 11,085	\$ 11,310	\$ 11,540	\$ 11,775
County E-911	0.4111	\$ 925	\$ 2,393	\$ 4,006	\$ 5,727	\$ 7,400	\$ 8,471	\$ 8,643	\$ 8,819	\$ 8,999	\$ 9,182	\$ 9,369	\$ 9,560	\$ 9,754	\$ 9,952	\$ 10,155	\$ 10,361
County Parks	0.3100	\$ 698	\$ 1,805	\$ 3,021	\$ 4,319	\$ 5,580	\$ 6,387	\$ 6,518	\$ 6,650	\$ 6,786	\$ 6,924	\$ 7,065	\$ 7,209	\$ 7,355	\$ 7,505	\$ 7,657	\$ 7,813
GHC Operating	10.5535	\$ 23,745	\$ 61,441	\$ 102,830	\$ 147,023	\$ 189,972	\$ 217,450	\$ 221,882	\$ 226,402	\$ 231,014	\$ 235,717	\$ 240,515	\$ 245,408	\$ 250,399	\$ 255,490	\$ 260,683	\$ 265,980
GHC Transp	0.6000	\$ 1,350	\$ 3,493	\$ 5,846	\$ 8,359	\$ 10,801	\$ 12,363	\$ 12,615	\$ 12,872	\$ 13,134	\$ 13,401	\$ 13,674	\$ 13,952	\$ 14,236	\$ 14,525	\$ 14,821	\$ 15,122
GHC Museum	0.2461	\$ 554	\$ 1,433	\$ 2,398	\$ 3,428	\$ 4,430	\$ 5,071	\$ 5,174	\$ 5,280	\$ 5,387	\$ 5,497	\$ 5,609	\$ 5,723	\$ 5,839	\$ 5,958	\$ 6,079	\$ 6,202
GHC Infrast	0.9387	\$ 2,112	\$ 5,465	\$ 9,146	\$ 13,077	\$ 16,897	\$ 19,341	\$ 19,736	\$ 20,138	\$ 20,548	\$ 20,966	\$ 21,393	\$ 21,828	\$ 22,272	\$ 22,725	\$ 23,187	\$ 23,658
GHC Aging Coun	0.2461	\$ 554	\$ 1,433	\$ 2,398	\$ 3,428	\$ 4,430	\$ 5,071	\$ 5,174	\$ 5,280	\$ 5,387	\$ 5,497	\$ 5,609	\$ 5,723	\$ 5,839	\$ 5,958	\$ 6,079	\$ 6,202
Loutit Lib-Op	0.9352	\$ 2,104	\$ 5,445	\$ 9,112	\$ 13,028	\$ 16,834	\$ 19,269	\$ 19,662	\$ 20,063	\$ 20,471	\$ 20,888	\$ 21,313	\$ 21,747	\$ 22,189	\$ 22,640	\$ 23,100	\$ 23,570
County Operating	3.9000	\$ 8,775	\$ 22,705	\$ 38,000	\$ 54,332	\$ 70,203	\$ 80,358	\$ 81,995	\$ 83,666	\$ 85,370	\$ 87,108	\$ 88,881	\$ 90,689	\$ 92,534	\$ 94,415	\$ 96,334	\$ 98,292
Ottawa ISD	6.3164	\$ 14,212	\$ 36,773	\$ 61,545	\$ 87,995	\$ 113,701	\$ 130,146	\$ 132,799	\$ 135,505	\$ 138,265	\$ 141,080	\$ 143,951	\$ 146,880	\$ 149,867	\$ 152,914	\$ 156,022	\$ 159,192
Loutit Lib-Supl	0.1547	\$ 348	\$ 901	\$ 1,507	\$ 2,155	\$ 2,785	\$ 3,188	\$ 3,252	\$ 3,319	\$ 3,386	\$ 3,455	\$ 3,526	\$ 3,597	\$ 3,671	\$ 3,745	\$ 3,821	\$ 3,899
Local Total	25.3592	\$ 57,058	\$ 147,638	\$ 247,091	\$ 353,285	\$ 456,487	\$ 522,514	\$ 533,164	\$ 544,027	\$ 555,107	\$ 566,409	\$ 577,937	\$ 589,695	\$ 601,689	\$ 613,922	\$ 626,401	\$ 639,128

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Loutit Lib Debt	0.1150	\$ 259	\$ 670	\$ 1,121	\$ 1,602	\$ 2,070	\$ 2,370	\$ 2,418	\$ 2,467	\$ 2,517	\$ 2,569	\$ 2,621	\$ 2,674	\$ 2,729	\$ 2,784	\$ 2,841	\$ 2,898
GH School Debt	0.6960	\$ 1,566	\$ 4,052	\$ 6,782	\$ 9,696	\$ 12,529	\$ 14,341	\$ 14,633	\$ 14,931	\$ 15,235	\$ 15,545	\$ 15,862	\$ 16,185	\$ 16,514	\$ 16,850	\$ 17,192	\$ 17,541
GHC Infra Debt08	1.0000	\$ 2,250	\$ 5,822	\$ 9,744	\$ 13,931	\$ 18,001	\$ 20,604	\$ 21,024	\$ 21,453	\$ 21,890	\$ 22,335	\$ 22,790	\$ 23,254	\$ 23,727	\$ 24,209	\$ 24,701	\$ 25,203
GHC Infra Debt15	0.9000	\$ 2,025	\$ 5,240	\$ 8,769	\$ 12,538	\$ 16,201	\$ 18,544	\$ 18,922	\$ 19,308	\$ 19,701	\$ 20,102	\$ 20,511	\$ 20,928	\$ 21,354	\$ 21,788	\$ 22,231	\$ 22,683
Total Non-Capturable Taxes	2.7110	\$ 6,100	\$ 15,783	\$ 26,415	\$ 37,768	\$ 48,800	\$ 55,859	\$ 56,997	\$ 58,159	\$ 59,343	\$ 60,551	\$ 61,784	\$ 63,041	\$ 64,323	\$ 65,631	\$ 66,965	\$ 68,325
	52.0702																

Total Tax Increment Revenue (TIR) Available for Capture \$ 70,558 \$ 182,569 \$ 305,553 \$ 436,872 \$ 564,492 \$ 646,141 \$ 659,310 \$ 672,744 \$ 686,446 \$ 700,421 \$ 714,677 \$ 729,217 \$ 744,049 \$ 759,177 \$ 774,607 \$ 790,347

Footnotes:	Homestead
Cambridge TV	\$ 182,500 100%
Cambridge Modded TV	\$ 175,000 100%
Andover 2-Bed TV	\$ 192,500 100%
Andover 3-Bed TV	\$ 225,000 100%
Rowhomes	\$ 200,000 100%
Percentage of Homestead units	100%

		13	14	20	34	94	94	94	94
Cambridge	0	0	0	0	10	3	0	0	0
Cambridge Modded	6	6	2	0	0	0	0	0	0
Andover 2-Bed	0	0	0	6	4	3	0	0	0
Andover 3-Bed	0	0	4	8	4	4	0	0	0
Rowhomes	6	12	12	4	0	0	0	0	0
Total	12	18	18	18	18	10	0	0	0
Cumulative Total	94	12	30	48	66	84	94	94	94



Tax Increment Financing Capture Estimates
 Residential Sale
South Village
 Grand Haven, Michigan
 May 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year	17	18	19	20	21	TOTAL
Calendar Year	2043	2044	2045	2046	2047	
*Base Taxable Value	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ 393,855	\$ -
Estimated New TV	\$ 26,108,813	\$ 26,630,989	\$ 27,163,609	\$ 27,706,881	\$ 28,261,019	\$ -
Incremental Difference (New TV - Base TV)	\$ 25,714,957	\$ 26,237,134	\$ 26,769,753	\$ 27,313,026	\$ 27,867,163	\$ -

School Capture		Millage Rate					
State Education Tax (SET)	6.0000	\$ 154,290					\$ 1,959,919
School Operating Tax*	18.0000	\$ -					\$ -
School Total	24.0000	\$ 154,290	\$ -	\$ -	\$ -	\$ -	\$ 1,959,919

Local Capture		Millage Rate					
County CMH	0.2802	\$ 7,205	\$ 7,352	\$ 7,501	\$ 7,653	\$ 7,808	\$ 121,842
County Roads	0.4672	\$ 12,014	\$ 12,258	\$ 12,507	\$ 12,761	\$ 13,020	\$ 203,157
County E-911	0.4111	\$ 10,571	\$ 10,786	\$ 11,005	\$ 11,228	\$ 11,456	\$ 178,763
County Parks	0.3100	\$ 7,972	\$ 8,134	\$ 8,299	\$ 8,467	\$ 8,639	\$ 134,800
GHC Operating	10.5535	\$ 271,383	\$ 276,894	\$ 282,515	\$ 288,248	\$ 294,096	\$ 4,589,086
GHC Transp	0.6000	\$ 15,429	\$ 15,742	\$ 16,062	\$ 16,388	\$ 16,720	\$ 260,904
GHC Museum	0.2461	\$ 6,328	\$ 6,457	\$ 6,588	\$ 6,722	\$ 6,858	\$ 107,014
GHC Infrast	0.9387	\$ 24,139	\$ 24,629	\$ 25,129	\$ 25,639	\$ 26,159	\$ 408,185
GHC Aging Coun	0.2461	\$ 6,328	\$ 6,457	\$ 6,588	\$ 6,722	\$ 6,858	\$ 107,014
Loutit Lib-Op	0.9352	\$ 24,049	\$ 24,537	\$ 25,035	\$ 25,543	\$ 26,061	\$ 406,663
County Operating	3.9000	\$ 100,288	\$ 102,325	\$ 104,402	\$ 106,521	\$ 108,682	\$ 1,695,877
Ottawa ISD	6.3164	\$ 162,426	\$ 165,724	\$ 169,088	\$ 172,520	\$ 176,020	\$ 2,746,625
Loutit Lib-Supl	0.1547	\$ 3,978	\$ 4,059	\$ 4,141	\$ 4,225	\$ 4,311	\$ 67,270
Local Total	25.3592	\$ 652,111	\$ 665,353	\$ 678,860	\$ 692,636	\$ 706,689	\$ 11,027,200

