



**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
AGENDA FOR
REGULAR COUNCIL MEETING
GRAND HAVEN CITY HALL*
COUNCIL CHAMBERS
519 WASHINGTON AVE
MONDAY, JUNE 1, 2026
7:30 PM**

1. MEETING CALLED TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. REAPPOINTMENTS TO BOARDS & COMMISSIONS

ATTACHMENT A

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

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

ATTACHMENT B

- A. June Pride Month Proclamation.

11. CONSENT AGENDA

ATTACHMENT C

- A. Approve the Special Work Session and Regular City Council meeting minutes for May 18, 2026.
- B. Approve the bills memo in the amount of \$1,320,556.68.
- C. Consideration by City Council of a resolution to approve the trade inspector contracts for Bob Modereske (Plumbing and Mechanical), Joel Hosko (Electrical), and Chad Warden (Building Inspector) and Phil Brummel (Building Inspector) for the contract term; July 1, 2026, through June 30, 2028.
- D. Approve a proclamation acknowledging June as Pride Month in the City of Grand Haven.

12. UNFINISHED BUSINESS

ATTACHMENT D

- A. Direct the City Treasurer to issue FY2025-26 snowmelt invoices in the total amount of \$73,511.29 to the applicable downtown snowmelt customers as designated on the Annual Snowmelt Billing 2026 list provided.

13. PUBLIC HEARING

ATTACHMENT E

- A. The Mayor opens a public hearing regarding a resolution to approve and adopt the Brownfield Plan for the South Village redevelopment project located at 724 Robbins Road, Grand Haven, MI 49417, for a period of 21 years.
- B. Mayor closes the public meeting.

14. NEW BUSINESS

ATTACHMENT F

- A. Consideration by City Council of a resolution to approve a new event on Thursdays during the summer of 2026 for Grand Haven Free Fridays to host concerts in various City parks.

Administration recommends approval.

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

Administration recommends approval.

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

Administration recommends approval.

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

Administration recommends approval.

15. CORRESPONDENCE & BOARD MEETING MINUTES

16. REPORT BY CITY COUNCIL

17. REPORT BY CITY MANAGER

18. CALL TO AUDIENCE–SECOND OPPORTUNITY

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

19. ADJOURNMENT

Attachment A

Board / Commission Online Application Submission

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

Date Sat 5/16/2026 8:58 PM

To Clerk <clerk@grandhaven.org>

First Name: Jerome

Last Name: Swifney

Home Address:

City: Grand Haven

State: MI

Zip Code: 49417

Phone Number:

Email:

I wish to be considered for: Reappointment

Application Choices: Cemetery Board

If You Chose Other Please Specify:

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

Are you over 21 years of age?: Yes

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

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

Educational Qualifications:

Place of Employment:

Type of Work Performed:

**Please List Other Relevant
Experience:**

Board / Commission Online Application Submission

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

Date Tue 5/19/2026 3:42 PM

To Clerk <clerk@grandhaven.org>

First Name: Joe

Last Name: middleton

Home Address:

City: grand haven

State: MI

Zip Code: 49417

Phone Number: 268-5555

Email: jmiddleton@grandhaven.org

I wish to be considered for: Reappointment

Application Choices: Duncan Park Commission

If You Chose Other Please Specify:

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

Are you over 21 years of age?: Yes

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

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

Educational Qualifications: Bachelor of Science MSU (1995)

Place of Employment: Bowman Consulting

Type of Work Performed: Registered Professional Engineer. Design of highway and roadway, included hydrologic and hydraulic studies for various projects around the country.

**Please List Other Relevant
Experience:**

Board / Commission Online Application Submission

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

Date Wed 4/22/2026 5:13 PM

To Clerk <clerk@grandhaven.org>

First Name: Erik

Last Name: Bye

Home Address:

City: Grand Haven

State: MI

Zip Code: 49417

Phone Number:

Email: erik_bye_m

I wish to be considered for: Reappointment

Application Choices: Historic Conservation District

If You Chose Other Please Specify:

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

Are you over 21 years of age?: Yes

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

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

Educational Qualifications: Bachelor of Science- Social Studies/History Master of Ed-
Technology

Place of Employment: Grand Haven Area Public Schools

Type of Work Performed: Teacher of History

**Please List Other Relevant
Experience:** I have been on the Historic Conservation District commission
for the last 5 1/2 years

Board / Commission Online Application Submission

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

Date Mon 5/11/2026 4:18 PM

To Clerk <clerk@grandhaven.org>

First Name: Amber

Last Name: Mendiola-Suarez

Home Address:

City: Grand Haven, MI

State: MI

Zip Code: 49417

Phone Number:

Email:

I wish to be considered for: Reappointment

Application Choices: Human Relations Commission

If You Chose Other Please Specify:

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

Are you over 21 years of age?: Yes

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

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

Educational Qualifications: Bachelor's Degree in Social Work

Place of Employment: Tri Cities YMCA, Bethany Christian Services, Network 180

Type of Work Performed: I am case manager for youth refugee program, a welcome center associate, and a clinician on a mental health mobile crisis team for Kent County

**Please List Other Relevant
Experience:** Director of Grand Haven Pride and Member of the Immigrant Justice Team at St. John's Episcopal Church

Board / Commission Online Application Submission

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

Date Sun 3/1/2026 2:37 PM

To Clerk <clerk@grandhaven.org>

First Name: John

Last Name: Siemion

Home Address:

City: Grand Haven

State: MI

Zip Code: 49417

Phone Number: 616-841-1111

Email: john@siemion.com

I wish to be considered for: Reappointment

Application Choices: Human Relations Commission

If You Chose Other Please Specify:

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

Are you over 21 years of age?: Yes

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

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

Educational Qualifications: Associates Degree of Computer Science from Davenport University 1998

Place of Employment: Retired from JSJ Corp December 2012

Type of Work Performed: Provide first tier user support. Track internal customer support requests; assist users in solving problems; provide problem resolution feedback. Purchase computers, peripherals, and software. Assist departments in determining computer needs and includes them in the departmental budget. Allocate and purchase hardware and software within prescribed budgetary constraints. Develop Remote Support of software from Central Location. Oversee the day-to-day

support of all PC based hardware, including Operating Systems (OS), at all JSJ locations. □ Manage all hardware issues including installations and configurations of PC's. Design and develop methods of tracking historical issues for all network attached devices. Plan upgrade path of all PC equipment whether old or new. Track all IS expenditures for any and all PC software/hardware purchases, keeping up to date account of all PC based capital purchased made against approved AR's, and reporting discrepancies to the IS Manager. □ Track all software licensing. Track all company software licenses and enforces the corporate policies on software licensing. □ Develop and maintain documentation for all PC systems. Document entire systems installation processes including operating systems, application software, and attached peripherals. Maintain current and previous status of GHSP computer assets, including location, usage, and historical changes.

Please List Other Relevant Experience: I have dedicated more than two decades to public education and community service. I served 22 years on the Grand Haven Area Public Schools (GHAPS) Board of Education, including eight years as Board President, where I focused on promoting academic excellence, fiscal responsibility, and inclusive school environments. I also contributed seven years as a member of the Ottawa Area Intermediate School District (OAISD) Board of Education, helping guide regional initiatives, support services, and collaborative programs that benefit students and districts across Ottawa County. In addition, I served four years on the Michigan Association of School Boards (MASB) Board of Directors, providing leadership on statewide policy, professional development, and advocacy efforts to strengthen public education throughout Michigan. Throughout my service, I have relied on a practical, problem-solving approach, a commitment to listening, and a dedication to fairness, equity, and inclusion in schools. My experience reflects my lifelong belief in the transformative power of education and the importance of strong, collaborative governance.

-- User IP Address: 47.225.112.149 User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/145.0.0.0 Safari/537.36 Edg/145.0.0.0

Board / Commission Online Application Submission

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

Date Sat 5/2/2026 11:43 AM

To Clerk <clerk@grandhaven.org>

First Name: Paige

Last Name: Howland

Home Address: [REDACTED]

City:

State:

Zip Code:

Phone Number:

Email: [REDACTED]

I wish to be considered for: Reappointment

Application Choices: Human Relations Commission

If You Chose Other Please Specify:

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

Are you over 21 years of age?: No

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

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

Educational Qualifications: Grand Haven High School Junior

Place of Employment: Grand Traverse Pie Company

Type of Work Performed: Customer service and cleaning

**Please List Other Relevant
Experience:** Girl Scouts, leadership teams, marching band section leader

Board / Commission Online Application Submission

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

Date Tue 4/21/2026 11:33 AM

To Clerk <clerk@grandhaven.org>

First Name: Todd

Last Name: Anthes

Home Address:

City: Grand Haven

State: MI

Zip Code: 49417

Phone Number:

Email:

I wish to be considered for: Reappointment

Application Choices: Main Street DDA

If You Chose Other Please Specify:

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

Are you over 21 years of age?: Yes

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

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

Educational Qualifications: Bachelor of Arts; Juris Doctor; Master of Taxation, etc.

Place of Employment: Scholten Fant

Type of Work Performed: Attorney

**Please List Other Relevant
Experience:** Prior service on DDA; numerous boards and commissions,
including Chamber, YMCA, etc.

Board / Commission Online Application Submission

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

Date Wed 4/22/2026 10:26 AM

To Clerk <clerk@grandhaven.org>

First Name: Jerry

Last Name: Troke

Home Address: 11000 11th St

City: Grand Haven

State: MI

Zip Code: 49425

Phone Number:

Email: jerry.troke@gmail.com

I wish to be considered for: Reappointment

Application Choices: Musical Fountain Committee

If You Chose Other Please Specify:

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

Are you over 21 years of age?: Yes

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

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

Educational Qualifications:

Place of Employment: Retired

Type of Work Performed:

**Please List Other Relevant
Experience:**

Board / Commission Online Application Submission

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

Date Mon 5/4/2026 10:54 AM

To Clerk <clerk@grandhaven.org>

First Name: Richard

Last Name: Norton

Home Address:

City: Grand Haven

State: MI

Zip Code: 49417

Phone Number:

Email: -

I wish to be considered for: Reappointment

Application Choices: Zoning Board of Appeals

If You Chose Other Please Specify:

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

Are you over 21 years of age?: Yes

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

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

Educational Qualifications: University of Minnesota, BA Michigan State University College
of Law, JD

Place of Employment:

Type of Work Performed:

**Please List Other Relevant
Experience:** Reappointment

Attachment B



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



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

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

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

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

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

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

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

Robert Monetza
Mayor, City of Grand Haven



Attachment C

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
SPECIAL CITY COUNCIL WORK SESSION
MONDAY, MAY 18, 2026**

The Special Work Session of the Grand Haven City Council was called to order at 7:00 p.m. by Mayor Bob Monetza in the Council Chambers of Grand Haven City Hall at 519 Washington Ave, Grand Haven, MI 49417.

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

Absent: None.

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

PRESENTATION

Assistant City Manager Dana Kollewehr presented on the history of the sale of the property at 520 S Harbor Drive, known as the Diesel Plant, to Lakewood Construction and CLRED.

Kyle Engbers from Lakewood Construction shared that the original intent for the redevelopment project at the Diesel Plant was to salvage the building and turn it into a restaurant and event center. After purchasing the building, Lakewood received two letters of intent for a tenant, but both turned out to be unsuccessful, and CLRED had to divest from the project. Shortly after CLRED divested, Capstone joined as an investor in the project. After testing the roof and concrete for structural integrity, the developers learned that saving the building was not a financially viable option.

John Groothuis of Capstone shared Capstone's history with the building and their proposal for the property that was not selected. After investing in the project with Lakewood Construction, John shared their new proposal for the site. The current structure would be torn down, and a replica of the original building would be constructed, along with two additional new structures. The plans include 19 attached housing units (7 in the replica structure, 8 in the second structure, 4 in the third structure), along with a restaurant space.

The presentation was informational only, and official plans have not yet been submitted to the city for review. City Council members provided preliminary feedback to the developers.

ADJOURNMENT

Mayor Monetza adjourned the meeting at 7:30 p.m.

Robert Monetza, Mayor

Maria Boersma, City Clerk

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, MAY 18, 2026**

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

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

Absent: None.

Others Present: City Manager Ashley Latsch, City Clerk Maria Boersma, Assistant City Manager Dana Kollewehr, Finance Director Emily Greene, Public Safety Director Nichole Hudson, and Public Works Director Michael England.

INVOCATION/PLEDGE OF ALLEGIANCE

APPOINTMENTS

APPROVAL OF CONSENT AND REGULAR AGENDAS

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

26-091 Council Member **Kallio** moved, seconded by Council Member **Lyon**, to amend the agendas by moving Consent Agenda Items D and E to New Business C and D.

Roll Call Vote:

This motion carried unanimously.

26-092 Mayor Pro-tem **Dora** moved, seconded by Council Member **Fritz**, to approve the agendas as amended.

Roll Call Vote:

This motion carried unanimously.

FIRST CALL TO AUDIENCE

Cecil Bradshaw, 31 Sherman: Commented on Diesel Plant Redevelopment Project.

Cathy Krammer, 523 Nathan's Way: Commented on the quality of the sidewalks in the city.

Lita Bazuin, Human Relations Commission Member: Encouraged people to attend the Mosaics for Mental Health event on Saturday, May 30th, from 1:00 p.m. – 3:00 p.m.

PRESENTATION

Gand Haven Area Public Schools Superintendent, Kristin Perkowski, presented on the district's recently adopted Facilities Master Plan. The plan would retain five of the current elementary schools, convert White Pines and Griffin into a new combined Grades 5-8 campus, make career readiness upgrades to the High School campus, and renovate the current Lakeshore Middle School building. The plan is divided into multiple phases. The district is considering placing a bond for Phase 1 on the November 2026 ballot. Phase 1 includes significant upgrades to three elementary schools: Ferry, Peach Planes, and Rosy Mound. Phase 1 also includes the purchase of new buses, technology upgrades, and the purchase of musical instruments.

Public Safety Director Nichole Hudson presented the Heart Safe Community Proclamation.

Mayor Monetza presented the National Public Works Week Proclamation.

CONSENT AGENDA.

26-093 Approve the Regular City Council Meeting Minutes of May 4, 2026.

26-094 Approve the Special Joint City Council/Board of Light and Power Meeting Minutes of May 7, 2026.

26-095 Approve the bill's memo in the amount of \$1,302,660.49. **Attachment A**

26-096 Approve Task Order 033, Task 042, North Channel CCR Removal Project with HDR of Michigan in the not-to-exceed amount of \$22,162.00, contingent upon approval from the Board of Light and Power.

26-097 Approve the Heart Safe Community Proclamation. **Attachment B**

26-098 Approve the National Public Works Week Proclamation. **Attachment C**

Council Member **Fritz** moved, seconded by Council Member **Kallio**, to approve the Consent Agenda as amended.

Roll Call Vote:

This motion carried unanimously.

NEW BUSINESS

26-099 Mayor Pro-tem **Dora** moved, seconded by Council Member **Lyon**, to approve a Michigan Grant in Aid Program Boating Access Site Development Project Agreement with the Michigan Department of Natural Resources for the Flahive Boating Access Site Project.

Roll Call Vote:

This motion carried unanimously.

26-100 Council Member **Fritz** moved, seconded by Mayor Pro-tem **Dora**, to approve the Grand Haven Area Water and Sewer Extension Agreement with Grand Haven Charter Township.

Roll Call Vote:

This motion carried unanimously.

26-101 Council Member **Fritz** moved, seconded by Council Member **Kallio**, to approve the proposed FY 2026-2027 budget, millage rates, 1% tax administration fee, fee schedule, and capital plan for the City of Grand Haven fiscal year beginning July 1, 2026, and ending June 30, 2027.

Roll Call Vote:

This motion carried unanimously.

Council Member Fritz moved, seconded by Council Member Kallio, to direct the City Treasurer to issue FY 2025-2026 snowmelt invoices in the total amount of \$114,016.94 to the applicable downtown snowmelt customers as designated on the Annual Snowmelt Billing 2026 list.

