



**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
AGENDA FOR
REGULAR COUNCIL MEETING
GRAND HAVEN CITY HALL*
COUNCIL CHAMBERS
519 WASHINGTON AVE
TUESDAY, SEPTEMBER 2, 2025
7:30 PM**

- 1. MEETING CALLED TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. REAPPOINTMENTS TO BOARDS & COMMISSIONS**
- 6. NEW APPOINTMENTS TO BOARDS & COMMISSIONS**
- 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

11. CONSENT AGENDA

ATTACHMENT A

- A. Approve the Special Work Session, and Regular Council meeting minutes for August 18, 2025.
- B. Approve the bill's memo in the amount of \$3,385,900.67.

12. UNFINISHED BUSINESS

ATTACHMENT B

- A. Consideration by City Council of a resolution to approve and adopt the Brownfield Plan for the 224 Washington project, located at 224 Washington Avenue, Grand Haven, MI 49417, for a period of 20 years.

EDC/BRA recommends approval.
Administration recommends approval.

- B. Consideration by City Council of a resolution to establish an Obsolete Property Rehabilitation District at 224 Washington Avenue, parcel #70-03-20-436-011, with legal description of W 43 FT OF N 58 FT LOT 243 & W 43 FT LOT 244 ORIGINAL PLAT, and to establish a finding that it is an obsolete property in an area characterized by obsolete commercial property or commercial housing property pursuant to Section 3(1)a of the Obsolete Property Rehabilitation Act (PA146 of 2000).

EDC/ BRA recommends approval.
Administration recommends approval.

13. PUBLIC HEARING

14. NEW BUSINESS

ATTACHMENT C

- A. Consideration by City Council of an introductory resolution for a zoning change request from I, Industrial District, to TI, Transitional Industrial District, for properties located near 924 Beechtree St. (parcels #70-03-27-315-013, #70-03-27-315-012, and #70-03-27-315-015).

Planning Commission recommends approval.
Administration recommends approval.

- B. Consideration by City Council of a resolution to establish and maintain a Fire/Rescue Cadet-Explorer Program within the Grand Haven Department of Public Safety.

Administration recommends approval.

- C. Consideration by City Council of a resolution to approve an agreement with Apex Electric of Fruitport, Michigan, to complete electrical meter relocations along the Beechtree corridor in the amount of \$45,500.00.

Administration recommends approval.

15. CORRESPONDENCE & BOARD MEETING MINUTES

ATTACHMENT D

16. REPORT BY CITY COUNCIL

17. REPORT BY CITY MANAGER

A. Project Updates

18. CALL TO AUDIENCE—SECOND OPPORTUNITY

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

19. ADJOURNMENT

Attachment

A

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
SPECIAL CITY COUNCIL WORK SESSION
MONDAY, AUGUST 18, 2025**

The Special Work Session of the Grand Haven City Council was called to order at 6:30 p.m. by Mayor Bob Monetza in the Council Chambers of Grand Haven City Hall at 419 Washington Ave, Grand Haven, MI 49417.

Present: Council Members Mike Fritz, Mayor Pro-tem Kevin McLaughlin, and Mayor Bob Monetza.

Absent: Council Member Karen Lowe.

Others Present: City Manager Ashley Latsch, City Clerk Maria Boersma, Assistant City Manager Dana Kollwehr, and Water Filtration Plant Supervisor Eric Law.

PRESENTATION

Jean Madden of the Sustainability and Energy Commission introduced an update from the Forest Management Subcommittee. The focus of the update was on deer overgrazing and the completion of a deer census. Due to the overpopulation of deer, which has caused overgrazing, the forests in the city have mostly lost their understory, and the natural biodiversity has decreased. There are also numerous indicators that there is no longer enough food to support the local deer population. The Grand Haven deer census range discovered that there were likely 123 deer living in the City and an estimated maximum of 167 deer. The deer numbers were likely undercounted due to the inability to access certain areas in the city. This data was based on drone thermal energy and street surveys of deer.

Nik Kalejs of the Michigan Department of Natural Resources, Wildlife Biologist, presented on frequently asked questions based on the deer census data and deer populations across Michigan.

ADJOURNMENT

Mayor Monetza adjourned the meeting at 7:05 p.m.

Robert Monetza, Mayor

Maria Boersma, City Clerk

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 18, 2025**

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, Karen Lowe, Mayor Pro-tem Kevin McLaughlin, and Mayor Bob Monetza.

Absent:

Others Present: City Manager Ashley Latsch, City Clerk Maria Boersma, Assistant City Manager Dana Kollwehr, Finance Director Emily Greene, Project Management Director Derek Gajdos, City Planner Brian Urquhart, and Water Filtration Plant Supervisor Eric Law.

INVOCATION/PLEDGE OF ALLEGIANCE

APPOINTMENTS

APPROVAL OF CONSENT AND REGULAR AGENDAS

25-148 Council Member **Fritz** moved, seconded by Council Member **Lowe**, to approve the agendas as presented.

Roll Call Vote:

This motion carried unanimously.

FIRST CALL TO AUDIENCE

Richard Clapp, 217 Grand Ave: Commented on the history of deer population research/calling in the city.

Chris Roberts, 1625 Gladys Cir: Commented on the health of Grand Haven Forests and deer management.

Jason Valier, Muskegon: Commented on the desire to conduct performances in the streets with an amplified speaker.

Chad Fisk, 709 Lake Ave: Commented on long-term deer management in the city.

Patricia Johnson, 220 Sherman: Commented on deer management and concerns for health and safety.

Citizen, 505 Park: Commented on deer management.

Jeffrey Miller, 1120 S Harbor: Commented on long-term deer management and the destruction of local forests.

Edward Snider, 1616 Gladys Cir: Commented on deer overpopulation dating back to 2008.

Sophia Galbavi and Kari Taylor: Commented on damaged biodiversity in the city and deer overpopulation.

Cindy Warlock, 512 S 7th: Commented on forest restoration in Ottawa County parks.

Jerry Warlock, 512 S 7th: Commented on the restoration needs of Duncan Woods.

Mike Poort, 400 Duncan Ct: Commented on deer overpopulation and the need for deer management.

Jenny Roberts, 1321 Lake: Commented on the opportunity for deer management and a healthy forest.

Nancy O'Neil, 216 S Second St: Commented on the need for deer management because of traffic/pedestrian safety and forest health.

Karen VanDooren 1602 Gladys: Shared a story regarding deer overpopulation.

Kent, 1328 Lake Ave: Commented on the loss of forest undergrowth over the years and deer overpopulation.

Larry Scott, 1814 Gladys Cir: Commented on the loss of vegetation in city parks.

Greg Hagen, 198 Grand Ave: Commented on the long-term issues with deer overpopulation.

Peter Wilson, 322 N Second St: Commented on the potential for short-term rentals in the Centertown Overlay district.

Roger Bergman, 214 Washington: Commented on the need for residents to stop feeding deer in city parks.

Jim Hagen, 400 Lake: Commented on the need for a deer management plan.

Mark, 1844 Doris Ave: Commented on deer overpopulation and dune erosion due to forest damage.

PRESENTATION

The Board of Light and Power General Manager presented an update from the Board of Light and Power (BLP). The BLP will be working on finding future sites, funding sources, and feasibility for a potential community solar garden. Projects scheduled for 2025/2026 were shared with the City Council. More information on programs offered by the BLP can be found on their website at ghblp.org

CONSENT AGENDA.

25-149 Approve the Regular City Council Meeting Minutes of August 4, 2025.

25-150 Approve the bill's memo in the amount of \$2,739,258.34. **Attachment A**

25-151 Approve a resolution to appoint Tahlor Carlen as Officer Delegate, Michael England as Officer Alternate, and Andy Cannon as Employee Delegate to the 2025 MERS Annual Conference.

25-152 Approve a resolution to award the contract authorizing Task Order 22, Task 32, CCR Data Collection Work Plan, to HDR of Ann Arbor, Michigan in the not to exceed budgeted amount of \$263,570.00, contingent upon approval by the Board of Light and Power.

25-153 Approve a resolution to award the contract authorizing Task Order 23, Task 33, PFAS Data Collection Work Plan, to HDR of Ann Arbor, Michigan in the not to exceed budgeted amount of \$169,090.00.

25-154 Approve a resolution to approve Change Order #5 to TL Contracting for the Coal Removal project in the not to exceed budgeted amount of \$108,040.40 contingent upon approval by the Board of Light and Power.

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

Roll Call Vote:

This motion carried unanimously.

UNFINISHED BUSINESS

25-155 Mayor Pro-tem **McLaughlin** moved, seconded by Council Member **Fritz**, to approve a final resolution to amend the zoning ordinance to permit short-term rentals by Special Land Use in the Centertown Overlay of the Neighborhood Mixed-Use District.

Roll Call Vote:

This motion carried unanimously.

PUBLIC HEARING

Mayor Monetza opened a Public Hearing to receive comments regarding a resolution to approve and adopt the Brownfield Plan for the 224 Washington project, located at 224 Washington Avenue, Grand Haven, MI 49417, for a period of 20 years.

Assistant City Manager Dana Kollewher introduced the potential redevelopment project at 224 Washington (the old Grand Haven Jewelry property). The first floor of the property would be commercial, and the upper levels would be seven residential units. Some of the seven residential units would be attainable housing based on the requirements the State of Michigan has established for attaining a housing TIF and Brownfield plan. The term of the request is for a period of 20 years. The proposed project would not be possible without the approval of the requested economic incentives.

Jim Hagen, 400 Lake: Shared a desire for more information regarding parking for the project.

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

Mayor Monetza opened a Public Hearing to receive comments regarding a resolution to establish an Obsolete Property Rehabilitation District at 224 Washington Avenue, parcel #70-03-20-436-011, with a legal description of W 43 FT OF n 58 FT LOT 243 & W 43 FT LOT 244 ORIGINAL PLAT, and to establish a finding that it is an obsolete property in an area characterized by obsolete commercial property or commercial housing pursuant to Section 3(1)a of the Obsolete Property Rehabilitation Act (PA146 of 2000).

The attorney for the developer shared that the assessor for the City determined that 224 Washington met the qualifications to be determined functionally obsolete.

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

NEW BUSINESS

25-156 Council Member **Fritz** moved, seconded by Council Member **Lowe**, to approve a resolution to amend and update the Board of Light and Power's Purchasing Policy, pursuant to Section 14.4 of the Grand Haven City Charter.

Roll Call Vote:

Ayes: Fritz, Lowe, Monetza.

Nays: McLaughlin.

This motion carried.

25-157 Mayor Pro-tem **McLaughlin** moved, seconded by Council Member **Fritz**, to approve a bid proposal of \$137,240.00 from Parkway Electric of Holland, Michigan, for the materials and

labor to replace three variable frequency drive units at the Northwest Ottawa Water Systems (NOWS) Lake Michigan Pump Station.

Roll Call Vote:

This motion carried unanimously.

REPORT BY CITY COUNCIL

Council Member Lowe shared that the City Council approved a Forest Management Plan, and the Council has appropriated money to combat various tree diseases. Deer management is a component of the plan that was passed, and the Council approved the purchase of a drone to research the deer population numbers. Council Member Lowe stated that she chose not to attend the Special Work Session where the deer census population results were presented because the presentation materials were not included in the City Council packet or sent to the City Council to review prior to the meeting.

Council Member Fritz thanked the organizers for Walk the Beat and Pedro's Pig Roast for hosting great events.

Mayor Pro-tem McLaughlin thanked the Walk the Beat Committee for their work to help control patrons in each individual participating establishment, and shared that the City should create a Social District along the Beechtree corridor.

Mayor Monetza thanked the organizers for the Walk the Beat and their work to place the event on the East side of town.

CITY MANAGER REPORT

CALL TO AUDIENCE SECOND OPPORTUNITY

ADJOURNMENT

After hearing no further business, Mayor Monetza adjourned the meeting at 9:38 p.m.

Robert Monetza, Mayor

Maria Boersma, City Clerk

Regular City Council Meeting Minutes
Monday, August 18, 2025
Page 6

Attachment A

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

08.18.25

NEW FUND NUMBER	FUND NAME	WARRANT 08.06.25	ACH WARRANT 08.13.25	WARRANT 08.13.25	CREDIT CARD WARRANT 08.12.25	TOTALS
101	General Fund	\$44,205.38	\$51,032.46	\$89,326.19	\$16,648.47	\$111,886.31
151	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202	Major Street Fund	\$835.90	\$49,770.37	\$1,136.11	\$0.00	\$50,606.27
203	Local Street Fund	\$298.01	\$2,314.63	\$0.00	\$0.00	\$2,612.64
225	Land Acquisition Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
242	Brfd LSRRF TIF	\$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	Econ. Dev. Corp. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
245	Downtown TIF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
246	GLTIF Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248	Main St Dist Dev	\$4,270.06	\$78.00	\$10,000.00	\$994.04	\$5,342.10
272	UTGO Inf Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
273	LTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
274	2015 UTGO Bond Rev	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
276	LightHouse Maintenance Fund	\$401.76	\$0.00	\$3,500.00	\$0.00	\$401.76
278	Community Land Trust	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
310	Assessment Bond Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
351	Operating Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
352	Brownfield TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
355	GLTIF Debt Serv Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
369	Building Auth Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
372	UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
373	LTGO Debt	\$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
384	2020 LTGO Bond - Warber Drain	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
394	Downtown TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
401	Public Improvements Fund	\$0.00	\$4,366.00	\$70,676.75	\$0.00	\$4,366.00
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
403	Brownfield TIF Const	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
404	Downtown TIF Const.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
410	Harbor Island	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
455	G/L TIF Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456	UTGO Inf Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
457	LTGO Bond Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
458	2015 UTGO Bond Inf Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
469	Building Auth. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Rec Authority	\$0.00	\$0.00	\$0.00	\$543.10	\$543.10
509	Sewer Authority Operations	\$74,243.38	\$20,075.80	\$295.14	\$153.68	\$94,472.86
509	Sewer Authority SL Force Mn	\$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	\$42,181.33	\$19,842.09	\$1,370.30	\$0.00	\$62,033.42
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
535	Housing Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
572	Chinook Pier Rental Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
581	Airpark Fund	\$1,221.47	\$9,008.03	\$199.71	\$0.00	\$10,229.50
590	City Sewer Fund	\$1,192.79	\$14,203.38	\$4,601.96	\$447.15	\$15,843.32
591	City Water Fund	\$2,987.57	\$25,404.87	\$12,303.74	\$254.95	\$28,647.39
594	City Marina Fund	\$4,619.53	\$1,753.07	\$1,726.48	\$422.64	\$6,795.24
597	City Boat Launch Fund	\$40.05	\$385.63	\$982.24	\$32.28	\$457.96
661	Motorpool Fund	\$1,814.48	\$25,356.31	\$5,316.97	\$738.96	\$27,909.75
677	Self Insurance Fund	\$0.00	\$96,100.75	\$1,777.00	\$0.00	\$96,100.75
678	OPEB/Retiree Benefits Fund	\$0.00	\$0.00	\$43,985.66	\$0.00	\$0.00
679	Health Benefit Fund	\$0.00	\$0.00	\$91.80	\$10.34	\$10.34
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$0.00	\$1,483,959.44	\$489,750.14	\$0.00	\$1,483,959.44
704	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$178,321.71	\$1,803,650.83	\$737,040.19	\$20,245.61	\$2,739,258.34

\$2,739,258.34 Total Approved Bills

\$1,580,070.53 Minus eligible bills for release without prior approval: including Utility,
\$1,159,187.81 Retirement, Insurance, Health Benefit, and Tax Collection Funds

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

09.02.25

NEW FUND NUMBER	FUND NAME	WARRANT 08.20.25	ACH WARRANT 08.27.25	WARRANT 08.27.25	TOTALS
101	General Fund	\$95,002.44	\$63,289.86	\$37,809.59	\$158,292.30
151	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00
202	Major Street Fund	\$47,988.07	\$153.78	\$7,918.14	\$48,141.85
203	Local Street Fund	\$335.46	\$256.19	\$2,871.09	\$591.65
225	Land Acquisition Fund	\$0.00	\$0.00	\$0.00	\$0.00
242	Brfd LSRRF TIF	\$0.00	\$0.00	\$0.00	\$0.00
243	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$0.00	\$0.00
244	Econ. Dev. Corp. Fund	\$0.00	\$0.00	\$0.00	\$0.00
245	Downtown TIF	\$0.00	\$0.00	\$0.00	\$0.00
246	GLTIF Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00
248	Main St Dist Dev	\$0.00	\$0.00	\$0.00	\$0.00
272	UTGO Inf Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00
273	LTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00
274	2015 UTGO Bond Rev	\$0.00	\$0.00	\$0.00	\$0.00
276	LightHouse Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00
278	Community Land Trust	\$0.00	\$0.00	\$0.00	\$0.00
310	Assessment Bond Fund	\$0.00	\$0.00	\$0.00	\$0.00
351	Operating Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00
352	Brownfield TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00
355	GLTIF Debt Serv Fund	\$0.00	\$0.00	\$0.00	\$0.00
369	Building Auth Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00
372	UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00
373	LTGO Debt	\$0.00	\$0.00	\$0.00	\$0.00
374	2015 UTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00
384	2020 LTGO Bond - Warber Drain	\$0.00	\$8,108.13	\$0.00	\$8,108.13
394	Downtown TIF Debt	\$0.00	\$393,789.85	\$0.00	\$393,789.85
401	Public Improvements Fund	\$0.00	\$41,234.16	\$221.16	\$41,234.16
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00
403	Brownfield TIF Const	\$0.00	\$0.00	\$0.00	\$0.00
404	Downtown TIF Const.	\$0.00	\$0.00	\$0.00	\$0.00
410	Harbor Island	\$0.00	\$0.00	\$286,357.47	\$0.00
455	G/L TIF Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00
456	UTGO Inf Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00
457	LTGO Bond Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00
458	2015 UTGO Bond Inf Fund	\$0.00	\$0.00	\$0.00	\$0.00
469	Building Auth. Fund	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Rec Authority	\$0.00	\$0.00	\$0.00	\$0.00
509	Sewer Authority Operations	\$6,874.98	\$15,350.67	\$26,776.26	\$22,225.65
509	Sewer Authority SL Force Mn	\$0.00	\$0.00	\$0.00	\$0.00
509	Sewer Authority Plant Mod	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2013 Debt	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-SLPS/Force Main Debt	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-Local Lift Station Debt	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2018 Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Operating	\$15,551.54	\$22,292.67	\$14,778.09	\$37,844.21
510	NOWS Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Replacement	\$0.00	\$0.00	\$0.00	\$0.00
535	Housing Fund	\$0.00	\$0.00	\$0.00	\$0.00
572	Chinook Pier Rental Fund	\$0.00	\$0.00	\$0.00	\$0.00
581	Airpark Fund	\$496.95	\$1,530.71	\$0.00	\$2,027.66
590	City Sewer Fund	\$61,574.25	\$10,577.14	\$158,978.25	\$72,151.39
591	City Water Fund	\$167,933.88	\$7,787.36	\$11,258.40	\$175,721.24
594	City Marina Fund	\$10,084.92	\$588.56	\$9.99	\$10,673.48
597	City Boat Launch Fund	\$0.00	\$0.00	\$0.00	\$0.00
661	Motorpool Fund	\$11,216.93	\$21,990.87	\$656.85	\$33,207.80
677	Self Insurance Fund	\$0.00	\$0.00	\$8,374.52	\$0.00
678	OPEB/Retiree Benefits Fund	\$951.57	\$0.00	\$0.00	\$951.57
679	Health Benefit Fund	\$0.00	\$0.00	\$0.00	\$0.00
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$0.00	\$1,374,703.16	\$450,226.76	\$1,374,703.16
704	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00
		\$418,010.99	\$1,961,653.11	\$1,006,236.57	\$3,385,900.67

\$3,385,900.67 Total Approved Bills

\$1,375,654.73 Minus eligible bills for release without prior approval: including Utili

\$2,010,245.94 Retirement, Insurance, Health Benefit, and Tax Collection Funds

Attachment B

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: August 12, 2025

SUBJECT: 224 Washington Brownfield Plan

On August 11, 2025, the Economic Development Corporation/Brownfield Redevelopment Authority (EDC/BRA) considered a request for a Brownfield Housing Tax Increment Financing (TIF) incentive for the redevelopment of the long-vacant property at 224 Washington Avenue from 224 Washington, LLC.

The project will include rehabilitation of the existing building, creating seven upper-story residential units, and several ground-floor commercial spaces. Three of the residential units will be rented at 100% or below of Area Median Income (AMI) for a period of 15 years, which meets the State's definition of attainable housing. Given that the project will include attainable units, the developer is seeking Housing TIF reimbursement for the potential rent loss generated by those units being rented below market-rate over the 15-year period.

While the developer is eligible for up to \$726,600.00 in TIF reimbursement, as calculated using the Michigan State Housing Development Authority's (MSHDA) Potential Rent Loss (PRL) formula, the developer is seeking \$202,900.00 in reimbursement. This capture is for a period of 20 years, which also includes four years of additional capture for deposit into the BRA Local Brownfield Revolving Fund. The developer is also seeking an Obsolete Property Rehabilitation Act (OPRA) tax abatement and State of Michigan grant funding.

This project supports the City's Master Plan goal to provide a variety of housing options for all residents across the City and aligns with the City's aim to explore alternative incentives for development that include a percentage of affordable housing units.

As part of the review and approval process, the application for the Brownfield TIF was reviewed by a third-party financial reviewer, and a report was issued to the City of Grand Haven. The report concluded that "but for" the incentives, the project would not be possible and recommended approval of the Brownfield Housing TIF reimbursement and OPRA abatement.

The EDC/BRA Board reviewed and recommended the incentive request at their August 11, 2025, meeting.

**THE CITY OF GRAND HAVEN BROWNFIELD REDEVELOPMENT
AUTHORITY BROWNFIELD PLAN FOR THE
224 WASHINGTON AVE REDEVELOPMENT PROJECT**

May 28, 2025

Introduction

The proposed project involves the rehabilitation of the existing long-vacant building located at 224 Washington Ave. in downtown Grand Haven (the “Property”) into a mixed-use two-story multi-family building with first floor commercial space and residential apartments above (the “Project”) by 224 Washington LLC (the “Developer”). The Project will consist of seven (7) residential rental units comprised of one- and two-bedroom units ranging from approximately 442 sf to 900 sf and ground floor commercial space of approximately 5,000 sf. The Property currently contains the existing approximately 10,528 sf vacant commercial building on a site that encompasses 0.122 acres.

The Developer is seeking to utilize the new Housing TIF program and intends to designate approximately forty-three percent (43%) of the units (3 units) for tenants earning 100% area median income or less. The Project will facilitate the development of housing projected to be rented to households earning 100% or less of the area median income, of which there is a demand for 315 units by 2025 as identified by the Ottawa County Housing Needs Assessment, linked below:

Rental Housing Gap Estimates

2020 - 2025 Rental Demand Potential by Income Level & Rent Northwest Submarket			
Household Income Range	< \$25,000	\$25,000-\$49,999	\$50,000+
Rent Affordability	< \$625	\$625-\$1,249	\$1,250+
Total Housing Units Needed	269	315	245

https://www.housingnext.org/files/ugd/8dbec7_932f7ff01ac54ed4bab4251d7ce5ac4f.pdf

Total capital investment is estimated to be approximately \$3.7 million. Construction is expected to begin in the summer/fall of 2025 and is estimated to be completed within the following 12 months. The Project is expected to create seventeen (17) new full-time jobs with average wages of approximately \$23/hour.

Basis of Eligibility

The Property is considered an “eligible property” as defined in Act 381 of 1996, as amended, because the construction of residential units in a mixed-use project makes the Property a “housing property” under Section 2(y) of the Act. Additionally, the Property was deemed functionally obsolete by the City Assessor in 2021. See Figure 3 for a copy of the functional obsolescence determination.

The Property includes one parcel of property located at 224 Washington Avenue (Tax Parcel No. 70-03-20-436-011). See Figure 1&2 for legal description, parcel size, and maps of the Property.

Required Elements of Brownfield Plan

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

The Developer will seek tax increment financing (“TIF”) from available local taxes, school operating taxes, and state education tax millage, as applicable, for eligible activities at the Property, including housing development activities and brownfield plan/work plan preparation and implementation totaling \$726,600.

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

Table 1 – Eligible Activities	
Task	Cost Estimate
1. Housing Development Activities – Potential Rent Loss	\$696,600
<i>Eligible Activity Sub-total</i>	<i>\$696,600</i>
2. Brownfield Plan Amendment/Work Plan Preparation and Implementation	\$30,000
ELIGIBLE ACTIVITY TOTAL	\$726,600

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

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

data or job growth data included in the brownfield plan, the Act includes the following additional activities under the definition of “eligible activities”: (A) housing development activities; (B) infrastructure improvements that are necessary for housing property and support housing development activities; and (C) site preparation that is not a response activity and that supports housing development activities.