Non-Capturable Millages		Millage Rate					
Loutit Lib Debt	0.1150	\$ 2,957	\$ 3,017	\$ 3,079	\$ 3,141	\$ 3,205	\$ 50,007
GH School Debt	0.6960	\$ 17,898	\$ 18,261	\$ 18,632	\$ 19,010	\$ 19,396	\$ 302,649
GHC Infra Debt08	1.0000	\$ 25,715	\$ 26,237	\$ 26,770	\$ 27,313	\$ 27,867	\$ 434,840
GHC Infra Debt15	0.9000	\$ 23,143	\$ 23,613	\$ 24,093	\$ 24,582	\$ 25,080	\$ 391,356
Total Non-Capturable Taxes	2.7110	\$ 69,713	\$ 71,129	\$ 72,573	\$ 74,046	\$ 75,548	\$ 1,178,852
	52.0702						

Total Tax Increment Revenue (TIR) Available for Capture \$ 806,400 \$ 665,353 \$ 678,860 \$ 692,636 \$ 706,689 **\$ 12,987,119**

Footnotes:		Homestead	
Cambridge TV	\$ 182,500	100%	
Cambridge Modded TV	\$ 175,000	100%	
Andover 2-Bed TV	\$ 192,500	100%	
Andover 3-Bed TV	\$ 225,000	100%	
Rowhomes	\$ 200,000	100%	
Percentage of Homestead units	100%		

Cambridge	13
Cambridge Modded	14
Andover 2-Bed	13
Andover 3-Bed	20
Rowhomes	34
Total	94
Cumulative Total	94



Tax Increment Financing Capture Estimates
 Summary Capture
South Village
 Grand Haven, Michigan
 May 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year	15	16	17	18	19	20	21	TOTAL
Calendar Year	2041	2042	2043	2044	2045	2046	2047	
*Base Taxable Value	\$ 787,711	\$ 787,711	\$ 787,711	\$ 787,711	\$ 787,711	\$ 787,711	\$ 787,711	\$ -
Estimated New TV	\$ 30,315,303	\$ 30,921,609	\$ 31,540,041	\$ 32,170,842	\$ 32,814,259	\$ 33,470,544	\$ 34,139,955	\$ -
Incremental Difference (New TV - Base TV)	\$ 29,527,592	\$ 30,133,898	\$ 30,752,330	\$ 31,383,131	\$ 32,026,548	\$ 32,682,833	\$ 33,352,244	\$ -

School Capture	Millage Rate									
State Education Tax (SET)	6.0000	\$ 177,166	\$ 180,803	\$ 184,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,394,795
School Operating Tax*	18.0000	\$ 93,966	\$ 95,845	\$ 97,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425,148
School Total	24.0000	\$ 271,131	\$ 276,649	\$ 282,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,819,942

Local Capture	Millage Rate									
County CMH	0.2802	\$ 8,274	\$ 8,444	\$ 8,617	\$ 8,794	\$ 8,974	\$ 9,158	\$ 9,345	\$ 9,529	\$ 148,107
County Roads	0.4672	\$ 13,795	\$ 14,079	\$ 14,367	\$ 14,662	\$ 14,963	\$ 15,269	\$ 15,582	\$ 15,892	\$ 246,951
County E-911	0.4111	\$ 12,139	\$ 12,388	\$ 12,642	\$ 12,902	\$ 13,166	\$ 13,436	\$ 13,711	\$ 13,986	\$ 217,298
County Parks	0.3100	\$ 9,154	\$ 9,342	\$ 9,533	\$ 9,729	\$ 9,928	\$ 10,132	\$ 10,339	\$ 10,546	\$ 163,859
GHC Operating	10.5535	\$ 311,619	\$ 318,018	\$ 324,545	\$ 331,202	\$ 337,992	\$ 344,918	\$ 351,983	\$ 359,108	\$ 5,578,340
GHC Transp	0.6000	\$ 17,717	\$ 18,080	\$ 18,451	\$ 18,830	\$ 19,216	\$ 19,610	\$ 20,011	\$ 20,416	\$ 317,146
GHC Museum	0.2461	\$ 7,267	\$ 7,416	\$ 7,568	\$ 7,723	\$ 7,882	\$ 8,043	\$ 8,208	\$ 8,375	\$ 130,083
GHC Infrast	0.9387	\$ 27,718	\$ 28,287	\$ 28,867	\$ 29,459	\$ 30,063	\$ 30,679	\$ 31,308	\$ 31,947	\$ 496,175
GHC Aging Coun	0.2461	\$ 7,267	\$ 7,416	\$ 7,568	\$ 7,723	\$ 7,882	\$ 8,043	\$ 8,208	\$ 8,375	\$ 130,083
Loutit Lib-Op	0.9352	\$ 27,614	\$ 28,181	\$ 28,760	\$ 29,350	\$ 29,951	\$ 30,565	\$ 31,191	\$ 31,828	\$ 494,325
County Operating	3.9000	\$ 115,158	\$ 117,522	\$ 119,934	\$ 122,394	\$ 124,904	\$ 127,463	\$ 130,074	\$ 132,734	\$ 2,061,451
Ottawa ISD	6.3164	\$ 186,508	\$ 190,338	\$ 194,244	\$ 198,228	\$ 202,292	\$ 206,438	\$ 210,666	\$ 214,966	\$ 3,338,705
Loutit Lib-Supl	0.1547	\$ 4,568	\$ 4,662	\$ 4,757	\$ 4,855	\$ 4,955	\$ 5,056	\$ 5,160	\$ 5,266	\$ 81,771
Local Total	25.3592	\$ 748,796	\$ 764,172	\$ 779,854	\$ 795,851	\$ 812,168	\$ 828,810	\$ 845,786	\$ 862,911	\$ 13,404,295

Non-Capturable Millages	Millage Rate									
Loutit Lib Debt	0.1150	\$ 3,396	\$ 3,465	\$ 3,537	\$ 3,609	\$ 3,683	\$ 3,759	\$ 3,836	\$ 3,914	\$ 60,786
GH School Debt	0.6960	\$ 20,551	\$ 20,973	\$ 21,404	\$ 21,843	\$ 22,290	\$ 22,747	\$ 23,213	\$ 23,686	\$ 367,890
GHC Infra Debt08	1.0000	\$ 29,528	\$ 30,134	\$ 30,752	\$ 31,383	\$ 32,027	\$ 32,683	\$ 33,352	\$ 34,034	\$ 528,577
GHC Infra Debt15	0.9000	\$ 26,575	\$ 27,121	\$ 27,677	\$ 28,245	\$ 28,824	\$ 29,415	\$ 30,017	\$ 30,631	\$ 475,719
Total Non-Capturable Taxes	2.7110	\$ 80,049	\$ 81,693	\$ 83,370	\$ 85,080	\$ 86,824	\$ 88,603	\$ 90,418	\$ 92,250	\$ 1,432,973
	52.0702									

Total Tax Increment Revenue (TIR) Available for Capture \$ 1,019,928 \$ 1,040,820 \$ 1,062,131 \$ 795,851 \$ 812,168 \$ 828,810 \$ 845,786 **\$ 17,224,238**

Footnotes:
 Summary of Rental and For-Sale TIF Capture

	Total Units
Cambridge	13
Cambridge Modded	16
Andover 2-Bed	13
Andover 3-Bed	20
Rowhomes	56
Total	118
Cumulative Total	118

Table 3

Reimbursement Schedule



Tax Incremental Revenue Reimbursement Schedule
South Village
 Grand Haven, Michigan
 May 2026

	15	16	17	18	19	20	21	TOTAL
	2041	2042	2043	2044	2045	2046	2047	
Total State Incremental Revenue	\$ 271,131	\$ 276,649	\$ 282,276					\$ 3,819,942
State Brownfield Redevelopment Fund (50% of SET)	\$ 88,583	\$ 90,402	\$ 92,257					\$ 1,197,397
State TIR Available for Reimbursement	\$ 182,549	\$ 186,247	\$ 190,019	\$ -	\$ -	\$ -	\$ -	\$ 2,622,545
Total Local Incremental Revenue	\$ 748,796	\$ 764,172	\$ 779,854	\$ 795,851	\$ 812,168	\$ 828,810	\$ 845,786	\$ 13,404,295
BRA Administrative Fee (10%)	\$ 74,880	\$ 76,417	\$ 77,985	\$ 79,585	\$ 81,217	\$ 82,881	\$ 84,579	\$ 1,340,430
Local TIR Available for Reimbursement	\$ 673,916	\$ 687,754	\$ 701,869	\$ 716,266	\$ 730,951	\$ 745,929	\$ 761,208	\$ 12,063,866
Total State & Local TIR Available	\$ 856,465	\$ 874,001	\$ 891,888	\$ 716,266	\$ 730,951	\$ 745,929	\$ 761,208	
DEVELOPER								
DEVELOPER Eligible Activity Balance	\$ 7,145,400	\$ 6,317,085	\$ 6,362,771	\$ 6,362,771	\$ 6,362,771	\$ 6,362,771	\$ 6,362,771	\$ 6,362,771
MSHDA Housing Development Reimbursement								
State Tax Reimbursement	\$ 181,787	\$ 185,470						\$ 11,937,107
Local Tax Reimbursement	\$ 671,105	\$ 684,886						\$ 2,422,379
MSHDA Reimbursement Balance	\$ 2,012,510	\$ 1,142,154	\$ 1,142,154	\$ 1,142,154	\$ 1,142,154	\$ 1,142,154	\$ 1,142,154	\$ 8,372,573
EGL E Environmental Reimbursement								
State Tax Reimbursement	\$ 761	\$ 777						\$ 50,000
Local Tax Reimbursement	\$ 2,811	\$ 2,869						\$ 10,146
EGL E Reimbursement Balance	\$ 8,430	\$ 4,784	\$ 4,784	\$ 4,784	\$ 4,784	\$ 4,784	\$ 4,784	\$ 35,070
Local Only Reimbursement								
Local Tax Reimbursement	\$ -	\$ -						\$ 689,345
Local Only Reimbursement Balance	\$ 689,345	\$ 689,345	\$ 689,345	\$ 689,345	\$ 689,345	\$ 689,345	\$ 689,345	\$ -
Total Annual Developer Reimbursement	\$ 856,465	\$ 874,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,840,169
LOCAL BROWNFIELD REVOLVING FUND								
LBRF Deposits *								
State Tax Capture			\$ 45,216					\$ 45,216
Local Tax Capture	\$ -	\$ -	\$ 701,869	\$ 716,266	\$ 730,951	\$ 745,929	\$ 761,208	\$ 3,656,223
Total LBRF Capture	\$ -	\$ -	\$ 747,085	\$ 716,266	\$ 730,951	\$ 745,929	\$ 761,208	\$ 3,701,439