26-102 Mayor Pro-tem **Dora** moved, seconded by Council Member **Lyon**, to postpone the motion until the next City Council Meeting and after staff comes up with an alternative distribution of cost for the FY 2025-2026 snowmelt billing and all future snowmelt billings.

Roll Call Vote:

This motion carried unanimously.

REPORT BY CITY COUNCIL

Council Member Fritz shared that the Kite Festival was a fantastic event, and the Pub Crawl was busy.

Council Member Lyon thanked all the Military Service Men and Women ahead of Memorial Day.

Mayor Pro-tem Dora thanked all of the Military Service Members and shared that he is looking forward to all the scheduled events for the upcoming summer.

Council Member Kallio thanked all of the Military Service Members.

Mayor Monetza encouraged everyone to attend the Memorial Day Parade and the Ceremony hosted at the Waterfront Stadium. Mayor Monetza attended the Building Michigan Communities Conference and shared that the conference had good information, and he hopes to see them present locally in the future.

CITY MANAGER REPORT

City Manager Ashley Latsch thanked the Finance Staff and City Council for their work creating and passing the Fiscal Year 2026-2027 budget and thanked the Public Works staff for their work on prepping the city for the summer and other seasonal projects.

CALL TO AUDIENCE SECOND OPPORTUNITY

Matthew Braginton, Caretaker for the Pere Marquette Locomotive: Commented on resources for repainting the locomotive.

ADJOURNMENT

After hearing no further business, Mayor Monetza adjourned the meeting at 8:53 p.m.

Robert Monetza, Mayor

Maria Boersma, City Clerk

Regular City Council Meeting Minutes
Monday, May 18, 2026
Page 5

Attachment A

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

05.18.26

FUND NUMBER	FUND NAME	WARRANT 05.06.26	ACH WARRANT 05.13.26	WARRANT 05.13.26	CREDIT CARD WARRANT 05.12.26	TOTALS
101	General Fund	\$22,082.00	\$44,945.02	\$63,225.56	\$12,816.55	\$143,069.13
151	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202	Major Street Fund	\$1,752.02	\$2,457.60	\$83.48	\$765.10	\$5,058.20
203	Local Street Fund	\$416.52	\$429.95	\$83.47	\$765.09	\$1,695.03
235	Public Safety Millage Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
242	Brfd LBRF TIF Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
243	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
244	Economic Development Corp Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
245	Downtown TIF Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
246	Brownfield TIF GL Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248	Grand Haven Main Street.DDA Fund	\$126.82	\$596.00	\$2,582.72	\$2,124.19	\$5,429.73
272	2008/17 UTGO Inf Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
273	2014 LTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
274	2015 UTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
276	LightHouse Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
278	Community Land Trust Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
352	Brownfield TIF Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
372	2008/17 UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
373	2014 LTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
374	2015 UTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
375	Public Safety Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
384	2020 LTGO Bond - Warber Drain Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
394	Downtown TIF Debt Fund	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00
401	Public Improvements Fund	\$0.00	\$23,694.00	\$0.00	\$0.00	\$23,694.00
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
410	Harbor Island Remediation Fund	\$0.00	\$0.00	\$0.00	\$380.09	\$380.09
435	Public Safety Capital Project Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456	2008/17 UTGO Inf Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
457	2014 LTGO Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
458	2015 UTGO Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Recreation Authority	\$0.00	\$0.00	\$0.00	\$817.52	\$817.52
509	Sewer Authority Operating	\$5,480.52	\$793,817.64	\$0.00	\$365.91	\$799,664.07
509	Sewer Authority SL Force Main	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	Sewer Authority Plant Mod	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2013 Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-SLPS/Force Main Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-Local Lift Station Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2018 Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Operating	\$8,713.35	\$1,267.13	\$8,568.36	\$341.64	\$18,890.48
510	NOWS Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
581	Airport Fund	\$65.18	\$187.83	\$217.17	\$0.00	\$470.18
590	City Sewer Fund	\$770.30	\$226,656.07	\$1,786.57	\$0.00	\$229,212.94
591	City Water Fund	\$3,817.63	\$8,094.44	\$9,921.66	\$0.00	\$21,833.73
594	Marina Fund	\$4,852.09	\$7,700.97	\$4,814.83	\$2,703.18	\$20,071.07
597	Boat Launch Fund	\$40.01	\$13.32	\$0.00	\$0.00	\$53.33
661	Motor Pool Fund	\$1,994.40	\$28,520.86	\$530.87	\$186.60	\$31,232.73
677	Self Insurance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
678	OPEB/Retiree Benefits Fund	\$0.00	\$0.00	\$88.26	\$0.00	\$88.26
679	Health Benefits Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
704	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$50,110.84	\$1,139,380.83	\$91,902.95	\$21,265.87	\$1,302,660.49

\$1,302,660.49 Total Approved Bills
 \$88.26 Minus eligible bills for release without prior approval: including Utility,
 \$1,302,572.23 Retirement, Insurance, Health Benefit, and Tax Collection Funds

Attachment B

**CITY OF GRAND HAVEN PROCLAMATION
Recognizing and Supporting HEARTSafe Community
Designation**

WHEREAS, sudden cardiac arrest is a leading cause of death in the United States, affecting more than 350,000 individuals annually outside of hospitals, and survival depends greatly on immediate intervention including cardiopulmonary resuscitation (CPR) and the use of automated external defibrillators (AEDs);

WHEREAS, the likelihood of survival decreases significantly with each minute that passes without CPR or defibrillation, making rapid community response critical to saving lives;

WHEREAS, HEARTSafe Community initiatives promote a coordinated, community-wide approach to improving cardiac arrest survival through widespread CPR training, public access to AEDs, and the implementation of advanced emergency response practices;

WHEREAS, these initiatives encourage collaboration among local government, emergency medical services, fire and police departments, healthcare providers, schools, businesses, and community organizations to strengthen the "chain of survival" and improve outcomes for residents;

WHEREAS, establishing a HEARTSafe Community reflects a commitment to public health, safety, preparedness, and resilience, ensuring that residents and visitors alike are better protected in the event of a cardiac emergency;

WHEREAS, communities that adopt HEARTSafe standards demonstrate leadership in preventative health, emergency readiness, and community engagement, serving as models for others seeking to reduce preventable deaths;

NOW, THEREFORE, BE IT RESOLVED, that the City of Grand Haven hereby recognizes and supports the pursuit of designation as a HEARTSafe Community and commits to fostering partnerships, increasing awareness, expanding CPR and AED training, and strengthening emergency response systems to protect the lives of its residents.

IN WITNESS WHEREOF, this proclamation is adopted this
____ day of _____, 2026. _____ Mayor, City of
Grand Haven

Attachment C

CITY OF GRAND HAVEN, MICHIGAN NATIONAL PUBLIC WORKS WEEK PROCLAMATION

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and the public health, high quality of life and well-being of the people of Grand Haven; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment, solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Grand Haven to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction are vitally dependent upon the efforts and skills of public works officials, and;

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association, be it now.

NOW, THEREFORE, I, Robert Monetza, Mayor of the City of Grand Haven, do hereby proclaim the week May 17–23, 2026 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF under my signature and Seal of the City of Grand Haven, State of Michigan, this 18th, day of May, in the year two thousand twenty-six.

Robert Monetza, Mayor

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

06.01.26

FUND NUMBER	FUND NAME	WARRANT 05.20.26	ACH WARRANT 05.27.26	WARRANT 05.27.26	VOIDS	TOTALS
101	General Fund	\$35,726.67	\$72,788.18	\$28,876.76	\$5,000.00	\$132,391.61
151	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202	Major Street Fund	\$3,299.67	\$22,440.38	\$81.46	\$0.00	\$25,821.51
203	Local Street Fund	\$1,125.31	\$1,384.33	\$81.47	\$0.00	\$2,591.11
235	Public Safety Millage Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
242	Brfd LBRF TIF Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
243	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
244	Economic Development Corp Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
245	Downtown TIF Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
246	Brownfield TIF GL Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248	Grand Haven Main Street DDA Fund	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00
272	2008/17 UTGO Inf Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
273	2014 LTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
274	2015 UTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
276	LightHouse Maintenance Fund	\$1,890.00	\$26,000.00	\$0.00	\$0.00	\$27,890.00
278	Community Land Trust Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
352	Brownfield TIF Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
372	2008/17 UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
373	2014 LTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
374	2015 UTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
375	Public Safety Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
384	2020 LTGO Bond - Warber Drain Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
394	Downtown TIF Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
401	Public Improvements Fund	\$0.00	\$724.92	\$28,929.00	\$0.00	\$29,653.92
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
410	Harbor Island Remediation Fund	\$0.00	\$180,460.87	\$0.00	\$0.00	\$180,460.87
435	Public Safety Capital Project Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456	2008/17 UTGO Inf Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
457	2014 LTGO Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
458	2015 UTGO Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Recreation Authority	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	Sewer Authority Operating	\$1,940.60	\$168,921.81	\$8,636.99	\$0.00	\$179,499.40
509	Sewer Authority SL Force Main	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	Sewer Authority Plant Mod	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2013 Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-SLPS/Force Main Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-Local Lift Station Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2018 Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Operating	\$46,631.89	\$39,094.76	\$0.00	\$0.00	\$85,726.65
510	NOWS Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
581	Airport Fund	\$558.90	\$56,469.60	\$0.00	\$0.00	\$57,028.50
590	City Sewer Fund	\$146.60	\$192,806.75	\$919.05	\$0.00	\$193,872.40
591	City Water Fund	\$562.97	\$236,287.13	\$11,390.22	\$0.00	\$248,240.32
594	Marina Fund	\$2,059.53	\$4,195.12	\$4,716.39	\$0.00	\$10,971.04
597	Boat Launch Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
661	Motor Pool Fund	\$2,004.06	\$6,264.44	\$1,331.09	\$0.00	\$9,599.59
677	Self Insurance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
678	OPEB/Retiree Benefits Fund	\$40,236.70	\$0.00	\$1,167.09	\$0.00	\$41,403.79
679	Health Benefits Fund	\$91.80	\$0.00	\$0.00	\$0.00	\$91.80
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$0.00	\$53,837.44	\$40,826.73	\$0.00	\$94,664.17
704	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

\$136,274.70 \$1,061,675.73 \$127,606.25 \$5,000.00 \$1,320,556.68

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

GRAND HAVEN DEPARTMENT OF PUBLIC SAFETY



OFFICE OF THE DIRECTOR

DATE: May 20, 2026
TO: Ashley Latsch, City Manager
FROM: Nichole Hudson, Director of Public Safety
RE: A Motion to Approve Trade Inspectors Contracts for July 1, 2026, until June 30, 2028.

This memo is to formally request a motion to approve the trade inspector contracts for Bob Modreske (Plumbing and Mechanical), Joel Hosko (Electrical), and Chad Warden (Building Inspector) and Phil Brummel (Building Inspector) for the contract term as presented.

Every two years, the City renews contracts for our trades inspectors, Bob Modreske (Plumbing and Mechanical) and Joel Hosko (Electrical). The proposed contracts will cover the period of July 1, 2026 through June 30, 2028. Their fees have changed slightly since the last contract period; however, the fee schedule for FY 2026–2027 has been updated to recover those costs.

In addition, the City maintains contracts with qualified building inspectors who provide coverage when Building Official Tom Bruursema is unavailable. These inspectors include Chad Warden (currently under contract) and Phil Brummel (currently under contract). These services are used on a limited basis but are important to ensure inspections continue without delay when the Building Official is attending training, on vacation, or otherwise unavailable.

All inspectors have reviewed the proposed contracts and indicated their approval.

MECHANICAL AND PLUMBING INSPECTION SERVICE AGREEMENT

This Mechanical and Plumbing Inspection Services Agreement is made as of July 1, 2026, between the City of Grand Haven, a Michigan municipal corporation, whose address is 519 Washington Ave., Grand Haven, MI 49417 (the "City"), and West Shore Inspections LLC whose address is 2644 15th St, Hopkins, MI 49328.

RECITALS

- A. The City is a home rule city that has decided to enforce the State Construction Code including the State building, electrical, mechanical, and plumbing codes as well as the International Property Maintenance Code, (collectively referred to as the "Codes").
- B. West Shore retains personnel who are properly licensed and certified to perform mechanical and plumbing permitting, inspecting and enforcement services under the Codes, and is in the business of providing these services for municipalities in Michigan, subject to the oversight of municipal building officials.
- C. The City desires to hire the services of West Shore Inspections to perform mechanical and plumbing code permitting, inspection and enforcement services for the City's Community Development Department, subject to the oversight of municipal building officials.

TERMS AND CONDITIONS

NOW, THEREFORE, the parties agree to the following terms:

1. Retention of WestShore The City retains West Shore as an independent contractor providing permitting, inspection and enforcement services under the Codes within the City limits on an "as needed" basis. West Shore hereby agrees to provide such services when requested by the City. Specifically, West Shore shall provide the services of Bob Modreske who shall act as the City's mechanical and plumbing inspector and mechanical and plumbing code enforcement officer.
2. Duties of West Shore: West Shore shall have and agrees to perform the following duties:
 - a. All mechanical and plumbing permitting, inspecting and enforcing services under the Codes;
 - b. Acquire and maintain a full working knowledge of the Codes, to the extent permitted by State law;
 - c. Complete and provide to the City a permanent record of the duties performed pursuant to this Agreement;
 - d. Process and deliver permits, inspection certificates and notices of violation as may be required under the Codes, after issuance of such documents have been approved by the City's building official;
 - e. Consult with and assist the City, its administrative staff and its attorneys with respect to problems with particular construction projects, prosecutions for violations of the Codes, questions of interpretation or application of the mechanical and plumbing portions of the Codes and other matters relating to the performance of inspections and the enforcement of the mechanical and plumbing portions of the Codes;
 - f. Perform all duties in a timely and competent manner satisfactory to the City; and

g. Assure all persons performing duties under this agreement have and maintain all license, certifications and other credentials or approvals required to perform the services West Shore is obligated to perform under this Agreement.

3. Compensation: As compensation for services to be provided by West Shore, the City agrees to pay \$75.00 per inspection and \$125.00 per plan review actually performed by West Shore. When there are inspection requests for a project with multiple identical units that require the same inspection at the same time, such inspections will be paid at a rate of \$75.00 per every 2 inspections or fraction thereof.

4. Hours: Inspector will be reasonably available for inspection service demands on a schedule mutually developed with the Department of Public Safety.

5. Independent Contractor: West Shore acknowledges that in performance of all work and duties pursuant to the Agreement, West Shore shall be at all times performing as an independent contractor. Except for compliance with the provisions of this Agreement, the City shall neither have nor exercise any control or direction over the methods and means by which West Shore performs its duties and work. West Shore shall provide and maintain, at its sole expense, all equipment and supplies necessary to perform the duties required under this Agreement and to pay all ancillary expenses related to such performance. West Shore shall provide for its own transportation for the performance of duties under this Agreement and shall be responsible for all expenses related to the operation of the motor vehicle(s), including without limitation, fuel, repair, maintenance, insurance and other incidental expenses.

6. Insurance, Worker's Compensation, Indemnification:

a. Vehicle Insurance. West Shore, at its sole expense, shall secure and maintain in force comprehensive motor vehicle liability insurance during the term of this Agreement and shall provide the City with a copy of the certificate of insurance upon request from the City.

b. Comprehensive General Liability Insurance. West Shore, at its sole expense, shall secure and maintain in force comprehensive general liability insurance during the term of the Agreement and shall provide the City with a copy of the certificate of insurance upon request from the City. Such insurance shall include the City as an additional named insured and shall provide general liability coverage for property damage and personal injury (including death) arising from any act or omission of EIS in the minimum coverage limits:

- i. \$1,000,000 per occurrence; and
- ii. \$2,000,000 aggregate.

c. Worker's Compensation Insurance. West Shore, at its sole expense, shall secure and maintain in force worker's compensation insurance during the term of this Agreement, in compliance with applicable laws.