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

1. Housing Development Activities. To support the critical need for attainable housing in the City, Developer intends to price approximately 43% of the Project’s residential units for income qualified households (i.e., those with an annual household income of not more than 100% AMI). Reimbursement to fill Developer’s financing gap associated with the development of those units is an eligible activity, including utilities.
2. Brownfield Plan Preparation, Development and Implementation. Costs incurred to prepare, develop, and implement this Plan, as required per Act 381 of 1996, as amended.
3. **An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. (MCLA 125.2663(2)(c))**

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

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

The cost of the Eligible Activities included in this Plan Amendment will initially be paid for by the Developer and it will seek reimbursement through available tax increment revenue during the term of the Plan.

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

Bonds will not be issued for the Project.

6. **The duration of the Plan, which shall not exceed the lesser of (1) the period required to pay for the eligible activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 30 years. (MCLA 125.2663(2)(f)).**

The duration of the Plan for the Project is estimated to be 20 years. It is estimated that redevelopment of the Property will be completed by the end of 2026 and that it will take up to 15 years to recapture the eligible activities costs through tax increment revenues, plus five years of capture for the Local Brownfield Revolving Fund (the “LBRF”), if available. Therefore, the first year of tax increment capture will be 2026 and the Plan will remain in place until the Developer is

fully reimbursed and the Authority has completed capture for the LBRF capture, if available, subject to the maximum duration provided for in MCL 125.2663. The Authority intends to capture funds to fund the LBRF with tax increment revenue capture, if available.

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

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

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

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

The Property was originally construction in the 1890’s and previously housed a dry goods stores (1878-1914), Kroger Grocery & Baking (1930-1948), and Van Lopics Central Clothing Store (1914-1930) throughout the years. Grand Haven Jewelry, established by Gerald Pitcher in 1949 at 115 Washington, moved to 226 Washington around 1960, and eventually took over the space at 224 Washington as well. The store was family operated until it was closed permanently in 2017 and the Property has remained vacant awaiting redevelopment since that time.
- d. Personal property: New personal property added to the Property is included as part of the “eligible property” to the extent it is taxable.

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

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

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

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

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

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

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

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

13. A description of the proposed use of the local site remediation revolving fund. (MCLA 125.2663(2)(m))

The LBRF will not be used for the Project but may be used for other brownfield projects within the City of Grand Haven.

14. Other material that the Authority or the City Council considers pertinent. (MCLA 125.2663(2)(n))

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

Figure 1

Property Description

Property Address: 224 Washington Ave., Grand Haven, MI

Tax Parcel No.: 70-03-20-436-011

Parcel Size: 0.122 acres

Legal Description: W 43 FT OF N 58 FT LOT 243 & W 43 FT LOT 244 ORIGINAL PLAT

Figure 2

Eligible Property Map

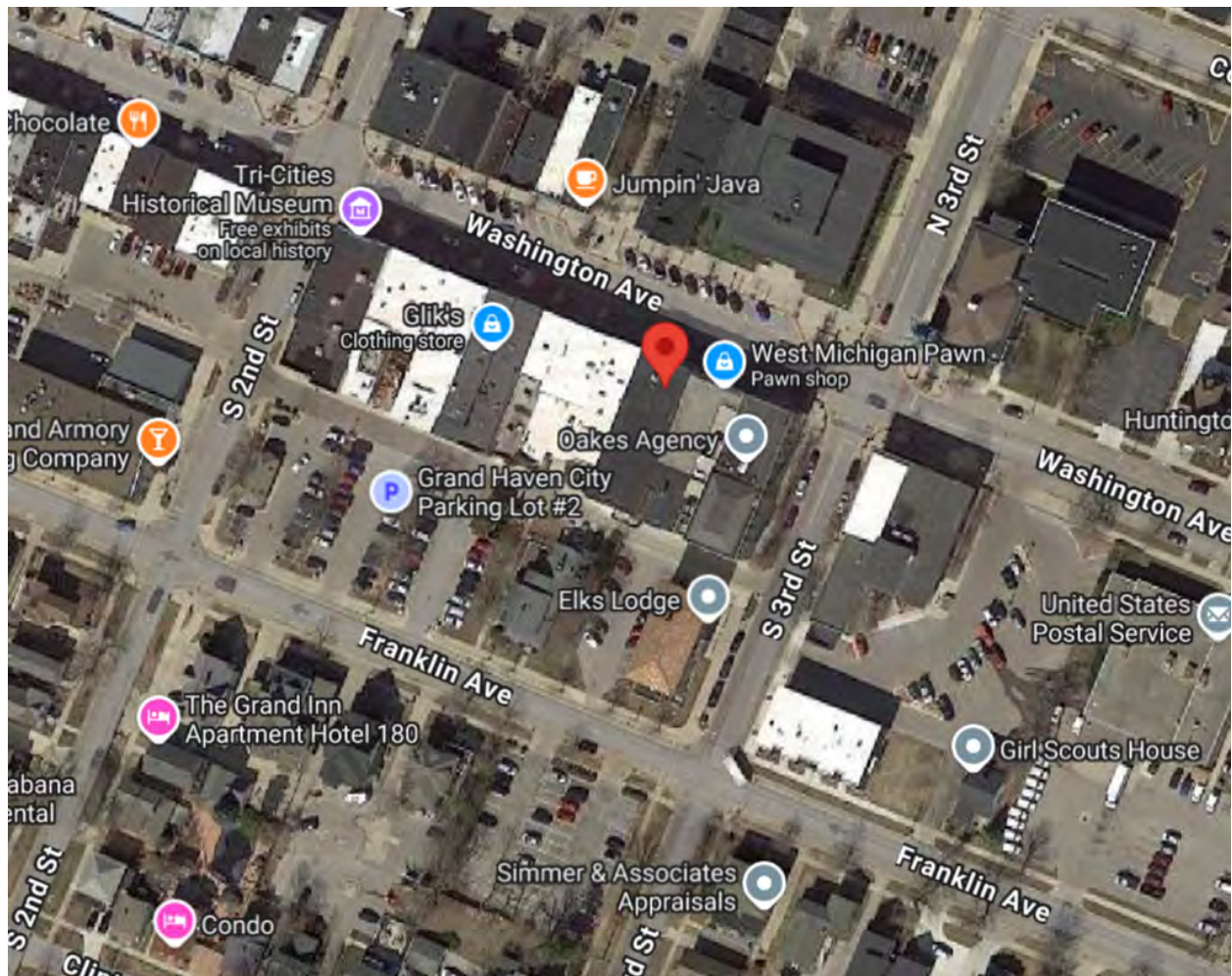




Figure 3

Summary of Functional Obsolescence



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

May 7, 2021

Kyle & Sara Doyon
224 Washington LLC
321 Washington Ave
Grand Haven, MI 49417

RE: Statement of Functional Obsolescence – 224 Washington Avenue

Mr. & Mrs. Doyon,

Based upon an inspection of the improvements located at 224 Washington Avenue, Grand Haven, MI 49417, otherwise known as parcel number 70-03-20-436-011, it is our opinion that the property is functionally obsolete as of May 6, 2021. Fire code and lack of fire protection systems has prohibited use of the second story of the structure. Further, interior & exterior finishes, electrical, mechanical, and plumbing systems which were original to the 1890's structure are non-functioning and/or require modernization. Finally, there is evidence of infestation requiring remediation. These combined reasons support the conclusion.

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

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

Sincerely,

A handwritten signature in blue ink, reading "Michael R. Galligan".

Michael R. Galligan, MMAO
City of Grand Haven Assessor

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

Joshua P. Morgan, MAAO
Assessing Division Manager

Cc: Dana Kollewehr, MEDC

Table 2

TIF Table

Tax Increment Revenue Capture Estimates
224 Washington
Grand Haven, Michigan
May 28, 2025

Estimated Taxable Value (TV) Increase Rate:		2.00%		OPRA Abatement															
Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12			13	14	15	16
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
Base Taxable Value	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076
Estimated New TV	\$ 360,076	\$ 826,430	\$ 842,959	\$ 859,818	\$ 877,014	\$ 894,554	\$ 912,445	\$ 930,694	\$ 949,308	\$ 968,294	\$ 987,660	\$ 1,007,414	\$ 1,027,562	\$ 1,048,113	\$ 1,069,075	\$ 1,090,457	\$ 1,112,266		
Incremental Difference (New TV - Base TV)	\$ -	\$ 466,354	\$ 482,883	\$ 499,742	\$ 516,938	\$ 534,478	\$ 552,369	\$ 570,618	\$ 589,232	\$ 608,218	\$ 627,584	\$ 647,338	\$ 667,486	\$ 688,037	\$ 708,999	\$ 730,381	\$ 752,190		

School Capture	Millage Rate																		
State Education Tax	6.0000	\$ -	\$ 1,399	\$ 1,449	\$ 1,499	\$ 1,551	\$ 1,603	\$ 1,657	\$ 3,424	\$ 3,535	\$ 3,649	\$ 3,766	\$ 3,884	\$ 4,005	\$ 4,128	\$ 4,254	\$ 4,382	\$ 4,513	
School Operating	18.0000	\$ -	\$ 4,197	\$ 4,346	\$ 4,498	\$ 4,652	\$ 4,810	\$ 4,971	\$ 10,271	\$ 10,606	\$ 10,948	\$ 11,297	\$ 11,652	\$ 12,015	\$ 12,385	\$ 12,762	\$ 13,147	\$ 13,539	
School Total	24.0000	\$ -	\$ 5,596	\$ 5,795	\$ 5,997	\$ 6,203	\$ 6,414	\$ 6,628	\$ 13,695	\$ 14,142	\$ 14,597	\$ 15,062	\$ 15,536	\$ 16,020	\$ 16,513	\$ 17,016	\$ 17,529	\$ 18,053	

Local Capture	Millage Rate																		
GHC Operating	10.5535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,261	\$ 7,482	\$ 7,708	\$ 7,938	
GHC Transp	0.6000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413	\$ 425	\$ 438	\$ 451	
GHC Museum	0.2293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158	\$ 163	\$ 167	\$ 172	
GHC Infrastructure	0.9535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656	\$ 676	\$ 696	\$ 717	
GHC Aging Coun	0.2257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155	\$ 160	\$ 165	\$ 170	
Loutit Lib-Oper	0.9410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 647	\$ 667	\$ 687	\$ 708	
Ottawa ISD	6.0962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,194	\$ 4,322	\$ 4,453	\$ 4,586	
County Oper	3.9000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,683	\$ 2,765	\$ 2,848	\$ 2,934	
County CMH	0.2832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195	\$ 201	\$ 207	\$ 213	
County Roads	0.4722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ 335	\$ 345	\$ 355	
County E-911	0.4155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286	\$ 295	\$ 303	\$ 313	
County Parks	0.3133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216	\$ 222	\$ 229	\$ 236	
Local Total	24.9834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,190	\$ 17,713	\$ 18,247	\$ 18,792	

Non-Capturable Millages	Millage Rate																		
GHC MSDDA	1.6043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,104	\$ 1,137	\$ 1,172	\$ 1,207	
GHC Infra Debt08	1.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 688	\$ 709	\$ 730	\$ 752	
GHC Infra Debt15	0.9000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 619	\$ 638	\$ 657	\$ 677	
Loutit Lib-Debt	0.1150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79	\$ 82	\$ 84	\$ 87	
GH Sch Debt	0.3300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 227	\$ 234	\$ 241	\$ 248	
Total Non-Capturable Taxes	3.9493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,717	\$ 2,800	\$ 2,884	\$ 2,971	

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ 5,596 \$ 5,795 \$ 5,997 \$ 6,203 \$ 6,414 \$ 6,628 \$ 13,695 \$ 14,142 \$ 14,597 \$ 15,062 \$ 15,536 \$ 16,020 \$ 33,702 \$ 34,729 \$ 35,777 \$ 36,845

Footnotes:
Projected TV and 2% inflation thereafter
Assumes millage rates remain the same
Assumes 12yr OPRA abatement

Tax Increment Revenue Capture Estimates
224 Washington
Grand Haven, Michigan
May 28, 2025

Estimated Taxable Value (TV) Increase Rate:

Plan Year	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
Base Taxable Value	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076	\$ 360,076
Estimated New TV	\$ 1,134,511	\$ 1,157,202	\$ 1,180,346	\$ 1,203,952	\$ 1,228,032	\$ 1,252,592	\$ 1,277,644	\$ 1,303,197	\$ 1,329,261	\$ 1,355,846	\$ 1,382,963	\$ 1,410,622	\$ 1,438,835	\$ 1,467,611	\$ 1,112,266
Incremental Difference (New TV - Base TV)	\$ 774,435	\$ 797,126	\$ 820,270	\$ 843,876	\$ 867,956	\$ 892,516	\$ 917,568	\$ 943,121	\$ 969,185	\$ 995,770	\$ 1,022,887	\$ 1,050,546	\$ 1,078,759	\$ 1,107,535	\$ 752,190

School Capture	Millage Rate															
State Education Tax	6.0000	\$ 4,647	\$ 4,783	\$ 4,922	\$ 5,063	\$ 5,208	\$ 5,355	\$ 5,505	\$ 5,659	\$ 5,815	\$ 5,975	\$ 6,137	\$ 6,303	\$ 6,473	\$ 6,645	\$ 127,188
School Operating	18.0000	\$ 13,940	\$ 14,348	\$ 14,765	\$ 15,190	\$ 15,623	\$ 16,065	\$ 16,516	\$ 16,976	\$ 17,445	\$ 17,924	\$ 18,412	\$ 18,910	\$ 19,418	\$ 19,936	\$ 381,564
School Total	24.0000	\$ 18,586	\$ 19,131	\$ 19,686	\$ 20,253	\$ 20,831	\$ 21,420	\$ 22,022	\$ 22,635	\$ 23,260	\$ 23,898	\$ 24,549	\$ 25,213	\$ 25,890	\$ 26,581	\$ 508,752

Local Capture	Millage Rate															
GHC Operating	10.5535	\$ 8,173	\$ 8,412	\$ 8,657	\$ 8,906	\$ 9,160	\$ 9,419	\$ 9,684	\$ 9,953	\$ 10,228	\$ 10,509	\$ 10,795	\$ 11,087	\$ 11,385	\$ 11,688	\$ 168,446
GHC Transp	0.6000	\$ 465	\$ 478	\$ 492	\$ 506	\$ 521	\$ 536	\$ 551	\$ 566	\$ 582	\$ 597	\$ 614	\$ 630	\$ 647	\$ 665	\$ 9,577
GHC Museum	0.2293	\$ 178	\$ 183	\$ 188	\$ 194	\$ 199	\$ 205	\$ 210	\$ 216	\$ 222	\$ 228	\$ 235	\$ 241	\$ 247	\$ 254	\$ 3,660
GHC Infrastructure	0.9535	\$ 738	\$ 760	\$ 782	\$ 805	\$ 828	\$ 851	\$ 875	\$ 899	\$ 924	\$ 949	\$ 975	\$ 1,002	\$ 1,029	\$ 1,056	\$ 15,219
GHC Aging Coun	0.2257	\$ 175	\$ 180	\$ 185	\$ 190	\$ 196	\$ 201	\$ 207	\$ 213	\$ 219	\$ 225	\$ 231	\$ 237	\$ 243	\$ 250	\$ 3,602
Loutit Lib-Oper	0.9410	\$ 729	\$ 750	\$ 772	\$ 794	\$ 817	\$ 840	\$ 863	\$ 887	\$ 912	\$ 937	\$ 963	\$ 989	\$ 1,015	\$ 1,042	\$ 15,019
Ottawa ISD	6.0962	\$ 4,721	\$ 4,859	\$ 5,001	\$ 5,144	\$ 5,291	\$ 5,441	\$ 5,594	\$ 5,749	\$ 5,908	\$ 6,070	\$ 6,236	\$ 6,404	\$ 6,576	\$ 6,752	\$ 97,302
County Oper	3.9000	\$ 3,020	\$ 3,109	\$ 3,199	\$ 3,291	\$ 3,385	\$ 3,481	\$ 3,579	\$ 3,678	\$ 3,780	\$ 3,884	\$ 3,989	\$ 4,097	\$ 4,207	\$ 4,319	\$ 62,249
County CMH	0.2832	\$ 219	\$ 226	\$ 232	\$ 239	\$ 246	\$ 253	\$ 260	\$ 267	\$ 274	\$ 282	\$ 290	\$ 298	\$ 306	\$ 314	\$ 4,520
County Roads	0.4722	\$ 366	\$ 376	\$ 387	\$ 398	\$ 410	\$ 421	\$ 433	\$ 445	\$ 458	\$ 470	\$ 483	\$ 496	\$ 509	\$ 523	\$ 7,537
County E-911	0.4155	\$ 322	\$ 331	\$ 341	\$ 351	\$ 361	\$ 371	\$ 381	\$ 392	\$ 403	\$ 414	\$ 425	\$ 437	\$ 448	\$ 460	\$ 6,632
County Parks	0.3133	\$ 243	\$ 250	\$ 257	\$ 264	\$ 272	\$ 280	\$ 287	\$ 295	\$ 304	\$ 312	\$ 320	\$ 329	\$ 338	\$ 347	\$ 5,001
Local Total	24.9834	\$ 19,348	\$ 19,915	\$ 20,493	\$ 21,083	\$ 21,684	\$ 22,298	\$ 22,924	\$ 23,562	\$ 24,214	\$ 24,878	\$ 25,555	\$ 26,246	\$ 26,951	\$ 27,670	\$ 398,764

Non-Capturable Millages	Millage Rate															
GHC MSDDA	1.6043	\$ 1,242	\$ 1,279	\$ 1,316	\$ 1,354	\$ 1,392	\$ 1,432	\$ 1,472	\$ 1,513	\$ 1,555	\$ 1,598	\$ 1,641	\$ 1,685	\$ 1,731	\$ 1,777	\$ 25,606
GHC Infra Debt08	1.0000	\$ 774	\$ 797	\$ 820	\$ 844	\$ 868	\$ 893	\$ 918	\$ 943	\$ 969	\$ 996	\$ 1,023	\$ 1,051	\$ 1,079	\$ 1,108	
GHC Infra Debt15	0.9000	\$ 697	\$ 717	\$ 738	\$ 759	\$ 781	\$ 803	\$ 826	\$ 849	\$ 872	\$ 896	\$ 921	\$ 945	\$ 971	\$ 997	\$ 14,365
Loutit Lib-Debt	0.1150	\$ 89	\$ 92	\$ 94	\$ 97	\$ 100	\$ 103	\$ 106	\$ 108	\$ 111	\$ 115	\$ 118	\$ 121	\$ 124	\$ 127	\$ 1,836
GH Sch Debt	0.3300	\$ 256	\$ 263	\$ 271	\$ 278	\$ 286	\$ 295	\$ 303	\$ 311	\$ 320	\$ 329	\$ 338	\$ 347	\$ 356	\$ 365	\$ 5,267
Total Non-Capturable Taxes	3.9493	\$ 3,058	\$ 3,148	\$ 3,239	\$ 3,333	\$ 3,428	\$ 3,525	\$ 3,624	\$ 3,725	\$ 3,828	\$ 3,933	\$ 4,040	\$ 4,149	\$ 4,260	\$ 4,374	\$ 47,074

Total Tax Increment Revenue (TIR) Available for Capture \$ 37,934 \$ 39,046 \$ 40,180 \$ 41,336 \$ 42,515 \$ 43,718 \$ 44,946 \$ 46,197 \$ 47,474 \$ 48,776 \$ 50,104 \$ 51,459 \$ 52,841 \$ 54,251 \$ 907,516

Footnotes:

Projected TV and 2% inflation thereafter
Assumes millage rates remain the same
Assumes 12yr OPRA abatement

Tax Increment Financing Reimbursement Table
224 Washington Redevelopment Project
Grand Haven, Michigan
May 28, 2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	76.2%	\$ 154,650	\$ -	\$ 154,650
Local	23.8%	\$ 48,259	\$ -	\$ 48,259
TOTAL	100.0%	\$ 202,909	\$ -	\$ 202,909
MSHDA		\$ 202,909	\$ -	\$ 202,909
Local		\$ -	\$ -	\$ -

Estimated Total
Years of Plan: 20

Estimated Capture	\$ 297,558
Administrative Fees	\$ 9,873
State Revolving Fund	\$ 22,093
LBRF	\$ 94,650

	0	1	2	3	4	5	6	7	8	9	10	11
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total State Incremental Revenue	\$ -	\$ 5,596	\$ 5,795	\$ 5,997	\$ 6,203	\$ 6,414	\$ 6,628	\$ 13,695	\$ 14,142	\$ 14,597	\$ 15,062	\$ 15,536
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ (700)	\$ (724)	\$ (750)	\$ (775)	\$ (802)	\$ (829)	\$ (1,712)	\$ (1,768)	\$ (1,825)	\$ (1,883)	\$ (1,942)
State TIR Available for Reimbursement	\$ -	\$ 4,897	\$ 5,070	\$ 5,247	\$ 5,428	\$ 5,612	\$ 5,800	\$ 11,983	\$ 12,374	\$ 12,773	\$ 13,179	\$ 13,594
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BRA Administrative Fee - 5%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total State & Local TIR Available	\$ -	\$ 4,897	\$ 5,070	\$ 5,247	\$ 5,428	\$ 5,612	\$ 5,800	\$ 11,983	\$ 12,374	\$ 12,773	\$ 13,179	\$ 13,594
--	------	----------	----------	----------	----------	----------	----------	-----------	-----------	-----------	-----------	-----------

DEVELOPER	Beginning Balance													
DEVELOPER Reimbursement Balance	\$ 726,600	\$ 726,600	\$ 726,600	\$ 721,703	\$ 716,633	\$ 711,386	\$ 705,958	\$ 700,346	\$ 694,546	\$ 682,563	\$ 670,189	\$ 657,417	\$ 644,237	

<u>MSHDA Housing Development Costs</u>	\$726,600	\$ 726,600	\$ 726,600	\$ 721,703	\$ 716,633	\$ 711,386	\$ 705,958	\$ 700,346	\$ 694,546	\$ 682,563	\$ 670,189	\$ 657,417	\$ 644,237
State Tax Reimbursement		\$ -	\$ 4,897	\$ 5,070	\$ 5,247	\$ 5,428	\$ 5,612	\$ 5,800	\$ 11,983	\$ 12,374	\$ 12,773	\$ 13,179	\$ 13,594
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSHDA Reimbursement Balance		\$ 726,600	\$ 721,703	\$ 716,633	\$ 711,386	\$ 705,958	\$ 700,346	\$ 694,546	\$ 682,563	\$ 670,189	\$ 657,417	\$ 644,237	\$ 630,643

<u>Local Only Costs</u>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement		\$ -	\$ 4,897	\$ 5,070	\$ 5,247	\$ 5,428	\$ 5,612	\$ 5,800	\$ 11,983	\$ 12,374	\$ 12,773	\$ 13,179	\$ 13,594
---	--	------	----------	----------	----------	----------	----------	----------	-----------	-----------	-----------	-----------	-----------

LOCAL BROWNFIELD REVOLVING FUN

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

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

Footnotes:

- (1) Assumes taxable value increases based on proposed improvements, plus 2% annual increases for inflation thereafter.
- (2) Assumes Millage Rates remain constant.