* Up to five years of capture for LBRF Deposits

Footnotes:

Attachment A

Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Site Plan



LEGEND

- ① SITE ENTRANCE
- ② NEIGHBORHOOD IDENTIFICATION SIGN
- ③ RIGHT OF WAY
- ④ BUILDING SETBACK
- ⑤ PICKLEBALL COURTS
- ⑥ PAVILION & BATHROOMS / SOCIAL COMMONS
- ⑦ STORMWATER MANAGEMENT
- ⑧ TRASH & RECYCLING
- ⑨ CONCEPT LANDSCAPE
- ⑩ EXISTING WOODLANDS TO REMAIN

NOTES

Site Location:	724 Robbins Road Grand Haven, MI 49417
PD Parcel Acreage	= 23.3 ac. (excluding R.O.W.)
Existing Zoning	= PD Planned Development
PD Zoning Requirements	
Minimum Lot Area	= 1,000 sq.ft. per unit (Multi-Family)
Minimum Lot Width	= N/A
Maximum Building Height	= 52 ft.
Maximum Lot Coverage	= 50%
Setbacks	
Front Yard	= 25 ft.
Side Yard	= 20 ft.
Rear Yard	= 25 ft.
Building Separation	= 14 ft. (measured to foundation)
Unit Summary	
'A' Rowhouses	= 16 units
'C' Townhomes	= 18 units
'D' Townhomes	= 38 units
'E' Townhomes	= 33 units
'F' Townhomes	= 13 units
Unit Total	= 118 units
Total Parking Spaces Required (Based on City Requirements of 2/Unit)	= 236 spaces
Total Proposed Parking Spaces	= 300 spaces (2.5/unit)
On-Street /Surface Spaces	= 93 spaces
Garage Spaces*	= 207 spaces*
*Does not include driveway parking spaces in count.	

Attachment D

Housing Study

The Introduction and Executive Summary of the Housing Needs Assessment for Ottawa County conducted in 2025 are included as an attachment to this Plan. The report in its entirety can be sourced here: <https://miottawa.org/dsi-project/housing-next-bowen-research-2025-housing-needs-assessment/>.

HOUSING NEEDS ASSESSMENT

Ottawa County,
Michigan



BOWEN
NATIONAL
RESEARCH

2025

TABLE OF CONTENTS

I. Introduction

- A. Purpose I-1
- B. Geographic Scope..... I-1

II. Executive Summary

- Geographic Study Areas..... II-1
- Demographics..... II-2
- Housing Supply..... II-4
- Housing Gap Estimates..... II-9

III. County Overview and Study Areas

- A. Ottawa County, Michigan..... III-1
- B. Study Area Delineations..... III-2

IV. Demographic Analysis

- A. Introduction..... IV-1
- B. Population Characteristics..... IV-2
 - Total Population..... IV-2
 - Population Density..... IV-4
 - Demographic Characteristics..... IV-4
 - Migration Patterns..... IV-6
- C. Commuting Patterns..... IV-11
- D. Population with a Disability..... IV-12
- E. Household Characteristics..... IV-15
 - Total Households..... IV-15
 - Households By Age..... IV-17
 - Households By Tenure..... IV-19
 - Households By Size..... IV-21
 - Households By Income..... IV-25
- F. Demographic Theme Maps..... IV-30

V. Housing Supply Analysis

- A. Overall Housing Supply..... V-2
 - Housing By Tenure..... V-2
 - Housing Age and Conditions..... V-3
 - Housing Costs and Affordability..... V-4
 - Housing by Units in Structure..... V-5
- B. Rental Housing Supply Analysis..... V-7
 - Multifamily Rental Housing..... V-7
 - Non-Conventional Rental Housing..... V-16
- C. For-Sale Housing Supply..... V-20
 - Historical For-Sale Analysis..... V-21
 - Available For-Sale Analysis..... V-26

D. Senior Housing.....	V-32
E. Planned and Proposed.....	V-36
VI. Housing Gap Estimates	
A. Housing Gap Demand Components.....	VI-2
B. Rental Housing Gap Estimates.....	VI-5
C. For-Sale Housing Gap Estimates.....	VI-6
VII. Submarket / Neighborhood Analysis	
A. East Submarket.....	VII-3
B. City of Holland.....	VII-17
C. Downtown Holland.....	VII-31
D. Northwest Submarket.....	VII-45
E. Southwest Submarket.....	VII-59
Addendum A – Phone Survey of Conventional Rentals	
Addendum B – Non-Conventional Rental Survey	
Addendum C – Senior Care Housing Survey	
Addendum D – Methodology and Limitations	
Addendum E – Qualifications	
Addendum F – Glossary	

Note: For-sale housing data and non-conventional rental data provided upon request.

I. INTRODUCTION

A. PURPOSE

HOUSING NEXT retained Bowen National Research in September of 2024 for the purpose of conducting an update of the Housing Needs Assessment of Ottawa County, Michigan. This report is an update of the comprehensive Housing Needs Assessment we completed of the county in 2021.

With changing demographic characteristics and trends expected over the years ahead, it is important for the local government, economic development representatives, real estate professionals, developers, investors, stakeholders and its citizens to understand the current market conditions and projected changes that are anticipated to occur that will influence future housing needs. Toward that end, this report intends to:

- Provide an overview of present-day Ottawa County.
- Present and evaluate past, current and projected detailed demographic characteristics.
- Determine current characteristics of all major housing components within the market (for-sale/ownership and rental housing alternatives).
- Provide housing gap estimates by tenure (renter or owner) and income segment.
- Provide a supplemental analysis of five predetermined submarkets (Northwest Submarket, Southwest Submarket, East Submarket, Downtown Holland and City of Holland).

By accomplishing the study's objectives, government officials, area stakeholders, and other interested parties can: (1) better understand the county's evolving housing market, (2) establish housing priorities, (3) modify, expand, or introduce local government housing policies, (4) attract and encourage residential development and investment, and (5) enhance and/or expand the county's housing market to meet current and future housing needs.

B. GEOGRAPHIC SCOPE

Study Area Delineation

The primary geographic scope of this study is Ottawa County, Michigan, which is referred to as the Primary Study Area (PSA). Because of the unique attributes within the county, additional analysis is provided for five separate submarkets within the PSA. Maps illustrating the PSA and submarkets are included in Section III.

II. EXECUTIVE SUMMARY

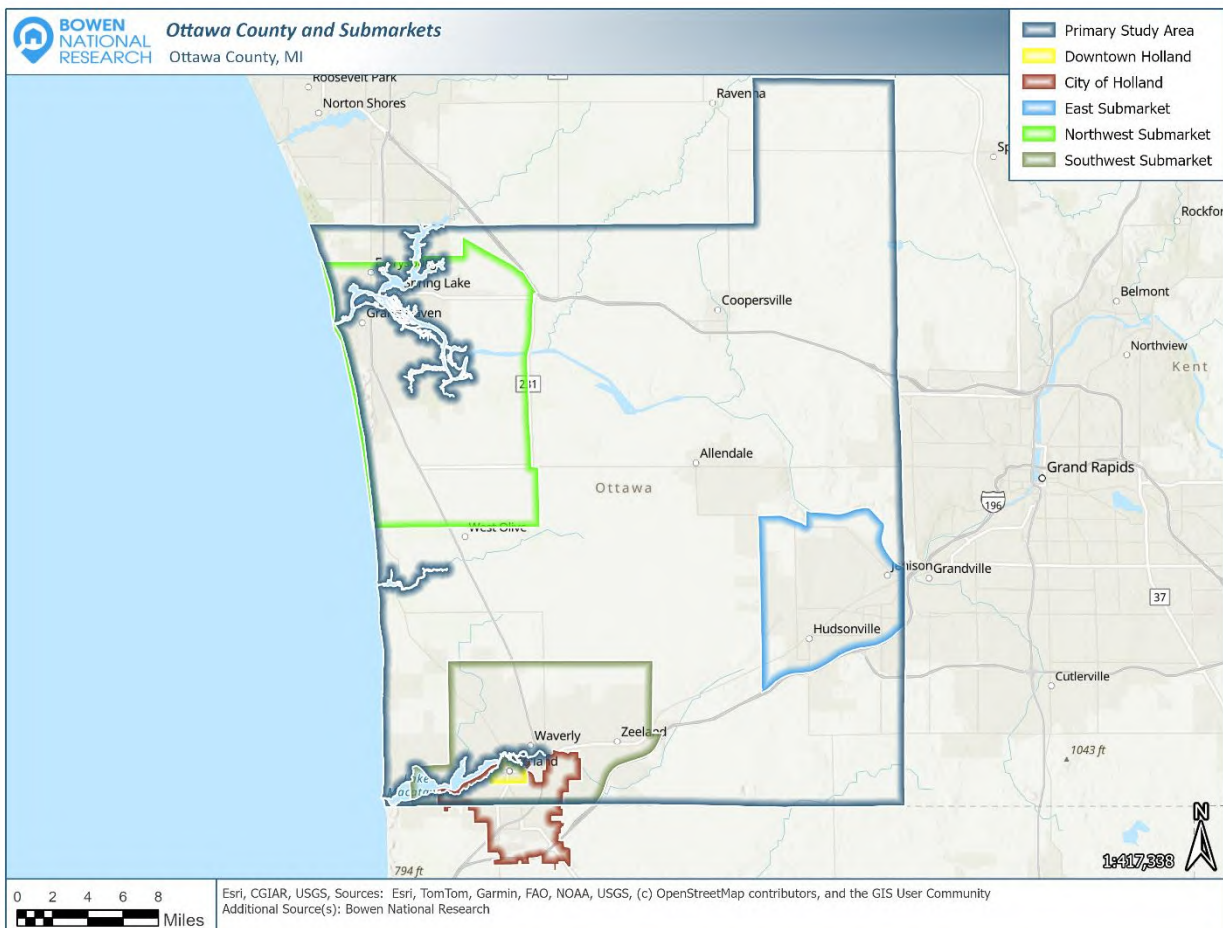
The purpose of this report is to evaluate the housing needs of Ottawa County, Michigan and to provide housing gap estimates that can help guide priorities and strategies to address such housing needs. This is an update to a study completed by our firm in 2021 that includes the following work elements:

- Demographic Characteristics and Trends
- Existing Housing Stock Costs, Performance, Conditions and Features
- Quantifiable Housing Demand Estimates

Based on these metrics, we were able to identify housing needs by affordability and tenure (rental vs. ownership). This Executive Summary provides key findings and quantified housing gap estimates. Detailed data analysis is presented within the individual sections of this Housing Needs Assessment.

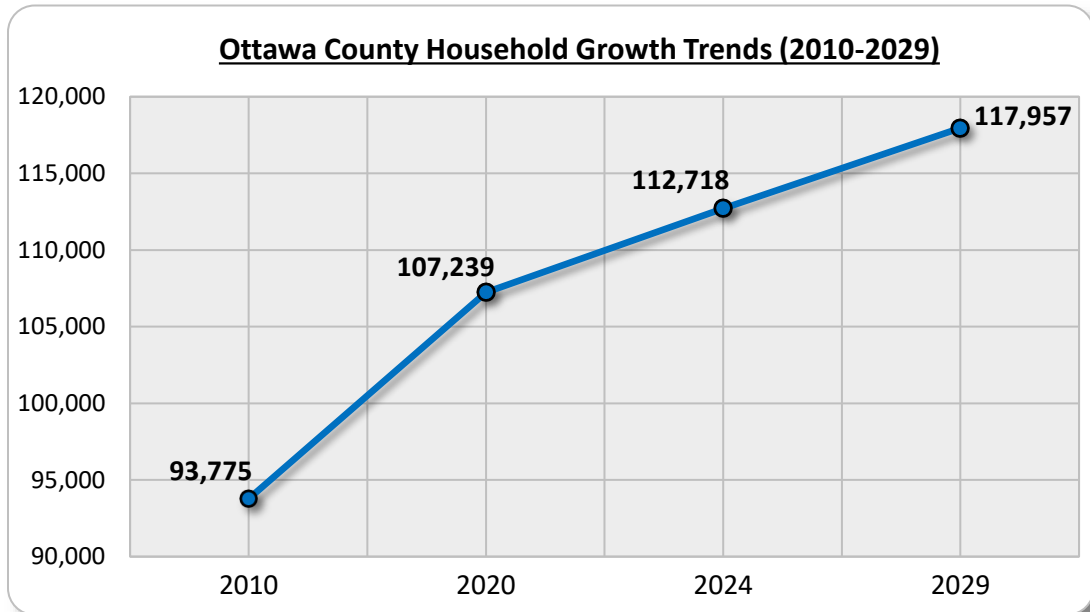
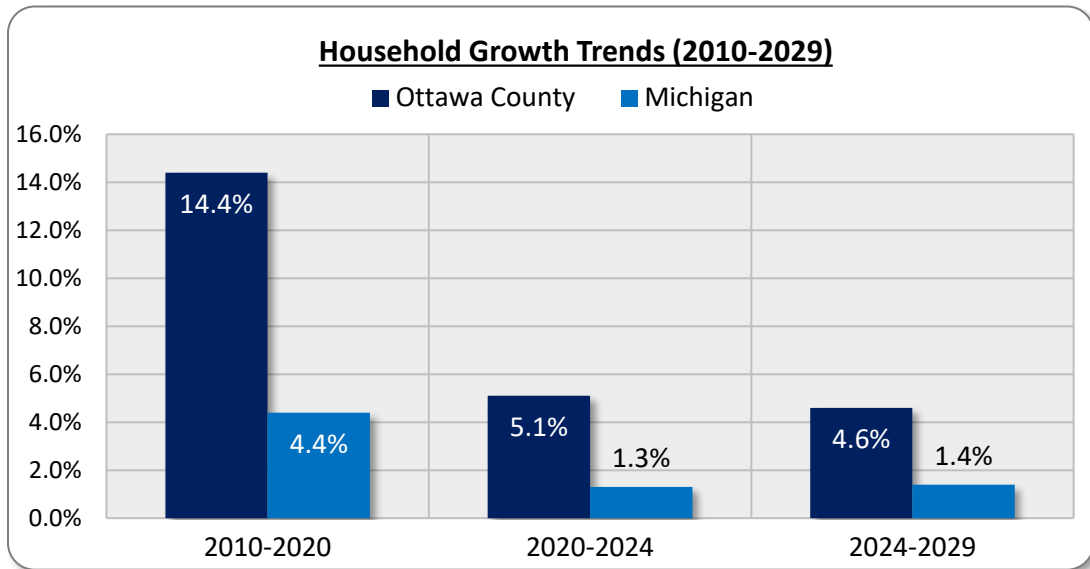
Geographic Study Areas

This report focuses on the Primary Study Area (PSA), which consists of Ottawa County. We have also provided a cursory analysis of three regional submarkets, as well as the city of Holland and Downtown Holland.

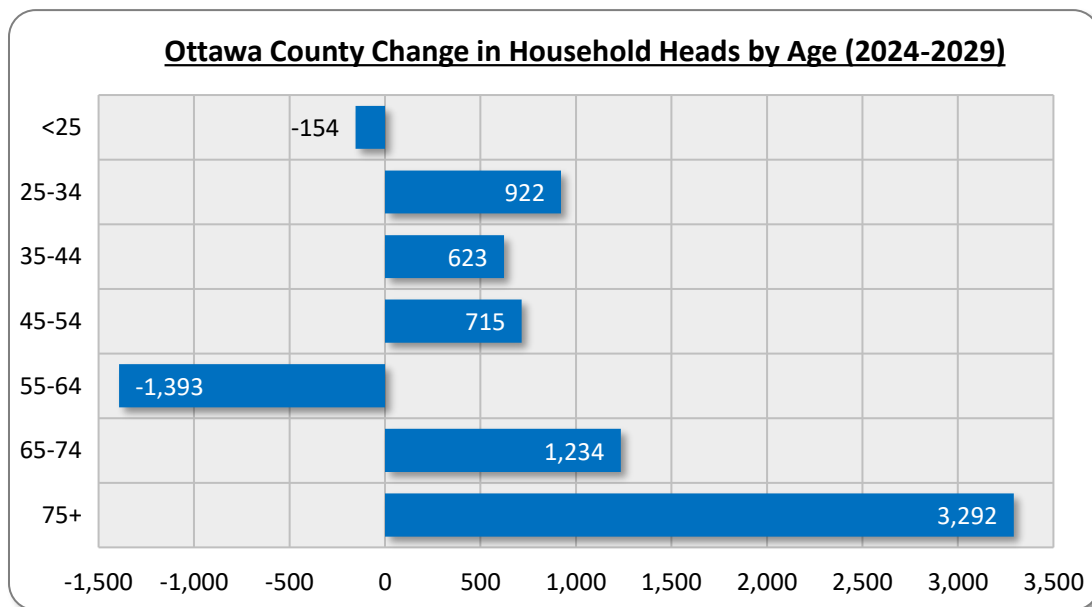


Demographics

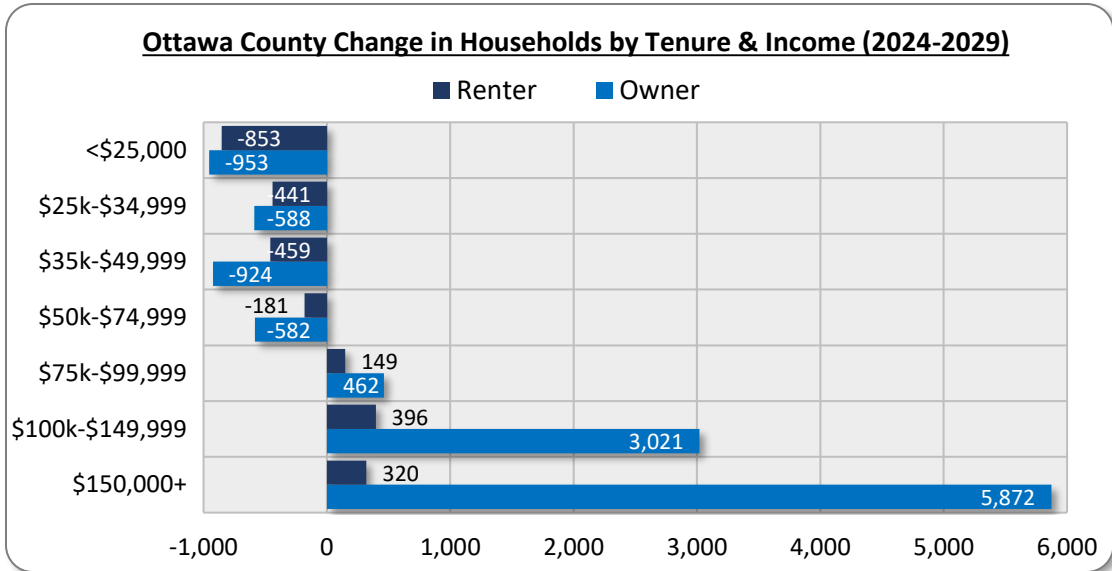
Household Growth in the County has been Very Positive, Outpacing the State Growth Rate since 2010, and is Projected to Grow Rapidly Through 2029 – The county’s household base increased by 14.4% between 2010 and 2020 and by another 5.1% between 2020 and 2024, far outpacing state growth rates during these same time periods. It is projected that the county’s number of households will increase by 5,239 (4.6%) between 2024 and 2029. The county’s projected growth rate of 4.6% is much faster than the state’s projected growth rate of 1.4%. The county’s projected household growth is significant and will add to the demand for housing.