7. Governmental Function: The parties agree that the duties performed under this Agreement are governmental functions in accordance with the Codes. No party shall waive or otherwise act to jeopardize any immunity available to the other party.

8. Indemnification: West Shore agrees to indemnify and hold harmless the City and its officers, employees, representatives and agents from and against all claims, demands, actions, causes of action, losses, liability and costs/expenses (including reasonable attorney fees) in any manner arising from or related to West Shore's acts and omissions in matters involving its duties and responsibilities under this Agreement. Each party shall notify the other party of any knowledge and information which may result

in a claim against either of them, and shall cooperate with the other party whenever any claim is filed against either party involving, in any manner, the performance of this Agreement.

9. Enforcement Duties: West Shore shall not have authority and discretion to issue citations for violations of the mechanical code, plumbing code, or any other Code but shall recommend enforcement action to the City Building Official who does have said authority. If West Shore/Bob Modreske is required to attend court for such purpose, then it shall receive additional compensation of \$125.00 per hour for such time, measured from when West Shore personnel are obligated to arrive at court and when they are released from any obligation for the day.

10. Term: The term of this agreement commences immediately upon signing or July 1, 2026, whichever occurs last, and exists until June 30, 2028, unless terminated by either party by giving 60 days written notice to the other party. However, the City may immediately terminate this Agreement if West Shore is not capable of performing the services required by this Agreement.

12. Miscellaneous: This agreement shall constitute the full agreement and understanding of the parties. Any modification or alteration of it shall be in writing and signed by both parties

The parties have signed this Agreement as of the date first written above.

City of Grand Haven

Name, _____

By: _____
Robert Monetza, Mayor

By: _____
Bob Modereske

By: _____
Maria Boersma, Interim Clerk

Date signed: _____, 2026

Date signed: _____, 2026

ELECTRICAL INSPECTION SERVICE AGREEMENT

This Electrical and Building Inspection Services Agreement is made as of July 1, 2026 between the City of Grand Haven, a Michigan municipal corporation, whose address is 519 Washington Ave., Grand Haven, MI 49417 (City), and Joel Hosko, whose address is 3926 Brickyard Rd., Twin Lake MI 49457

RECITALS

- A. The City is a home rule city that has decided to enforce the State Construction Code including the State building, electrical, mechanical, and plumbing codes as well as the International Property Maintenance Code, (collectively referred to as the "Codes").
- B. Inspector is an Electrical Inspector who is properly licensed and certified to perform electrical permitting, plan review, and inspecting and enforcement services under the codes, and is in the business of providing these services for municipalities in Michigan, subject to the oversight of municipal building officials.
- C. The City desires to hire the services of the Inspector to perform electrical code permitting, plan review, inspection, and enforcement services for the City's Department of Public Safety, subject to the oversight of municipal building officials.

TERMS AND CONDITIONS

NOW, THEREFORE, the parties agree to the following terms:

1. Retention: The City retains the Inspector as an independent contractor providing electrical permitting, inspection and enforcement services under the Codes within the City limits on an "as needed" basis. Inspector hereby agrees to provide such services when requested by the City. Specifically, Inspector shall act as the City's Electrical Inspector as needed.
2. Duties of Inspector:
 - a. Electrical plan review, inspection and enforcement services under the codes.
 - b. Acquire and maintain a full working knowledge of the codes.
 - c. Complete and provide to the City a permanent record of the duties performed pursuant to this agreement.
 - d. Process and deliver permits, plan review summaries, inspection certificates, and notices of violation as may be required under the codes, after issuance of such documents have been approved by the City's building official.
 - e. Consult with and assist the City, its administrative staff and its attorneys with respect to problems with particular construction projects, prosecutions for violations of the codes, questions of interpretation or application of the State Electrical and Building Code and other matters relating to the performance of inspections and the enforcement of the State Electrical and Building Codes.
 - f. Perform all duties in a timely and competent manner satisfactory to the City.
3. Compensation: As compensation for services to be provided to the Inspector, the City agrees to pay \$75.00 per inspection and \$75.00 per plan review actually performed. Inspection includes reviewing permit applications prior to issuing a permit. When there are inspection requests for a project with multiple identical units that require the same inspection at the same time, such inspections will be paid at a rate of \$75.00 per every 2 inspections or fraction thereof.

4. Hours: Inspector will be reasonably available for inspection service demands on a schedule mutually developed with the Department of Public Safety.

5. Independent Contractor: Inspector acknowledges that in performance of all work and duties pursuant to the Agreement, he shall be at all times performing as an independent contractor hired by the City of Grand Haven. Except for compliance with the provisions of this Agreement, the City shall neither have nor exercise any control or direction over the methods and means by which the Inspector performs his duties and work. Inspector shall provide and maintain, at his sole expense, all equipment and supplies necessary to perform the duties required under this agreement and to pay all ancillary expenses related to such performance. Inspector shall provide for his own transportation for the performance of duties under this agreement and shall be responsible for all expenses related to the operation of the motor vehicle(s), including without limitation, fuel, repair, maintenance, insurance and other incidental expenses.

No other financial or personnel employment benefits are included under this agreement.

6. Insurance, Worker's Compensation, Indemnification:

a. Vehicle Insurance. Inspector, at his sole expense, shall secure and maintain in force comprehensive motor vehicle liability insurance during the term of this Agreement and shall provide the City with a copy of the certificate of insurance upon request from the City.

b. Comprehensive General Liability Insurance. Inspector, at his sole expense, shall secure comprehensive general liability insurance during the term of the agreement and shall provide the City with a copy of the insurance certificate upon request. Such insurance shall include the City as an additional named insured party and shall provide general liability coverage for property damage and personal injury (including death) arising from any act or omission of the Inspector in the minimum coverage limits:

i. \$1,000,000 per occurrence; and

ii. \$2,000,000 aggregate

c. Worker's Compensation Insurance. Inspector, at his sole expense, shall secure and maintain in force worker's compensation insurance during the term of this agreement, in compliance with applicable laws.

7. Governmental Function: The parties agree that the duties performed under this Agreement are governmental functions in accordance with the codes. No party shall waive or otherwise act to jeopardize any immunity available to the other party.

8. Indemnification: Inspector agrees to indemnify and hold harmless the City and its officers, employees, representatives and agents from and against all claims, demands, actions, causes of action, losses, liability and costs/expenses (including reasonable attorney fees) in any manner arising from or related to his acts and omissions in matters involving his duties and responsibilities under this agreement.

Each party shall notify the other party of any knowledge and information which may result in a claim against either of them, and shall cooperate with the other party whenever any claim is filed against either party involving, in any manner, the performance of this Agreement.

9. Enforcement Duties: Inspector shall not have authority and discretion to issue citations for violations of the Michigan Electrical Code, but shall recommend enforcement action to the City Building Official who does have said authority. If the Inspector is required to attend court for such purpose, then

he shall receive additional compensation of \$75.00 per hour for such time, measured from when he is obligated to arrive at court and when he is released from any obligation for the day.

10. Term: The term of this agreement commences immediately upon signing by the Mayor of Grand Haven and exists until June 30, 2028, unless terminated by either party for any reason by giving 60 days written notice to the other party. However, the City may immediately terminate this agreement if the Inspector is not reasonably available as determined by the City or capable of performing the services required by this agreement.

12. Miscellaneous: This agreement shall constitute the full agreement and understanding of the parties. Any modification or alteration of it shall be in writing and signed by both parties

City of Grand Haven

Joel Hosko, Electrical Inspector

By: _____
Robert Monetza, Mayor

By:  _____
Joel Hosko

By: _____
Maria Boersma, City Clerk

Date: 3-4, 2026

Date: _____, 2026



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER G Wilkinson Inc. DBA Wilk And Son Insurance 1477 E. Apple Ave Muskegon, MI 49442 Tina M Esparza	231-777-3945	CONTACT NAME: Theresa Wilkinson PHONE (A/C, No, Ext): 231-777-3945 FAX (A/C, No): 231-773-7311 E-MAIL ADDRESS:																				
	<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A:</td> <td>Acuity</td> <td>14184</td> </tr> <tr> <td>INSURER B:</td> <td></td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Acuity	14184	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:	
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INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						
INSURED Maple Island Electrical Llc 3926 Brickyard Rd Twin Lake, MI 49457																						

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR X Business Owners GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ZM8933	05/06/2026	05/06/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
ELECTRICAL WORK - WITHIN BUILDINGS

CERTIFICATE HOLDER City of Grand Haven 525 Washington Ave Grand Haven, MI 49417	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Tina M Esparza

BUILDING INSPECTION SERVICE AGREEMENT

This Building Inspection Services Agreement is made as of July 1, 2026, between the City of Grand Haven, a Michigan municipal corporation, whose address is 519 Washington Ave., Grand Haven, MI 49417 (the "City"), and Chad Warden, whose address is 52 S. 152nd Avenue, Holland, MI.

RECITALS

- A. The City is a home rule city that has decided to enforce the State Construction Code including the State building, electrical, mechanical, and plumbing codes as well as the International Property Maintenance Code, (collectively referred to as the "Codes").
- B. Chad Warden is a Building Inspector who is properly licensed and certified to perform building permitting, inspecting and enforcement services under the Codes, and is in the business of providing these services for municipalities in Michigan, subject to the oversight of municipal building officials.
- C. The City desires to hire the services of Chad Warden to perform building code permitting, inspection and enforcement services for the City's Department of Public Safety, subject to the oversight of municipal building officials.

TERMS AND CONDITIONS

NOW, THEREFORE, the parties agree to the following terms:

- 1. Retention of Chad Warden: The City retains Chad Warden as an independent contractor providing permitting, inspection and enforcement services under the Codes within the City limits on an "as needed" basis. Chad Warden hereby agrees to provide such services when requested by the City. Specifically, Chad Warden shall act as the City's Building Inspector during the absence of the City's Building Official (or) during times of increased workload as determined by the Director of Public Safety.
- 2. Duties of Chad Warden:
 - a. All building inspection and enforcing services under the Codes;
 - b. Acquire and maintain a full working knowledge of the Codes, to the extent permitted by State law;
 - c. Complete and provide to the City a permanent record of the duties performed pursuant to this Agreement;
 - d. Process and deliver permits, inspection certificates and notices of violation as may be required under the Codes, after issuance of such documents have been approved by the City's building official;
 - e. Consult with and assist the City, its administrative staff and its attorneys with respect to problems with particular construction projects, prosecutions for violations of the Codes, questions of interpretation or application of the State Building Code and other matters relating to the performance of inspections and the enforcement of the State Building Code.
 - f. Perform all duties in a timely and competent manner satisfactory to the City [REDACTED].

3. Compensation: As compensation for services to be provided to Chad Warden, the City agrees to pay \$95.00 per inspection. When there are inspection requests for a project with multiple identical units that require the same inspection at the same time, such inspections will be paid at a rate of \$95 per every 2 inspections or fraction thereof.

Additionally, \$20 per customer phone consultation will be paid should a home owner or contractor request such consultation.

4. Hours: Chad Warden will be reasonably available for inspection services on a schedule mutually developed with the Department of Public Safety.

5. Independent Contractor: Chad Warden acknowledges that in performance of all work and duties pursuant to the Agreement, he shall be at all times performing as an independent contractor hired by the City of Grand Haven. Except for compliance with the provisions of this Agreement, the City shall neither have nor exercise any control or direction over the methods and means by which Chad Warden performs its duties and work. Chad Warden shall provide and maintain, at his sole expense, all equipment and supplies necessary to perform the duties required under this Agreement and to pay all ancillary expenses related to such performance. Chad Warden shall provide for its own transportation for the performance of duties under this Agreement and shall be responsible for all expenses related to the operation of the motor vehicle(s), including without limitation, fuel, repair, maintenance, insurance and other incidental expenses.

No other financial or personnel employment benefits are included under this agreement.

6. Insurance, Worker's Compensation, Indemnification:

a. Vehicle Insurance. Chad Warden, at his sole expense, shall secure and maintain in force comprehensive motor vehicle liability insurance during the term of this Agreement and shall provide the City with a copy of the certificate of insurance upon request from the City.

b. Comprehensive General Liability Insurance. The City of Grand Haven will provide comprehensive general liability insurance to Chad Warden when he is performing duties as outlined in this agreement. This will be confirmed by Grand Haven City Council upon approval of this agreement and appointment of Chad Warden as Part-time Building Inspector.

c. Worker's Compensation Insurance. Chad Warden, at his sole expense, shall secure and maintain in force worker's compensation insurance during the term of this Agreement, in compliance with applicable laws.

7. Governmental Function: The parties agree that the duties performed under this Agreement are governmental functions in accordance with the Codes. No party shall waive or otherwise act to jeopardize any immunity available to the other party.

8. Indemnification: Chad Warden agrees to indemnify and hold harmless the City and its officers, employees, representatives and agents from and against all claims, demands, actions, causes of action, losses, liability and costs/expenses (including reasonable attorney fees) in any manner arising from or related to his acts and omissions in matters involving his duties and responsibilities under this Agreement. Each party shall notify the other party of any knowledge and information which may result in a claim against either of them, and shall cooperate with the other party whenever any claim is filed against either party involving, in any manner, the performance of this Agreement.

9. Enforcement Duties: Chad Warden shall not have authority and discretion to issue citations for violations of the Michigan Building Code, but shall recommend enforcement action to the City Building

Official who does have said authority. If Chad Warden is required to attend court for such purpose, then he shall receive additional compensation of \$95.00 per hour for such time, measured from when he is obligated to arrive at court and when he is released from any obligation for the day.

10. Term: The term of this agreement commences on July 1, 2026 and expires on June 30, 2028 unless terminated by either party by giving 60 days written notice to the other party. However, the City may immediately terminate this Agreement if Chad Warden is not capable of performing the services required by this Agreement.


12. Miscellaneous: This agreement shall constitute the full agreement and understanding of the parties. Any modification or alteration of it shall be in writing and signed by both parties

The parties have signed this Agreement as of the date first written above.

City of Grand Haven

Chad Warden, Building Inspector

By: _____
Robert Monetza, Mayor

By:  _____
Chad Warden

By: _____
Maria Boersma, Clerk

Date signed: 3-16, 2026

Date signed: _____, 2026

BUILDING INSPECTION SERVICE AGREEMENT

This Building Inspection Services Agreement is made as of July 1, 2026, between the City of Grand Haven, a Michigan municipal corporation, whose address is 519 Washington Ave., Grand Haven, MI 49417 (the "City"), and Phil Brummel, whose address is 6670 Pierce St., Allendale, MI.

RECITALS

- A. The City is a home rule city that has decided to enforce the State Construction Code including the State building, electrical, mechanical, and plumbing codes (collectively referred to as the "Codes").
- B. Phil Brummel is a Building Inspector who is properly licensed and certified to perform building permitting, inspecting and enforcement services under the Codes, and is in the business of providing these services for municipalities in Michigan, subject to the oversight of municipal building officials.
- C. The City desires to hire the services of Phil Brummel to perform building code permitting, inspection and enforcement services for the City's Department of Public Safety, subject to the oversight of municipal building officials.

TERMS AND CONDITIONS

NOW, THEREFORE, the parties agree to the following terms:

- 1. Retention of Phil Brummel: The City retains Phil Brummel as an independent contractor providing permitting, inspection and enforcement services (recommends enforcement action to the Building Official) under the Codes within the City limits on an "as needed" basis. Phil Brummel hereby agrees to provide such services when requested by the City. Specifically, Phil Brummel shall act as the City's Building Inspector during the absence of the City's Building Official (or) during times of increased workload as determined by the Director of Public Safety.
- 2. Duties of Phil Brummel:
 - a. All building inspection and enforcing services (recommends enforcement action to the Building Official) under the Codes;
 - b. Acquire and maintain a full working knowledge of the Codes, to the extent permitted by State law;
 - c. Complete and provide to the City a permanent record of the duties performed pursuant to this Agreement;
 - d. Process and deliver permits, inspection certificates and notices of violation as may be required under the Codes, after issuance of such documents have been approved by the City's building official;
 - e. Consult with and assist the City, its administrative staff and its attorneys with respect to problems with particular construction projects, prosecutions for violations of the Codes, questions of interpretation or application of the State Building Code and other matters relating to the performance of inspections and the enforcement of the State Building Code.
 - f. Perform all duties in a timely and competent manner satisfactory to the City [REDACTED].