Tax Increment Financing Reimbursement Table
224 Washington Redevelopment Project
Grand Haven, Michigan
May 28, 2025

	12	13	14	15	16	17	18	19	20	
	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTAL
Total State Incremental Revenue	\$ 16,020	\$ 16,513	\$ 17,016	\$ 17,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176,743
State Brownfield Revolving Fund (50% of SET)	\$ (2,002)	\$ (2,064)	\$ (2,127)	\$ (2,191)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (22,093)
State TIR Available for Reimbursement	\$ 14,017	\$ 14,449	\$ 14,889	\$ 15,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,650
Total Local Incremental Revenue	\$ -	\$ 17,190	\$ 17,713	\$ 18,247	\$ 18,792	\$ 19,348	\$ 19,915	\$ 20,493	\$ 21,083	\$ 152,781
BRA Administrative Fee - 5%	\$ -	\$ (1,582)	\$ (1,630)	\$ (1,679)	\$ (940)	\$ (967)	\$ (996)	\$ (1,025)	\$ (1,054)	\$ (9,873)
Local TIR Available for Reimbursement	\$ -	\$ 15,608	\$ 16,083	\$ 16,568	\$ 17,853	\$ 18,381	\$ 18,919	\$ 19,468	\$ 20,029	\$ 142,908
Total State & Local TIR Available	\$ 14,017	\$ 30,056	\$ 30,972	\$ 31,906	\$ 17,853	\$ 18,381	\$ 18,919	\$ 19,468	\$ 20,029	\$ 297,558
DEVELOPER										
DEVELOPER Reimbursement Balance	\$ 630,643	\$ 616,626	\$ 586,570	\$ 555,597	\$ 523,691	\$ 523,691	\$ 523,691	\$ 523,691	\$ 523,691	\$ 523,691
<hr/>										
<u>MSHDA Housing Development Costs</u>	\$ 630,643	\$ 616,626	\$ 586,570	\$ 555,597	\$ 523,691	\$ 523,691	\$ 523,691	\$ 523,691	\$ 523,691	
State Tax Reimbursement	\$ 14,017	\$ 14,449	\$ 14,889	\$ 15,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,650
Local Tax Reimbursement	\$ -	\$ 15,608	\$ 16,083	\$ 16,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,259
Total MSHDA Reimbursement Balance	\$ 616,626	\$ 586,570	\$ 555,597	\$ 523,691	\$ 523,691	\$ 523,691	\$ 523,691	\$ 523,691	\$ 523,691	
<hr/>										
<u>Local Only Costs</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Developer Reimbursement	\$ 14,017	\$ 30,056	\$ 30,972	\$ 31,906	\$ -	\$ -	\$ -	\$ -	\$ -	
<hr/>										
LOCAL BROWNFIELD REVOLVING FUN										
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ 17,853	\$ 18,381	\$ 18,919	\$ 19,468	\$ 20,029	\$ 94,650
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ 17,853	\$ 18,381	\$ 18,919	\$ 19,468	\$ 20,029	\$ 94,650
Total LBRF Capture										

* Up to five years of capture for LBRF Deposit activities are reimbursed. May be taken from only.

Footnotes:

- (1) Assumes taxable value increases based on improvements, plus 2% annual increases for ir
- (2) Assumes Millage Rates remain constant.

Table 3

Rent Loss Gap Calculation

**120% AMI Control Rent Table*

**MSHDA Control Rent Table*

FORMULA	Location	Type	Control Rent*	-	Project Rent	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit
MSHDA Control Rent	Ottawa	1 bedroom	\$2,993	-	\$1,200	=	\$1,793	x	3	x	12	x	15	=	\$968,220	\$322,740
									TOTAL Eligible Housing Subsidy						\$968,220	\$322,740



224 Washington Ave

Project Information Review

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 an application by 224 Washington LLC (the “Sponsor”). The application seeks \$1,017,394 in Michigan Economic Development Corporation (MEDC) grant funding to assist with the construction and rehabilitation of the property. Additionally, the application requests \$202,909 in tax incremental revenue over a 15-year period through the Brownfield Rehabilitation program, and \$232,312 in total valued property tax abatement through the Obsolete Property Rehabilitation Act (OPRA) tax exemption for 12 years. PMR reviewed the following items provided by the Sponsor:

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

METHODOLOGY

1

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

2

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

3

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

FINDINGS

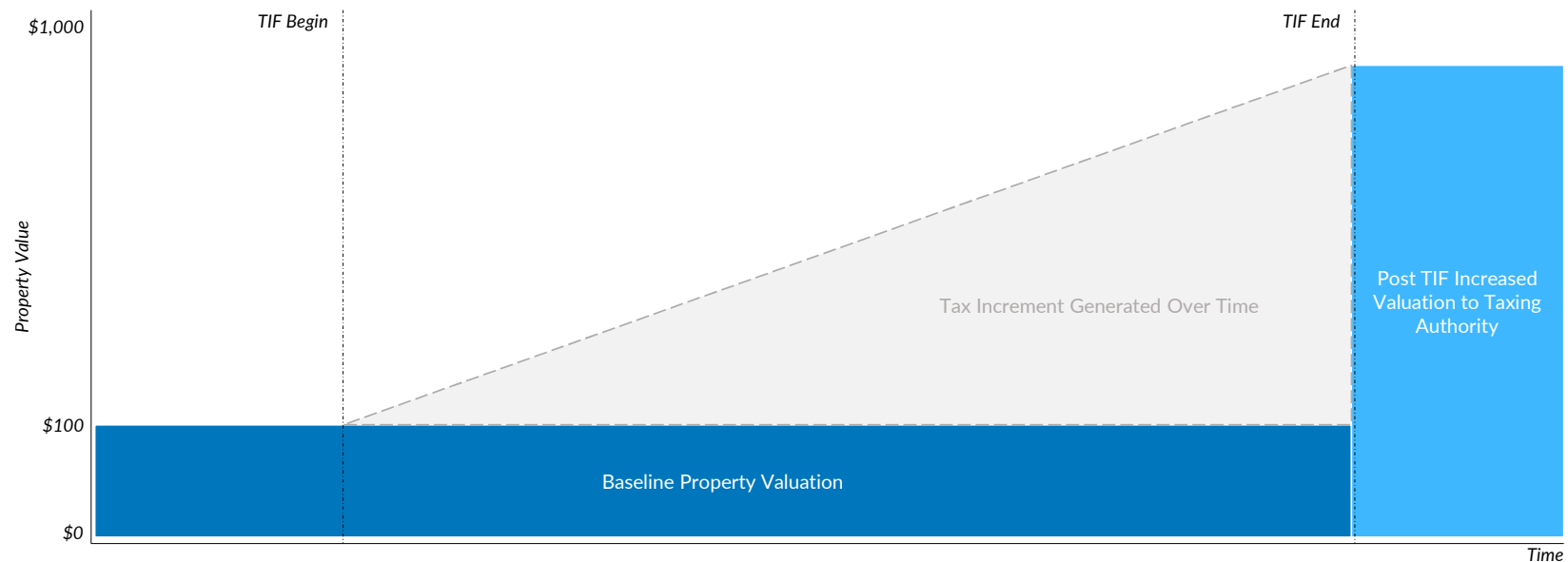
Based on PMR’s high-level review of the developer-provided budget and pro forma financials, but-for the city loan and tax abatement, Sponsor returns may be insufficient to undertake the proposed redevelopment without incentives. Given the goals of the City of Grand Haven and the financial model proposed by the Sponsor, some modifications for consideration are detailed below:

1. Parking Control Risk
 - The Sponsor explained that the project will have no on-site parking and instead will utilize public parking
 - A city parking lot is located behind the project and the tenants are expected to purchase parking passes for that lot if desired
 - The Sponsor does not control this parking, either short or long-term, and could lose this amenity, challenging the ability of the Sponsor to rent the units at underwritten levels
 - The lack of parking control could be an impediment to future financings, creating issues at loan maturity
2. Project’s financial feasibility is highly dependent on grant funding
 - The sponsor is requesting a \$1,017,394, or 27.5% of the total project cost, grant from MEDC
 - In the conservative scenario outlined in the pro forma review slide, the average DSCR is already quite low, making the project challenging to finance
 - If additional equity capital is required due to loan sizing, Sponsor returns would be minimal, and the deal may not be viable

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	\$3.7 Million	
<u>Residential Unit Mix</u>	<u># of Units</u>	<u>Sq Ft</u>
One Bedroom	5	501
Two Bedroom	2	886
<u>Commercial Units</u>	7	598
<u>Storage Units</u>	14	286
Total		14,528

SPONSOR

224 Washington LLC is a seasoned development firm with a track record in housing, mixed-use, and contractor suite projects, particularly in Grand Haven. Founder and CEO Kyle Doyon is a real estate professional with over 30 years of experience spanning construction, property management, and development. Kyle began his career in construction and later expanded into development, bringing a hands-on understanding of the built environment to every project. His early work in Boston included hundreds of custom home remodels and historic building refurbishments, giving him a deep appreciation for both craftsmanship and adaptive reuse.

Through Apex Management, Kyle oversaw operations for 15 companies and managed 150+ properties. While 224 Washington LLC has not previously received TIF or MSHDA funding, the team assembled for this project brings extensive experience with approved and pending brownfield and MSHDA work plans across Michigan communities, including mixed-use, multifamily, and for-sale housing developments.

In Grand Haven, Apex Management successfully delivered the Sheldon-Lee Project, a restored Victorian home featuring rentable hospitality space and a commercial ground floor and the 168th Commercial Contractor Suites, a shovel-ready, 20,000 sq ft flexible commercial space tailored for small and medium-sized businesses. Beyond Michigan, Kyle is advancing five workforce housing developments in Cape Coral, Florida, through Coast Life Companies LLC. These Live Local Act-eligible projects will deliver over 200 housing units, 16,600 sq ft of commercial space, 16 contractor suites, 100 executive offices, and a café across multiple sites.

Currently, 224 Washington LLC is preparing to revitalize a long-vacant building in downtown Grand Haven. The proposed redevelopment includes a two-story multifamily structure with ground-floor retail and office space, as well as a new lower level with individualized storage units for residents. The site benefits from adjacent public and city parking, with overnight passes available for tenants.

SITE AERIAL



Project Summary

DEVELOPMENT RATIONALE AND AFFORDABILITY

Development Rationale

- The property, owned by 224 Washington LLC, has been vacant for at least seven years
- As a highly visible property in Downtown Grand Haven, municipal leaders have informed PMR that residents and neighboring property owners frequently ask about future plans for the property
- The site is designated as functionally obsolete in downtown Grand Haven
 - The project aims to stimulate additional investment in the surrounding community by repurposing the vacant structure into a mixed-use facility
 - This facility will include both attainable and market-rate residential units, retail and office commercial spaces, and storage units for each resident and tenant
- The site has been left in a dilapidated state, with significant amounts of abandoned debris, furniture, and clutter
 - While structurally sound, the property suffers from a significant roof leak, uneven floors, unfinished bathrooms, and damaged walls
 - This results in a maze of non-functional rooms in need of significant rehabilitation

Proposed Affordability

- The Sponsor proposes income restrictions on 43% of the units, designating 3 one-bedroom units for tenants earning 100% AMI or less, for a period of 15 years

KEY DOCUMENTS RECEIVED

- PMR received the following documents from the Sponsor and were relied upon for this report:
 1. Brownfield Redevelopment Plan dated 5.28.2025
 2. Act 146 Obsolete Property Rehabilitation Act (OPRA) Application & Designation Request dated 5.28.2025
 3. Architectural schematics and site plans dated 11.1.2025
 4. MCRP proforma workbook
 5. CopperRock preconstruction estimates dated 12.27.2024
 6. WMCB Lending Term Proposal dated 12.23.2024
 7. Correspondence with the Sponsor

KEY CONCEPT – “BUT FOR” TEST

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



SECTION 2

Assumption Review

Market Research

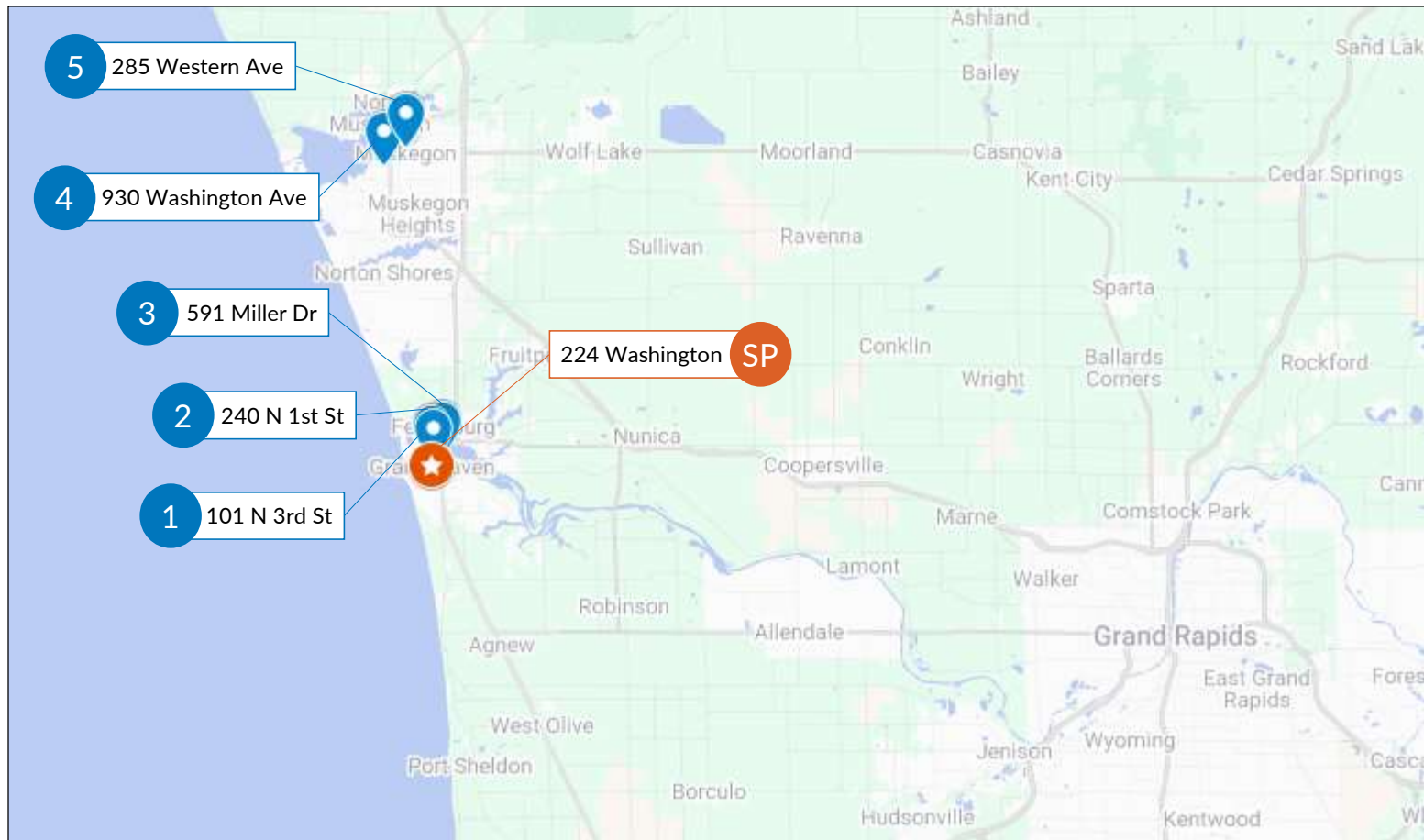
RESIDENTIAL MARKET COMPS

To provide context to the proposed residential rents at the development, PMR conducted market research to identify comparable properties to the proposed redevelopment in terms of size and age. PMR identified four comparable properties and analyzed unit mix and rents to determine market rent by unit type in the area. This analysis shows the proposed 1BR rents at this development, detailed on the right-most column, are slightly above-market while the proposed 2BR rents are in-line with the market, and as such the assumptions are considered supportable.

	COMP 1			COMP 2			COMP 3			COMP 4			COMP 5			AVERAGE			SPONSOR PRO FORMA		
																					
Address	101 N 3rd St			240 N 1st St			591 Miller Dr			930 Washington Ave			285 Western Ave						224 Washington		
City, ST	Grand Haven, MI			Grand Haven, MI			Grand Haven, MI			Muskegon, MI			Muskegon, MI						Grand Haven, MI		
Year Built	2023			2022			2015			1902 / 2005			2018						Proposed		
	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent
Studio	-	-	-	10	593	\$1,554	-	-	-	-	-	-	-	-	-	10	593	\$1,554	-	-	-
1 Bedroom	19	626	\$1,469	51	697	\$1,781	44	808	\$1,473	33	658	\$1,229	27	675	\$1,160	35	707	\$1,468	5	501	\$1,267
2 Bedroom	20	949	\$2,132	65	1,067	\$2,187	124	1,060	\$1,722	-	-	-	20	956	\$1,709	46	1,043	\$1,889	2	886	\$1,800

Market Research






RESIDENTIAL MARKET COMPS MAP



Market Research

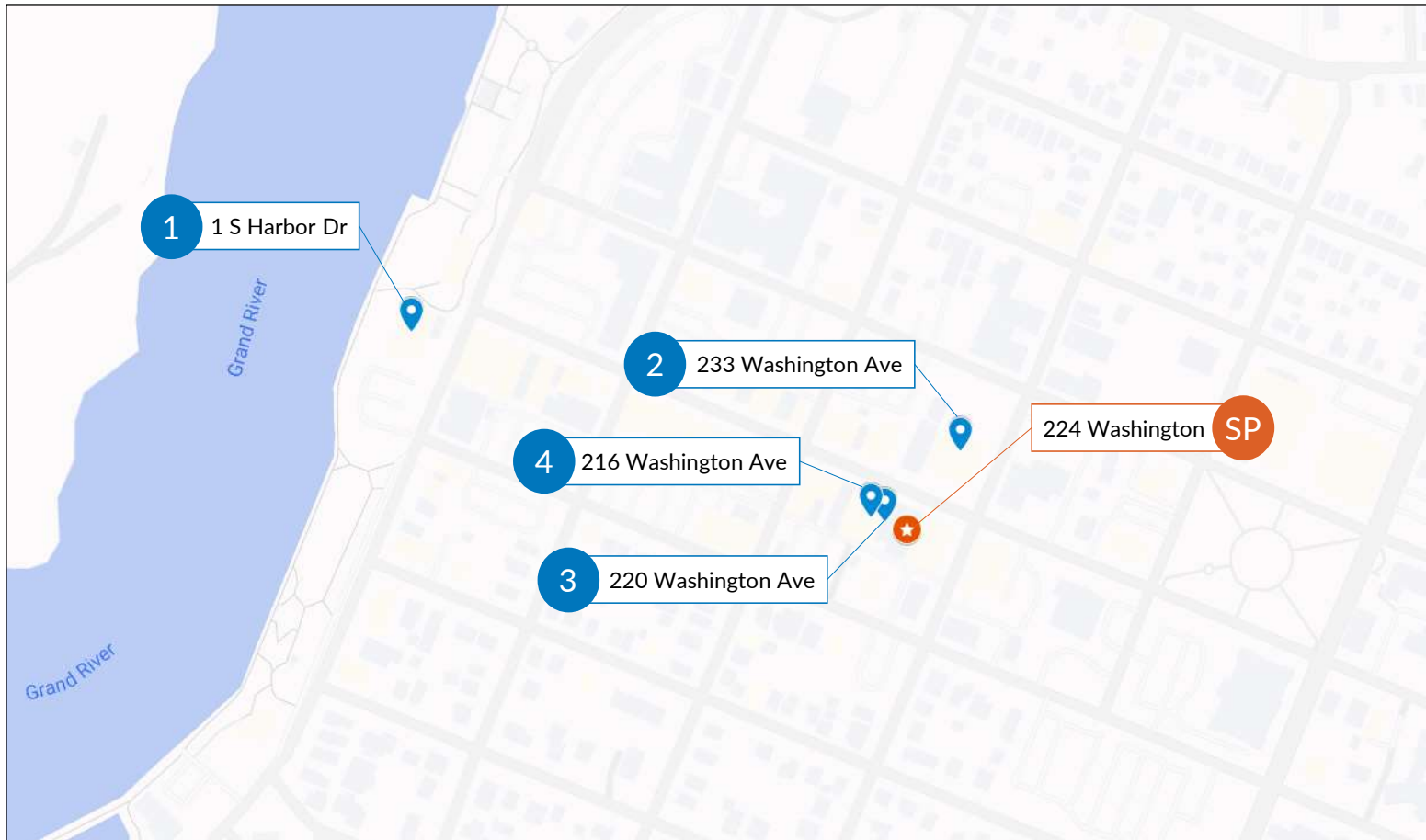
COMMERCIAL MARKET COMPS

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

	COMP 1			COMP 2			COMP 3			COMP 4			AVERAGE			SPONSOR PRO FORMA		
																		
Address	1 S Harbor Dr			233 Washington Ave			220 Washington Ave			216 Washington Ave						224 Washington Ave		
Lease Sign Date	Nov 2023			Feb 2024			Jan 2025			Jun 2023								
City, ST	Grand Haven, MI			Grand Haven, MI			Grand Haven, MI			Grand Haven, MI						Grand Haven, MI		
Year Built	1984			1975			1945			1900/1950						Proposed		
	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Avail	Rent/ SF
Retail	-	-	-	-	-	-	Mod Gross	2,078	\$19.95	Mod Gross	2,613	\$14.95	Mod Gross	4,691	\$17.16	Mod Gross	2,504	\$23
Office	Mod Gross	960	\$19.06	Mod Gross	1,600	\$20.63	-	-	-	-	-	-	Mod Gross	2,560	\$20.04	Mod Gross	1,681	\$23

Market Research






COMMERCIAL MARKET COMPS MAP



Market Research

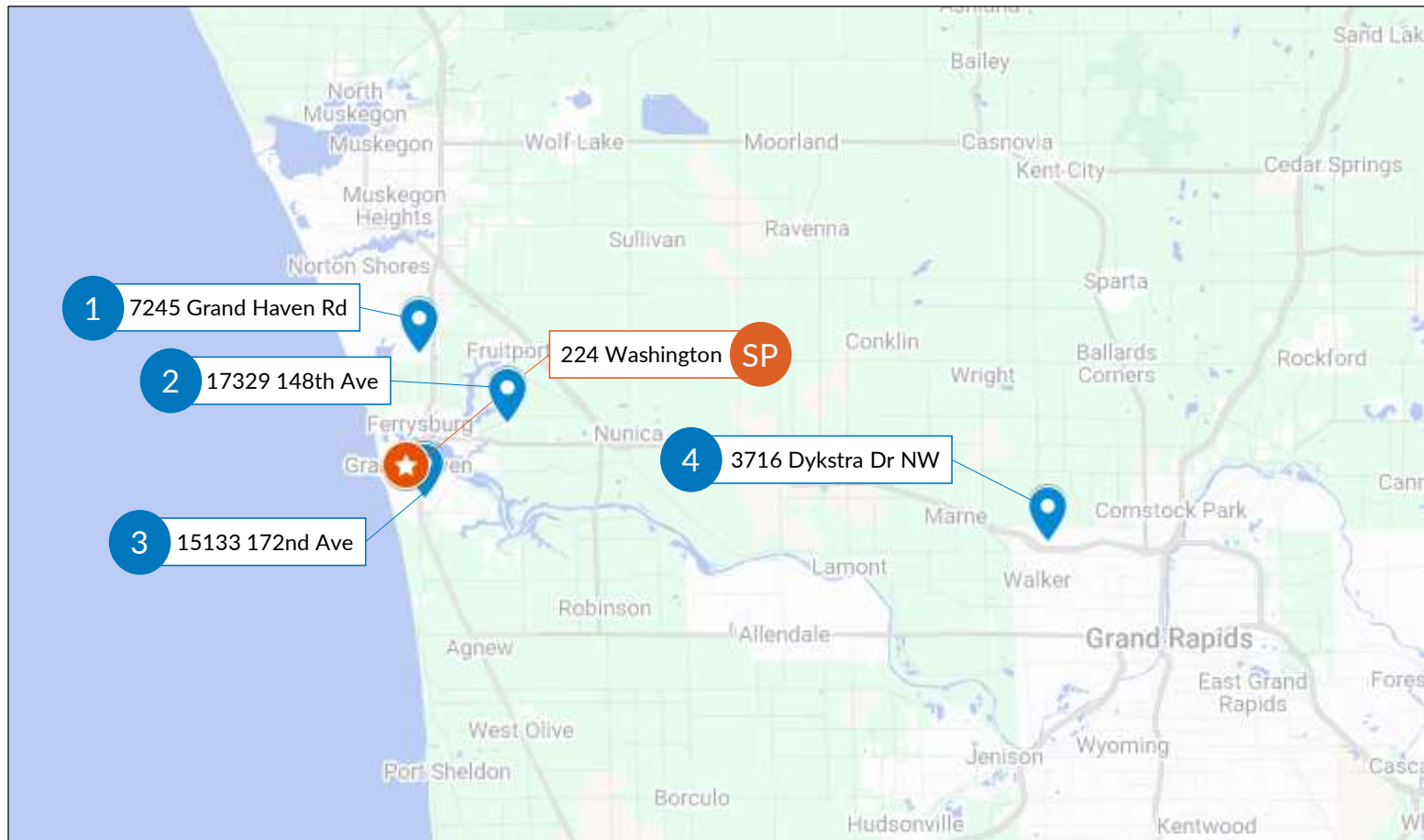
STORAGE MARKET COMPS

To provide context to the proposed storage rents at the development, PMR conducted market research to identify comparable properties to the proposed redevelopment in terms of size and location. PMR identified four comparable properties and analyzed unit sizes and rents to determine market rent by unit size in the area. This analysis shows the proposed storage rents at this development, detailed on the following slides, are below market, and therefore supportable assumptions.