Household Growth is Projected to Remain Positive Among Most Household Age Groups Through 2025, with Notable Growth Expected Among Seniors (age 65 and older) – In 2024, household heads between the ages of 35 and 44 comprise the largest individual share (17.7%) of all households in the PSA (Ottawa County), followed by households ages 55 to 64 (17.4%) and ages 45 to 54 (16.1%). The distribution of households by age in the PSA is slightly more concentrated among young adult (less than 35 years) and middle-aged households (35 to 54 years) when compared to the state. Between 2024 and 2029, household growth is projected to occur among a variety of age cohorts within the PSA. However, the most significant growth (22.0%) in the PSA is projected to occur among households aged 75 and older. This will likely result in increased demand for senior-oriented housing products, though other housing product types will also be needed.



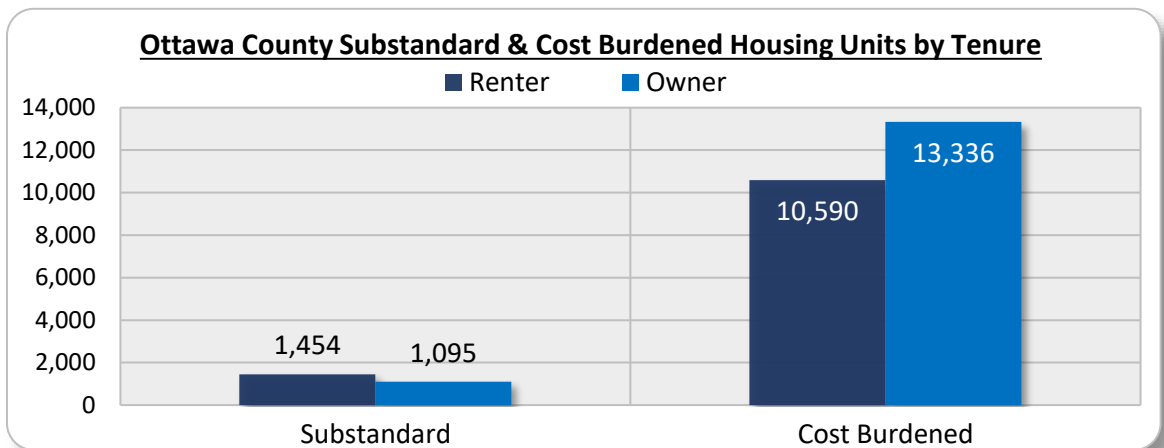
While Household Income Growth is Projected to Occur Among Higher-Income Household Segments, Lower-Income Households will Still Comprise Large Shares of Households through 2029, Particularly among Renters – Between 2024 and 2029, *renter* household growth is projected to be confined to renter households earning \$75,000 or more, while households earning less than \$75,000 are projected to decline in number. Despite these changes in renter households by income, nearly two-thirds (64.8%) of renter households will continue to earn less than \$75,000 annually. As a result, rental housing demand for units that are affordable to low- and moderate-income households will continue to be an important element in the housing market of the PSA. Between 2024 and 2029, *owner* household growth is projected to be isolated to households earning \$75,000 or more, with the largest growth (26.5%) projected to occur among owner households earning \$150,000 or more. Given the combination of the lack of available rental and for-sale housing units affordable to lower income households and the significant growth among higher income households, it is anticipated that housing demand for a variety of price points will remain strong for the foreseeable future.



Additional demographic data and analysis are included in Section IV of this report.

Housing Supply

Housing Affordability and the Quality of Housing Remain Significant Issues for Notable Portions of the Market – Overall, there are approximately 1,454 renter households and 1,095 owner households in the PSA (Ottawa County) that live in substandard housing conditions, meaning they live in units that are overcrowded or lack complete plumbing or kitchens. There are approximately 10,590 renter households and 13,336 owner households in Ottawa County that are housing cost burdened (paying over 30% of income toward housing costs), of which 4,783 renter households and 4,769 owner households are severe cost burdened (paying over 50% of income toward housing costs). As a result, it is clear that many households are living in housing conditions that are considered to be below modern-day housing standards and/or are not reasonably affordable to many area households. Housing policies and strategies for the PSA should include efforts to address such housing.



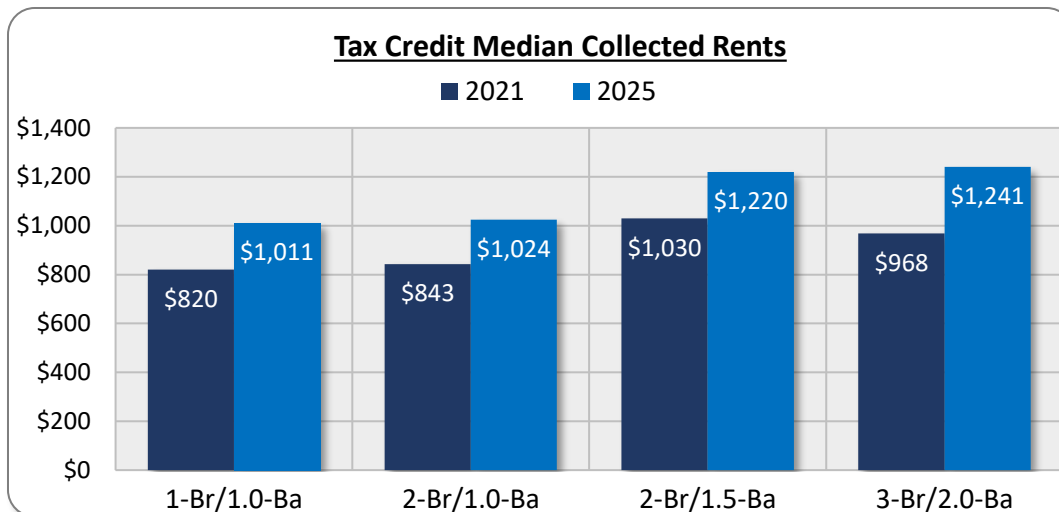
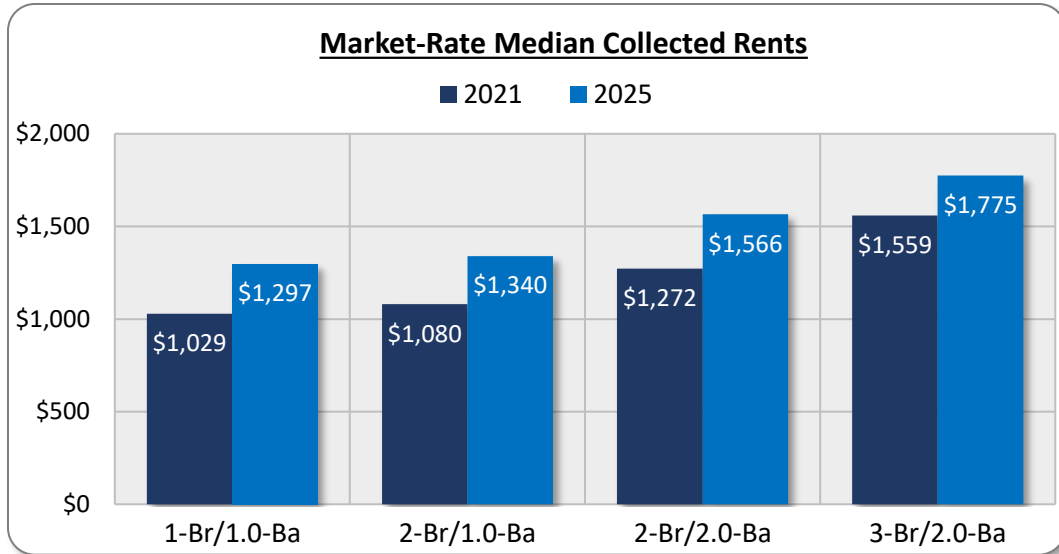
There is Limited Available Inventory of Multifamily Rentals at Most Affordability Levels, with Significant Demand for Housing Serving Very Low- and Low-Income Renter Households – Based on Bowen National Research’s survey of multifamily apartment rentals in the county, the overall occupancy rate is 94.9%. This is a notable decline from the exceedingly high rate of 99.1% from the 2021 survey of this market. However, it should be noted that 13 new market-rate projects comprising 1,552 units have been introduced into the market between 2021 and 2025. Of these, five properties reported that they are still in the initial lease up stage. When these properties are removed from consideration, the overall occupancy rate in the PSA becomes 95.9%. Regardless, the overall occupancy rate is within the optimal 94% to 96% range, and the multifamily rental market in Ottawa County is performing well. Project types with an affordability component (Tax Credit or government subsidy) have an occupancy rate of 96.9% or higher, and all government-subsidized projects are 100% occupied. Overall, this is indicative of a multifamily rental housing market with very high demand. As such, there appears to be a wide range of development opportunities available for a variety of rental products, particularly for affordable rentals targeting low-income and very low-income households.