3. Compensation: As compensation for services to be provided to Phil Brummel, the City agrees to pay \$50.00 per inspection and special inspection. When there are inspection requests for a project with multiple identical units that require the same inspection at the same time, such inspections will be paid at a rate of \$50 per every 3 inspections or fraction thereof. Plan review assignments will be compensated at \$35 per hour.

Additionally, \$20 per customer phone consultation will be paid should a home owner or contractor request such consultation.

4. Hours: Phil Brummel will be reasonably available for inspection services on a schedule mutually developed with the Department of Public Safety.

5. Independent Contractor: Phil Brummel acknowledges that in performance of all work and duties pursuant to the Agreement, he shall be at all times performing as an independent contractor hired by the City of Grand Haven. Except for compliance with the provisions of this Agreement, the City shall neither have nor exercise any control or direction over the methods and means by which Phil Brummel performs its duties and work. Phil Brummel shall provide and maintain, at his sole expense, all equipment and supplies necessary to perform the duties required under this Agreement and to pay all ancillary expenses related to such performance. Phil Brummel shall provide for its own transportation for the performance of duties under this Agreement and shall be responsible for all expenses related to the operation of the motor vehicle(s), including without limitation, fuel, repair, maintenance, insurance and other incidental expenses.

No other financial or personnel employment benefits are included under this agreement.

6. Insurance, Worker's Compensation, Indemnification:

a. Vehicle Insurance. Phil Brummel, at his sole expense, shall secure and maintain in force comprehensive motor vehicle liability insurance during the term of this Agreement and shall provide the City with a copy of the certificate of insurance upon request from the City.

b. Comprehensive General Liability Insurance. The City of Grand Haven will provide comprehensive general liability insurance to Phil Brummel when he is performing duties as outlined in this agreement. This will be confirmed by Grand Haven City Council upon approval of this agreement and appointment of Phil Brummel as Part-time Building Inspector.

7. Governmental Function: The parties agree that the duties performed under this Agreement are governmental functions in accordance with the Codes. No party shall waive or otherwise act to jeopardize any immunity available to the other party.

8. Indemnification: Phil Brummel agrees to indemnify and hold harmless the City and its officers, employees, representatives and agents from and against all claims, demands, actions, causes of action, losses, liability and costs/expenses (including reasonable attorney fees) in any manner arising from or related to his acts and omissions in matters involving his duties and responsibilities under this Agreement. Each party shall notify the other party of any knowledge and information which may result in a claim against either of them, and shall cooperate with the other party whenever any claim is filed against either party involving, in any manner, the performance of this Agreement.

9. Enforcement Duties: Phil Brummel shall not have authority and discretion to issue citations for violations of the Michigan Building Code, but shall recommend enforcement action to the City Building Official who does have said authority.

10. If Phil Brummel is required to attend court for such purpose, then he shall receive additional compensation of \$50.00 per hour for such time, measured from when he is obligated to arrive at court and when he is released from any obligation for the day.

11. Term: The term of this agreement commences on July 1, 2026 and expires on December 31st, 2028 unless terminated by either party by giving 60 days written notice to the other party. However, the City may immediately terminate this Agreement if Phil Brummel is not capable of performing the services required by this Agreement.

12. Miscellaneous: This agreement shall constitute the full agreement and understanding of the parties. Any modification or alteration of it shall be in writing and signed by both parties

The parties have signed this Agreement as of the date first written above.

City of Grand Haven

Phil Brummel, Building Inspector

By: _____
Robert Monetza, Mayor

By: _____
Phil Brummel

By: _____
Maria Boersma, Clerk

Date signed: _____, 2026

Date signed: _____, 2026



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



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

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

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

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

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

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

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

Robert Monetza
Mayor, City of Grand Haven



Attachment D



CITY OF GRAND HAVEN
Finance Department
519 Washington Avenue
Grand Haven, MI 49417
Phone: (616) 847-4893

TO: Ashley Latsch, City Manager
FROM: Emily Greene, Finance Director EG
DATE: May 26, 2026
SUBJECT: Snowmelt System Operating Costs Annual Billing

In response to the snowmelt system operating costs annual billing item discussed and postponed by City Council on May 18, 2026, staff presents an updated billing for Council review and approval at their June 1, 2026, meeting.

Beginning with the 2026 annual snowmelt billing, 50% of the operating costs will be billed to owners of private property with snowmelt system frontage along Washington Avenue, and 50% will be paid by the City. Staff also propose adding a cap of \$80,000 on future invoices to property owners. This billing calculation will replace the 75% property owner/25% City calculation used from 2015 through 2025.

The Ordinance on snowmelt fees will remain the same, as no billing calculation language is stated in the Ordinance.

Here is an excerpt for the Ordinance on Snowmelt Fees:

Sec. 37-193.—Operational costs.

(a) Users of the downtown snowmelt utility system shall pay operational costs to the city on an annual basis. An invoice for payment shall be provided to the user and payment shall be due thirty (30) days after its receipt.

(b) Operational costs, along with late fees, penalties and associated interest, shall be set from time to time by resolution of the city council. Operational costs shall be set to ensure that users are charged proportionally for the service they receive from the downtown snowmelt utility system. Annually, in conjunction with its review of the city's annual budget, the city council shall review operational costs to determine whether an adjustment is needed to address the downtown snowmelt utility system's revenue needs.

(c) Operational costs shall have such due dates as may also be established by resolution and may be separately billed or included in other city invoices as the city council may also approve by resolution.

(Ord. No. 11-12, § 1, 7-18-11)

Historical total utility and maintenance costs and customer billing:

Fiscal Year	Utility Costs	Maintenance Costs	Total Operating Costs	Customer Billing 75% + Reserve (2015-2025)	Customer Billing 50% split / \$80,000 Cap (Begin 2026)
2015-16	\$ 38,075.51	\$ 614.19	\$ 38,689.70	\$ 33,556.63	
2016-17	\$ 24,609.87	\$ 6,722.50	\$ 31,332.37	\$ 23,457.40	
2017-18	\$ 40,776.65	\$ 11,773.74	\$ 52,550.39	\$ 35,582.49	
2018-19	\$ 55,580.32	\$ 18,681.65	\$ 74,261.97	\$ 46,685.24	
2019-20	\$ 40,104.06	\$ 3,828.42	\$ 43,932.48	\$ 35,078.14	
2020-21	\$ 64,306.13	\$ 650.00	\$ 64,956.13	\$ 53,229.60	
2021-22	\$ 104,154.60	\$ 8,874.99	\$ 113,029.59	\$ 90,254.92	
2022-23	\$ 106,330.21	\$ 13,725.35	\$ 120,055.56	\$ 84,747.66	
2023-24	\$ 54,314.05	\$ 43,998.02	\$ 98,312.07	\$ 84,673.35	
2024-25	\$ 77,575.86	\$ 12,830.04	\$ 90,405.90	\$ 76,011.94	
2025-26	\$ 130,907.66	\$ 16,114.92	\$ 147,022.58		\$ 73,511.29

This is a side-by-side view of the historical 75%/25% split compared to the proposed 50%/50% split between the property owner and City showing the difference in billing over the same periods:

Total Costs	ORIGINAL BILLING		NEW PROPOSED BILLING *	
	75%	25%	50% of Total	50% of Total
	Customer Final Billing	City Final Billing	Customer Final Billing	City Final Billing
2015-16	\$ 38,689.70	\$ 33,556.63	\$ 19,344.85	\$ 19,344.85
2016-17	\$ 31,332.37	\$ 23,457.40	\$ 15,666.19	\$ 15,666.19
2017-18	\$ 52,550.39	\$ 35,582.49	\$ 26,275.20	\$ 26,275.20
2018-19	\$ 74,261.97	\$ 46,685.24	\$ 37,130.99	\$ 37,130.99
2019-20	\$ 43,932.48	\$ 35,078.14	\$ 21,966.24	\$ 21,966.24
2020-21	\$ 64,956.13	\$ 53,229.60	\$ 32,478.07	\$ 32,478.07
2021-22	\$ 113,029.59	\$ 90,254.92	\$ 56,514.80	\$ 56,514.80
2022-23	\$ 120,055.56	\$ 84,747.66	\$ 60,027.78	\$ 60,027.78
2023-24	\$ 98,312.07	\$ 84,673.35	\$ 49,156.04	\$ 49,156.04
2024-25	\$ 90,405.90	\$ 76,011.94	\$ 45,202.95	\$ 45,202.95
2025-26	\$ 147,022.58	\$ 110,266.94	\$ 73,511.29	\$ 73,511.29

*\$80,000 customer billing cap

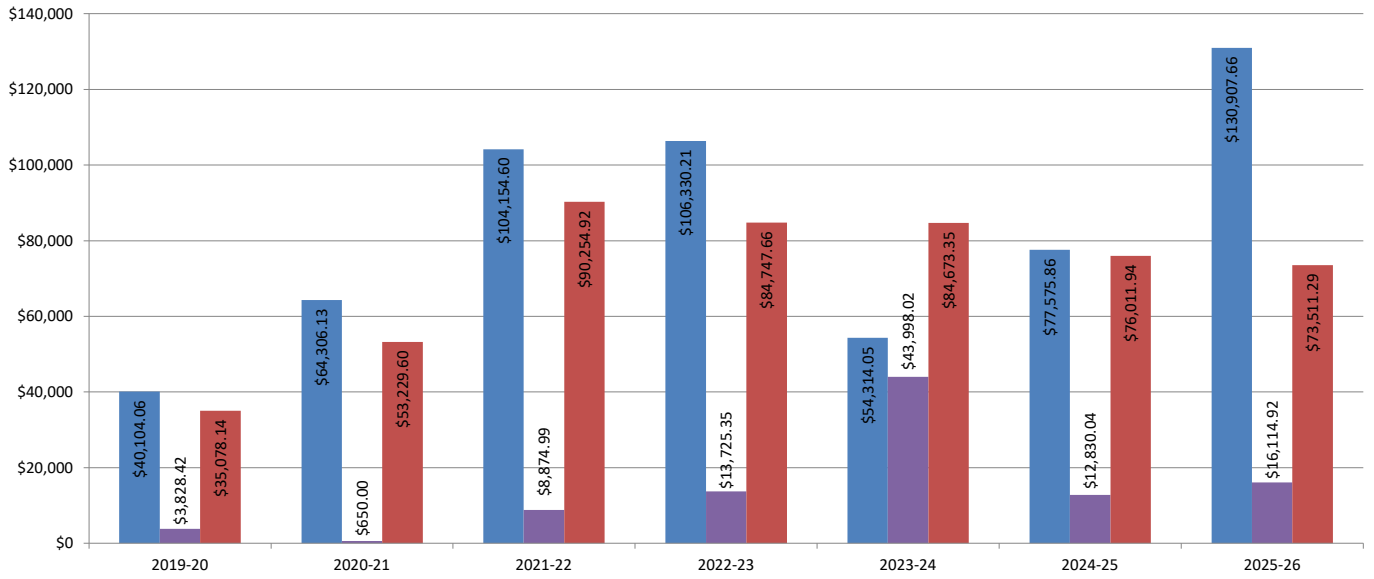
Attached is a spreadsheet showing the annual utility and maintenance costs and billing as well as a spreadsheet of the billing per downtown property owner. Utility costs for FY2025-26 totaled \$130,907.66; maintenance costs totaled \$16,114.92. Administration recommends the following amount be invoiced to applicable downtown property owners for FY2025-26:

Total Utility Costs for FY2025-26:	\$ 130,907.66
Total Maintenance Costs:	\$ 16,114.92
Total Expenses:	\$ 147,022.58
City Portion (50%):	\$ 73,511.29
Customer Snowmelt Billing Total (50%):	\$ 73,511.29

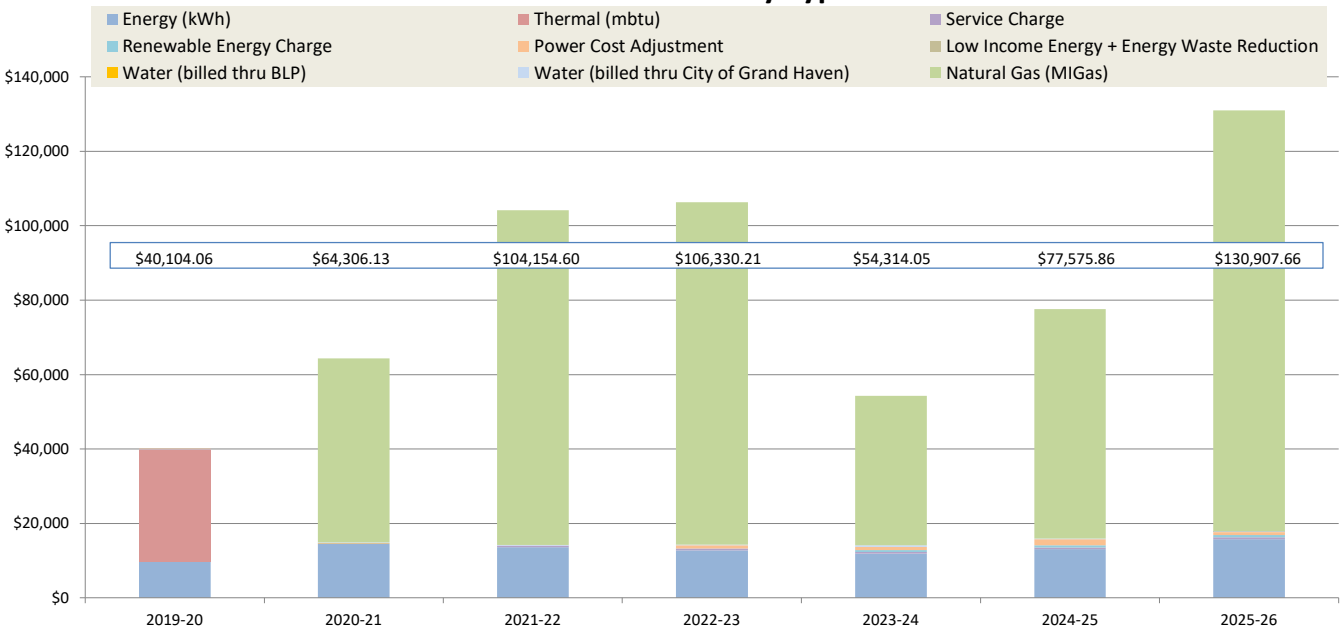
SNOWMELT OPERATING COST COMPARISON

Total Costs	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Energy (kWh)	\$ 5,204.05	\$ 7,981.46	\$ 9,016.29	\$ 9,721.62	\$ 14,510.97	\$ 13,586.24	\$ 12,788.09	\$ 11,873.83	\$ 13,092.36	\$ 15,800.53
Thermal (mbtu)	\$ 19,040.78	\$ 32,696.99	\$ 45,685.26	\$ 30,051.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Service Charge	\$ 100.00	\$ 100.00	\$ 520.40	\$ 125.00	\$ 125.00	\$ 426.23	\$ 455.64	\$ 465.04	\$ 450.00	\$ 460.50
Renewable Energy Charge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 474.00	\$ 555.42	\$ 604.80
Power Cost Adjustment	\$ 265.04	\$ (1.80)	\$ 358.37	\$ 205.94	\$ -	\$ -	\$ 912.47	\$ 910.19	\$ 1,704.61	\$ 799.40
Low Income Energy + Energy Waste Reduction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.28
Natural Gas (MIGas)					\$ 49,413.44	\$ 89,958.80	\$ 92,009.87	\$ 40,143.55	\$ 61,602.63	\$ 113,039.10
Water (billed thru BLP)					\$ 67.83	\$ 13.20	\$ -	\$ -	\$ -	\$ -
Water (billed thru City of Grand Haven)					\$ 188.89	\$ 170.13	\$ 164.14	\$ 447.44	\$ 170.84	\$ 175.05
Annual Snowmelt Energy Costs	\$ 24,609.87	\$ 40,776.65	\$ 55,580.32	\$ 40,104.06	\$ 64,306.13	\$ 104,154.60	\$ 106,330.21	\$ 54,314.05	\$ 77,575.86	\$ 130,907.66
Annual Maintenance Costs	\$ 6,722.50	\$ 11,773.74	\$ 18,681.65	\$ 3,828.42	\$ 650.00	\$ 8,874.99	\$ 13,725.35	\$ 43,998.02	\$ 12,830.04	\$ 16,114.92
TOTAL ANNUAL SNOWMELT EXPENSES	\$ 31,332.37	\$ 52,550.39	\$ 74,261.97	\$ 43,932.48	\$ 64,956.13	\$ 113,029.59	\$ 120,055.56	\$ 98,312.07	\$ 90,405.90	\$ 147,022.58
Customer Billing (50% split beginning FY25-26)	\$ 23,457.40	\$ 35,582.49	\$ 46,685.24	\$ 35,078.14	\$ 53,229.60	\$ 90,254.92	\$ 84,747.66	\$ 84,673.35	\$ 76,011.94	\$ 73,511.29
City Billing (50% split beginning FY25-26)	\$ 7,874.97	\$ 16,967.90	\$ 27,576.73	\$ 8,854.34	\$ 11,726.53	\$ 22,774.67	\$ 35,307.90	\$ 13,638.72	\$ 14,393.97	\$ 73,511.29