	COMP 1			COMP 2			COMP 3			COMP 4			AVERAGE			SPONSOR PRO FORMA		
																		
Self Storage Name	U-Store and Lock			Prestige Storage			Northwest Self Storage			Bill Tysman Mini Storage						224 Washington Ave		
Address	7245 Grand Haven Rd			17329 148th Ave			3716 Dykstra Drive NW			15133 172nd								
City, ST	Norton Shores, MI			Spring Lake, MI			Grand Rapids, MI			Grand Haven, MI						Grand Haven, MI		
	Type	SF	Rent	Type	SF	Rent	Type	SF	Rent	Type	SF	Rent	Type	SF	Rent	Units	SF	Rent
	10x10	100	\$52	10x10	100	\$78	10x10	100	\$80	10x10	100	\$70	10x10	100	\$70			
	10x20	200	\$92	10x20	200	\$114	10x20	200	\$110	10x20	200	\$110	10x20	200	\$106.50			

Market Research

STORAGE MARKET COMPS MAP



Sources and Uses

<u>SOURCES</u>	<u>SPONSOR PROVIDED</u>	<u>SPONSOR PROVIDED, NO INCENTIVES</u>	<u>PMR</u>	<u>COMMENTARY</u>
West Michigan Community Bank Loan	\$1,850,000	\$1,850,000	\$1,850,000	Sponsor provided assumption is 50% TDC
MEDC Grant	\$1,017,394	\$0	\$1,017,394	Sponsor request
Deferred Developer Fees	\$150,000	\$150,000	\$150,000	Developer is postponing the receipt of this fee to future cash flow, to make the project returns more reasonable
Owner Equity	\$679,900	\$1,697,294	\$679,900	
Total Sources	\$3,697,294	\$3,697,294	\$3,697,294	

USES

Acquisition	\$679,900	\$679,900	\$679,900	The Sponsor acquired the property in 2020
Hard Costs	\$2,289,761	\$2,289,761	\$2,289,761	
Soft Costs	\$620,931	\$620,931	\$620,931	
Contingency	\$106,702	\$106,702	\$106,702	4.7% of hard costs
Total Uses	\$3,697,294	\$3,697,294	\$3,697,294	All cost estimates provided by Sponsor

Assumption Review

<u>OPERATING ASSUMPTIONS</u>	<u>SPONSOR PROVIDED</u>	<u>PMR CONSERVATIVE</u>	<u>PMR OPTIMISTIC</u>	<u>COMMENTARY</u>
MONTHLY RENTAL INCOME				
One Bedroom (per unit)	\$1,267	\$1,040	\$1,267	The Sponsor's 1BR and 2BR \$/SF assumptions exceed market rents. PMR incorporated these figures in the optimistic scenario, while the conservative scenario applied market \$/SF to the Sponsor's average 1BR and 2BR unit sizes.
Two Bedroom (per unit)	\$1,800	\$1,605	\$1,800	
Storage Income	\$350	\$350	\$350	Sponsor did not confirm storage rates. PMR assumed a market-supported rate of \$50/unit/month.
Vacancy, Concessions & Collection Loss	5%	10%	2%	Adjusted based on property size (7 units).
MONTHLY COMMERCIAL INCOME				
Retail/Office Rent	\$8,021	\$7,601	\$8,021	Although the Sponsor's \$/SF assumptions exceed local market comparables, due to the vintage of nearby comps PMR largely agrees with the Sponsor-provided rents. In the conservative scenario PMR adjusted the office rents down to \$20/sf.
Storage Income	\$350	\$350	\$350	Sponsor did not confirm storage rates. PMR assumed a market-supported rate of \$50/unit/month.
Vacancy, Concessions & Collection Loss	8%	12%	8%	PMR considers an 8% stabilized vacancy rate optimistic for commercial units. Based on the extended marketing periods observed for comparable leases, a 12% rate was used in the conservative scenario.
Income / Expense Growth Rates	3% / 3%	2% / 3%	3% / 3%	PMR largely agreed with the Sponsor provided 3% growth assumptions, which are consistent with the market. In the conservative scenario, PMR reduced the income growth rate to 2%.
Operating Expenses (Annually, Per MF Unit) Excluding Property Taxes	\$5,649	\$5,649	\$5,400	Sponsor annual OpEx/unit is in-line with market, which was used in the PMR conservative scenario. Optimistic scenario reduces OpEx by ~ \$250/unit.
Property Taxes (Annually, Per MF Unit)	\$3,773	\$3,773	\$3,773	All property taxes include the OPRA tax abatement.
Operating Expenses, Including Property Taxes (Annually, Per MF Unit)	\$9,422	\$9,422	\$9,173	

Financial Pro Forma Review

OPERATING PERFORMANCE	SPONSOR PROVIDED	SPONSOR PROVIDED, NO INCENTIVES	PMR CONSERVATIVE	PMR OPTIMISTIC	COMMENTARY
<u>First Stabilized Year</u>					
Effective Gross Income	\$242,546	\$237,118	\$211,005	\$248,930	
Less: Expenses	\$70,337	\$91,497	\$70,337	\$70,337	PMR noted the operating expenses excluding real estate tax were below comparable property expense ratios. An adjustment is reflected in the conservative scenario.
Net Operating Income	\$172,208	\$145,621	\$140,668	\$178,593	
Less: Debt Service	\$156,198	\$156,198	\$156,198	\$156,198	\$1.85M loan with 6.95% interest, amortized over 25 years.
Leveraged Cash Flow	\$16,011	(\$10,577)	(\$15,530)	\$22,395	

SPONSOR RETURNS

<u>Project-Level Returns</u>					
Stabilized Yield on Total Cost	4.66%	3.94%	3.68%	4.83%	Sponsor assumed cash flows stabilize in Year 4.
Leveraged Cash on Cash (No City Participation)	6.23%	5.37%	2.10%	6.78%	Assumes equity investment increases to \$1,697,291. Average CoC over the 30 years of modeled cash flows.
Stabilized Year Debt Service Coverage Ratio (DSCR)	1.10	-0.93	-0.87	1.16	DSCR < 1.0 means project cash flow is insufficient to cover debt service. The closer it is to 1.00, the less likely it is to secure financing. Most lenders require a DSCR of at least 1.20-1.40.
Passes "But For" Test	Yes				



SECTION 3

Findings

PMR Findings – Summary of Project Financials and Need for Support

ACQUISITION AND DEVELOPMENT

1. Lack of controlled parking creates financing risk, as well as future rentability for residential units in a scenario where the Sponsor loses its designated parking spaces
2. The project's financial viability is highly dependent on receiving a relatively large (~28% of total sources) MEDC grant
3. The development team appears qualified to undertake the proposed project, given their experience with similar rehabilitation projects, work to-date in assembling the Brownfield Plan & OPRA Application, and generally demonstrated local market knowledge
4. Project plan appears able to effectively revitalize a currently blighted and under-utilized property which, without development incentives, would likely be difficult to undertake

PROFITABILITY AND DISPOSITION

1. Sponsor did not provide detailed disposition plans or a long-term hold strategy, other than committing to keep 43% of the units affordable for 15 years in the Brownfield Plan
2. The project's stabilized yield-to-cost is below the minimum return benchmarking to market expectations, even with incentives
 - i. Prequin, a financial data and information provider, created a preferred return report concluding project returns are below the minimum highlighted preferred return of 5%, suggesting returns are insufficient for typical market participants and justifying the need for the requested grant, Brownfield TIF, and OPRA tax abatement
3. Average leveraged cash-on-cash returns, without factoring in any incentives or funding, are projected to be 2.1%-6.8%
 - i. Compared to the 90-day SOFR and Treasury Bill returns, which are viewed in the market as “risk-free” investments, the project's profitability appears to be low given the risk in real estate development
 - 90-Day Average SOFR: 4.34%
 - 90-Day Average T-Bill: 4.24%
 - ii. Development and rehabilitation projects inherently carry additional risk - investors expect to be compensated for that risk through higher returns
 - iii. Project projected returns being close to risk-free investments demonstrate the need for requested financial support and incentives

- A. This Report reflects the information available as of the date of its publication. The information, recommendations, analysis, and conclusions contained herein are, in whole or in part, derived from and dependent on information provided by Sponsor and Kalamazoo, 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.

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: August 12, 2025

SUBJECT: 224 Washington - Obsolete Property Rehabilitation District

The City is being asked to initiate the process to establish an Obsolete Property Rehabilitation District (District) under the Obsolete Property Rehabilitation Act (OPRA; PA 146 of 2000) for the property located at 224 Washington, commonly known as the Grand Haven Jewelry building. By establishing the District, the property owner is eligible to apply for a tax abatement, which would freeze the taxable value for up to 12 years, incentivizing the property owner to reinvest in an obsolete property. Additionally, if requested by the Developer, the State Treasurer may reduce school taxes by half for up to 6 years.

The project will involve rehabilitating the existing building, creating seven upper-story residential units, and establishing several ground-floor commercial spaces. The façade will also undergo significant improvements. Three of the residential units will be rented at or below 100% of Area Median Income (AMI) for 15 years, aligning with the State's definition of attainable housing. Additionally, with the rehabilitated commercial space, the property owner expects to see the creation of new jobs.

This project supports the City's Master Plan goal of offering a variety of housing options for all residents across the City and aligns with the City's aim to consider alternative incentives for development that include a percentage of affordable housing units.

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

The total incentive requested through this program is \$232,312.00 for 12 years. The developer is also seeking Brownfield Housing Tax Increment Financing (TIF) reimbursement and State of Michigan grant funding.

While Council is not being asked to approve the OPRA certificate at this time, as part of the review and approval process, a third-party financial reviewer examined the application for the OPRA, and a report was issued to the City of Grand Haven. The report concluded that "but for" the incentives, the project would not be feasible.

The EDC/BRA Board reviewed and recommended the incentive request at their August 11, 2025, meeting.



Warner Norcross + Judd LLP

May 28, 2025

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

Re: **Obsolete Property Rehabilitation Act (OPRA) District Designation Request
for the Proposed 224 Washington Ave Project**

Dear Ms. Boersma:

On behalf of my client, 224 Washington LLC, a Michigan limited liability company, we request that, pursuant to Obsolete Property Rehabilitation Act, Act 146 of the Public Acts of Michigan of 2000, as amended, MCL 125.2781(1), an OPRA designation be awarded to the area identified in the attached map for the property located at 224 Washington Ave.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Jared T. Belka", with a long horizontal flourish extending to the right.

Jared T. Belka

Enclosures

32169874-2

cc: Dana Kollewehr (*via e-mail*)
Kyle Doyon (*via e-mail*)
George Holmes (*via e-mail*)

Jared T. Belka | Partner

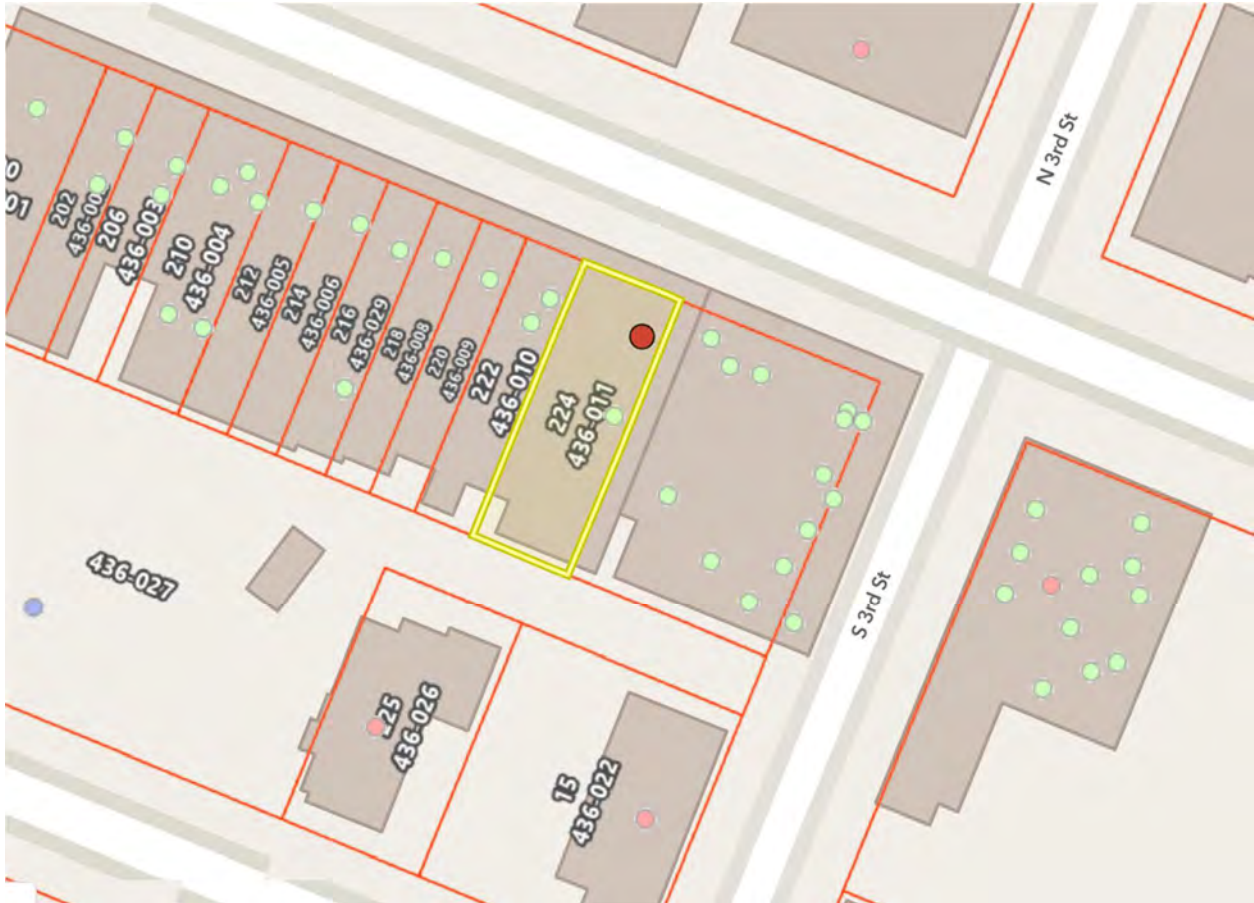
D 616.752.2447

E jbelka@wnj.com

1500 Warner Building, 150 Ottawa Ave. NW

Grand Rapids, MI 49503

PROPOSED DISTRICT



Property Description:

Property Address: 224 Washington Avenue, Grand Haven, MI

Tax Parcel No.: 70-03-20-436-011

Legal Description: W 43 FT OF N 58 FT LOT 243 & W 43 FT LOT 244 ORIGINAL PLAT



Warner Norcross + Judd LLP

May 28, 2025

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

Re: **Act 146 Obsolete Property Rehabilitation Act (OPRA) Applications for the
224 Washington Ave Redevelopment Project**

Dear Ms. Boersma:

I am writing on behalf of my client, 224 Washington LLC, to request approval consideration for the attached Act 146 OPRA Application for the proposed improvements on property located at 224 Washington Avenue, Grand Haven, MI. Enclosed is a copy of the application for review and consideration.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Jared T. Belka", with a long horizontal flourish extending to the right.

Jared T. Belka

Enclosures
32169455-2

cc: Dana Kollwehr (*via e-mail*)
Kyle Doyon (*via e-mail*)
George Holmes (*via e-mail*)

Jared T. Belka | Partner

D 616.752.2447

E jbelka@wnj.com

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

Grand Rapids, MI 49503

Application for Obsolete Property Rehabilitation Exemption Certificate

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

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

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

Applicant (Company) Name (applicant must be the OWNER of the facility)		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)		
Location of obsolete facility (Number and Street, City, State, ZIP Code)		
City, Township, Village (indicate which)		County
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)
Estimated Cost of Rehabilitation		Number of years exemption requested
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply)		
<input type="checkbox"/> Increase commercial activity	<input type="checkbox"/> Retain employment	<input type="checkbox"/> Revitalize urban areas
<input type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. _____		
<input type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		

APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (No authorized agents)	Telephone Number	Fax Number
Mailing Address	E-mail Address	
Signature of Company Officer (no authorized agents)	Title	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature	Date Application Received
-----------	---------------------------

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
--------------------	---------------	-----------

LOCAL GOVERNMENT ACTION

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

PART 1: ACTION TAKEN

Action Date

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

☐ Denied

Date District Established

LUCI Code

School Code

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 3: ASSESSOR RECOMMENDATIONS

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

Building Taxable Value

Building State Equalized Value

\$

\$

Name of Government Unit

Date of Action Application

Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

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

Name of Clerk

Telephone Number

Clerk Mailing Address

Mailing Address

Telephone Number

Fax Number

E-mail Address

Clerk Signature

Date

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

PROPERTY LEGAL DESCRIPTION

Address: 224 Washington Avenue

PIN#: 70-03-20-436-011

Parcel Size: 0.122 Acres

Legal: W 43 FT OF N 58 FT LOT 243 & W 43 FT LOT 244 ORIGINAL PLAT

OPRA ATTACHMENT RESPONSES FOR 224 WASHINGTON AVE

(a). General description of obsolete facility:

Jared Yax, of the Grand Haven Museum noted that 224 and 226 Washington have seen a lot of activity over the years, including a massive hotel with one of the first steam elevators in the region. 224 Washington through the end of the block at 3rd Street was home to the first Cutler House, which flourished until the fire of 1889. It was rebuilt with a smaller footprint (10,528 SF) and has been home to a dry goods store (224 Washington; 1878-1914), Kroger Grocery & Baking (224 Washington; 1930-1948), Van Lopic's Central Clothing Store (224 Washington; 1914-1930), Western Union, The American Legion and the National Bank (226 Washington; 1871-1889 when destroyed by fire) throughout the years. Grand Haven Jewelry, begun by Gerald Pitcher in 1949 at 115 Washington, moved to 226 Washington around 1960, and eventually took over the space at 224 Washington as well. Pitcher's son Steve helped run the Grand Haven store, while another son, Dan, ran Pitcher's Jewelry Store in Greenville. There also was a Pitcher Jewelry Store at 218 West Savidge in Spring Lake. Pitcher's son-in-law, Rich Bol, joined the family operation in the mid-1970s. The Grand Haven store closed permanently in 2017, causing the end of an era and a perfect time to bring new life to this beautiful property. The property has remained vacant since that time.

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

The building is both vacant and dilapidated. It consists of a basement, main floor, and second floor. For many years, it served as the "Grand Haven Jewelry Building", which spanned the entire main floor (approx. 5,000 square feet). Upon receipt of the building, every room, attic space, and storage space (including the basement) were left with significant amounts of debris, furniture, and clutter that took months to sort through, sell, and/or donate. Although the building itself has "good bones", for the most part, it is currently suffering a significant roof leak that has potential to set us back in our work and budget. The building is otherwise structurally intact, featuring lofty 15-foot ceilings and hardwood floors. These details are worn and require significant rehab but will make for a beautiful space upon completion. The floors throughout the main and second floor are significantly uneven and worn, the walls were dilapidated, the bathrooms were shattered beyond repair, the railing to what was a mezzanine for the main floor were not trustworthy, and the main floor itself was divided into a maze of non-functional rooms, to the extent that one could easily become disoriented inside the 5,000 square foot space during the first few walk-throughs. To access the second floor (at present state) one proceeds up a dilapidated staircase, accessed from the sidewalk at the front of the building. The second floor was commercially zoned at last occupancy but since has been rezoned to residential use. The second-floor spans approximately 5,000 square feet and consisted of several office spaces. These spaces will be converted into seven (7) 1-2-bedroom rental units ranging in size from approximately 534 square feet to 777 square feet. The lofted ceilings will give these units a light, airy feel. Because this is a downtown building, it is a challenge to work natural light into rental units located in the middle of the 2nd floor floorplan. To overcome

this challenge, skylights will be installed throughout the second floor, making it a unique, light, bright, and affordable place to live. The building will be handicap accessible for the first time in its history. Residential occupants will have the option to access their unit by either staircase or elevator. The elevator also provides commercial and residential occupants access to available storage units, which will be located in the 5,000 square foot basement. The elevator, staircase, and public restrooms will be located in the back half of the main floor.

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

The building is currently vacant. Rehabilitation will include complete rehabilitation of the existing building for its proposed reuse, including new walls, mechanicals, flooring, stairways, fixtures, roof repair and interior build-out to support the proposed mixed-use development.

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

Mechanical, plumbing and electrical.

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

The project will begin in the summer/fall of 2025 and is expected to be completed approximately 12 months later.

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

The project will fully reactivate the existing long-standing vacant building in downtown Grand Haven. The project will bring mixed-use to the site and provide new residential and commercial space to downtown. The project will support temporary construction jobs and long-term commercial positions, and the exemption will allow the project to defray some of the annual operating expenses associated with the increased taxes as a result of the proposed project. The exemption will allow the development team to complete this successful project, and the increased tax revenues will support the taxing jurisdictions in the long-run. Without the exemption benefit, the project would not be economically feasible and would not take place.



224 Washington Ave

Project Information Review

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 an application by 224 Washington LLC (the “Sponsor”). The application seeks \$1,017,394 in Michigan Economic Development Corporation (MEDC) grant funding to assist with the construction and rehabilitation of the property. Additionally, the application requests \$202,909 in tax incremental revenue over a 15-year period through the Brownfield Rehabilitation program, and \$232,312 in total valued property tax abatement through the Obsolete Property Rehabilitation Act (OPRA) tax exemption for 12 years. PMR reviewed the following items provided by the Sponsor:

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

METHODOLOGY

1

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

2

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

3

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

FINDINGS

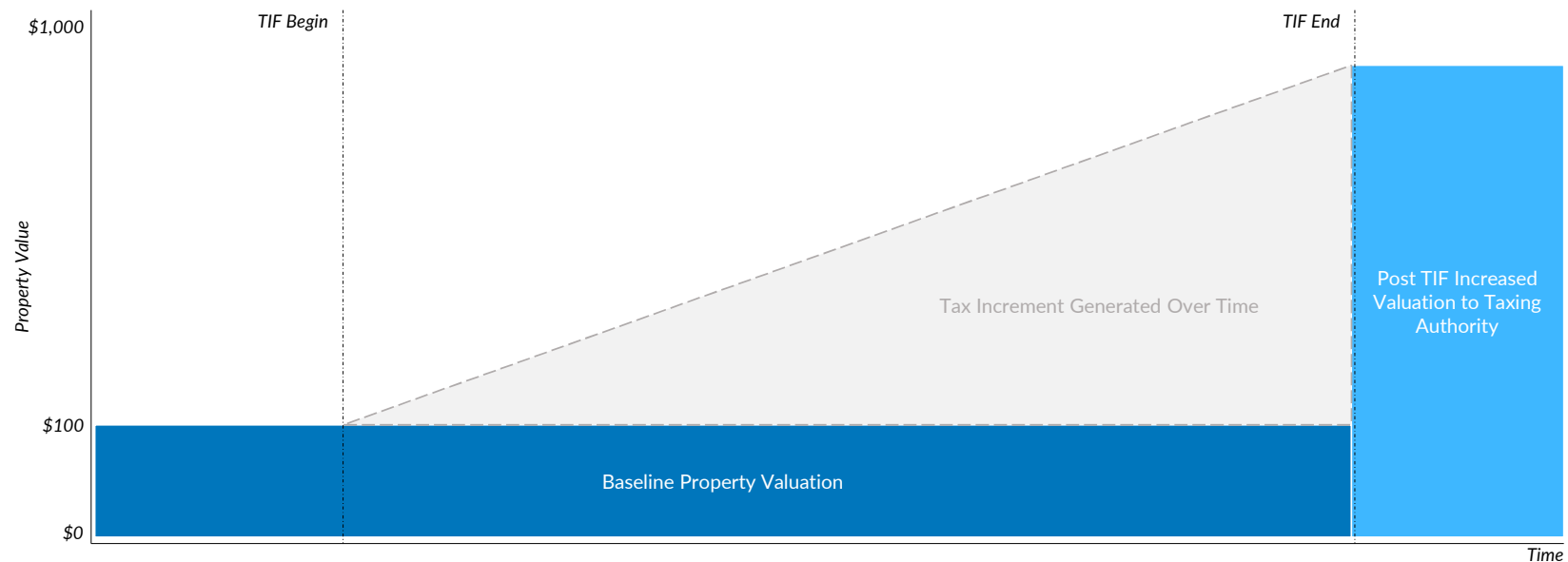
Based on PMR’s high-level review of the developer-provided budget and pro forma financials, but-for the city loan and tax abatement, Sponsor returns may be insufficient to undertake the proposed redevelopment without incentives. Given the goals of the City of Grand Haven and the financial model proposed by the Sponsor, some modifications for consideration are detailed below:

1. Parking Control Risk
 - The Sponsor explained that the project will have no on-site parking and instead will utilize public parking
 - A city parking lot is located behind the project and the tenants are expected to purchase parking passes for that lot if desired
 - The Sponsor does not control this parking, either short or long-term, and could lose this amenity, challenging the ability of the Sponsor to rent the units at underwritten levels
 - The lack of parking control could be an impediment to future financings, creating issues at loan maturity
2. Project’s financial feasibility is highly dependent on grant funding
 - The sponsor is requesting a \$1,017,394, or 27.5% of the total project cost, grant from MEDC
 - In the conservative scenario outlined in the pro forma review slide, the average DSCR is already quite low, making the project challenging to finance
 - If additional equity capital is required due to loan sizing, Sponsor returns would be minimal, and the deal may not be viable

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	\$3.7 Million	
<u>Residential Unit Mix</u>	<u># of Units</u>	<u>Sq Ft</u>
One Bedroom	5	501
Two Bedroom	2	886
<u>Commercial Units</u>	7	598
<u>Storage Units</u>	14	286
Total		14,528

SPONSOR

224 Washington LLC is a seasoned development firm with a track record in housing, mixed-use, and contractor suite projects, particularly in Grand Haven. Founder and CEO Kyle Doyon is a real estate professional with over 30 years of experience spanning construction, property management, and development. Kyle began his career in construction and later expanded into development, bringing a hands-on understanding of the built environment to every project. His early work in Boston included hundreds of custom home remodels and historic building refurbishments, giving him a deep appreciation for both craftsmanship and adaptive reuse.