The following table summarizes the surveyed multifamily rental supply based on our 2025 research and compares the occupancy rates of 2025 with 2021 results.

Surveyed Multifamily Rental Housing – Ottawa County, Michigan					
Project Type	Projects Surveyed	Total Units	Vacant Units	2025 Occupancy Rate	2021 Occupancy Rate
Market-rate	59	8,086	465	94.2%	99.1%
Market-rate/Tax Credit	4	386	8	97.9%	98.0%
Market-rate/Government-Subsidized	2	174	0	100.0%	100.0%
Tax Credit	5	289	9	96.9%	100.0%
Tax Credit/Government-Subsidized	2	150	0	100.0%	99.4%
Government-Subsidized	7	373	0	100.0%	100.0%
Total	79	9,458	482	94.9%	99.1%

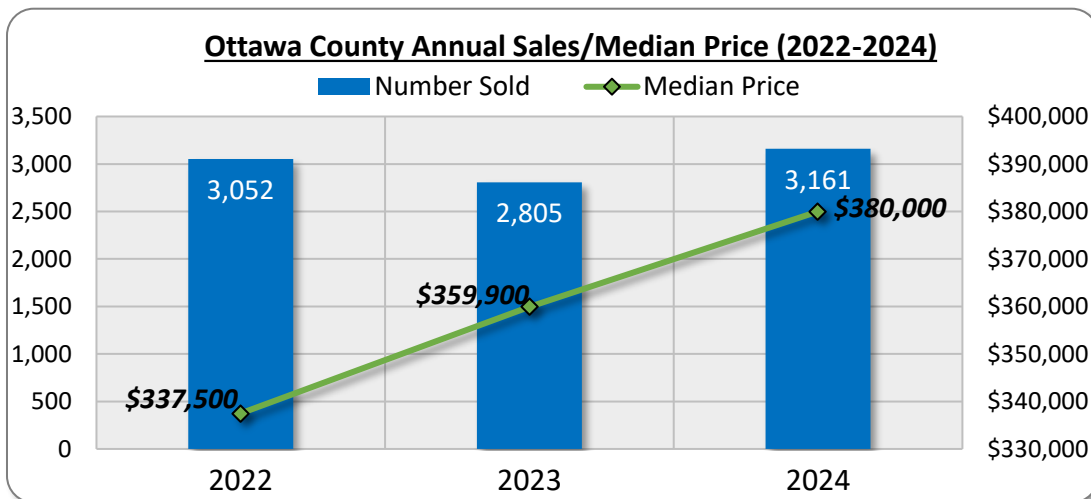
Source: Bowen National Research

Multifamily Apartment Rental Rates are Increasing Rapidly, Placing Greater Pressures on the Affordability of Such Housing – Among the most common market-rate bedroom types, median collected rents have increased between 23.1% (two-bedroom/two-bathroom) and 26.0% (one-bedroom/one-bathroom). Meanwhile, the median Tax Credit collected rents for the most common bedroom configurations have increased 23.3% (one-bedroom/one-bathroom) and 21.5% (two-bedroom/one-bathroom). While such rent growth will likely encourage additional multifamily development, it also poses a challenge for many of the area’s lower income households whose income growth has not kept pace with rent growth.



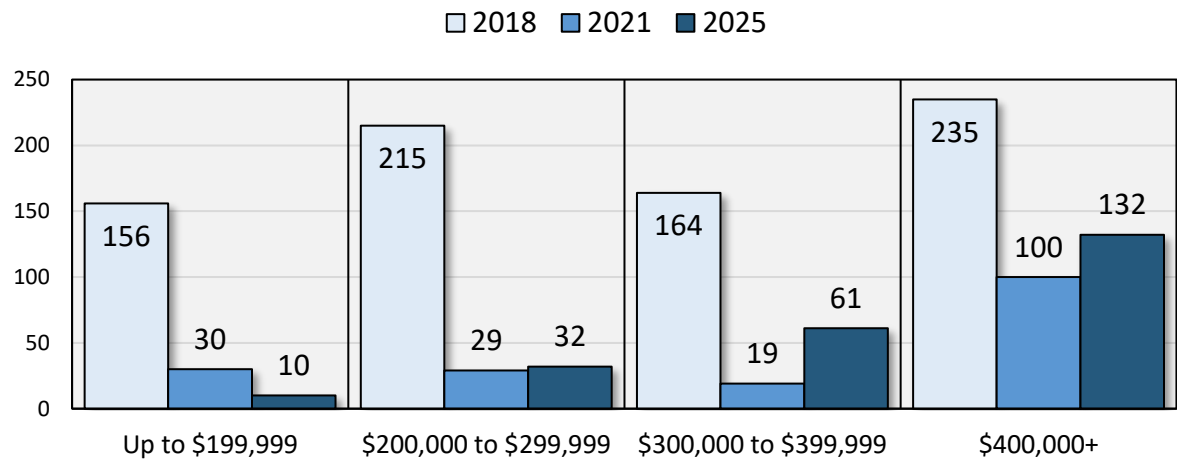
There is Limited Availability Among Non-Conventional Rentals and Much of this Product is not Affordable to Many of the Area’s Households – Based on Bowen National Research’s research and analysis of the non-conventional rental market (e.g., single-family homes, duplexes, mobile homes, etc.), when compared to the overall non-conventional inventory of Ottawa County (12,181 units), the 58 available units identified in the county represent an overall vacancy rate of just 0.5%, which is considered very low and indicates a very limited supply of available non-conventional rentals. The available non-conventional rentals identified in the county have individual rents ranging from \$1,100 to \$3,200. Three-bedroom units, which comprise the largest individual share (44.8%), have a median rent of \$1,825. When typical tenant utility costs (at least \$200) are also considered, the inventoried non-conventional three-bedroom units have a median *gross* rent of approximately \$2,025. Based on this analysis, the inventory of available non-conventional rentals is limited and typical rents for this product indicate that such housing is typically not a viable alternative for most lower income households in the PSA.

Despite the Relatively Stable Number of Homes Sold Annually in the County over the Past Three Years, Median Home Prices Continue to Escalate – While there were some fluctuations in the number of homes sold in the county over the past three years, this volume is generally considered stable, though the recent (2024) increase does show a renewed strength of for-sale housing activity. Regardless of the volume of sales activity during this three-year period, the median sales price continued to increase year over year. The median sales price of homes sold in the county increased by 6.6% during 2023 and 5.6% during 2024, representing a cumulative increase of 12.6% during the three-year sales period. This ongoing growth in home prices makes housing affordability a continued challenge for some potential home buyers.



The Available For-Sale Housing Inventory Remains Very Limited and Median Home Prices have Escalated Rapidly, Leaving Potential Homebuyers Limited Choices and Creating Challenges with Finding Affordable Product – Based on information provided by a Multiple Listing Service provider for the PSA (Ottawa County), 235 housing units were identified within the PSA that were listed as *available* for purchase as of January 16, 2025. While the number of available homes identified represents an increase from the 2021 inventory of 178 homes, the market’s latest availability rate of 0.3% remains very low and well below the 2.0% to 3.0% typically seen in healthy and well-balanced housing markets. While the current median list price of \$424,900 is lower than the median list price of \$442,433 in 2021, this appears to be attributed to the large number of condominium units added to the county’s inventory of for-sale product. Condominium units are typically priced below traditional single-family homes, often due to their sizes (square feet), smaller lots, greater density and other factors. Regardless, with only 42 homes in the county priced under \$300,000 and only 10 homes priced below \$200,000, many lower income potential homebuyers have few affordable housing options from which to choose. This may have a limiting effect on the county’s ability to grow. The following graph illustrates the county’s *available* inventory by price range for various points in time (2018, 2021 and 2025).

Ottawa County Available For-Sale Housing by Price and Year



Senior Care Housing in the County is Operating at Relatively High Occupancy Levels and the Projected Growth Among Senior Households will Add to the Demand for Such Housing in the Years Ahead – A total of 38 senior care facilities, including independent living, assisted living and nursing homes, were surveyed in the county. These facilities have overall occupancy rates for specific project types that range from 86.3% (assisted living) to 92.7% (independent living) and a total occupancy rate of 89.3% within the PSA. All three project types within the PSA have higher overall occupancy rates than the corresponding 2023 national occupancy rates. In addition, the current total occupancy rate of 89.3% in the PSA is higher than the 2022 total occupancy rate (85.3%) reported in the PSA. Overall, demand for senior care housing within Ottawa County is strong. In addition, the projected 13.9% increase in senior households aged 65 and older over the next five years indicates that this demand is likely to increase for the foreseeable future. This illustrates potential development opportunities likely exist for additional senior care housing within Ottawa County.

The following table summarizes the surveyed facilities by property type.

Surveyed Senior Care Facilities – Ottawa County, Michigan							
Project Type	Projects	Beds/Units	Vacant	2025 Occupancy Rate	2022 Occupancy Rate	2023 National Occupancy Rate	Base Monthly Rate
Independent Living*	8	818	60	92.7%	94.7% / 94.0%	86.8%	\$1,340 - \$3,695
Assisted Living	19	1,384	191	86.3%	79.9%	85.4%	\$3,675 - \$8,000
Nursing Homes	11	800	70	91.4%	86.0%	82.0%	\$10,038 - \$15,679
Total	38	3,002	321	89.3%	85.3%	-	\$1,340 - \$15,679

Source: 2023 State of Seniors Housing Report; Bowen National Research

*2022 occupancy rates for independent living (94.7%) and congregate care (94.0%) were presented as separate project types

Housing Gap Estimates

Based on the findings contained in this report, there are a variety of housing needs in Ottawa County. The primary forces behind the housing needs include lack of available inventory, the prevalence of substandard housing, rapidly increasing rents and high home prices, and rapid household growth. The following tables summarize the county’s housing gaps by tenure (renter vs. owner) and affordability level.