Grand Haven Annual Snowmelt Costs, Maintenance & Billing



Snowmelt Costs by Type



ANNUAL SNOWMELT BILLING 2026

2025-26 Snowmelt Operating Costs

TOTAL COST	FRONT FEET	\$ / FOOT
\$73,511.29	2073	\$35.46

PARCEL NUMBER	PROPERTY ADDRESS	STREET FRONT FOOTAGE	OPERATIONAL COST	LINE 1	OWNER MAILING ADDRESS LINE 2	LINE 3	LINE 4	100 bills INVOICE
70-03-20-404-007	41 WASHINGTON	129.00	\$4,574.51	PIANO FACTORY LLC	50 CRAHEN NE STE 200	GRAND RAPIDS MI 49525		
70-03-20-405-008	101 WASHINGTON	31.00	\$1,099.30	GRAND LAKESHORE PROP LLC	ROBERT SOULE	101 WASHINGTON AVE	GRAND HAVEN MI 49417	
70-03-20-405-009	103-105 WASHINGTON	35.00	\$1,241.15	VEISEH LLC	105 WASHINGTON AVE	GRAND HAVEN MI 49417		
70-03-20-405-014	115 WASHINGTON	22.00	\$780.15	ISO GRAND RAPIDS REAL EST V LLC	PO BOX 150500	GRAND RAPIDS MI 49515		
70-03-20-405-016	119 WASHINGTON	25.00	\$886.53	MICHAEL ANSARA PROPERTIES LLC	32350 GRATIOT AVE	ROSEVILLE MI 48066		NEW OWNER
70-03-20-405-017	121 WASHINGTON	38.00	\$1,347.53	SMITH RANDY	121 WASHINGTON AVE	GRAND HAVEN MI 49417		
70-03-20-405-018	123 WASHINGTON	43.00	\$1,524.84	WASHINGTON 123 LLC	17994 HOLCOMB RD	GRAND HAVEN MI 49417		
70-03-20-405-019	129 WASHINGTON	21.00	\$744.69	TREBBI BRONSON	4350 GLENDALE-MILFORD RD STE 250	CINCINNATI OH 45242		
70-03-20-405-021	135 WASHINGTON	21.00	\$744.69	135 PARTNERSHIP	135 WASHINGTON AVE	GRAND HAVEN MI 49417		
70-03-20-405-023	113 WASHINGTON	43.00	\$1,524.84	VUKOVICH GARY	13242 GREENLEAF	GRAND HAVEN MI 49417		
70-03-20-405-026	133 WASHINGTON	43.00	\$1,524.84	MONACO REAL ESTATE LLC	17862 WEST SPRING LAKE RD	SPRING LAKE MI 49456		
70-03-20-405-028	107-109 WASHINGTON	38.00	\$1,347.53	R VANDENBERG HOLDINGS LLC	1006 S HARBOR DR	GRAND HAVEN MI 49417		
70-03-20-407-001	2 WASHINGTON	63.00	\$2,234.06	KIRBY GRILL & APTS LTD	JOHN F GILMORE	20 MONROE AVE NW	GRAND RAPIDS MI 49503	
70-03-20-407-002	4 WASHINGTON	25.00	\$886.53	ISO GRAND RAPIDS REAL EST LLC	PO BOX 150500	GRAND RAPIDS MI 49515		
70-03-20-407-003	10 WASHINGTON	20.00	\$709.23	JANUSZ ROBERT C-MARY L	8 CLINTON AVE	GRAND HAVEN MI 49417		
70-03-20-407-005	16 WASHINGTON	24.00	\$851.07	BROWN JACK D	16 WASHINGTON AVE	GRAND HAVEN MI 49417		
70-03-20-407-006	18 WASHINGTON	18.00	\$638.30	RIVER BED INVESTORS LLC	537 LEONARD ST NW	GRAND RAPIDS MI 49504		
70-03-20-407-024	38 WASHINGTON	39.00	\$1,382.99	ZICKUS KAREN	572 VILLAGE SPRINGS DR SE	ADA MI 49301		
70-03-20-407-030	20 WASHINGTON	20.00	\$709.23	DEELITE ASSOCIATES LLC	120 POPLAR TRAIL	GRAND HAVEN MI 49417		
70-03-20-408-001	100 WASHINGTON	46.00	\$1,631.22	GH WASHINGTON PROPERTIES LLC	3970 KENTUCKY LANE	HUDSONVILLE MI 49426		
70-03-20-408-002	104 WASHINGTON	23.00	\$815.61	104 WASHINGTON LLC	624 RANCH DR	NORTON SHORES MI 49441		
70-03-20-408-005	110 WASHINGTON	17.00	\$602.84	S T F PROPERTY INVESTMENT LLC	16 EAST 8TH STREET	HOLLAND MI 49423		NEW OWNER
70-03-20-408-006	112 WASHINGTON	25.00	\$886.53	STUTS 112 WASHINGTON LLC	1519 MIDDLEBROOK DR	MUSKEGON MI 49441		
70-03-20-408-007	114-116 WASHINGTON	38.00	\$1,347.53	FORTINO'S BUILDING LLC	19373 ROSEMARY ROAD	SPRING LAKE MI 49456		
70-03-20-408-008	118 WASHINGTON	15.00	\$531.92	SNEFFLES WINDMILL LLC	118 WASHINGTON	GRAND HAVEN MI 49417		
70-03-20-408-009	120 WASHINGTON	27.00	\$957.46	DK MICHIGAN REAL ESTATE LLC	111 N. 3RD ST	GRAND HAVEN MI 49417		
70-03-20-408-010	124 WASHINGTON	20.00	\$709.23	SMARTCASA LLC	18295 HILLSIDE DR	GRAND HAVEN MI 49417		NEW OWNER
70-03-20-408-011	126 WASHINGTON	23.00	\$815.61	WESTGATE ZSUZSANNA-TRUSTEE	328 SHERIDAN RD	WINNETKA IL 60093		
70-03-20-408-012	128 WASHINGTON	23.00	\$815.61	CROWELL LEANNA G LIVING TRUST	624 RANCH DR	MUSKEGON MI 49441		
70-03-20-408-013	106-108 WASHINGTON	43.00	\$1,524.84	NEGEN BROS LC	106 WASHINGTON AVE	GRAND HAVEN MI 49417		
70-03-20-408-025	132 WASHINGTON	32.00	\$1,134.76	CROWELL MICHAEL-LEANNE	624 RANCH DR	MUSKEGON MI 49441		
70-03-20-408-026	136 WASHINGTON	49.00	\$1,737.60	HUTCHINSON ROBERT- JALAIN	136 WASHINGTON	GRAND HAVEN MI 49417		
70-03-20-412-001	117 WASHINGTON #1	7.50	\$265.96	ISO GRAND RAPIDS REAL EST. LLC #5	PO BOX 150500	GRAND RAPIDS MI 49515		
70-03-20-412-002	117 WASHINGTON #2	7.50	\$265.96	DESROCHES JAMIE	117 WASHINGTON AVE #2	GRAND HAVEN MI 49417		NEW OWNER
70-03-20-412-003	117 WASHINGTON #3	7.50	\$265.96	LUTTERMOSER KURT -DAWN	117 WASHINGTON AVE # 3	GRAND HAVEN MI 49417		
70-03-20-413-001	12 WASHINGTON #1	5.75	\$203.90	TEC HOLDING LLC	PO BOX 2001	MONROE MI 48161		
70-03-20-413-002	12 WASHINGTON #2	5.75	\$203.90	TEC HOLDING LLC	PO BOX 2001	MONROE MI 48161		
70-03-20-413-003	12 WASHINGTON #3	5.75	\$203.90	COME STRONG LLC	12 WASHINGTON AVE #3	GRAND HAVEN MI 49417		
70-03-20-413-004	12 WASHINGTON #4	5.75	\$203.90	NMGH LLC	C/O: ACCOUNTS PAYABLE	12 WASHINGTON AVE STE 200	GRAND HAVEN MI 49417	
70-03-20-413-005	12 WASHINGTON #5	2.50	\$88.65	SEVANTHINATHAN PRATHEEP-ANDREA	977 HAZEL ST	BIRMINGHAM MI 48009		
70-03-20-413-006	12 WASHINGTON #6	2.50	\$88.65	KRAMPF KEVIN ROBERT- ERICA LYNNE	12 WASHINGTON AVE #6	GRAND HAVEN MI 49417		
70-03-20-413-007	12 WASHINGTON #7	2.50	\$88.65	EARL EDELMAYER	12 WASHINGTON #7	GRAND HAVEN MI 49417		
70-03-20-413-008	12 WASHINGTON #8	2.50	\$88.65	ESRP LLC	4475 8TH AVE	GRANDVILLE MI 49418		NEW OWNER
70-03-20-413-009	12 WASHINGTON #9	2.50	\$88.65	JAMES AVERY-KAREN ZICKUS	572 VILLAGE SPRINGS DR SE	ADA MI 49301		
70-03-20-413-010	12 WASHINGTON #10	2.50	\$88.65	NEUHAUS PATRICIA	12 WASHINGTON AVE #10	GRAND HAVEN MI 49417		
70-03-20-413-011	12 WASHINGTON #11	2.50	\$88.65	THEUSCH, BRETT	241 BOULDER DR	MUSKEGON MI 49444		
70-03-20-413-012	12 WASHINGTON #12	2.50	\$88.65	VANOSS ROBERT D-EVELYN J	12 WASHINGTON #12	GRAND HAVEN MI 49417		
70-03-20-417-027	24 WASHINGTON	73.00	\$2,588.68	22 WASHINGTON LLC	5200 PLAINFIELD AVE NE	GRAND RAPIDS MI 49525		
70-03-20-432-007	201 WASHINGTON	44.00	\$1,560.30	SCHOCK HOLDINGS LLC	101 EMMET ST	GRAND HAVEN MI 49417		
70-03-20-432-010	209 WASHINGTON	19.00	\$673.77	209 WASHINGTON AVE LLC	C/O: JUDITH BOYLE	7293 SCHOOL HOUSE DR SE	ADA MI 49301	
70-03-20-432-011	211 WASHINGTON	22.00	\$780.15	BBH LLC	10357 LAKESHORE DRIVE	WEST OLIVE MI 49460		
70-03-20-432-012	213 WASHINGTON	21.00	\$744.69	BBH LLC	10357 LAKESHORE DRIVE	WEST OLIVE MI 49460		
70-03-20-432-013	215 WASHINGTON	21.00	\$744.69	DOWNTOWN GH RE LLC	19373 ROSEMARY ROAD	SPRING LAKE MI 49456		
70-03-20-432-017	233 WASHINGTON	216.00	\$7,659.63	233 LLC	50 CRAHEN NE STE 200	GRAND RAPIDS MI 49525		NEW OWNER
70-03-20-432-018	205 WASHINGTON	43.00	\$1,524.84	HOEKSEMA PROPERTIES LLC	4280 LINNAN LANE	NORTON SHORES MI 49441		
70-03-20-433-013	301 WASHINGTON AVE	34.00	\$1,205.68	FIRST REFORMED CHURCH	301 WASHINGTON AVE	GRAND HAVEN MI 49417		