Through Apex Management, Kyle oversaw operations for 15 companies and managed 150+ properties. While 224 Washington LLC has not previously received TIF or MSHDA funding, the team assembled for this project brings extensive experience with approved and pending brownfield and MSHDA work plans across Michigan communities, including mixed-use, multifamily, and for-sale housing developments.

In Grand Haven, Apex Management successfully delivered the Sheldon-Lee Project, a restored Victorian home featuring rentable hospitality space and a commercial ground floor and the 168th Commercial Contractor Suites, a shovel-ready, 20,000 sq ft flexible commercial space tailored for small and medium-sized businesses. Beyond Michigan, Kyle is advancing five workforce housing developments in Cape Coral, Florida, through Coast Life Companies LLC. These Live Local Act-eligible projects will deliver over 200 housing units, 16,600 sq ft of commercial space, 16 contractor suites, 100 executive offices, and a café across multiple sites.

Currently, 224 Washington LLC is preparing to revitalize a long-vacant building in downtown Grand Haven. The proposed redevelopment includes a two-story multifamily structure with ground-floor retail and office space, as well as a new lower level with individualized storage units for residents. The site benefits from adjacent public and city parking, with overnight passes available for tenants.

SITE AERIAL



Project Summary

DEVELOPMENT RATIONALE AND AFFORDABILITY

Development Rationale

- The property, owned by 224 Washington LLC, has been vacant for at least seven years
- As a highly visible property in Downtown Grand Haven, municipal leaders have informed PMR that residents and neighboring property owners frequently ask about future plans for the property
- The site is designated as functionally obsolete in downtown Grand Haven
 - The project aims to stimulate additional investment in the surrounding community by repurposing the vacant structure into a mixed-use facility
 - This facility will include both attainable and market-rate residential units, retail and office commercial spaces, and storage units for each resident and tenant
- The site has been left in a dilapidated state, with significant amounts of abandoned debris, furniture, and clutter
 - While structurally sound, the property suffers from a significant roof leak, uneven floors, unfinished bathrooms, and damaged walls
 - This results in a maze of non-functional rooms in need of significant rehabilitation

Proposed Affordability

- The Sponsor proposes income restrictions on 43% of the units, designating 3 one-bedroom units for tenants earning 100% AMI or less, for a period of 15 years

KEY DOCUMENTS RECEIVED

- PMR received the following documents from the Sponsor and were relied upon for this report:
 1. Brownfield Redevelopment Plan dated 5.28.2025
 2. Act 146 Obsolete Property Rehabilitation Act (OPRA) Application & Designation Request dated 5.28.2025
 3. Architectural schematics and site plans dated 11.1.2025
 4. MCRP proforma workbook
 5. CopperRock preconstruction estimates dated 12.27.2024
 6. WMCB Lending Term Proposal dated 12.23.2024
 7. Correspondence with the Sponsor

KEY CONCEPT – “BUT FOR” TEST

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



SECTION 2

Assumption Review

Market Research

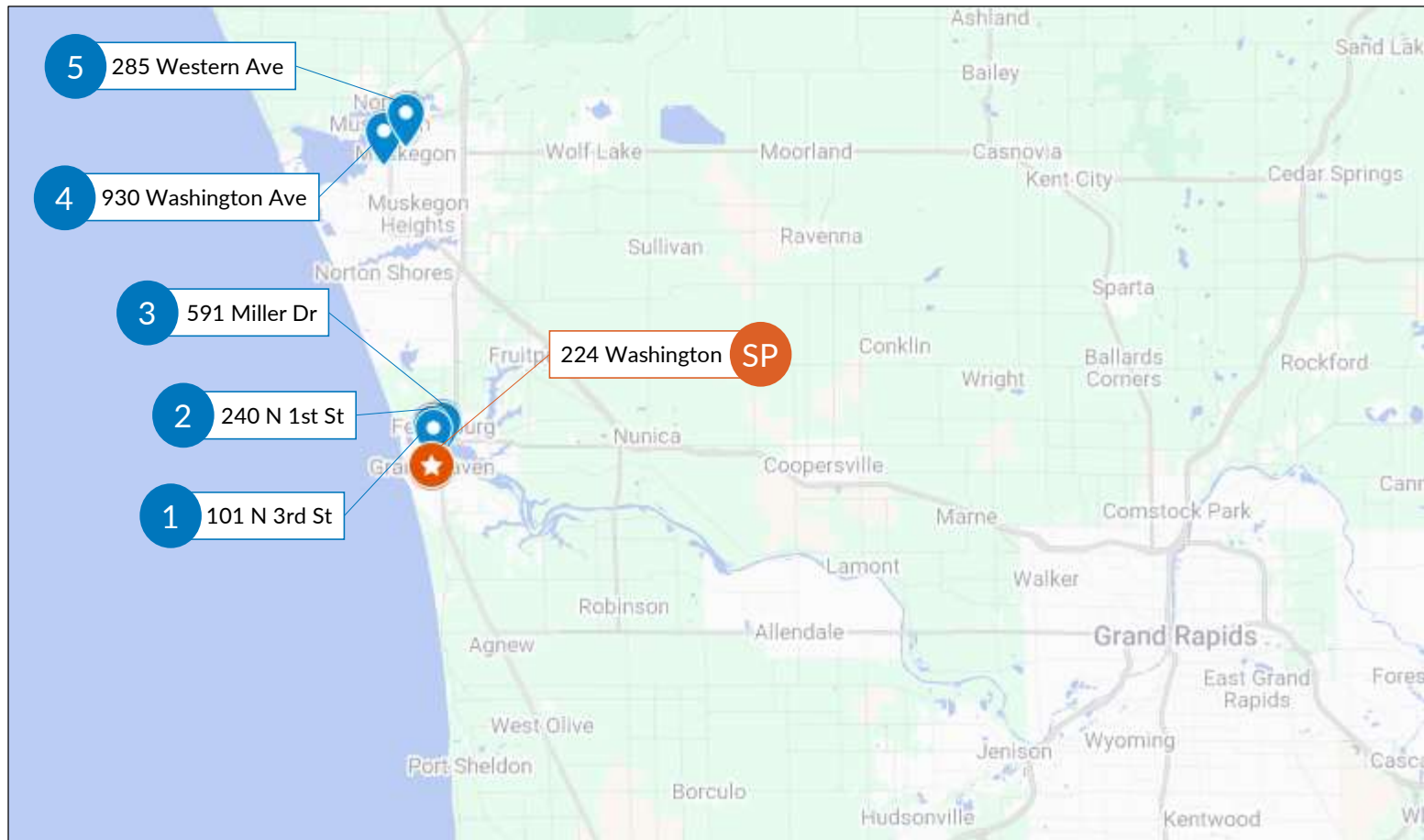
RESIDENTIAL MARKET COMPS

To provide context to the proposed residential rents at the development, PMR conducted market research to identify comparable properties to the proposed redevelopment in terms of size and age. PMR identified four comparable properties and analyzed unit mix and rents to determine market rent by unit type in the area. This analysis shows the proposed 1BR rents at this development, detailed on the right-most column, are slightly above-market while the proposed 2BR rents are in-line with the market, and as such the assumptions are considered supportable.

	COMP 1			COMP 2			COMP 3			COMP 4			COMP 5			AVERAGE			SPONSOR PRO FORMA		
																					
Address	101 N 3rd St			240 N 1st St			591 Miller Dr			930 Washington Ave			285 Western Ave						224 Washington		
City, ST	Grand Haven, MI			Grand Haven, MI			Grand Haven, MI			Muskegon, MI			Muskegon, MI						Grand Haven, MI		
Year Built	2023			2022			2015			1902 / 2005			2018						Proposed		
	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent	Units	SF	Rent
Studio	-	-	-	10	593	\$1,554	-	-	-	-	-	-	-	-	-	10	593	\$1,554	-	-	-
1 Bedroom	19	626	\$1,469	51	697	\$1,781	44	808	\$1,473	33	658	\$1,229	27	675	\$1,160	35	707	\$1,468	5	501	\$1,267
2 Bedroom	20	949	\$2,132	65	1,067	\$2,187	124	1,060	\$1,722	-	-	-	20	956	\$1,709	46	1,043	\$1,889	2	886	\$1,800

Market Research






RESIDENTIAL MARKET COMPS MAP



Market Research

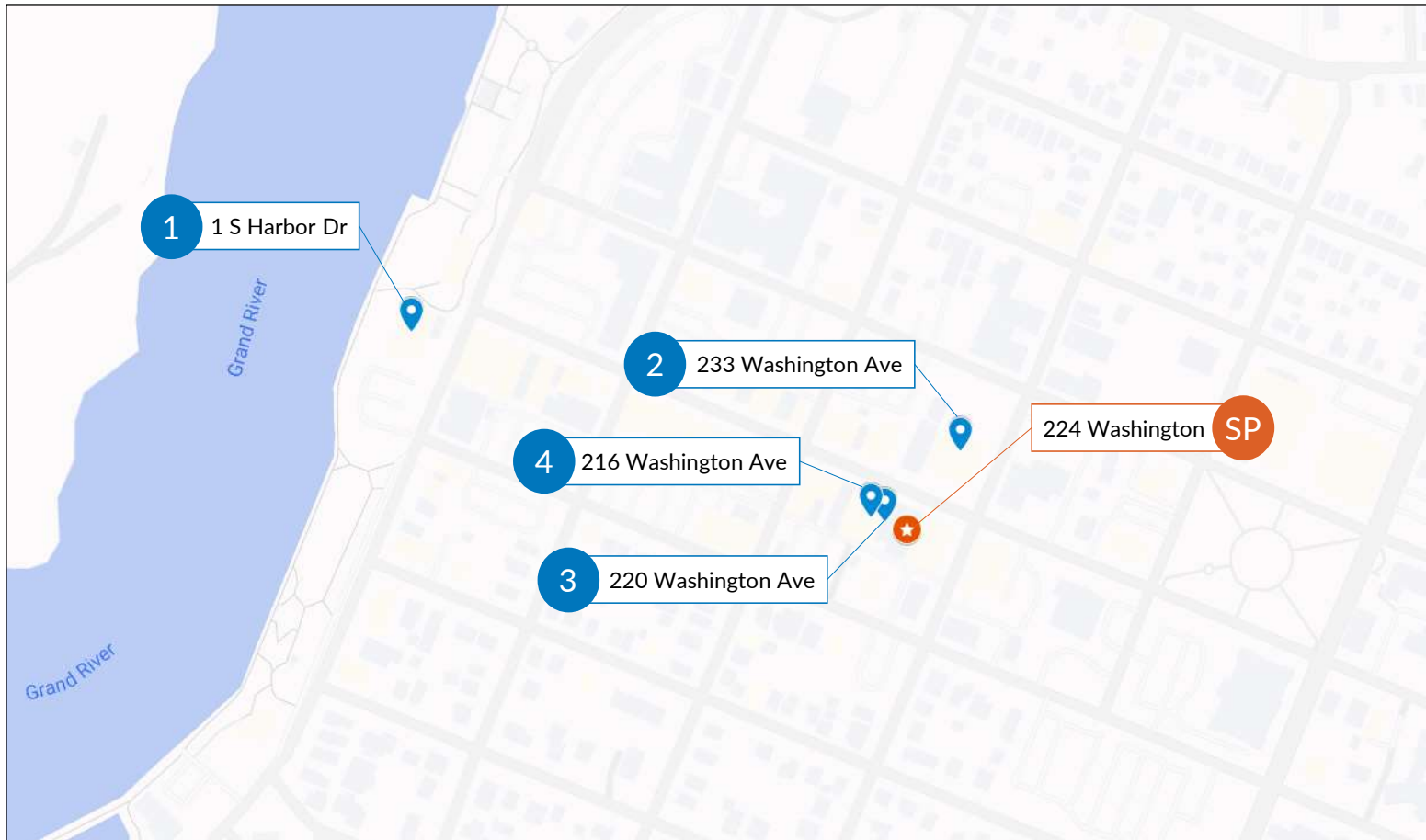
COMMERCIAL MARKET COMPS

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

	COMP 1			COMP 2			COMP 3			COMP 4			AVERAGE			SPONSOR PRO FORMA		
																		
Address	1 S Harbor Dr			233 Washington Ave			220 Washington Ave			216 Washington Ave						224 Washington Ave		
Lease Sign Date	Nov 2023			Feb 2024			Jan 2025			Jun 2023								
City, ST	Grand Haven, MI			Grand Haven, MI			Grand Haven, MI			Grand Haven, MI						Grand Haven, MI		
Year Built	1984			1975			1945			1900/1950						Proposed		
	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Leased	Rent/ SF	Lease Type	SF Avail	Rent/ SF
Retail	-	-	-	-	-	-	Mod Gross	2,078	\$19.95	Mod Gross	2,613	\$14.95	Mod Gross	4,691	\$17.16	Mod Gross	2,504	\$23
Office	Mod Gross	960	\$19.06	Mod Gross	1,600	\$20.63	-	-	-	-	-	-	Mod Gross	2,560	\$20.04	Mod Gross	1,681	\$23

Market Research






COMMERCIAL MARKET COMPS MAP



Market Research

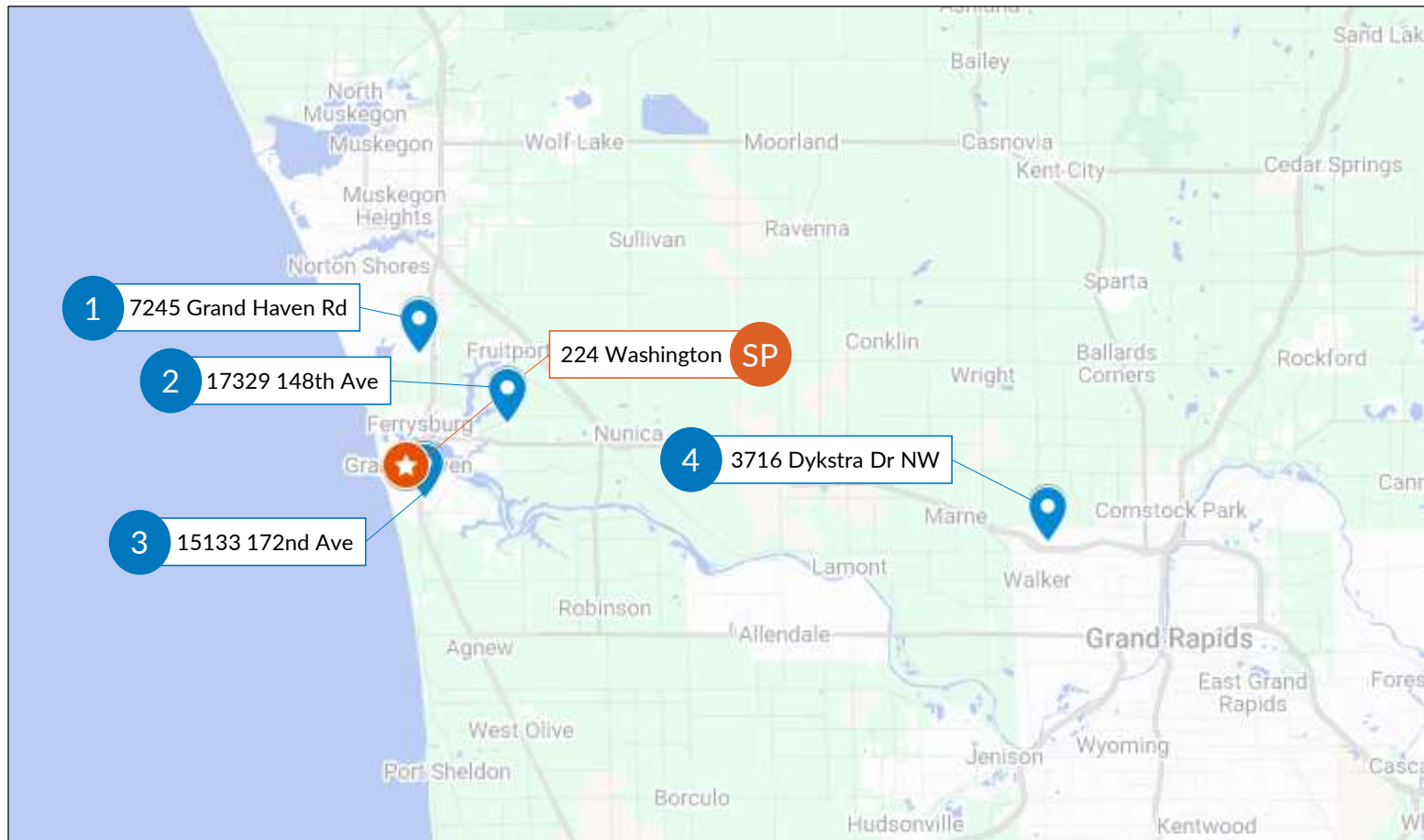
STORAGE MARKET COMPS

To provide context to the proposed storage rents at the development, PMR conducted market research to identify comparable properties to the proposed redevelopment in terms of size and location. PMR identified four comparable properties and analyzed unit sizes and rents to determine market rent by unit size in the area. This analysis shows the proposed storage rents at this development, detailed on the following slides, are below market, and therefore supportable assumptions.

	COMP 1			COMP 2			COMP 3			COMP 4			AVERAGE			SPONSOR PRO FORMA		
																		
Self Storage Name	U-Store and Lock			Prestige Storage			Northwest Self Storage			Bill Tysman Mini Storage						224 Washington Ave		
Address	7245 Grand Haven Rd			17329 148th Ave			3716 Dykstra Drive NW			15133 172nd								
City, ST	Norton Shores, MI			Spring Lake, MI			Grand Rapids, MI			Grand Haven, MI						Grand Haven, MI		
	Type	SF	Rent	Type	SF	Rent	Type	SF	Rent	Type	SF	Rent	Type	SF	Rent	Units	SF	Rent
	10x10	100	\$52	10x10	100	\$78	10x10	100	\$80	10x10	100	\$70	10x10	100	\$70			
	10x20	200	\$92	10x20	200	\$114	10x20	200	\$110	10x20	200	\$110	10x20	200	\$106.50			

Market Research

STORAGE MARKET COMPS MAP



Sources and Uses

<u>SOURCES</u>	<u>SPONSOR PROVIDED</u>	<u>SPONSOR PROVIDED, NO INCENTIVES</u>	<u>PMR</u>	<u>COMMENTARY</u>
West Michigan Community Bank Loan	\$1,850,000	\$1,850,000	\$1,850,000	Sponsor provided assumption is 50% TDC
MEDC Grant	\$1,017,394	\$0	\$1,017,394	Sponsor request
Deferred Developer Fees	\$150,000	\$150,000	\$150,000	Developer is postponing the receipt of this fee to future cash flow, to make the project returns more reasonable
Owner Equity	\$679,900	\$1,697,294	\$679,900	
Total Sources	\$3,697,294	\$3,697,294	\$3,697,294	

USES

Acquisition	\$679,900	\$679,900	\$679,900	The Sponsor acquired the property in 2020
Hard Costs	\$2,289,761	\$2,289,761	\$2,289,761	
Soft Costs	\$620,931	\$620,931	\$620,931	
Contingency	\$106,702	\$106,702	\$106,702	4.7% of hard costs
Total Uses	\$3,697,294	\$3,697,294	\$3,697,294	All cost estimates provided by Sponsor

Assumption Review

<u>OPERATING ASSUMPTIONS</u>	<u>SPONSOR PROVIDED</u>	<u>PMR CONSERVATIVE</u>	<u>PMR OPTIMISTIC</u>	<u>COMMENTARY</u>
MONTHLY RENTAL INCOME				
One Bedroom (per unit)	\$1,267	\$1,040	\$1,267	The Sponsor's 1BR and 2BR \$/SF assumptions exceed market rents. PMR incorporated these figures in the optimistic scenario, while the conservative scenario applied market \$/SF to the Sponsor's average 1BR and 2BR unit sizes.
Two Bedroom (per unit)	\$1,800	\$1,605	\$1,800	
Storage Income	\$350	\$350	\$350	Sponsor did not confirm storage rates. PMR assumed a market-supported rate of \$50/unit/month.
Vacancy, Concessions & Collection Loss	5%	10%	2%	Adjusted based on property size (7 units).
MONTHLY COMMERCIAL INCOME				
Retail/Office Rent	\$8,021	\$7,601	\$8,021	Although the Sponsor's \$/SF assumptions exceed local market comparables, due to the vintage of nearby comps PMR largely agrees with the Sponsor-provided rents. In the conservative scenario PMR adjusted the office rents down to \$20/sf.
Storage Income	\$350	\$350	\$350	Sponsor did not confirm storage rates. PMR assumed a market-supported rate of \$50/unit/month.
Vacancy, Concessions & Collection Loss	8%	12%	8%	PMR considers an 8% stabilized vacancy rate optimistic for commercial units. Based on the extended marketing periods observed for comparable leases, a 12% rate was used in the conservative scenario.
Income / Expense Growth Rates	3% / 3%	2% / 3%	3% / 3%	PMR largely agreed with the Sponsor provided 3% growth assumptions, which are consistent with the market. In the conservative scenario, PMR reduced the income growth rate to 2%.
Operating Expenses (Annually, Per MF Unit) Excluding Property Taxes	\$5,649	\$5,649	\$5,400	Sponsor annual OpEx/unit is in-line with market, which was used in the PMR conservative scenario. Optimistic scenario reduces OpEx by ~ \$250/unit.
Property Taxes (Annually, Per MF Unit)	\$3,773	\$3,773	\$3,773	All property taxes include the OPRA tax abatement.
Operating Expenses, Including Property Taxes (Annually, Per MF Unit)	\$9,422	\$9,422	\$9,173	

Financial Pro Forma Review

OPERATING PERFORMANCE	SPONSOR PROVIDED	SPONSOR PROVIDED, NO INCENTIVES	PMR CONSERVATIVE	PMR OPTIMISTIC	COMMENTARY
<u>First Stabilized Year</u>					
Effective Gross Income	\$242,546	\$237,118	\$211,005	\$248,930	
Less: Expenses	\$70,337	\$91,497	\$70,337	\$70,337	PMR noted the operating expenses excluding real estate tax were below comparable property expense ratios. An adjustment is reflected in the conservative scenario.
Net Operating Income	\$172,208	\$145,621	\$140,668	\$178,593	
Less: Debt Service	\$156,198	\$156,198	\$156,198	\$156,198	\$1.85M loan with 6.95% interest, amortized over 25 years.
Leveraged Cash Flow	\$16,011	(\$10,577)	(\$15,530)	\$22,395	

SPONSOR RETURNS

<u>Project-Level Returns</u>					
Stabilized Yield on Total Cost	4.66%	3.94%	3.68%	4.83%	Sponsor assumed cash flows stabilize in Year 4.
Leveraged Cash on Cash (No City Participation)	6.23%	5.37%	2.10%	6.78%	Assumes equity investment increases to \$1,697,291. Average CoC over the 30 years of modeled cash flows.
Stabilized Year Debt Service Coverage Ratio (DSCR)	1.10	-0.93	-0.87	1.16	DSCR < 1.0 means project cash flow is insufficient to cover debt service. The closer it is to 1.00, the less likely it is to secure financing. Most lenders require a DSCR of at least 1.20-1.40.
Passes "But For" Test	Yes				



SECTION 3

Findings

PMR Findings – Summary of Project Financials and Need for Support

ACQUISITION AND DEVELOPMENT

1. Lack of controlled parking creates financing risk, as well as future rentability for residential units in a scenario where the Sponsor loses its designated parking spaces
2. The project's financial viability is highly dependent on receiving a relatively large (~28% of total sources) MEDC grant
3. The development team appears qualified to undertake the proposed project, given their experience with similar rehabilitation projects, work to-date in assembling the Brownfield Plan & OPRA Application, and generally demonstrated local market knowledge
4. Project plan appears able to effectively revitalize a currently blighted and under-utilized property which, without development incentives, would likely be difficult to undertake

PROFITABILITY AND DISPOSITION

1. Sponsor did not provide detailed disposition plans or a long-term hold strategy, other than committing to keep 43% of the units affordable for 15 years in the Brownfield Plan
2. The project's stabilized yield-to-cost is below the minimum return benchmarking to market expectations, even with incentives
 - i. Prequin, a financial data and information provider, created a preferred return report concluding project returns are below the minimum highlighted preferred return of 5%, suggesting returns are insufficient for typical market participants and justifying the need for the requested grant, Brownfield TIF, and OPRA tax abatement
3. Average leveraged cash-on-cash returns, without factoring in any incentives or funding, are projected to be 2.1%-6.8%
 - i. Compared to the 90-day SOFR and Treasury Bill returns, which are viewed in the market as “risk-free” investments, the project's profitability appears to be low given the risk in real estate development
 - 90-Day Average SOFR: 4.34%
 - 90-Day Average T-Bill: 4.24%
 - ii. Development and rehabilitation projects inherently carry additional risk - investors expect to be compensated for that risk through higher returns
 - iii. Project projected returns being close to risk-free investments demonstrate the need for requested financial support and incentives

- A. This Report reflects the information available as of the date of its publication. The information, recommendations, analysis, and conclusions contained herein are, in whole or in part, derived from and dependent on information provided by Sponsor and Kalamazoo, 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.