Ottawa County, Michigan				
Rental Housing Gap Estimates (2024-2029)				
Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
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+
Overall Units Needed	2,289	997	400	252
Total Rental Housing Gap				3,938

Ottawa County, Michigan				
For-Sale Housing Gap Estimates (2024-2029)				
Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤ \$51,400	\$51,401-\$82,240	\$82,241-\$123,360	\$123,361+
Price Point	≤ \$171,333	\$171,334-\$274,133	\$274,134-\$411,200	\$411,201+
Overall Units Needed	259	2,794	6,973	2,500
Total For-Sale Housing Gap				12,526

Based on the preceding demand estimates, there is a notable level of demand for rental housing among all household income levels within Ottawa County over the five-year projection period. There is an overall housing need for approximately 3,938 additional rental units in the county. While the greatest need appears to be for very low-income households (earning at or below \$51,400 annually), there is also a significant need for moderate- and high-income households. As such, future rental housing development should consider a variety of rents and income-eligibility levels.

The overall for-sale housing gap in the county is approximately 12,526 units over the five-year projection period. The significant increase is primarily driven by the amount of owner household growth that is expected over the next few years. There is potential demand for up to 6,973 for-sale housing units priced between \$274,134 and \$411,200 within Ottawa County. Regardless, for-sale product is most in need among moderate to higher-income households, which is typical of most markets.

The preceding estimates are based on current government policies and incentives, recent and projected demographic trends, current and anticipated economic trends, and available and planned residential units. Numerous factors impact a market’s ability to support new housing product. This is particularly true of individual housing projects or units. Certain design elements, pricing structures, target market segments (e.g., seniors, workforce, families, etc.), product quality and location all influence the actual number of units that can be supported. The estimates shown in the preceding tables provide the approximate maximum number of units that could potentially be supported. As such, the preceding estimates should be used as a guideline for

establishing housing priorities and goals for Ottawa County. Demand estimates could exceed those shown in the preceding tables if the community changes policies or offers incentives to encourage people to move into the market or for developers to develop new housing product. Housing gap estimates are also provided for the individual submarkets within the county in Section VII of this report.

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



MEMORANDUM

TO: Ashley Latsch – City Manager

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

FROM: Michael England – Director of Public Works

DATE: June 6, 2026

SUBJECT: Northwoods Site Works contract award for the Fulton/Hopkins storm repair

Bids were received on February 4, 2026, for improvements to utilities at the intersection of Fulton Street and North Hopkins Street. This project involves correcting a blind storm sewer connection that was removed during the Fulton Phase I Reconstruction project in 2020. Included in this work is relocation of surrounding water main to maintain adequate separation and restoration of streets and sidewalks impacted by underground work.

City staff have budgeted for this in our upcoming 26-27 fiscal year budget. Northwoods Site works out of Muskegon Michigan was the lowest out of six bidders for this project. It is recommended that a contract amount of \$104,763.50 be awarded.

All work will begin after the Fourth of July Holiday not affecting any events in that area.

June 4, 2026

Mr. Mike England – Public Works Director
City of Grand Haven
1120 Jackson Street
Grand Haven, MI 49417

Re: Recommendation for Contract Award
Fulton & North Hopkins Streets Utility Improvements

Dear Mr. England:

Bids were received on February 4, 2026, for improvements to utilities at the intersection of Fulton Street and North Hopkins Street. This project involves correcting a blind storm sewer connection that was removed during the Fulton Phase I Reconstruction project in 2020. Included in this work is relocation of surrounding water main to maintain adequate separation and restoration of streets and sidewalks impacted by underground work.

Bid Results

Six (6) bids were received for the project. To comply with bidding requirements, bidders were required to furnish a bid form, a bid bond in the amount of five (5) percent of the bid amount, list of subcontractors, list of suppliers, a business license, and a non-collusion affidavit. Bid pricing was reviewed by Abonmarche and is presented as compared with the Engineer's Estimate below.

Prepared By:	Bid Form	Bid Bond	Base Bid
Engineer's Estimate	-	-	\$88,627.00
Northwoods Site Works	✓	✓	\$104,763.50
Anlaan Corporation	✓	✓	\$124,110.50
Site Works Solutions	✓	✓	\$126,146.00
Tiles Excavating	✓	✓	\$131,841.25
Accurate Excavators	✓	✓	\$141,415.00
Jackson-Merkey Contractors	✓	✓	\$208,102.60

The low bid was submitted by Northwoods Site Works of Muskegon, MI. Northwoods Site Works has a proven track record of successful utility projects in numerous communities in the area, including the City of Grand Haven. **It is recommended that a contract in the amount of \$104,763.50 be awarded to Northwoods Site Works for this project.** If you have any questions or comments, please feel free to contact me.

Sincerely,

ABONMARCHE



Leah Bectel, PE
Project Manager

Attachments: Bid Tabulation

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



MEMORANDUM

TO: Ashley Latsch – City Manager

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

FROM: Michael England – Director of Public Works

DATE: June 6, 2026

SUBJECT: USDA Rural Business Development Grant resolution for Harbor Front Parking lot

The USDA Rural Business Development Grant opportunity is a chance to reimagine the parking lot at the corner of Harbor and Washington, including funds for community engagement during design. This would give us a chance to address grading issues and aging electrical, landscaping needs in this parking lot. Given the parking lot's use for Coast Guard, New Years, and Winterfest we would like to enhance the overall experience in this area for Grand Haven.

We would like to apply for ~\$80,000 in engineering funds to get shelf-ready plans and estimate to do proposed improvements. This opportunity does not include matching funds from the city.

City staff are asking for a resolution on June 15th to apply for these funds. Design work would take place entirely in FY26/27.



CITY OF GRAND HAVEN
USDA Rural Business Development Grant Application

RESOLUTION ##

CITY OF GRAND HAVEN – USDA Rural Business Development Grant Application - RESOLUTION
WHEREAS, the City of Grand Haven, an eligible USDA RBDG entity, is applying for funds through the USDA Rural Business Development Grant (RBDG) program for funding to provide design and estimates for the parking lot at the corner of Harbor and Washington; and
WHEREAS, the estimated cost of the project is \$80,000; and
WHEREAS, the City is requesting \$80,000 in USDA RBDG funds with no local match; and
WHEREAS, USDA RBDG requires a formal resolution authorizing the entity to apply and administer the RBDG; and
WHEREAS, the Grand Haven City Council is in support of this project;
NOW, THEREFORE, BE IT RESOLVED THAT, the Grand Haven City Council has authorized the City Manager, Ashley Latsch, to act as agent/representative on behalf of the City during project development, and to sign a project agreement (contract) upon receipt of a grant funding award.

AYES:

NAYES:

ABSENT:

MOTION APPROVED.

I HEREBY CERTIFY that the foregoing is a Resolution duly made and passed by _____ of the City of Grand Haven at their Council Meeting held on June 15, 2026 at 7:30 p.m. in 519 Washington Avenue, Grand Haven, Michigan 49417, with a quorum present.

Maria Boersma, City Clerk

Date

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



MEMORANDUM

TO: Ashley Latsch- City Manager
CC: Dana Kollewehr- Assistant City Manager
FROM: Brian Jarosz- Waterfront and Events Manager
DATE:
SUBJECT: New Event for City Council -

A Special Event Application has been submitted for City Council. Please Review.

Board or Commission Recommendation-

Staff Review Date-

DATES:
SET UP TIME:
START TIME:
END TIME:
TEAR DOWN TIME:

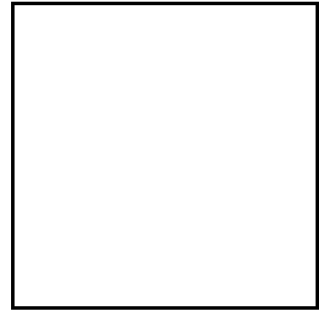
PUBLIC SPACES REQUESTED

PUBLIC SERVICES REQUESTED



CITY OF GRAND HAVEN RECURRING SPECIAL EVENT APPLICATION

OFFICE USE ONLY



A special event application is required for any event on City property or using City services. The application and fees are due by **March 1st** for events held between May and August and **90+ days** before events occurring from September through April.

Completed applications and fees may be turned in to the Department of Public Works in person at 1120 Jackson Street, Grand Haven, MI 49417, and by mail, 519 Washington Ave. Grand Haven, MI 49417. Questions may be directed to 616-847-3493 or specialevents@grandhaven.org.

EVENT SUMMARY

EVENT NAME: _____

EVENT DATE(S): _____

START TIME: END TIME: SET UP TIME: TEAR DOWN COMPLETED BY:

EVENT LOCATION(S): _____

Is this a recurring event in the City of Grand Haven? No Yes

If no, please complete full special event application

APPLICANT INFORMATION

ORGANIZATION NAME: _____

ORGANIZATION ADDRESS: _____

RESPONSIBLE PARTY NAME: _____

RESPONSIBLE PARTY ADDRESS: _____

APPLICANT PHONE: _____ EMAIL: _____

EVENT DAY CONTACT (NAME/CELL PHONE): _____

Representative must be on site and available during entire event.

EVENT DETAILS & LOGISTICS

All event requests require a current to-scale map of the event site, setup, requested road closures, parking spaces, etc., to be submitted to the best of your knowledge at the time of application. For runs, walks, and parades, Public Safety reserves the right to amend route requests based on safety and staff requirements.

Provide a description of your event and outline any changes from the previous year.

- Will there be food trucks/concessions? No Yes Inspections and permits required.
- Will there be tents over 400 sq. feet? No Yes Inspection and permit required.
- Will alcohol be served at the event? No Yes Separate license required through MLCC.