ANNUAL SNOWMELT BILLING 2026

2025-26 Snowmelt Operating Costs

TOTAL COST	FRONT FEET	\$ / FOOT
\$73,511.29	2073	\$35.46

PARCEL NUMBER	PROPERTY ADDRESS	STREET FRONT FOOTAGE	OPERATIONAL COST	LINE 1	OWNER MAILING ADDRESS LINE 2	LINE 3	LINE 4	100 bills INVOICE
70-03-20-436-001	200 WASHINGTON	49.00	\$1,737.60	TRI CITIES HISTORICAL MUSEUM	200 WASHINGTON	GRAND HAVEN MI 49417		
70-03-20-436-002	202 WASHINGTON	21.00	\$744.69	ISO GRAND RAPIDS REAL EST V LLC #5	PO BOX 150500	GRAND RAPIDS MI 49515		
70-03-20-436-003	206 WASHINGTON	23.00	\$815.61	JSM ESTATES LLC	206 1/2 WASHINGTON AVE	GRAND HAVEN MI 49417		
70-03-20-436-004	210 WASHINGTON	35.00	\$1,241.15	ISO GRAND RAPIDS REAL EST V LLC #5	PO BOX 150500	GRAND RAPIDS MI 49515		
70-03-20-436-005	212 WASHINGTON	21.00	\$744.69	WIVGH ENTERPRISES LLC	ATTN: MATTHEW HOLMES	638 NORTHRIDGE DR	HOLLAND MI 49423	
70-03-20-436-006	214 WASHINGTON	21.00	\$744.69	BERGMAN ROGER-KAREN J	214 WASHINGTON #200	GRAND HAVEN MI 49417		
70-03-20-436-008	218 WASHINGTON	19.00	\$673.77	WESTGATE ZSUZSANNA-TRUSTEE	328 SHERIDAN RD	WINNETKA IL 60093		
70-03-20-436-009	220 WASHINGTON	19.00	\$673.77	ISO GRAND RAPIDS REAL EST V LLC #5	PO BOX 150500	GRAND RAPIDS MI 49515		
70-03-20-436-010	222 WASHINGTON	25.00	\$886.53	ISO GRAND RAPIDS REAL EST V LLC #5	PO BOX 150500	GRAND RAPIDS MI 49515		
70-03-20-436-011	224 WASHINGTON	42.00	\$1,489.38	224 WASHINGTON LLC	PO BOX 100276	CAPE CORAL FL 33910		
70-03-20-436-029	216 WASHINGTON	21.00	\$744.69	ISO GRAND RAPIDS REAL EST V LLC #5	PO BOX 150500	GRAND RAPIDS MI 49515		
70-03-20-439-008	232 WASHINGTON	3.50	\$124.12	LOFTIS, ALLEGRA	180 LAMOREAUX DR NW	COMSTOCK PARK MI 49321		
70-03-20-439-009	9 S 3RD ST 002	4.40	\$156.03	SF STORAGE LLC	100 N THIRD STREET	GRAND HAVEN MI 49417		
70-03-20-439-010	234 WASHINGTON	15.00	\$531.92	SEKAO LLC	PO BOX 729	GRAND HAVEN MI 49417		
70-03-20-439-011	250 WASHINGTON	14.00	\$496.46	250 WASHINGTON PARTNERS LLC	DOUGLAS J MCNEIL	250 WASHINGTON AVE	GRAND HAVEN MI 49417	
70-03-20-439-012	9 S 3RD ST 101	2.60	\$92.20	ALBERT TONI S	16306 WEST WILLOW DRIVE	SPRING LAKE MI 49456		
70-03-20-439-013	9 S 3RD ST 201	5.00	\$177.31	ANDERSON GRANT	9 S. THIRD ST #201	GRAND HAVEN MI 49417		NEW OWNER
70-03-20-439-014	9 S 3RD ST 202	5.00	\$177.31	CARVER-WOLTJER PARTNERSHIP	9 S. THIRD ST #202	GRAND HAVEN MI 49417		
70-03-20-439-015	9 S 3RD ST 203	5.00	\$177.31	GASKIN DONNA JEAN TRUST	9 S. THIRD ST #203	GRAND HAVEN MI 49417		
70-03-20-439-016	9 S 3RD ST 204	5.00	\$177.31	HUGHES JOHNATHAN- AMY	9 S. THIRD ST #204	GRAND HAVEN MI 49417		
70-03-20-439-017	9 S 3RD ST 205	5.00	\$177.31	KRASTINS CRAIG V-STACEY L TRUST	9 S. THIRD ST #205	GRAND HAVEN MI 49417		
70-03-20-439-018	9 S 3RD ST 206	5.00	\$177.31	GRIMM EDEN	9 S. THIRD ST #206	GRAND HAVEN MI 49417		
70-03-20-439-019	9 S 3RD ST 301	5.00	\$177.31	BRODERICK DAWN C - BRODERICK GERAMY	9 S. THIRD ST #301	GRAND HAVEN MI 49417		
70-03-20-439-020	9 S 3RD ST 302	5.00	\$177.31	SZUKALA ALAN	9 S. THIRD ST #302	GRAND HAVEN MI 49417		
70-03-20-439-021	9 S 3RD ST 303	5.00	\$177.31	PEKRUL JULIE E TRUST	9 S. THIRD ST #303	GRAND HAVEN MI 49417		
70-03-20-444-000	300 WASHINGTON AVE COMMON AREA	5.50	\$195.04	300 WASHINGTON LLC	18 N FIFTH ST	GRAND HAVEN MI 49417		
70-03-20-444-001	300 WASHINGTON AVE #1	2.75	\$97.52	STONE II JAMES DIRK-DENISE	12099 FOREST BEACH TRAIL	GRAND HAVEN MI 49417		
70-03-20-444-002	300 WASHINGTON AVE #2	2.75	\$97.52	MICHEL S JOSEPH-GALE	775 CENTURY CIRCLE	WAUKEE IA 50263		
70-03-20-444-003	300 WASHINGTON AVE #3	2.75	\$97.52	WITTKOPP PATRICK	300 WASHINGTON AVE #3	GRAND HAVEN MI 49417		
70-03-20-444-004	300 WASHINGTON AVE #4	2.75	\$97.52	ARGEROS LAURIE	15785 JENNIFER LANE	SPRING LAKE MI 49456		
70-03-20-444-005	300 WASHINGTON AVE #5	2.75	\$97.52	KLING CHRISTOPHER-MARILYN	300 WASHINGTON AVE #5	GRAND HAVEN MI 49417		NEW OWNER
70-03-20-444-006	300 WASHINGTON AVE #6	2.75	\$97.52	VELDHEER DANIEL JAMES	300 WASHINGTON AVE #6	GRAND HAVEN MI 49417		NEW OWNER
70-03-20-444-007	300 WASHINGTON AVE #7	2.75	\$97.52	GABRIELSE INVESTMENTS LLC	533 PENNOYER AVE	GRAND HAVEN MI 49417		
70-03-20-444-008	300 WASHINGTON AVE #8	2.75	\$97.52	ROBINSON DAN L-KRISTIE J	10207 EDDYSTONE DR	HOUSTON TX 77043		
70-03-20-444-009	300 WASHINGTON AVE #9	2.75	\$97.52	300 WASHINGTON LLC	18 N FIFTH ST	GRAND HAVEN MI 49417		
70-03-20-444-010	300 WASHINGTON AVE #10	2.75	\$97.52	300 WASHINGTON LLC	18 N FIFTH ST	GRAND HAVEN MI 49417		
70-03-20-444-011	300 WASHINGTON AVE #11	2.75	\$97.52	300 WASHINGTON LLC	18 N FIFTH ST	GRAND HAVEN MI 49417		
70-03-20-444-041	300 WASHINGTON AVE #12	2.75	\$97.52	FRYBERGER WILLIAM - MARYLU	300 WASHINGTON AVE #12	GRAND HAVEN MI 49417		
70-03-20-444-042	300 WASHINGTON AVE #13	2.75	\$97.52	KIEFF BENNY JAY - JEANETTE LYNNE	4495 WHITEWOOD FARMS DR NE	GRAND RAPIDS MI 49525		
70-03-20-444-043	300 WASHINGTON AVE #14	2.75	\$97.52	PUNNETT PAUL E - DEBORAH R TRUST	6204 HIDDEN LAKE CIRCLE	RICHLAND MI 49083		
70-03-20-444-044	300 WASHINGTON AVE #15	2.75	\$97.52	FLATER SEAN - STEPHANIE	510 CLAIR HILL DR	ROCHESTER MI 48309		
70-03-20-444-045	300 WASHINGTON AVE #16	2.75	\$97.52	ANNAMAC LLC	PO BOX 955	GRAND HAVEN MI 49417		
70-03-20-444-046	300 WASHINGTON AVE #17	2.75	\$97.52	TOWER 317 LLC	608 WASHINGTON AVE	GRAND HAVEN MI 49417		
70-03-20-444-047	300 WASHINGTON AVE #18	2.75	\$97.52	HALL LARRY- SUSAN	300 WASHINGTON AVE #18	GRAND HAVEN MI 49417		

TOTALS: 2073.00 \$73,511.29

Finalized 05.27.26

Attachment E

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



TO: Ashley Latsch, City Manager
FROM: Dana Kollewehr, Assistant City Manager *DK*
DATE: May 21, 2026
SUBJECT: South Village Redevelopment – Brownfield Plan Public Hearing

Background

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

Project Summary

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

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

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

Incentive Request

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

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

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

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

Option 2 (Recommended by EDC/BRA Board)

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

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

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

Third-Party Financial Review Summary

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

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

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



45 Ottawa Avenue SW
Suite 1100
Grand Rapids, MI 49053

JARED LUTZ
Project Manager

269.823.3818
jared@michiangrowthadvisors.com

May 19, 2026

Re: South Village Project Overview and Brownfield Plan Summary

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

Project Overview

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

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

Brownfield Plan Summary

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

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

Eligible Activities Requested for Reimbursement:

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

May 19, 2026

Page 2

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

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

Use of Tax Increment Revenues:

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

Non-Capturable Taxes:

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

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

ACT 381 BROWNFIELD PLAN

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

May 19, 2026



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

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

Approved by the Grand Haven City Commission on _____

TABLE OF CONTENTS

1.0 INTRODUCTION

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

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

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

EXHIBITS

FIGURES

- Figure 1 Legal Description and Map of the Eligible Property

TABLES

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

ATTACHMENTS

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

ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

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

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

1.2 Identification of Housing Need

Specific Housing Need

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

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

Job Growth Data

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

1.3 Eligible Property Information

Basis of Eligibility

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

Location and Legal Description

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

Legal Description:

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

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

Legal Description:

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

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

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

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

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

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

Environmental Activities

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

Non-Environmental Activities

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

2.2 Summary of Eligible Activities

2.2..1 Statutorily Approved Department Specific Activities

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

2.2..2 Department Specific Activities

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

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

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

2.2..4 Infrastructure

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

2.2..5 Site Preparation

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

2.2..6 Contingency

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

2.2..7 Brownfield Plan and Act 381 Work Preparation

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

2.2..8 Brownfield Plan Implementation

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

2.2.9 Local Brownfield Revolving Fund

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

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

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

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

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

2.5 Maximum Amount of Note or Bonded Indebtedness

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

2.6 Duration of Brownfield Plan

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

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

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

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

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

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

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

2.9 Estimates of Residents and Displacement of Individuals/Families

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

2.10 Plan for Relocation of Displaced Persons

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

2.11 Provisions for Relocation Costs

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

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

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

2.13 Other Material that the Authority or Governing Body Considers Pertinent

Figure 1

Legal Description and Eligible Property Map



724 Robbins Road
Grand Haven, MI 49417

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

5.8051 Acres

Legal Description:

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

V/L Robbins Road
Grand Haven, MI 49417

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

17.74 Acres

Legal Description:

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

Table 1

Eligible Activity Costs



Eligible Activities Table
South Village
 Grand Haven, Michigan
 May 2026

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

Table 2

Tax Capture Schedule



Tax Increment Financing Capture Estimates

Residential Rental
South Village
 Grand Haven, Michigan
 May 2026

Estimated Taxable Value (TV) Increase Rate:

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

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

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

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

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

Footnotes:

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

	Total Units
Cambridge Modded	2
Rowhomes	22
Total Rental Units	24
Total Cumulative Rental Units	24



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

Estimated Taxable Value (TV) Increase Rate: **2.00%**

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

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

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

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

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

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

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



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

Estimated Taxable Value (TV) Increase Rate:

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

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

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

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

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

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

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



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

Estimated Taxable Value (TV) Increase Rate:

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

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

Local Capture	Millage Rate									
County CMH	0.2802	\$ 8,274	\$ 8,444	\$ 8,617	\$ 8,794	\$ 8,974	\$ 9,158	\$ 9,345	\$ 9,529	\$ 148,107
County Roads	0.4672	\$ 13,795	\$ 14,079	\$ 14,367	\$ 14,662	\$ 14,963	\$ 15,269	\$ 15,582	\$ 15,895	\$ 246,951
County E-911	0.4111	\$ 12,139	\$ 12,388	\$ 12,642	\$ 12,902	\$ 13,166	\$ 13,436	\$ 13,711	\$ 13,986	\$ 217,298
County Parks	0.3100	\$ 9,154	\$ 9,342	\$ 9,533	\$ 9,729	\$ 9,928	\$ 10,132	\$ 10,339	\$ 10,546	\$ 163,859
GHC Operating	10.5535	\$ 311,619	\$ 318,018	\$ 324,545	\$ 331,202	\$ 337,992	\$ 344,918	\$ 351,983	\$ 359,108	\$ 5,578,340
GHC Transp	0.6000	\$ 17,717	\$ 18,080	\$ 18,451	\$ 18,830	\$ 19,216	\$ 19,610	\$ 20,011	\$ 20,416	\$ 317,146
GHC Museum	0.2461	\$ 7,267	\$ 7,416	\$ 7,568	\$ 7,723	\$ 7,882	\$ 8,043	\$ 8,208	\$ 8,375	\$ 130,083
GHC Infrast	0.9387	\$ 27,718	\$ 28,287	\$ 28,867	\$ 29,459	\$ 30,063	\$ 30,679	\$ 31,308	\$ 31,947	\$ 496,175
GHC Aging Coun	0.2461	\$ 7,267	\$ 7,416	\$ 7,568	\$ 7,723	\$ 7,882	\$ 8,043	\$ 8,208	\$ 8,375	\$ 130,083
Loutit Lib-Op	0.9352	\$ 27,614	\$ 28,181	\$ 28,760	\$ 29,350	\$ 29,951	\$ 30,565	\$ 31,191	\$ 31,828	\$ 494,325
County Operating	3.9000	\$ 115,158	\$ 117,522	\$ 119,934	\$ 122,394	\$ 124,904	\$ 127,463	\$ 130,074	\$ 132,735	\$ 2,061,451
Ottawa ISD	6.3164	\$ 186,508	\$ 190,338	\$ 194,244	\$ 198,228	\$ 202,292	\$ 206,438	\$ 210,666	\$ 214,976	\$ 3,338,705
Loutit Lib-Supl	0.1547	\$ 4,568	\$ 4,662	\$ 4,757	\$ 4,855	\$ 4,955	\$ 5,056	\$ 5,160	\$ 5,266	\$ 81,771
Local Total	25.3592	\$ 748,796	\$ 764,172	\$ 779,854	\$ 795,851	\$ 812,168	\$ 828,810	\$ 845,786	\$ 862,810	\$ 13,404,295

Non-Capturable Millages	Millage Rate									
Loutit Lib Debt	0.1150	\$ 3,396	\$ 3,465	\$ 3,537	\$ 3,609	\$ 3,683	\$ 3,759	\$ 3,836	\$ 3,914	\$ 60,786
GH School Debt	0.6960	\$ 20,551	\$ 20,973	\$ 21,404	\$ 21,843	\$ 22,290	\$ 22,747	\$ 23,213	\$ 23,686	\$ 367,890
GHC Infra Debt08	1.0000	\$ 29,528	\$ 30,134	\$ 30,752	\$ 31,383	\$ 32,027	\$ 32,683	\$ 33,352	\$ 34,034	\$ 528,577
GHC Infra Debt15	0.9000	\$ 26,575	\$ 27,121	\$ 27,677	\$ 28,245	\$ 28,824	\$ 29,415	\$ 30,017	\$ 30,631	\$ 475,719
Total Non-Capturable Taxes	2.7110	\$ 80,049	\$ 81,693	\$ 83,370	\$ 85,080	\$ 86,824	\$ 88,603	\$ 90,418	\$ 92,247	\$ 1,432,973
	52.0702									

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

Footnotes:
 Summary of Rental and For-Sale TIF Capture

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

Table 3

Reimbursement Schedule



Tax Incremental Revenue Reimbursement Schedule

South Village

Grand Haven, Michigan

May 2026

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

* Up to five years of capture for LBRF Deposits

Footnotes:

Attachment A

Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Site Plan



LEGEND

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

NOTES

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

Attachment D

Housing Study

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

HOUSING NEEDS ASSESSMENT

Ottawa County,
Michigan



BOWEN
NATIONAL
RESEARCH

2025

TABLE OF CONTENTS

I. Introduction

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

II. Executive Summary

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

III. County Overview and Study Areas

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

IV. Demographic Analysis

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

V. Housing Supply Analysis

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

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

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

I. INTRODUCTION

A. PURPOSE

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

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

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

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

B. GEOGRAPHIC SCOPE

Study Area Delineation

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

II. EXECUTIVE SUMMARY

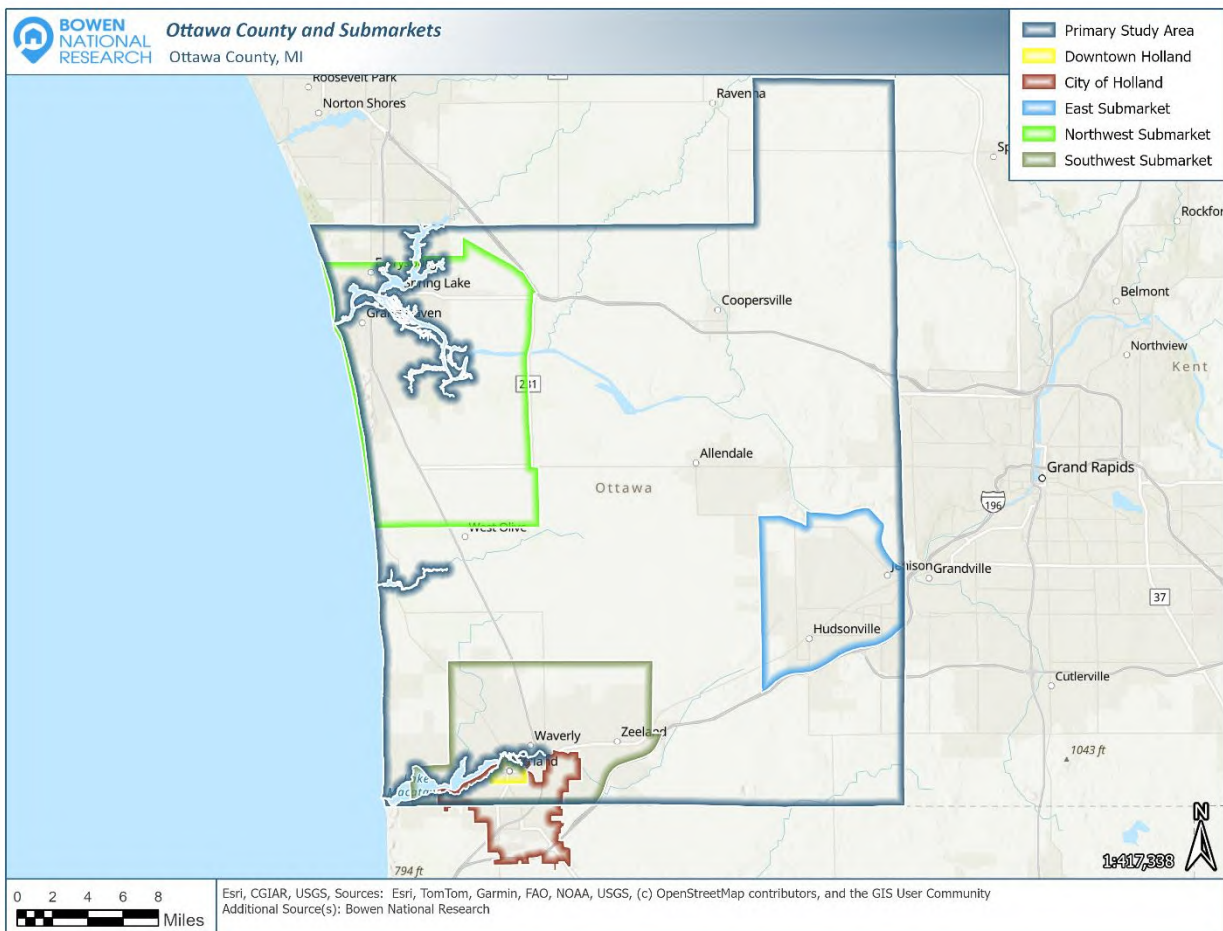
The purpose of this report is to evaluate the housing needs of Ottawa County, Michigan and to provide housing gap estimates that can help guide priorities and strategies to address such housing needs. This is an update to a study completed by our firm in 2021 that includes the following work elements:

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

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

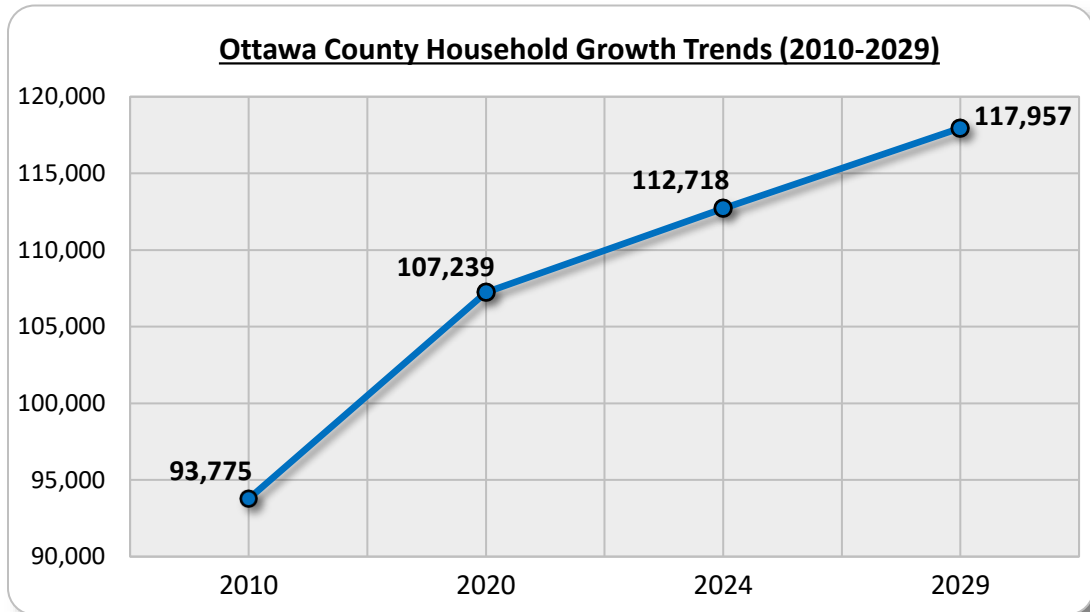
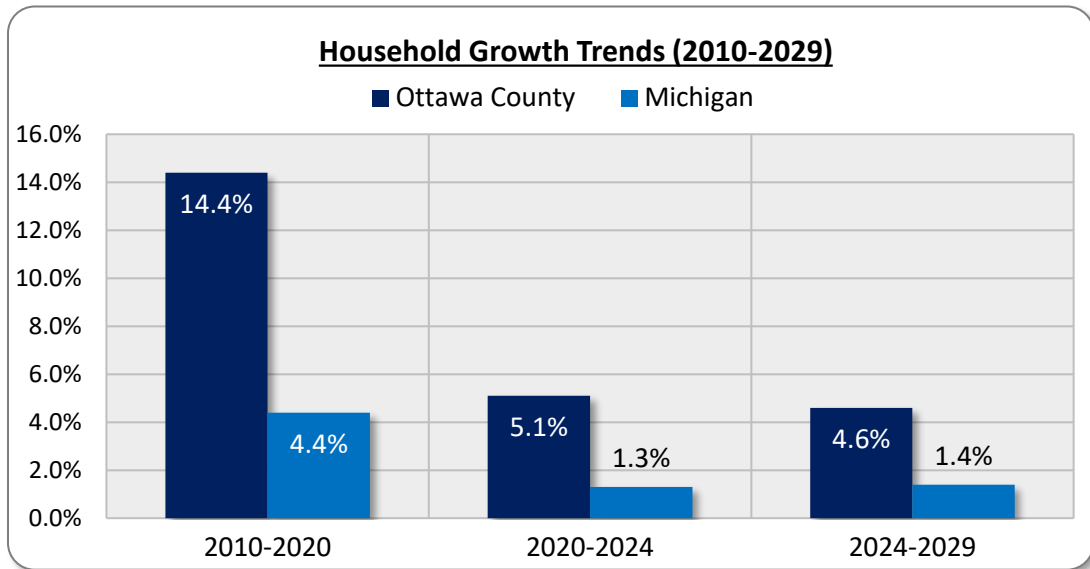
Geographic Study Areas

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

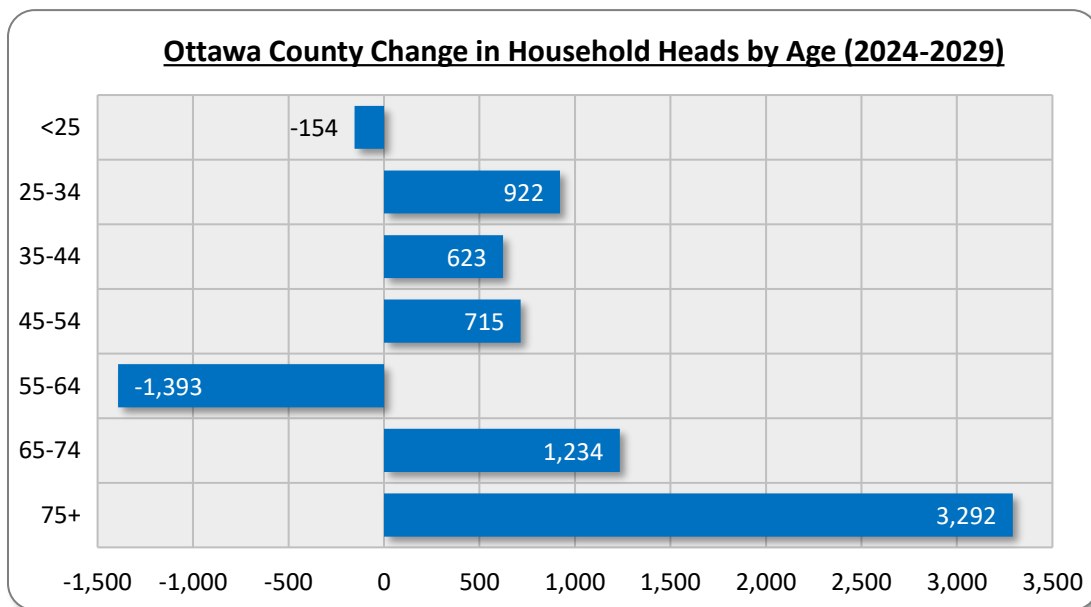


Demographics

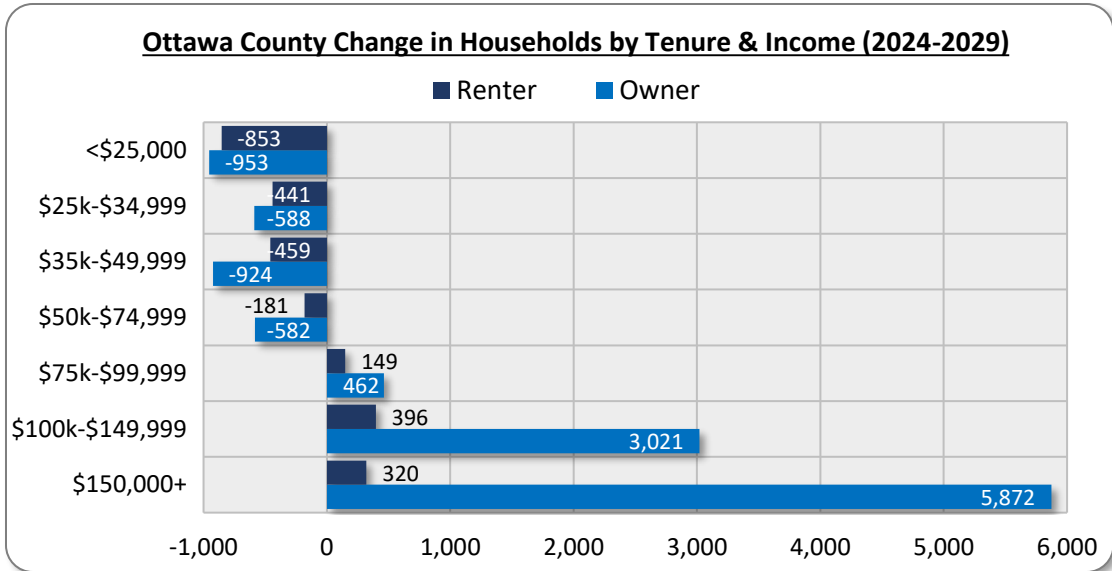
Household Growth in the County has been Very Positive, Outpacing the State Growth Rate since 2010, and is Projected to Grow Rapidly Through 2029 – The county’s household base increased by 14.4% between 2010 and 2020 and by another 5.1% between 2020 and 2024, far outpacing state growth rates during these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



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



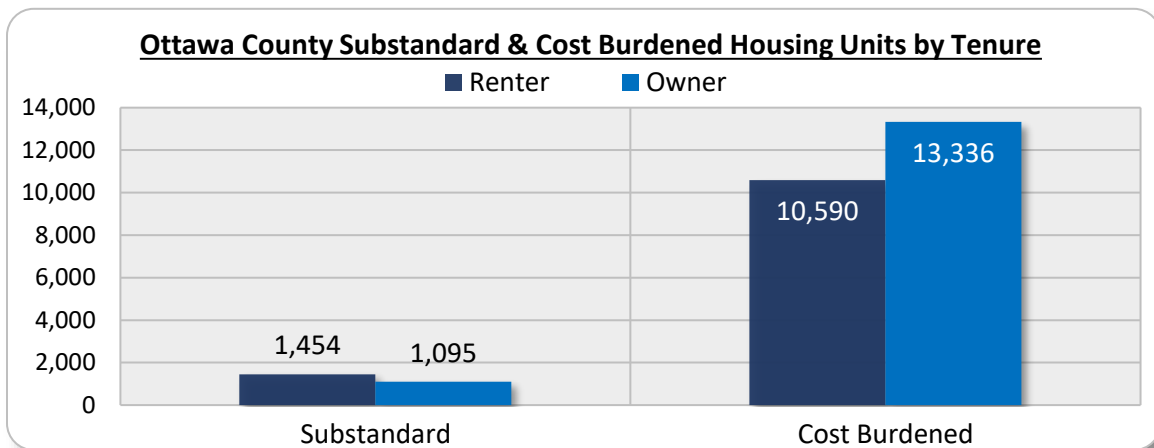
While Household Income Growth is Projected to Occur Among Higher-Income Household Segments, Lower-Income Households will Still Comprise Large Shares of Households through 2029, Particularly among Renters – Between 2024 and 2029, *renter* household growth is projected to be confined to renter households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



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

Housing Supply

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



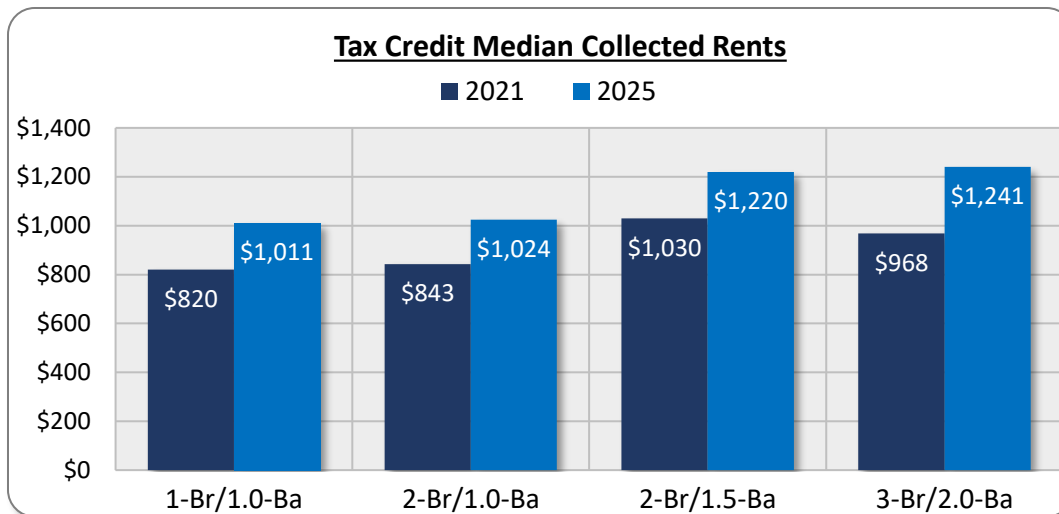
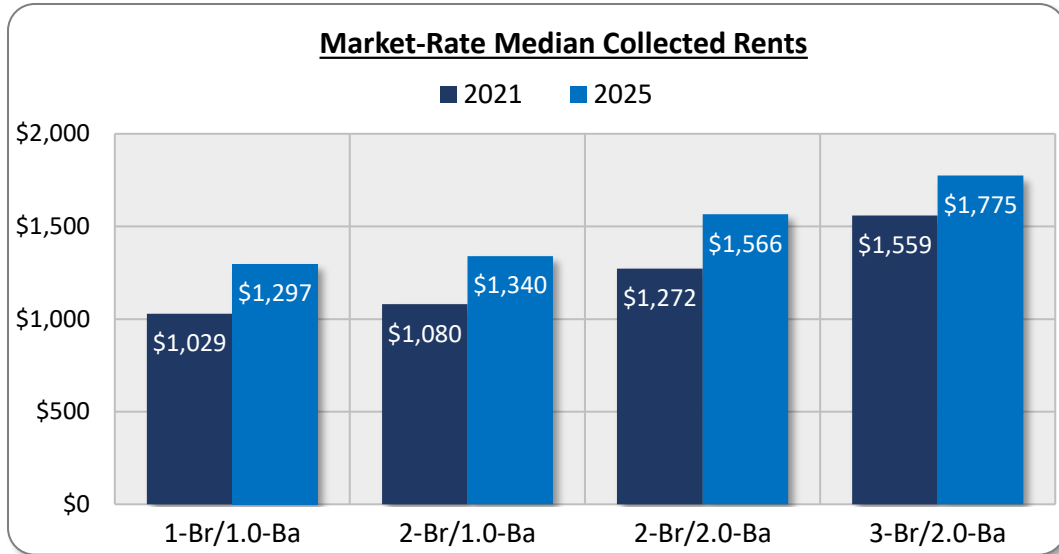
There is Limited Available Inventory of Multifamily Rentals at Most Affordability Levels, with Significant Demand for Housing Serving Very Low- and Low-Income Renter Households – Based on Bowen National Research’s survey of multifamily apartment rentals in the county, the overall occupancy rate is 94.9%.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