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

Minutes of a regular meeting of the City Council of the City of Grand Haven, held on September 2, 2025 at 519 Washington Ave. in Grand Haven City Hall at 7:30 p.m.

PRESENT:

ABSENT:

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

**Resolution (resolution number) Establishing an Obsolete Property Rehabilitation
(OPRA) District for 224 Washington LLC**

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

WHEREAS 224 Washington LLC has filed a written request with the clerk of the City of Grand Haven requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of 224 Washington Avenue (70-03-20-436-011) located in the City of Grand Haven hereinafter described; and

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

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

WHEREAS, on August 18, 2025 a public hearing was held and all residents and taxpayers of the City of Grand Haven were afforded an opportunity to be heard thereon; and

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

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

W 43 FT OF N 58 FT LOT 243 & W 43 FT LOT 244 ORIGINAL PLAT

be and here is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as 224 Washington Avenue Obsolete Property Rehabilitation District No. _____.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Grand Haven, County of Ottawa Michigan at a regular meeting held on September 2, 2025.

Clerk

Attachment C

CITY OF GRAND HAVEN

Planning Department

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



TO: Ashley Latsch, City Manager

CC: Dana Kolleywehr, Assistant City Manager

FROM: Brian Urquhart, City Planner

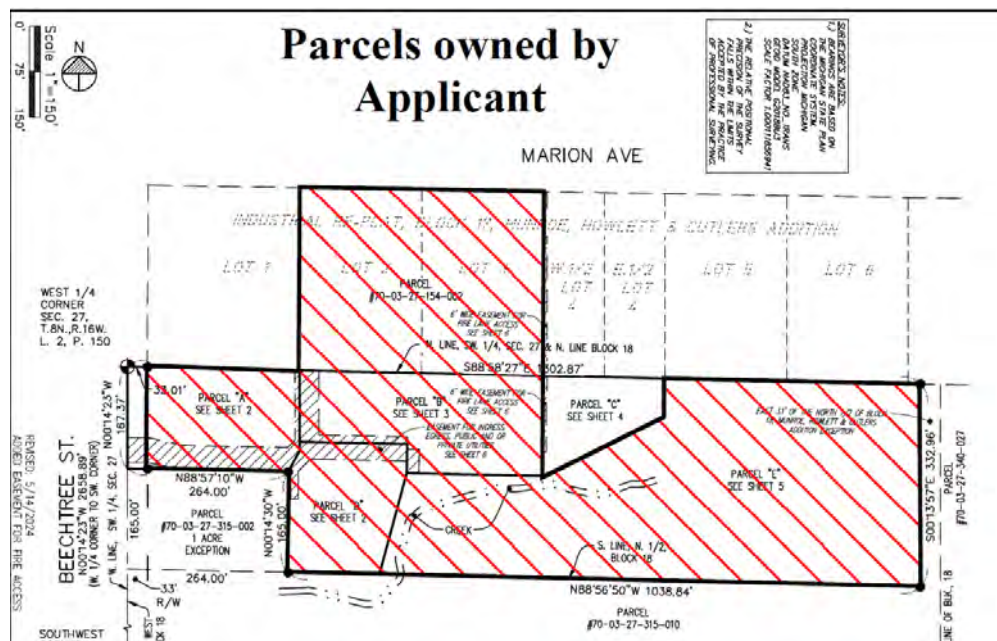
DATE: August 28, 2025

SUBJECT: PolyPly Rezoning from I to TI – 1st reading

Tom White of PolyPly, submitted a zoning change application to rezone three parcels located near 924 S. Beechtree St. (parcels #70-03-27-315-012; 315-015; 315-013) from I, Industrial to TI, Transitional Industrial, for an expansion at PolyPly Composites at 1540 Marion Ave. The vacant land can accommodate the 55,000 sq. ft. expansion to the facility for additional parking, access and stormwater management. The total area of land to be rezoned is 8.42 acres.

Lot Split

In 2024, the Planning Commission approved a lot split of 924 Beechtree into 5 separate parcels. The intent at the time was to sell properties for industrial development to other users. However, earlier this year, PolyPly purchased four of the five parcels. In addition to the facility at 1540 Marion, the purchase of the properties provided enough land for their expansion. See below:



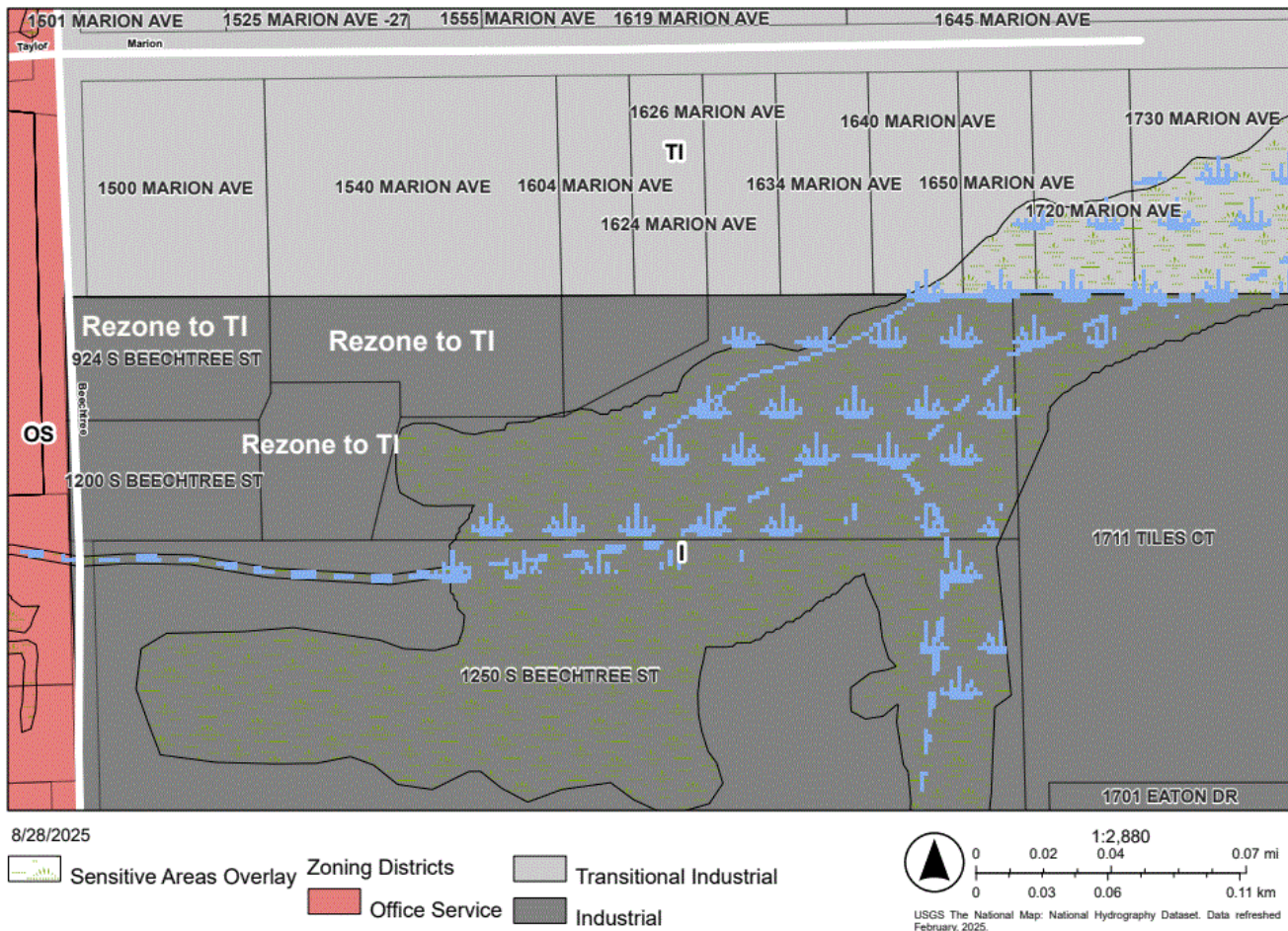
With the expansion crossing into two different zoning districts, it was recommended they apply for a

Please note two parcels, Parcels C and D, located to the east and southeast, will remain Industrial and within the Sensitive Area Overlay.



1. The rezoning is consistent with the city's adopted master plan.
2. The rezoning is consistent with the recent development trends in the area.
3. The rezoning is compatible with existing or future land uses in the vicinity.
4. Existing or planned public infrastructure, including streets, sanitary sewers, stormwater, water, sidewalks, and street lighting are capable of accommodating potential changes in land use resulting from the rezoning.
5. The rezoning is consistent with the intent and purpose of the Zoning Ordinance and would protect the health, safety, and welfare of the city.

PolyPly Rezoning from I to TI



Proposed rezoning

City Council Action

September 2nd shall be the 1st reading. If council agrees with recommendation to approve the rezoning, a 2nd reading will occur and the ordinance can be voted for adoption at the September 15th meeting.

Following a successful rezoning, PolyPly can submit a site plan for review to the Planning Commission for their proposed expansion.

Attachments:

Draft zoning ordinance amendment, rezoning application, supplemental information, draft August 12th PC meeting minutes

REQUEST FOR ZONING CHANGE APPLICATION

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

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

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

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

Filing deadlines are established:

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

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



ZONING CHANGE APPLICATION PROCESS

Application for rezoning is filed: An application is deemed complete upon submission and acceptance of the completed application form and all required documentation. Once an application is deemed complete, a petitioner will be scheduled for a public hearing on the next available slot on the Planning Commission's agenda, which will be at least 34 days after submission of the application, but within forty-five (45) days of the submission of a complete application prepared in accordance with this Zoning Ordinance.

Notice of Public Hearing: The City shall, not less than 15 days before the date of the public hearing, serve written notice, either in person or by regular mail, to the owners and occupants of the property within 300 feet in each direction of the lot line of the subject property, pursuant to section 40-122 of the Zoning Ordinance.

Attendance: It is requested that the petitioner or a representative be present at the hearing to answer any questions the commissioners may have on the request or on the property involved.

Recommendation: Following the public hearing and review of the proposed zoning change and supporting data, the Planning Commission shall recommend approval, modification, or disapproval and the reasons therefore, to the City Council.

Approval: The Council, after receipt of the recommendation, shall approve, disapprove or modify the request. In case of approval, the Council shall pass an amendatory ordinance granting the zoning change. This ordinance must be read by the City Council two times prior to its approval and final adoption.

FACTORS FOR THE PLANNING COMMISSION TO CONSIDER

Excerpt from section 40-121 of the Zoning Ordinance:

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

- A. If the proposed amendment is a map amendment (rezoning), the planning commission shall consider the following:
 1. If the proposed zoning amendment is consistent with the city's adopted master plan.
 2. If the proposed zoning amendment is consistent with recent development trends in the area.
 3. If the zoning amendment is compatible with existing or future land uses in the vicinity of the subject site or throughout the zoning district(s) affected by the proposed amendment.
 4. If existing or planned public infrastructure, including streets, sanitary sewers, storm water, water, sidewalks, and street lighting are capable of accommodating potential changes in land use resulting from the proposed amendment.
 5. If the proposed amendment is consistent with the intent and purpose of this ordinance and whether the proposed amendment would protect the health, safety, and welfare of the city.
- B. If the proposed amendment is a text amendment, the planning commission shall consider the following factors:
 1. If the proposed text amendment would clarify the intent of the ordinance or correct an error.
 2. If the proposed text amendment would address changes to state legislation, recent case law, or opinions from the Attorney General, or promote compliance with changes in other county, state or federal regulations.



3. In the event the amendment will add a use to a district, if the proposed use is fully consistent with the character of the range of uses provided for within the district, and that the amendment will not create incompatible land uses within a zoning district, or between adjacent districts.
4. If the proposed amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements, and similar technical items.
5. If the proposed amendment is consistent with the city's ability to provide adequate public facilities and services, and is consistent with the city's desire to protect the public health, safety, and welfare of the community.



REQUEST FOR ZONING CHANGE APPLICATION
Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

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

Address/location of property: 924 S Beechtree and 3 parcels east (see attachments)

Parcels: 70-03-27-315-012; 70-03-27-315-015;
70-03-27-315-013; ~~70-03-27-045-046~~

Parcel Use: All currently vacant,
Ex. Zoning of all: "I",
Proposed Zoning of all: "TI"

Master Plan designation: Industrial (2023 F.L.U. Map)

Proposed Use: Proposed Use is Industrial

Area in Acres: Existing Zoning Acreage = 8.42 Acres

Area in Acres: Proposed Zoning Acreage = 8.42 Acres

2. Owner

Name: POLYPLY MARION LLC
Address: 1540 MARION AVE
GRAND HAVEN, MI 49417
Phone: 636-257-8903
Email: thomas.white@ati-1.com

3. Applicant

Name: POLYPLY MARION LLC
Address: 1540 MARION AVE
GRAND HAVEN, MI 49417
Phone: 636-257-8903
Email: thomas.white@ati-1.com

4. Required Attachments

- PDF + 5 copies of application
- Property deed (rezoning)
- Plat or sketch (rezoning)
- Justification for request (see sec. 40-121 on page 2)
- Power of attorney (if applicable)
- Existing and proposed section language from Zoning Ordinance (if the proposed amendment is a text amendment)

5. Fees and Escrow Deposit

Application Fee: \$400

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

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

Signature of Proposed Owner: _____ Date: 7/24/2025

Print Name: Thomas White

Signature of Applicant: _____ Date: 7/24/2025

Print Name: Thomas White

<i>Office Use Only</i>		
Case #: _____	Date Received: _____	Fee: _____
Date of City Council Approval: _____		



Prior to making a recommendation on the proposed amendment to the city council, the planning commission shall consider the factors specified as follows. If the proposed amendment is a map amendment (rezoning), the planning commission shall consider the following:

- 1. If the proposed zoning amendment is consistent with the city's adopted master plan.*

The City's Future Land Use Map (page 105 of the 2023 Master Plan) shows the subject area as "Industrial".

- 2. If the proposed zoning amendment is consistent with recent development trends in the area.*

Since the development of the adjacent industrial properties on Eaton Drive and Tiles Court in the early 1990's, there have been no opportunities for expansion of the light industrial businesses on Marion. These newly available industrial parcels (the subject of this request) were created in 2024 and quickly purchased by adjacent, established companies intent on expansion.

- 3. If the zoning amendment is compatible with existing or future land uses in the vicinity of the subject site or throughout the zoning district(s) affected by the proposed amendment.*

The re-zoning from I-Industrial to TI-Transitional Industrial is required as part of the site plan approval for the expansion of an established, conforming business; to avoid a parcel with split zoning. (A parcel combination will be part of the site plan review process) This requested zoning is compatible with the adjacent industrial properties and is consistent with the Future Land Use Map.

- 4. If existing or planned public infrastructure, including streets, sanitary sewers, stormwater, water, sidewalks, and street lighting are capable of accommodating potential changes in land use resulting from the proposed amendment.*

The proposed expansion will utilize existing infrastructure in the Marion and Beechtree R.O.W., with utility service upgrades as required, and a watermain extension for fire protection. Stormwater will be managed on-site in accordance with state and local ordinances. The current streets and sidewalks within the existing rights of way will be sufficient with added driveways (see attached preliminary site plan for reference).

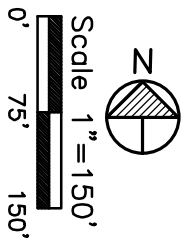
- 5. If the proposed amendment is consistent with the intent and purpose of this ordinance and whether the proposed amendment would protect the health, safety, and welfare of the city.*

The requested rezoning will have no negative impact on health, safety, and welfare. The requested TI zoning is slightly more restrictive than the existing I zoning. The re-zoning and subsequent expansion will be a positive contribution to the city's economic health and welfare.

Parcels owned by Applicant

MARION AVE

SURVEYOR'S NOTES:
1.) BEARINGS ARE BASED ON
THE MICHIGAN STATE PLAN
COORDINATE SYSTEM,
PROJECTION MICHIGAN
SOUTH ZONE
DATUM NAD83, NO. TRANS
GEOD MODEL G2018BU3
SCALE FACTOR 1.00011185941



Brian A. Ford Professional Surveyor No. 4001047199

I certify that I have surveyed the land as described and shown hereon and that there are no visible encroachments except as shown and that the requirements of P.A. 132 have been complied with.

This survey was made from the legal description shown above. The description should be compared with the Abstract Title or Title Insurance Policy for accuracy, easements and exceptions.

Error of Closure is less than 1:5000

LEGEND

<input type="checkbox"/>	SET CON. MON
<input checked="" type="checkbox"/>	FOUND CONC. MON
<input type="radio"/>	SET CAPPED IRON
<input type="radio"/>	SET MAG NAIL
<input checked="" type="radio"/>	FOUND IRON
"X"	SET CUT "X"
P.	PLATTED
M.	MEASURED
D.	DESCRIBED
CALC.	CALCULATED

REVISED: 5/14/2024
ADDED EASEMENT FOR FIRE ACCESS

ABONMARCHÉ
MILANOWSKI AND ENGLERT

11 North 6th Street – Grand Haven, MI 49417
Phone(616)847-4070 Fax(616)847-6626

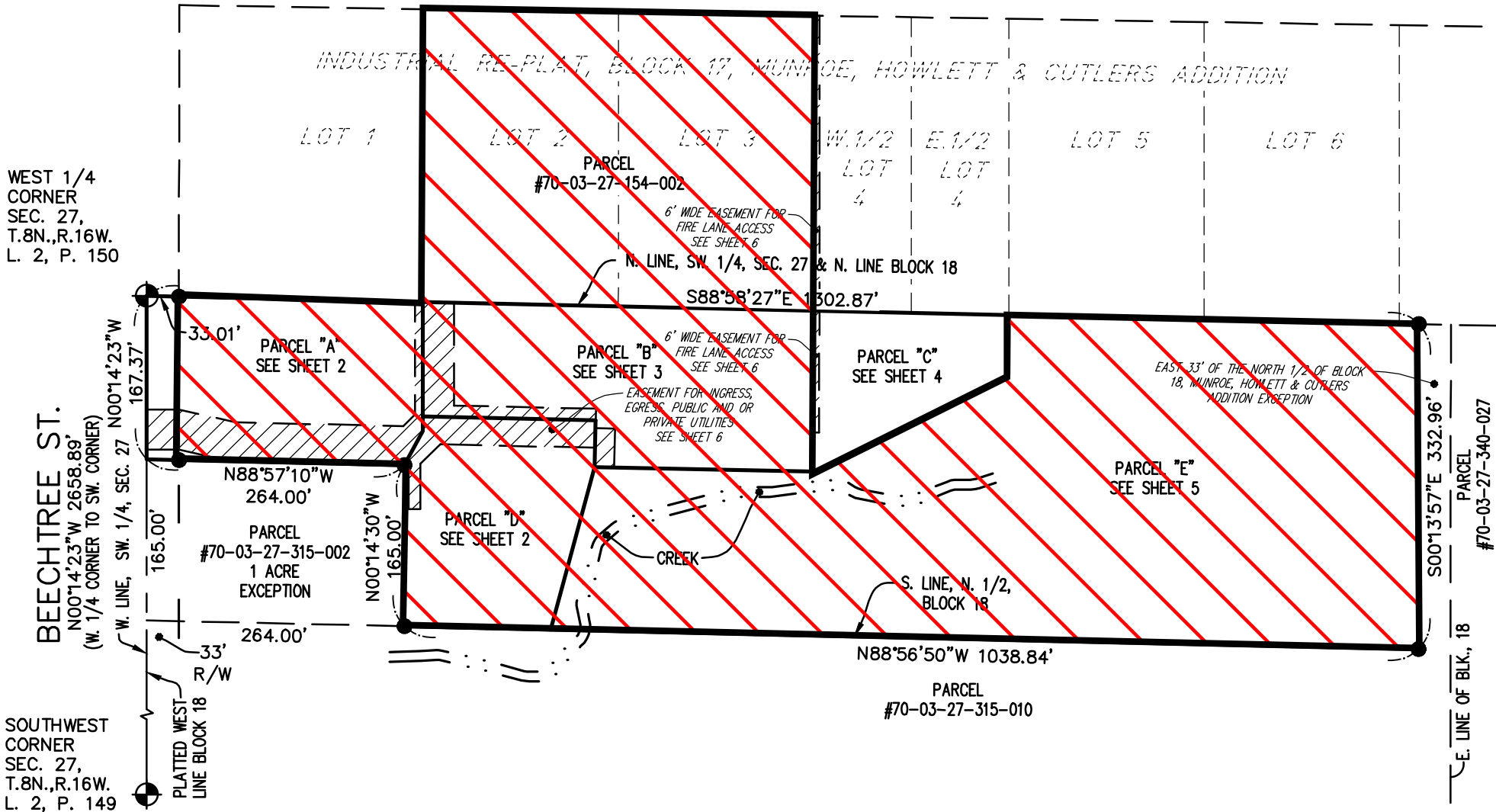
FOR DENNY DRYER

Sec. 27, T.8N.,R.16W., CITY OF GRAND HAVEN

DATE APRIL 29, 2024

DRAWN BY TV

SHEET 1 of 9 JOB NO. (24-0337)



SURVEYOR'S NOTES:
1.) BEARINGS ARE BASED ON THE MICHIGAN STATE PLAN COORDINATE SYSTEM, PROJECTION MICHIGAN SOUTH ZONE DATUM NAD83, NO TRANS GEOD MODEL G1018B13 SCALE FACTOR 1.000111856941
2.) THE RELATIVE POSITIONAL PRECISION OF THE SURVEY FALLS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

Current Zoning

Current Zoning TI

MARION AVE

INDUSTRIAL RE-PLAT, BLOCK 17, MUNROE, HOWLETT & CUTLERS ADDITION

LOT 1

LOT 2

LOT 3

W. 1/2 LOT 4

E. 1/2 LOT 4

LOT 5

LOT 6

PARCEL #70-03-27-154-002

6' WIDE EASEMENT FOR FIRE LANE ACCESS SEE SHEET 6

N. LINE, SW. 1/4, SEC. 27 & N. LINE BLOCK 18

S88°58'27"E 1302.87'

PARCEL "A" SEE SHEET 2

PARCEL "B" SEE SHEET 3

PARCEL "C" SEE SHEET 4

EAST 33' OF THE NORTH 1/2 OF BLOCK 18, MUNROE, HOWLETT & CUTLERS ADDITION EXCEPTION

Current Zoning I

EASEMENT FOR INGRESS, EGRESS, PUBLIC AND OR PRIVATE UTILITIES SEE SHEET 6

CREEK

S. LINE, N. 1/2, BLOCK 18

N88°56'50"W 1038.84'

PARCEL #70-03-27-315-010

PARCEL "D" SEE SHEET 2

N88°57'10"W 264.00'
PARCEL #70-03-27-315-002
1 ACRE EXCEPTION
W. 1/4 CORNER TO SW. CORNER (W. 1/4 CORNER TO SW. CORNER)
W. LINE, SW. 1/4, SEC. 27 N00°14'23"W 167.37'
165.00'
33' R/W

Current Zoning OS

Scale 1"=150'
0' 75' 150'



WEST 1/4 CORNER SEC. 27 T.8N., R.16W. L. 2, P. 150

BEECHTREE ST.