EVENT DETAILS & LOGISTICS CONTINUED

Department of Public Works Services (Check all that apply)

- | | | |
|---|---|--|
| <input type="checkbox"/> Banner, \$125-\$350 | <input type="checkbox"/> Electric, \$200 plus usage | <input type="checkbox"/> Stadium Fencing, \$800-\$4400 |
| <input type="checkbox"/> Barricades, \$3-\$15/each (# and type determined by Public Safety) | <input type="checkbox"/> Park Rental, fees vary by park | <input type="checkbox"/> Street Closures, \$150 |
| <input type="checkbox"/> Cardboard Trash Container/Liners, \$13/each | <input type="checkbox"/> Portable Mobile Stage (Showmobile), \$500-\$1025 | <input type="checkbox"/> Sound System, \$100 |
| | <input type="checkbox"/> Sanitation (Grey Water/Grease) | <input type="checkbox"/> Water, \$100 plus usage |

Additional incidental fees apply based on applicant requests. Parks/Facilities/Street rental fee will apply

LIABILITY INSURANCE

Liability insurance naming the City of Grand Haven as additional insured is required for all events.

SPECIAL EVENT FEES

Submit the special event and park application fees with completed application. Application fees are due at the time a completed application is submitted. A cost estimate of event fees will be provided upon staff review of application. See current fee schedule for additional fees and current rates.

To Be Completed by Applicant

- Resident/Non-Profit Application Fee, \$100
- Non-Resident/Profit Application Fee, \$150
- Park Permit Application Fee, \$35
- Duncan Park Application Fee, \$25

City of Grand Haven Resident and Non Profit Discount

- Residents & Non Profits located within the City of Grand Haven (COGH) are eligible for up to \$500 in discounted fees.
- Non-Profits located outside the COGH are eligible for up to \$250 in discounted fees.
- Discounts only apply to facility, park and public space rental fees (not incidental costs).
- Discounts are subject to approval and current special event policy.

I am requesting the maximum allowable discount (Initial Here): _____

REQUIREMENTS OF THE SPECIAL EVENT

- Applicant will comply with all rules and regulations of the City of Grand Haven Special Event Policy.
- Applicant shall comply with all City of Grand Haven Ordinances.
- The applicant organization will hold the City of Grand Haven harmless from all claims.
- Event grounds will be left clean and free of litter. Failure of the applicant to satisfactorily clean the site may result in the City cleaning the site and billing the applicant for its services.
- The City reserves the right to deny changes to the application once final approval is given.
- Failure to provide any requested information promptly or providing false information may result in denial or revocation of the Special Event Permit.

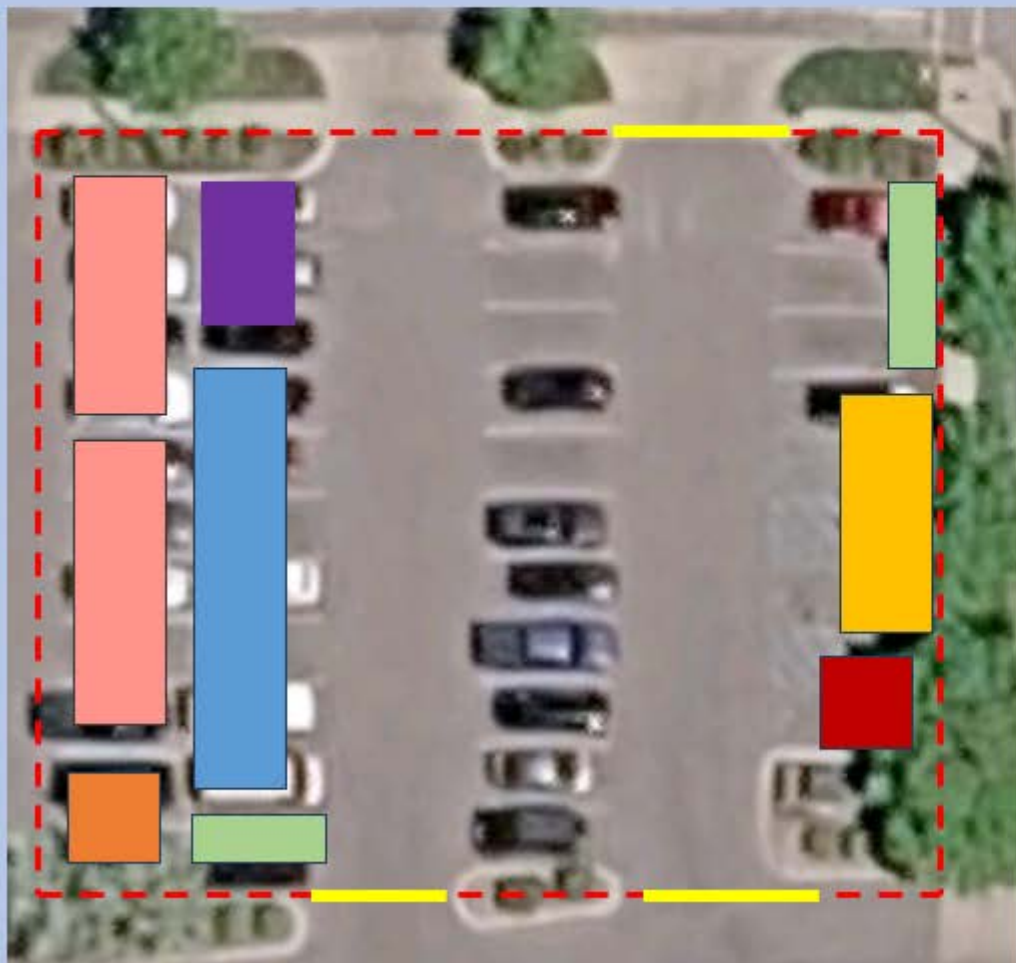
Failure to comply with any requirements of the Special Event Permit may result in the forfeiture of your deposit, immediate event suspension, and the denial of future event requests.

With my signature, I certify that I have read and agree to the City of Grand Haven Special Events Policy and all items listed in this application. I agree to abide by all applicable ordinances and regulations.

Signature

Date

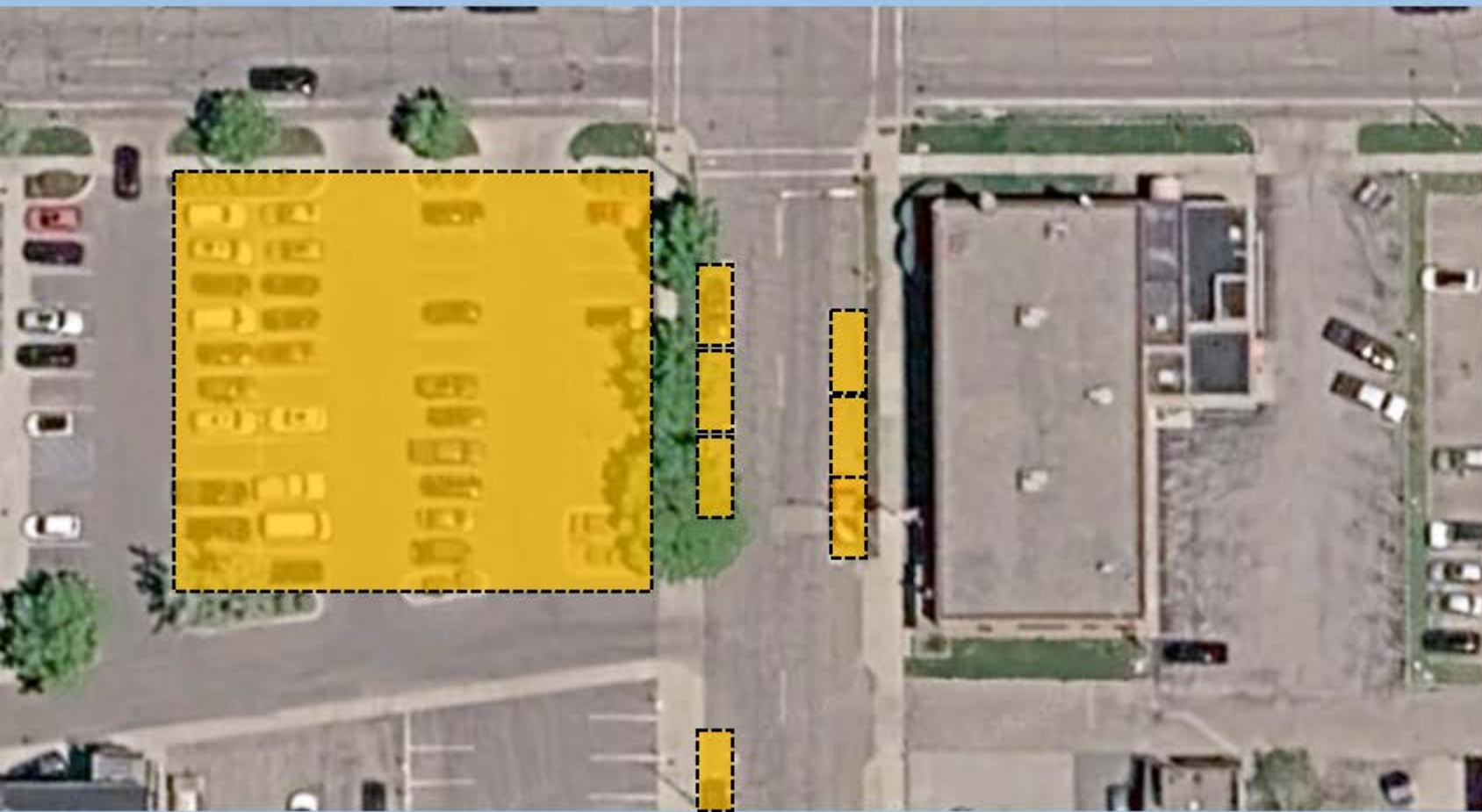
Eagles #925- Coast Guard Festival Entertainment Tent
July 24th, 25th, 30th, 31st & August 1st



- Entry/Exit
- Fencing
- Portable Restrooms
- Stage
- Dumpster
- Equipment Trailer
- Food Truck- Arturos
- Band Tent- Less than 400 sq Ft
- Serving Area

Eagles #925- Coast Guard Festival Entertainment Tent

July 24th, 25th, 30th, 31st & August 1st



Parking Lot
7 Parking Spots on 2nd Street