SOUTHWEST CORNER SEC. 27 T.8N., R.16W. L. 2, P. 149

Brian A. Ford Professional Surveyor No. 4001047199

LEGEND

- SET CON. MON
- FOUND CONC. MON
- SET CAPPED IRON
- △ SET MAG NAIL
- FOUND IRON
- "X" SET CUT "X"
- P. PLATTED
- M. MEASURED
- D. DESCRIBED
- CALC. CALCULATED

REVISED: 5/14/2024
ADDED EASEMENT FOR FIRE ACCESS

ABONMARCHÉ
MILANOWSKI AND ENGLERT

11 North 6th Street – Grand Haven, MI 49417
Phone(616)847-4070 Fax(616)847-6626

FOR DENNY DRYER

Sec. 27, T.8N., R.16W., CITY OF GRAND HAVEN

DATE APRIL 29, 2024

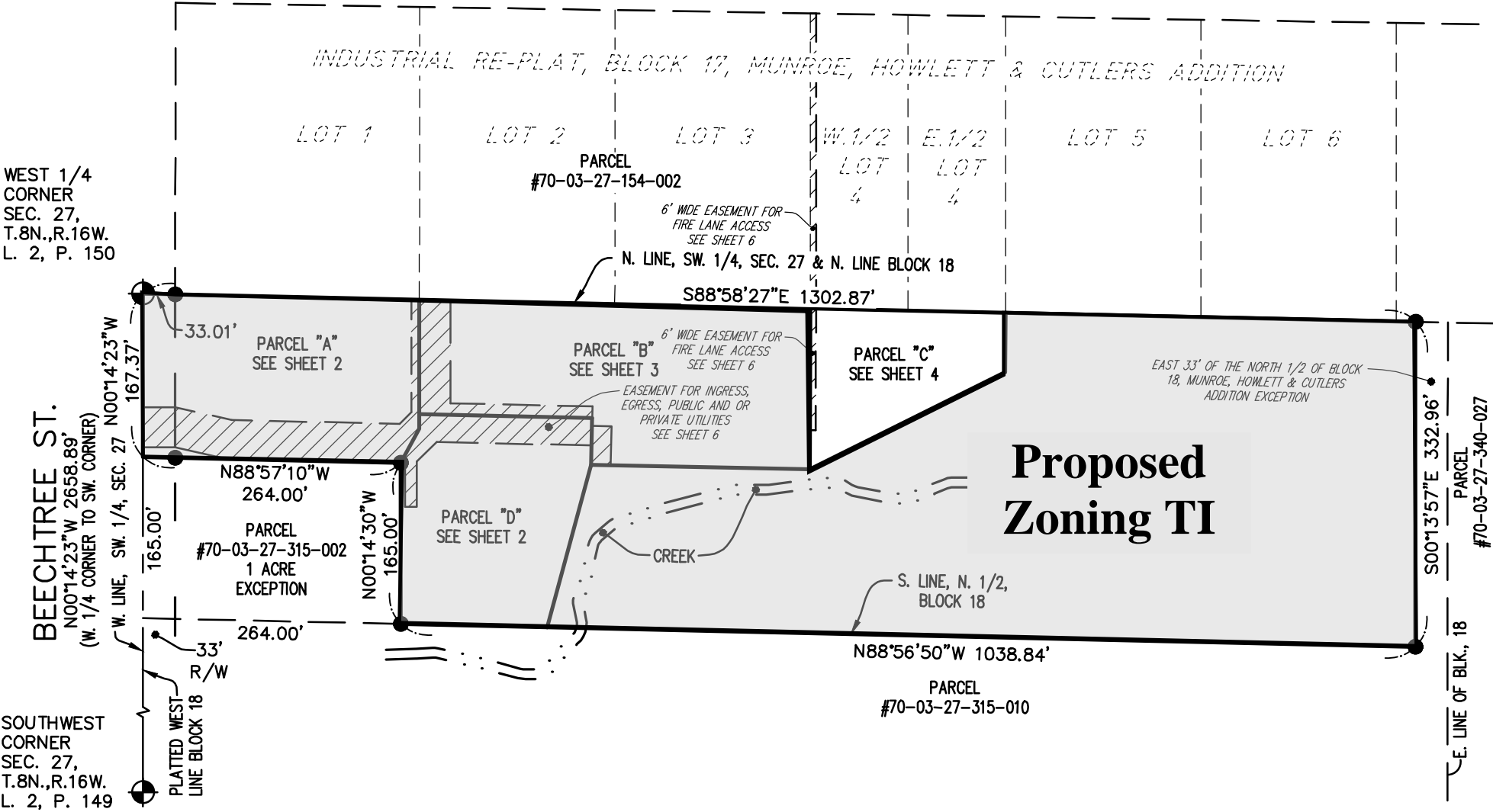
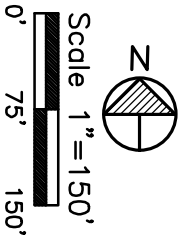
SHEET 1 of 9 JOB NO. 16864 (24-0337)

This survey was made from the legal description shown above. The description should be compared with the Abstract Title or Title Insurance Policy for accuracy, easements and exceptions.
Error of Closure is less than 1:5000

SURVEYOR'S NOTES:
1.) BEARINGS ARE BASED ON THE MICHIGAN STATE PLAN COORDINATE SYSTEM, PROJECTION MICHIGAN SOUTH ZONE DATUM NAD83, NO. TRANS GEOD. MODEL G2018B.U3 SCALE FACTOR 1.00011856941
2.) THE RELATIVE POSITIONAL PRECISION OF THE SURVEY FALLS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

Proposed Zoning Change

MARION AVE



Brian A. Ford Professional Surveyor No. 4001047199

LEGEND

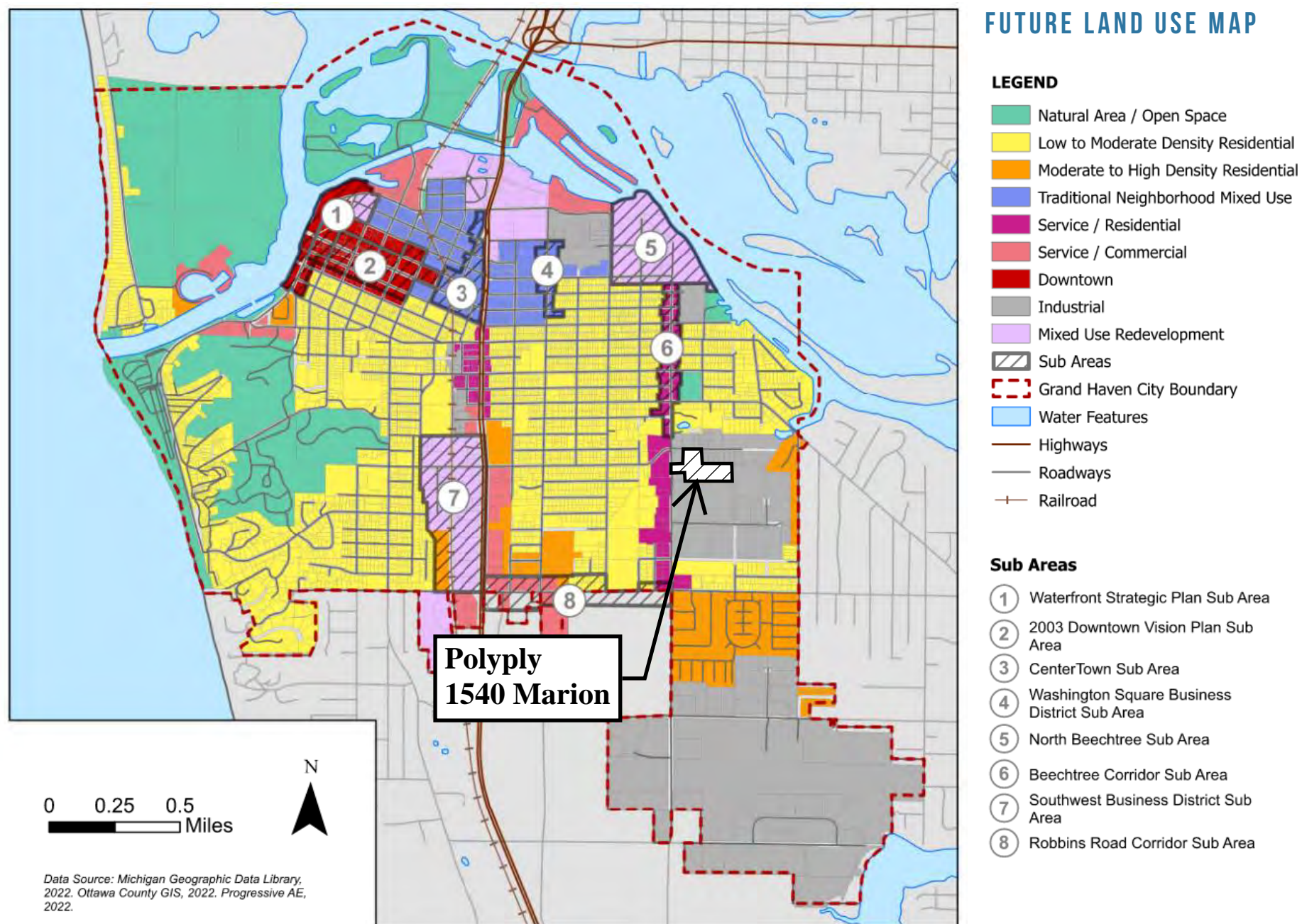
- SET CON. MON
- FOUND CONC. MON
- △ SET CAPPED IRON
- SET MAG NAIL
- FOUND IRON
- SET CUT "X"
- SET PLATTED
- P. MEASURED
- D. DESCRIBED
- CALC. CALCULATED

I certify that I have surveyed the land as described and shown herein and that there are no visible encroachments except as shown and that the requirements of P.A. 132 have been complied with.

This survey was made from the legal description shown above. The description should be compared with the Abstract title or title insurance policy for accuracy, easements and exceptions.

Error of Closure is less than 1:5000

FUTURE LAND USE MAP



**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
TUESDAY, AUGUST 12, 2025**

The regular meeting of the Grand Haven Planning Commission was called to order by Chair Dora at 7:00 pm. Upon roll call, the following members were present:

Present: Amy Kozanecki, Joe Pierce, Dan Borchers, Vice-Chair Ryan Galligan, Tamera Owens, Jennifer Smelker, David Skelly, Magda Smolenska, Chair Mike Dora.

Absent: None

Also Present: City Planner Brian Urquhart, Mayor Bob Monetza, City Manager Ashley Latsch, Assistant City Manager Dana Kollewehr, and Project Management Director Derek Gajdos.

Approval of Minutes

Motion by **Skelly**, seconded by **Smelker**, to approve the minutes of the July 15, 2025, meeting, and the April 30, 2025, Joint DDA Meeting. All ayes. **Motion passes.**

Approval of Agenda

Motion by **Vice-Chair Galligan**, seconded by **Smolenska**, to approve the agenda without the need to continue the work session.
All ayes. **Motion passes.**

Call to the Audience: First Opportunity:

Peter Wilson, 322 Washington, spoke regarding his concerns surrounding the Centertown Overlay.

Public Hearing:

Case 25-21: A special land use permit for telecommunication tower at 207 Emmet St. (parcel #70-03-29-160-004).

Urquhart introduced the case. Derek Gajdos submitted a special land use application for a telecommunication tower at the top of 5-mile hill near 207 Emmet St. (parcel #70-03-29-160-004). The City is replacing the 150 ft. tall rectangular communication tower with a 150 ft. tall monopole style communication tower. A telecommunications tower is permitted via special land use in the LDR district.

The City identified the telecommunication tower in need of replacement as part of the Capital Improvement Plan. Due the location and scale of the project, the City was proactive in engaging with neighboring property owners of their concerns before a formal application was submitted. Some of the concerns from those meetings were the lack of maintenance and the resulting less

than desirable appearance.

The plan calls for removing the existing chain link fence, gate, poles, footings, tower, and relocation of existing power pole. The utility building will remain. The tower will be placed further to the east on a concrete base, satisfying the minimum 75 ft. setback from the property line. The area will be screened by a 6.8 ft. tall solid fence. The site will be landscaped with stone edging. All turf disturbed during construction will be restored, and dune grass will be planted east of the tower satisfying EGLE standards.

Section 40-564 of the Zoning Ordinance provides requirements for retaining walls and outlines provisions for administrative approvals and Planning Commission approvals. Mr. Gajdos has provided responses to 40-116.03A. for special land uses.

Derek Gajdos, Project Management Director, was present and available for questions.

Chair Dora opened public meeting at 7:15 p.m.

A neighboring resident expressed concerns about the property's current condition and would like to know its long-term maintenance plan.

Motion by **Vice-Chair Galligan**, seconded by **Skelly**, to close the public hearing.

All ayes.

Public Hearing closed at 7:20 p.m.

Kozanecki, Pierce, and Smelker were good with the plan moving forward and agreed that a maintenance plan would make sense as a condition of approval.

Skelly asked about security for the property. Gajdos mentioned there would be cameras.

Owens had nothing to add.

Smolenska commented that she liked the design change.

Vice-Chair Galligan had nothing to add.

Borchers was glad to see the barbed wire fencing done.

Chair Dora had nothing to add but agreed to the maintenance plan.

Motion by **Smolenska**, seconded by **Owens**, to approve Case 25-29: A special land use permit for telecommunication tower at 207 Emmet St. (parcel #70-03-29-160-004), subject to the following conditions:

1. Maintenance plan is prepared and submitted.

Roll Call Vote.

Yeas: Pierce, Smolenska, Skelly, Galligan, Smelker, Borchers, Kozanecki, Owens, Dora

Nays: None

Motion passed.

Case 25-30: A rezoning application from I, Industrial to TI, Transitional Industrial for parcels located near 924 Beechtree St. (parcels #70-03-27-315-012; 315-015; and 315-013).

Urquhart introduced the case. Tom White of PolyPly, submitted a zoning change application to rezone three parcels located near 924 S.Beechtree St. (parcels #70-03-27-315-012; 315-015; 315-013) for an expansion at PolyPly Composites at 1540 Marion Ave. The vacant land can serve as a 55,000 sq. ft. expansion to the facility at 1540 Marion, with parking, access and stormwater management. The total area of land to be rezoned is 8.42 acres.

During July meeting, the PC discussed the process for the expansion. It was determined two separate tracks would be followed, first rezoning from I to TI, then site plan review for the expansion. A public hearing was scheduled for August 12th. Staff stated the parcels could remain zoned Industrial, however best practice is to maintain a singular zoning district for a singular building and accessory uses. Please note the two parcels, 70-03-27-315-014 and 70-03-27-315-016 located to the east and south, will remain Industrial and within the Sensitive Area Overlay.

Sec. 40-121.A. listed the standards for the Planning Commission to consider for rezoning requests:

1. If the proposed zoning amendment is consistent with the city's adopted master plan.

Comment:

The City just adopted the Master Plan in May 2023, and the future land use classification for this parcel is Industrial. TI is identified as a potential compatible zoning district in the Zoning Plan on page 125 of the Master Plan.

2. If the proposed zoning amendment is consistent with recent development trends in the area.

Comment: The rezoning would allow for the expansion of an existing manufacturing facility on a vacant parcel. The 3 parcels would enable enough land for proper access, parking, traffic flow, fire protection, and stormwater management. There is a residential home located at 1200 Beechtree just to the south of the site, which is a nonconforming use in the I district. The PolyPly expansion may prompt investment for a proper and confirming use with respect to adjacent uses.

3. If the zoning amendment is compatible with existing or future land uses in the vicinity of the subject site or throughout the zoning district(s) affected by the proposed amendment. Comment: The future land use map lists these properties as Industrial use. The delineation between I and TI is minimal, and rezoning to Transitional Industrial is more compatible for future industrial trends.

4. If existing or planned public infrastructure, including streets, sanitary sewers, storm water, water, sidewalks, and street lighting are capable of accommodating potential changes in land use resulting from the proposed amendment. Comment: The three parcels considered for rezoning are fully served by a major street, fire protection, sanitary sewer, street lighting, water, and emergency access.

5. If the proposed amendment is consistent with the intent and purpose of this ordinance and whether the proposed amendment would protect the health, safety, and welfare of the city.

Comment:

Rezoning the property from I to TI would not compromise the public health, safety, and welfare.

Steve S from Abonmarche was present and available to answer questions.

Dora opened a public hearing at 7:32 p.m.

No comments.

Motion by **Vice-Chair Galligan**, seconded by **Smolenska**, to close the public hearing.

All ayes.

Public Hearing closed at 7:33 p.m.

Borchers, Owens, Kozanecki, Smelker, Pierce, Skelly, Vice-Chair Galligan, and Dora had nothing to add and agreed the plan made sense.

Motion by **Skelly**, seconded by **Smolenska**, to approve Case 25-30: A rezoning application from I, Industrial to TI, Transitional Industrial for parcels located near 924 Beechtree St. (parcels #70-03-27-315-012; 315-015; and 315-013).

Roll Call Vote.

Yeas: Pierce, Smolenska, Skelly, Galligan, Smelker, Borchers, Kozanecki, Owens, Dora

Nays: None

Motion passed.

New Business:

Case 25-27: Site Plan review for a shared driveway between 327 and 329 Ferry St. (parcels #70-03-21-328-039 and #70-03-21-328-038).

Urquhart introduced the case. Josh Brugger, on behalf of property owner Salvation Army, is requesting approval for a new shared driveway between the homes at 327 and 329 N. Ferry St. (parcels #70-03-21-328-038 & -039) per Sec. 40-605.02.F of the Zoning Ordinance. Both 327 and 329 N. Ferry are two-family dwellings, a permitted use in the NMU District.

Sec. 40-605.02.F of the Zoning Ordinance states, "*Shared access drives between separate parking areas shall be provided where appropriate and reasonable, as determined by the planning commission.*" The proposal is to install a curb cut and install a 15 ft. wide concrete driveway between the homes. The drive would expand into an asphalt parking area. Currently, there are two curb cuts, with a nonconforming gravel driveway serving both homes. The driveway leads to heavily used portion of the rear yard serving as parking spaces. The parking lot will be equipped with 2 leach basins to aid in storm water management. According to the site plan, directly to the south of 327 N. Ferry, there is an existing 12 ft. with gravel drive serving as an easement. The parcel does extend 57 ft. further to the west, towards the Salvation Army facility at 310 N. Despard. This land is used for community garden purposes. There should be no negative impact on any adjoining properties. Staff believes this is a reasonable and appropriate location for a shared access drive.

Josh Brugger, 66 Slayton, was present for questions.

Borchers liked the project but asked if two separate driveways were possible. Brugger responded that they do not own the easement, and the current property owners were not interested in selling.

Owens, Smolenska, Smelker, Vice-Chair Galligan, and Chair Dora agreed to proceed with the project.

Kozanecki and Pierce were also okay with moving the project forward and stated that their main concern regarding the curb cut was addressed.

Motion by **Pierce**, seconded by **Owens**, to approve Case 25-27, Site Plan review for a shared driveway between 327 and 329 Ferry St. (parcels #70-03-21-328-039 and #70-03-21-328-038) based on the information submitted for review, subject to the following conditions:

1. The existing curb cut at 329 N. Ferry shall be removed and all property within the public right of-way shall be restored to the satisfaction of the DPW.

Roll Call Vote.

Yeas: Pierce, Smolenska, Skelly, Galligan, Smelker, Borchers, Kozanecki, Owens, Dora

Nays: None

Motion passed.

Case 25-26: Site Plan review for parking lot expansion at 524 Washington Ave. (parcel #70-03-21-355-016 and 355-008).

Urquhart introduced the case. Kyle Vyncke of Lakewood Construction, on behalf of property owner St. John's Episcopal Church, submitted a site plan application for additional parking at 524 Washington Ave. (parcel #70-03-21-355-016 & 355-008). A private parking lot requires site plan review by the Planning Commissioner per Sec. 40-115.02.

The applicant states St. John's needs additional off street parking. Currently there are 27 spaces on site, and it's presumed the church uses on street spaces for parking. The greenspace near the northeast corner of the site will be paved and converted into 13 spaces, for a total of 40 parking spaces. 1 space is required for every 4 seats in a place of public assembly per Sec. 40-605.

The parking lot will be screened appropriately with canopy trees and shrubs, as shown in the landscape plan. Maintaining a landscape plan that effectively screens and enhances the site is vital for this location. The plans call for one lighting fixture to be relocated, whereas all other items will remain unchanged. All storm water management practices have been reviewed by the DPW. A review letter will be submitted to the applicant. The BLP and Fire Marshal had no issues with the site plan.

Kyle Vyncke of Lakewood Construction was present for any questions.

Commissioners had questions about what drove the need for increased parking and whether the rear of the building could be used for additional parking. The property owner was not present to answer questions.

Commissioners did not feel they had enough information to make a decision.

Motion by **Kozanecki**, seconded by **Skelly**, to postpone Case 25-26, Site Plan review for parking lot expansion at 524 Washington Ave. (parcel #70-03-21-355-016 and 355-008) to September 9, 2025, to allow for further information from the property owner concerning parking demands and also be available for additional questions from the commissioners.

Roll Call Vote.

Yeas: Pierce, Smolenska, Skelly, Galligan, Smelker, Borchers, Kozanecki, Owens, Dora

Nays: None

Motion passed.

Case 25-25: Major amendment to the site plan for multiple-family dwelling at 1445 Columbus Ave. (parcel #70-03-21-477-017).

Urquhart introduced the case. Joe Westerbeke of *Eng. Engineering and Survey*, submitted an amendment to the site plan for the multiple family dwelling at 1445 Columbus Ave. (parcels #70-03-21-477-017 & #70-03-21-447-016). A multiple family dwelling is permitted by special land use in the Transitional Industrial (TI) district per Sec. 40-419.02.B. The amendment for additional parking, access drive, and dwelling units is considered a major amendment per Sec. 40-115.04

In April, the Planning Commission approved the site plan and special land use for a 4-story 37 unit multiple family dwelling with associated off street parking. Recently, Westwind Construction acquired the property at 1430 Fulton Ave., which is contiguous to the development and currently housing a single-family home. The plans call for demolition of the home, and replaced with 12 parking spaces for the development. A new curb cut would be installed along Fulton Ave. All properties are within in the Transitional Industrial District.

There are no changes to the footprint, building height, exterior cladding material, dumpster location, snow storage, and lighting. The increase of 12 parking spaces allows for additional dwelling units. The floor plan was amended to increase from 37 to 45 units, with 11 units on the top level. The first floor layout will not include any dwelling units, but will house equipment, tenant and bike storage, including the lobby and elevator. The 2nd and 3rd floors will have the same layout, with 17 units in each floor. The unit breakdown:

Efficiency	1-bedroom	2-bedroom
20	22	3

A new ground sign will be placed near the entrance off Fulton Ave. It is also expected the parking lot will be illuminated with a light pole. All landscaping, pedestrian connectivity, and screening conditions from the previous site plan approval are met.

Peter Oleszczuk, of Westwind Construction, was available for any questions. The commissioners supported the site plan and felt it would be a good addition to the East End.

Pierce asked how traffic control would be managed. Oleszczuk responded that signage would be in place to help direct in coming and outgoing traffic.

Motion by **Smolenska**, seconded by **Smelker**, to approve Case 25-25, A major amendment to the site plan for multiple-family dwelling at 1445 Columbus Ave. (parcel #70-03-21-477-017) based on the information submitted for review, subject to the following conditions:

1. All conditions of the BLP, DPW and Fire Marshal shall be met.

Roll Call Vote.

Yeas: Pierce, Smolenska, Skelly, Galligan, Smelker, Borchers, Kozanecki, Owens, Dora

Nays: None

Motion passed.

Case 25-28: A Final Development Plan for Hotel PD at 233 Washington Ave. (parcel #70-03-20-432-017).

Urquhart introduced the case. Kevin Einfeld of BDR, on behalf of property owner 233 LLC, has submitted a site plan review for the final development plan for a 128-room hotel at 233 Washington Ave. (parcel #70-03-20-432-017). After receiving rezoning and preliminary development plan approval, the final development plan is the final step for review.

In May, the Planning Commission recommended approval of the PD rezoning and Preliminary Planned Development with conditions to City Council. At their June 16th meeting, City Council adopted the rezoning and PD development plan. The conditions included with comments:

1. The hotel project will comply with all applicable federal, state, county, and City laws and ordinances.
2. A departure from the building height guidance standard is approved to allow for a five-story building, provided the roof pitch contains variations as depicted in the preliminary development plan.
3. The existing right-of-way dividing the parcel shall be vacated prior to the final development plan approval. - City Council approved the final resolution of the ROW at the August 4th meeting.
4. The "Sherwood Forest" portion of the preliminary development plan shall remain open and available for public use.
5. The tree lawn along Columbus Avenue will be re-established per specifications of the City's Department of Public Works.
6. Landscaping around the perimeter of the hotel parcel should be provided wherever possible, as determined by the Planning Commission in reviewing the final development plan, to soften and screen the site. – The final development plan includes landscape planter boxes along 3rd St. to break up the continuous wall.
7. The dumpster enclosure is limited to six feet in height and may be located on the property line, as approved by the Planning Commission in reviewing the final development plan.

8. Signage plan shall be submitted with the final development plan and is subject to the approval of the Planning Commission. – The signage plan includes details for the size, illumination, and placement for wall, projecting, ground and directional signs.

9. Exterior cladding materials shall meet the standards of the Central Business District, or other cladding material that satisfies the intent of the Central Business District, as approved by the Planning Commission. The applicant has selected to go with entire brick material on the upper levels, with possible variation of color on the insets, and masonry block on the main level, aligning with the exterior cladding materials required in the CBD District.

10. The project will provide 89 on-site parking spaces. The remaining required 39 parking spaces will be finalized through recorded shared parking agreement or other parking exemptions prior to final development plan approval. The requirement for utilizing off street parking spaces shall be extended to a walking distance of within 900 feet of a hotel entrance. No on-street parking spaces shall be counted towards the required parking amount. – A memorandum of understanding has been reached with Ottawa County, for use of their parking lot located south of Franklin Ave. The parking lot contains over 60 spaces, satisfying the demand for the additional 39 spaces. The City and County have arrived at a preliminary agreement for use of the parking lot for hotel guests. The parking lot is within the 900 ft. walking distance of the hotel entrance. The agreement can be finalized following approval of the final development plan.

The plans for the Residence Inn have been reviewed by the Planning Commission, with input from the Historic Commission and City Council. Through two public hearings, the public has voiced their thoughts regarding the layout and appearance of the hotel. The applicant has executed a tremendous community engagement plan with downtown property owners, merchants, business, and organizations. Taking into account the feedback, final development plan incorporates a building design and layout that will endure the test of time, establishing itself an iconic feature of downtown Grand Haven.

Building Massing: The final plan calls for approximately 25% lot coverage, with a final building height of 66 ft. 10 in. The building height is an appropriate height for this location within the downtown, anchoring the east end.

Architectural Character: The architectural features reflect a traditional historic-inspired brick exterior on the upper stories, and masonry block on the main level. The roof contains a mixture of flat and pitched roofs, breaking up the building from street view into an appropriate downtown scale. The final rendering depicts upper stories which are slightly set back, establishing proper building articulation every 20 ft. for primary walls. The applicant did consider the idea of possible color changes to the brick, providing a break up from a singular color pattern. The Planning Commission carries the final decision on the color scheme.

Large rectangular windows off Washington Ave. and 3rd St. provide an efficient level of transparency for hotel use. The upper stories will have rectangular windows, with the uppermost presidential suite on the 5th floor include large windows, showcasing the building corner. The size, design, and placement of the windows largely comply with the transparency requirement for primary walls in the CBD district. The PD transparency for hotel use is optimized and aligns with the architectural character of the building.

Lighting: The parking lot will be illuminated by pole lighting no greater than 20 ft. in height, with 100% cut off at the horizontal plane. The main level will include wall pack lighting along 3rd and Washington, activating the street and pedestrian walkability during the night-time. The same wall pack lighting is shown on the west and north walls, illuminating the interior sidewalk.

Traffic & Access: The preliminary development plan depicts 3 access drives off Columbus Ave. Internal parking will provide a drop off and pick up area. The parking lot remains connected with the existing public alley behind the 200 block of Washington Ave.

Stormwater Runoff: Stormwater will not be impacted as the site is currently built out. Two catch basins will be placed in the parking lot with a 12" storm line. Stormwater will be directed into the 15" storm main in Columbus.

Visual Screening: As a built out site in downtown, practical application of screening for a building can be difficult to achieve. The landscape plan calls for three areas along 3rd St. with planter boxes. The planter boxed will be planted with arborvitae, or other evergreen species. The right-of-way along Columbus will include street trees and shrubs. Deciduous trees will be planted in the parking lot and within the landscape island near the drop off entrance.

Sherwood Forest: The preliminary development plan required the Sherwood Forest area to main open and available for public use. The final development plan calls for a fireplace with patio seating. Also shown is a fire pit with outdoor seating, all open to the public. The hotel provides amenities just for guests including the grill and gathering space. Careful landscaping, lighting, and pedestrian flow incorporate place making strategies for Sherwood Forest, providing a public benefit.

Signage: The final plan includes two blade signs off the south and east wall, identifying the building from street view. Three wall signs are proposed along the south, east and north walls, and a ground sign is shown within the landscape island near the drop off entrance. Directional signs near the entrances off Columbus Ave. provide efficient traffic flow for guests arriving and departing.

Dumpster enclosure: The dumpster enclosure will be 6 ft. tall with a dark stone finish to match the hotel. The gates will be comprised of metal in matching color.

Parking: The final development plan includes 89 off street parking spaces located behind the building. All parking spaces are 90-degree with 24 ft. wide maneuvering lanes. The City and Ottawa County have reached a memorandum of understanding to utilize the parking lot off Franklin. The demand for parking has been met for the additional 39 spaces needed for the hotel guests.

Skelly recused himself from this case.

Tom Welling from 6 pm Hospitality appreciated the collaboration and input from various departments within the City. He was also available for any questions. Kevin Einfield from BDR was also present.

Borchers was excited about the brick exterior. He also had questions about who would maintain Sherwood Forest and potentially reduce signage.

Owens shared the same sentiments regarding the signage and wondered how the general public would know Sherwood Forest was for the public and not limited to hotel guests. Enfield responded that the only area that would be sectioned off for guests would be the grill area. He stated they would work with a landscaping artist to be sure the area is open and welcoming.

Smolenska wondered if all the signs were illuminated. Peter Buchama from 6 p.m. hospitality stated that they would be on a timer and dimmed down at night.

Kozanecki was also concerned about the amount of signage. Welling mentioned that part of the signage was part of the brand standards; however, they were willing to go back to the brand to ask about a compromise. Kozanecki stated she would also like to see the parking a little closer to the building. Welling mentioned there was something in the works with neighboring businesses.

Pierce also appreciated the work everyone has put into this project. He mentioned that he was okay with the signs because they are dimmable and will be on a timer.

Smelker also thanked 6pm for listening to the commissioners. In regards to signage, Smelker sighted Ordinance 40-7-01, and stated the blade signs are allowable but only 12 square feet, and felt that 21 feet was in access. She encouraged 6 pm to return to the brand to discuss the variances according to our Ordinance. Smelker also inquired about how many outdoor fire pits there would be. Welling mentioned there would be 1 in the common area of Sherwood Forest and a fire pit near the grill area.

Vice-Chair Galligan stated he agreed with Pierce and did not find the signage offensive as long as they are not bright.

Chair Dora stated he felt changing the brick colors in areas would be a significant change to break things up, instead of a wall of red brick. He also mentioned he appreciated the access to Sherwood Forest. He also echoed concern for the signage and to return to the brand to ask for a happy medium.

Welling asked if, once he met with the brand to find a solution, it could be brought to staff review. Commissioners were okay with this option.

Motion by **Smolenska**, seconded by **Owens**, to approve Case 25-28, A Final Development Plan for Hotel PD at 233 Washington Ave. (parcel #70-03-20-432-017), based on the information submitted for review, subject to the following conditions:

- 1. An encroachment permit will be necessary for all sign, canopy and other encroachments into the public right-of-way.*
- 2. The Sherwood Forest portion of the site will maintain a fire pit, seating area, gathering space, and be open to the public.*
- 3. All conditions of the BLP, DPW and Fire Marshal shall be met.*
- 4. All conditions from the Preliminary Development Plan shall remain*
- 5. Signage will be handled administratively.*

Roll Call Vote.

Yays: Pierce, Smolenska, Galligan, Smelker, Borchers, Kozanecki, Owens, Dora

Nays: None

Motion passed.

Old Business: None

Zoning Board of Appeals Liaison Report:

Kozanecki reported that a meeting was not held in July and will also not be held in August.

City Planner Report:

Urquhart thanked the commissioners for their collaboration and felt it was a great example of working together with various departments to accomplish things.

Dylan was introduced, who has been working to help take on various administrative tasks, which allowed Urquhart to invest more time into RFPs and the Centertown Vision Plan.

Urquhart mentioned various fraudulent invoices coming from the city; however, he noted to look for the city logo, and the city does not ask for ACH or wire transfer payments.

Urquhart also noted there will be a few items on the next agenda.

Call to the Audience: Second Opportunity:

Josh Brugger, 66, Slayton, thanked the commissioners for approving the projects at the Salvation Army and Columbus and explained that their vote was helping to impact the housing issues Ottawa County faces.

Joyce Workman, 7 N. 7th, thanked Brian for his work helping to bridge the gap between the DDA and the Planning Commission.

Steve Mag, 22 S. Harbor stated he did not favor the hotel development.

Jim Hagen, 400 Lake, stated he felt it was time to look at updating the City's Master Plan.

Peter Wilson, 322 Washington, spoke about short-term rentals and the Centertown Overlay.

Tim Hemphill, 11 S First St, stated he did not favor the hotel development.

Adjournment:

Motion by **Pierce**, seconded by **Kozanecki**, to adjourn.

Chair Dora adjourned the meeting at 9:07 p.m.

Melissa Bos, Executive Assistant to City Manager

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

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

ORDINANCE NO. **2025-**____

AN ORDINANCE TO APPROVE REZONING FROM THE INDUSTRIAL DISTRICT
TO THE TRANSITIONAL INDUSTRIAL DISTRICT.

THE CITY OF GRAND HAVEN ORDAINS:

Section 1. Rezoning. Parcel Numbers 70-03-27-315-012, 70-03-27-315-013, and 70-03-27-315-015, collectively including 8.42 acres, legally described on Exhibit A, are rezoned from the Industrial District to the Transitional Industrial District. The rezoning of these parcels is based upon a consideration of the following factors in Section 40-121 of the City of Grand Haven Zoning Ordinance, and the following findings.

1. The rezoning is consistent with the city's adopted master plan.
2. The rezoning is consistent with the recent development trends in the area.
3. The rezoning is compatible with existing or future land uses in the vicinity.
4. Existing or planned public infrastructure, including streets, sanitary sewers, stormwater, water, sidewalks, and street lighting are capable of accommodating potential changes in land use resulting from the rezoning.
5. The rezoning is consistent with the intent and purpose of the Zoning Ordinance and would protect the health, safety, and welfare of the city.

Section 2. Effective Date. This Ordinance shall take effect 20 days after its adoption or upon such later date as required by Public Act 110 of 2005, as amended.

YEAS:

NAYS:

ABSTAIN:

ABSENT:

APPROVED: _____2025

Draft Date
8/25/2025

I certify that this ordinance was adopted by the City Council of the City of Grand Haven at a meeting held on _____, 2025, and published in the Grand Haven Tribune, a newspaper of general circulation in the City.

Marie Boersma, City Clerk

Introduced: _____

Adopted: _____

Published: _____

Effective: _____

EXHIBIT A

Legal description of Parcel Numbers 70-03-27-315-012, 70-03-27-315-013, and 70-03-27-315-015

4904-7236-8227 v1 [57570-1]

GRAND HAVEN DEPARTMENT OF PUBLIC SAFETY

OFFICE OF THE DIRECTOR

DATE: August 20, 2025

TO: Ashley Lastch, City Manager

FROM: Nichole Hudson, Director of Public Safety

RE: Resolution to Establish and Maintain a Cadet/Explorer Program



Purpose

The attached resolution seeks formal City Council approval to establish a Fire/Rescue Cadet-Explorer Program within Grand Haven Department of Public Safety. This program will allow qualified high school students to participate in structured fire service training, while also aligning with opportunities at the Ottawa Area ISD Careerline Tech Center.

Background

- Public safety agencies across Michigan face increasing challenges in recruiting and retaining firefighters and EMS providers.
- A Cadet/Explorer Program offers high school students meaningful exposure to the fire service, preparing them for potential future careers.
- Similar programs have been successful in other communities, serving as proven pipelines for staffing future vacancies.
- Participation will be limited to individuals aged 16–17, and 18-year-old students who remain enrolled full-time in high school.

Benefits

- Creates a sustainable workforce development pathway into fire and EMS careers.
- Builds community engagement by connecting youth with public service opportunities.
- Reduces long-term recruitment costs by fostering talent locally.
- Strengthens partnerships with the Careerline Tech Center and area schools.

Recommendation

It is recommended that the City Council adopt the attached resolution, thereby authorizing the Public Safety Director to establish and maintain the Cadet/Explorer Program for Grand Haven Public Safety. This action will demonstrate the City's commitment to cultivating the next generation of public safety professionals.

Good Morning Chiefs

I hope you are all doing well and enjoying summer. The CTC Fire/Rescue program is starting to come together, with class starting in a month. With that said, I need your assistance. Of the 40 students currently enrolled in the program, there are 30 +/- a few, that are going to seek full FF I/II and HazMat Ops certification. The State requires those under 18y/o or 18y/o and full-time high school student to be sponsored through a fire department cadet program.

This is where I need your assistance. I am looking for cadet sponsorships through area departments for potentially up to 35 students. These students must have cadet sponsorship on day 1 of the academy, which for us is Sept. 8.

The State of Michigan does not provide a ton of direction in regard to high school cadet programs. Most of what they provide is best practices that have been done through other departments. To the best of my knowledge the only requirements from the State are to have a copy of the resolution passed, signed, and submitted to BFS, and to have the consent form signed by all parties involved.

Given the lack of requirements and possibility of having a wide range of cadet programs, the Fire/Rescue Program Advisory Board and myself have created a CTC specific cadet handbook. The idea is this handbook will be used by all departments participating to keep all students on the same tract. The CTC specific cadet program is not meant to override any department's cadet program that is already in place or prevent any department from creating their own cadet program. In fact, I would encourage departments to create their own version of a high school cadet program for students that are not enrolled in the CTC Fire/Rescue Program. The material within the CTC Cadet Handbook comes from the materials the State provided as best practice, the IGAM, and CTC school policies/requirements.

The handbook has been designed with a plug and play mindset in order to keep it as easy as possible for all of you. [The handbook can be viewed here.](#)

I will get students paired up with a department, ideally within the jurisdiction in which they live. My hope is that each department would not have more than 1-2 cadets, but that will depend on how many departments will take on a cadet.

What I need from each department:

1. Please let me know if you are willing to sponsor a student, and how many students you would be willing to sponsor.
2. Adopt the resolution that is included in the handbook, if your municipality has not done so already.

I will be in contact with sponsoring departments in early September to complete the needed consent paperwork.

For reference here is an overview of student numbers at this time. This is subject to change up to Sept. 8.

SL Area - 3

GH Area - 6

West Ottawa Area - 5

Hudsonville Area - 7

Jenison Area - 6

Holland Area - 3

Hamilton/Saugatuck Area - 2

Allendale Area - 2

Zealand Area - 4

Home School - 2

I know this is all new to everyone involved. I'm sure this is far from perfect, and changes will need to be made in the future. It's certainly going to be clunky here in the beginning. I welcome any and all feedback to make this the best for all parties involved.

Feel free to reach out with any questions or if clarification is needed.

Thanks for your assistance with this.

RESOLUTION

Grand Haven Department of Public Safety RESOLUTION # _____ (A resolution supporting the Fire Cadet/Explorer Program)

WHEREAS, the City of Grand Haven, recognizes the importance of a properly staffed professional fire department, for the well-being of residents and visitors to our community, and

WHEREAS, it is further recognized that a Cadet/Explorer Program will help to assure the availability of competent, well-trained individuals to consider for future fire department vacancies, now

THEREFORE, be it resolved that the City of Grand Haven hereby authorizes the fire chief to establish and maintain a Cadet/Explorer Program within the fire department, comprised of individuals from 16 through 17 years of age, or 18 years of age if a full-time high school student.

I Maria Boersema, Clerk, certify that this is a true copy of the Resolution passed by the the City of Grand Haven on September 2, 2025

Maria Boersma

Return adopted resolution to:

Bureau of Fire Services

Fire Fighter Training Division

PO Box 30700

Lansing MI 48910

Email: LARA-BFS-Smoke@michigan.gov

CITY OF GRAND HAVEN

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



TO: Ashley Latsch - City Manager

CC: Emily Greene - Finance Director
Logan Cuddington - Streets and Utilities Manager
Dana Kollewehr - Assistant City Manager

FROM: Michael England - Director of Public Works

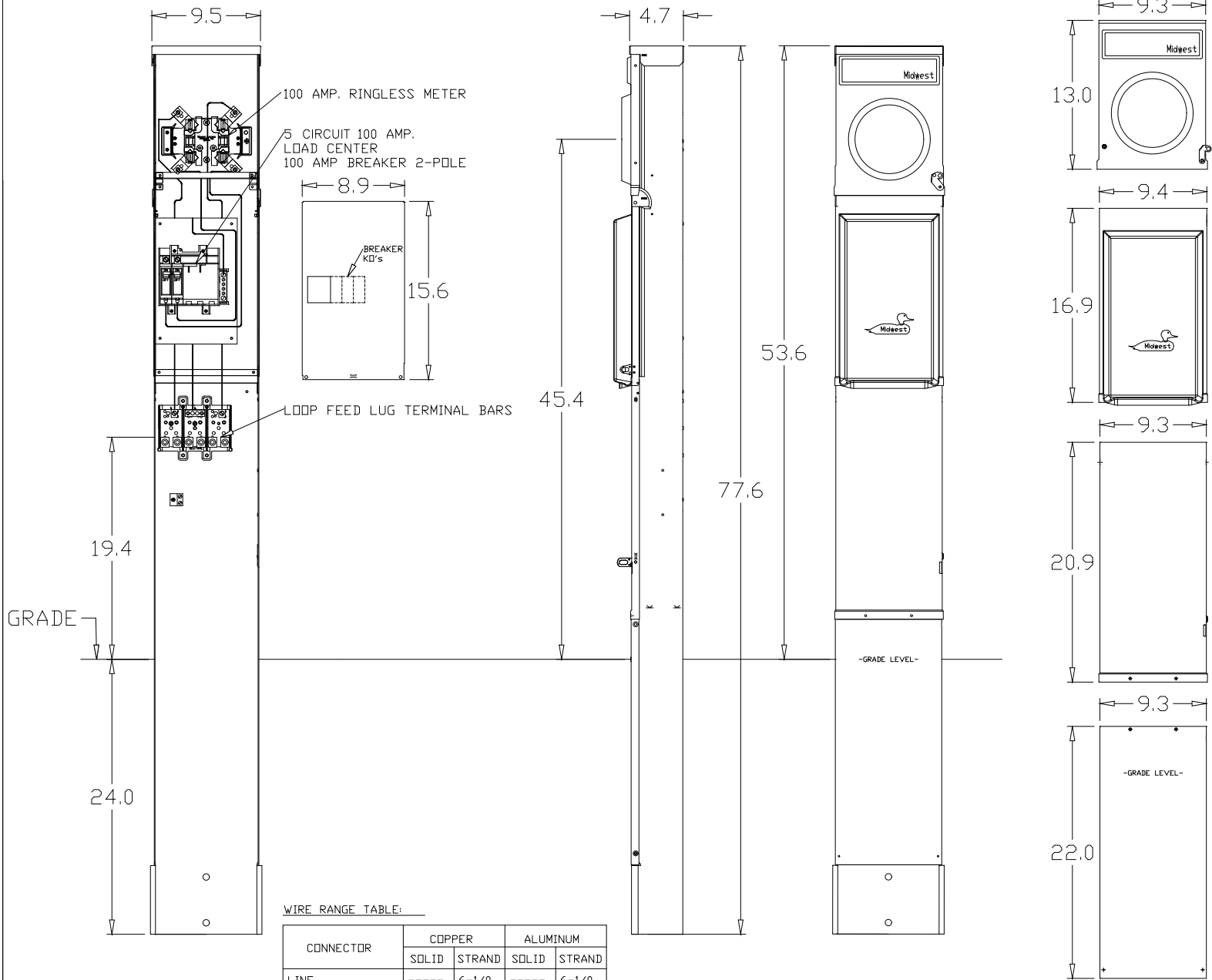
DATE: August 28, 2025

SUBJECT: Beechtree Electrical Meter Project

The City of Grand Haven, in partnership with the Board of Light and Power, is preparing to remove and update the electrical meters along the Beechtree corridor. The BLP is currently removing the old utility poles and replacing them. The meters are currently attached to the utility pole and are required to be removed off the existing poles and on their own stand-alone pedestal.

To do this work, the attached bid in the amount of \$45,500.00 was received by Apex Electric. The money will come from the Public Improvement Fund.

Staff requests that the City Council approve the bid from Apex Electric.



WIRE RANGE TABLE:

CONNECTOR	COPPER		ALUMINUM	
	SOLID	STRAND	SOLID	STRAND
LINE	-----	6-1/0	-----	6-1/0
LOAD	14-8	14-1/0	12-8	12-1/0
NEUTRAL	12-8	12-1/0	10-8	10-1/0
NEUTRAL	14-8	14-4	12-8	12-4
EQUIP. GRND.	12-8	12-2	12-8	12-2
POST LINE CONNECTORS SUITABLE FOR LOOP FEED	#2-250 KCMIL		#2-250 KCMIL	
EQUIP. GRND.	12-2	12-2	12-2	12-2

MIDWEST ELECTRIC PRODUCTS, INC.
Mankato, MN



Dr. By: JE
Ch. By: _____
CR: R0811402

* = Critical To Quality
Unless Otherwise Specified
AutoCad Generated
Tolerances On:
3 PL Decimals ± .010
2 PL Decimals ± .030
Fractions ± 1/32
Angles ± 1/2°
Holes ± .003
Dimensions Are In Inches

TITLE: R101CP6
OUTLINE DRAWING
DWG NO: 198B8604
SHEET 1 OF 1

SH58

Rev.1 CR R0811402 JE 1-23-08

Attachment D

From: [Brent Clark](#)
To: [Brent Clark](#)
Subject: Grand Haven Jeweler Redevelopment / A Perfect Storm in Downtown
Date: Thursday, August 21, 2025 10:52:18 PM

RE: Grand Haven Jeweler Redevelopment / A Perfect Storm in Downtown

Hon. Mayor Bob Monetza	cc: City Manager Ashley Latsch
City Council Members	cc: City Clerk Maria Boersma
cc Exec Asst Melissa Bos	cc: Asst CM Dana Kollewehr
cc: Planning Commission	cc: EDC/BRA Authority
cc: Downtown Development Authority	cc: City Planner Brian Urquhart

Melissa, please include this memo in the council's next meeting packet and in the appendix docs so the public can find it in the meeting agenda materials. Also, please include a copy of this memo in the next meeting packets of the noted committees, commissions, and authorities. Thank you. Brent Clark

Preamble

The request for an OPRA designation to redevelop the vacant Grand Haven Jeweler building is an intersection of state laws and area guidelines not understood by the public. It is a Perfect Storm in Downtown Grand Haven. One we've never encountered before.

- Michigan Brownfield laws
- Michigan OPRA laws
- Ottawa County Attainable Housing predictions
- City Tax Abatement Housing TIFs

Request

Please provide, at council's next open session, a brief presentation explaining each of the above.

- Show how they all knit together for this redevelopment project.
- Explain how using them as redevelopment tools finds us with a Brownfield District on the 200 block of Washington Ave in downtown Grand Haven.
- Explain how low rent attainable housing ends up on our most expensive downtown block.
- Explain why tax abatement Housing TIFs end up in our highest rent downtown district.

Perhaps a short slideshow with a flowchart, graphic illustrations, and an AI voiceover.

Maybe the city attorney. Maybe city staff. It will help the public understand the role each plays. It would be 30 minutes well spent.

Reasoning

Much of the public is confused (some quite troubled) with the city's support of this project using these tools. During its recent discussions, even council was unclear how we could end up with a Brownfield District at 224 Washington, Ave, an OPRA (obsolete property) designation for the vacant Grand Haven Jeweler building, and tax abatement Housing TIFs for the property. If all of this can happen downtown, is there any place in the city where it can't? OPRA's oftentimes suggest blight and contamination. Will our downtown risk that stigma?

Conclusion

This Grand Haven Jeweler redevelopment case gives council an opportunity to educate the public. Left confused, the public will bad-mouth the project and distrust the council. Council too often assumes the public can see issues through its eyes. It's better if council tries to see issues through the public's eyes. This is one of those times. Taking the time to educate and explain will help a lot.

Thank you. Brent Clark