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

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

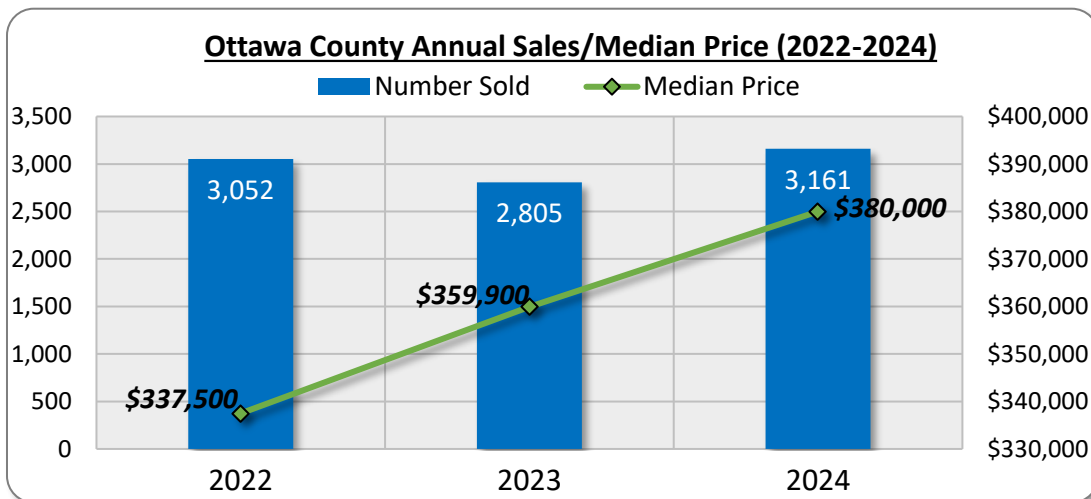
Source: Bowen National Research

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



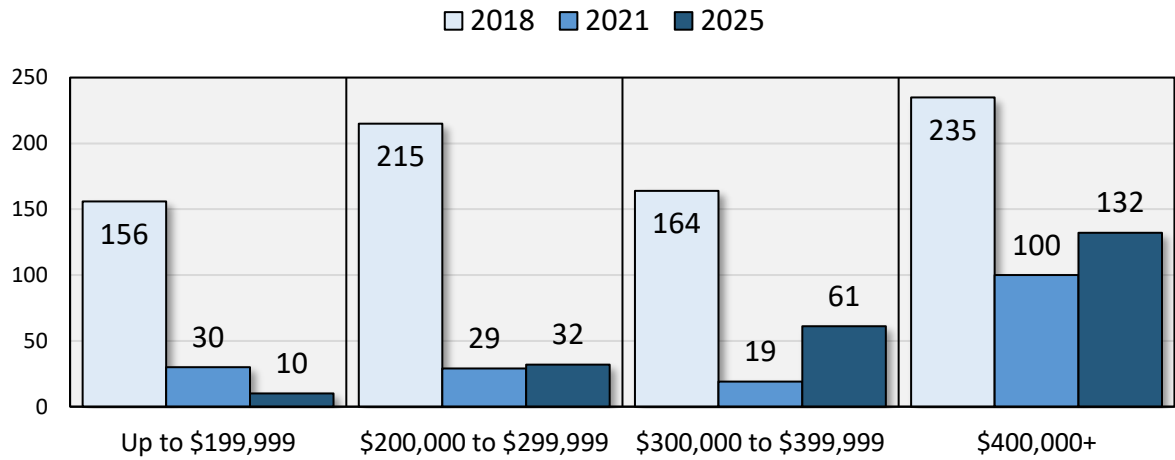
There is Limited Availability Among Non-Conventional Rentals and Much of this Product is not Affordable to Many of the Area’s Households – Based on Bowen National Research’s research and analysis of the non-conventional rental market (e.g., single-family homes, duplexes, mobile homes, etc.), when compared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

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



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

Ottawa County Available For-Sale Housing by Price and Year



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

The following table summarizes the surveyed facilities by property type.

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

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

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

Housing Gap Estimates

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

Ottawa County, Michigan				
Rental Housing Gap Estimates (2024-2029)				
Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤ \$51,400	\$51,401-\$82,240	\$82,241-\$123,360	\$123,361+
Monthly Rent Range	≤ \$1,285	\$1,286-\$2,055	\$2,056-\$3,084	\$3,085+
Overall Units Needed	2,289	997	400	252
Total Rental Housing Gap				3,938

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

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

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

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

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



724 Robbins – South Village

Project Information Review

5/13/2026

For Use By: City of Grand Haven



SECTION 1

Project Overview

Executive Summary

SCOPE

The City of Grand Haven (“Grand Haven”) engaged Plante Moran Realpoint (“PMR”) to provide third-party support for IMD Capital’s (the “Sponsor”) application for tax incremental financing through the Brownfield TIF program. The Sponsor has presented two tax incremental financing options for consideration by Grand Haven: (1) \$16,472,575 in tax increment financing spanning a requested 22-year period with an equal mix of rental units at 80% AMI and at 120% AMI and (2) \$10,840,169 in tax increment financing spanning a requested 16-year period with 100% of rental units at 120% AMI. PMR reviewed the following materials submitted by the Sponsor:

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

METHODOLOGY

1

PMR analyzed conservative and optimistic scenarios against the Sponsor pro forma to understand impact of variances in project assumptions

2

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

3

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

FINDINGS

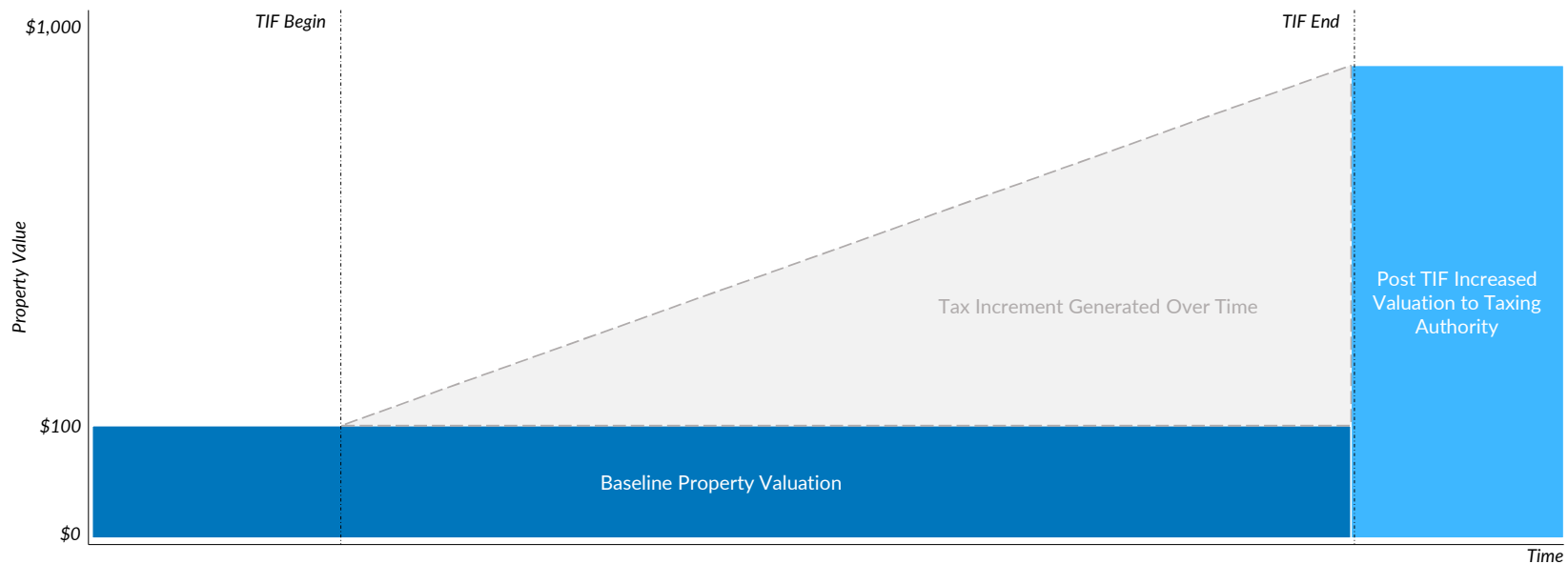
Based on PMR’s high-level review of the developer-provided budget and pro forma financials, but-for the tax increment financing, it is possible that the Sponsor returns would not be sufficient to undertake the proposed redevelopment. Given the goals of the City of Grand Haven and the financial model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

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

BROWNFIELD TAX INCREMENT FINANCING (TIF)

WHAT IS A BROWNFIELD TIF?

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



Sponsor Option Comparison Summary

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

Project Summary

PROGRAM SUMMARY

Total Project Cost	\$44.8 Million		
Parking Spaces	300 spaces (2.5 spaces/unit)		
Rental Unit Mix	Two Bedroom	Three Bedroom	TOTAL
Rowhouses	16	-	16 Rowhouses
Yr 1 Rent (Weighted Avg.)	Option 1: \$2,077 Option 2: \$2,699	-	Option 1: \$2,077 Option 2: \$2,699
Avg. Unit Area (Sq Ft)	1,130 SF	-	1,130 SF
Townhomes	-	8	8 Townhomes
Yr 1 Rent (Weighted Average)	-	Option 1: \$2,782 Option 2: \$3,069	Option 1: \$2,782 Option 2: \$3,069
Avg. Unit Area (Sq Ft)	-	1,643 SF	1,643 SF
For Sale Unit Mix¹	Two Bedroom	Three Bedroom	TOTAL
Townhomes	26	68	94
Sale Price (Avg.)	\$375K	\$415K	\$404K
Avg. Unit Area (Sq ft)	1,299 SF	1,613 SF	1,526 SF
Project Total	16 units	102 Units	118 units

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

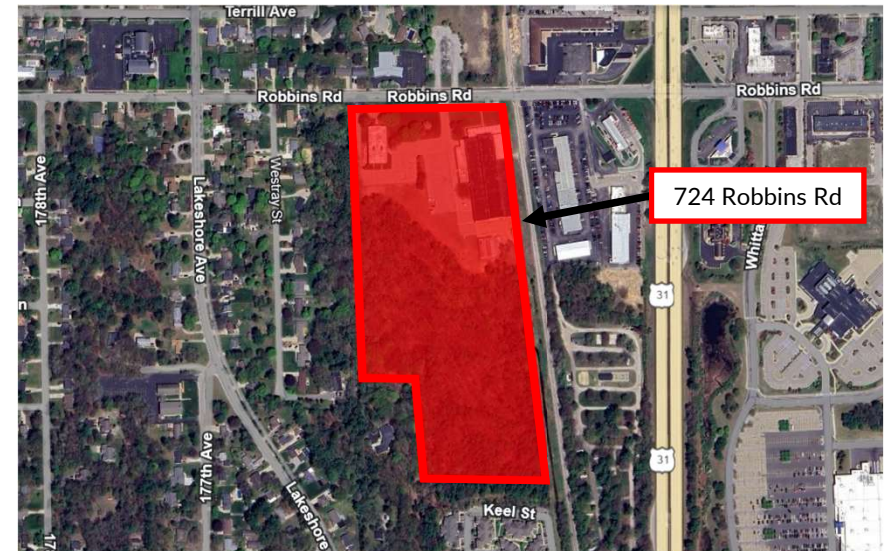
SPONSOR

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

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

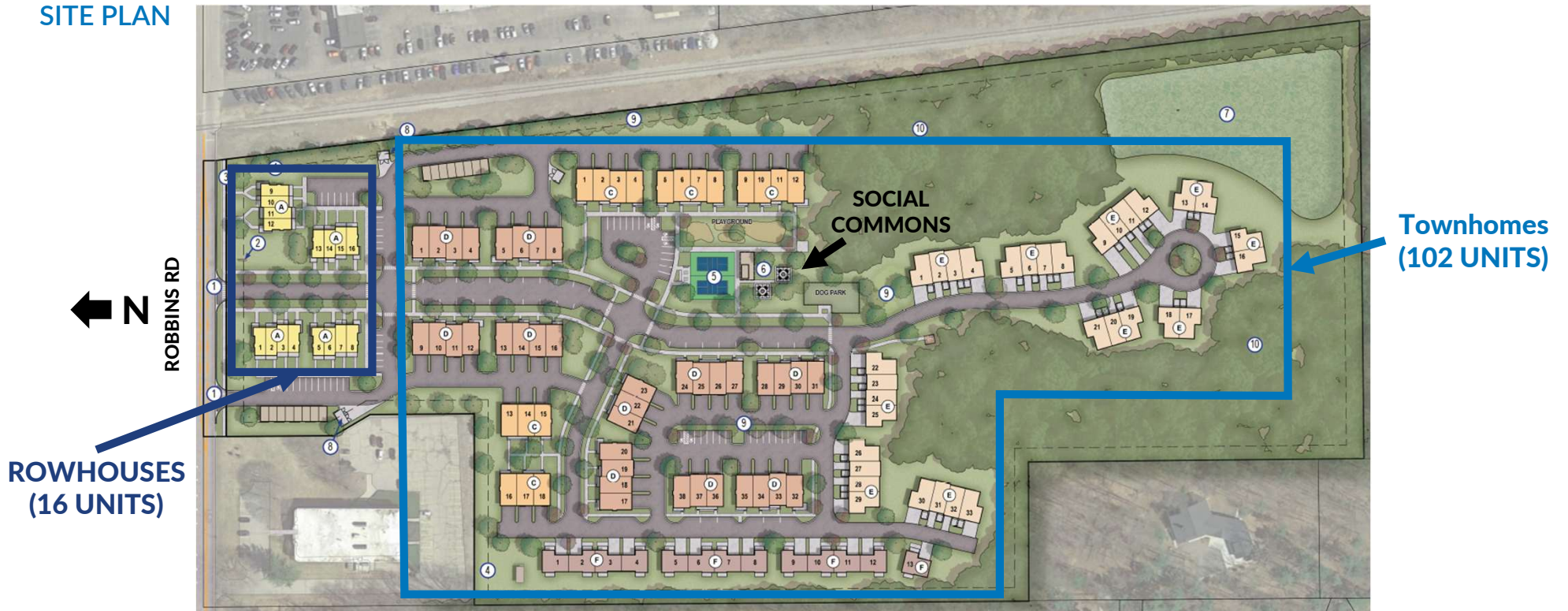
PLANTE MORAN REALPOINT

SITE AERIAL



Project Summary

SITE PLAN



CONSTRUCTION SCHEDULE

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

Project Summary

DEVELOPMENT RATIONALE AND AFFORDABILITY

Development Rationale

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

Proposed Affordability

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

KEY DOCUMENTS RECEIVED

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

KEY CONCEPT – “BUT FOR” TEST

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

Sources and Uses

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

A blurred city skyline at night, featuring light trails from buildings and streets, creating a sense of motion and urban energy. The colors are predominantly blue and purple, with some warmer tones from the light trails.

SECTION 2

Rental Assumption Review

Market Research

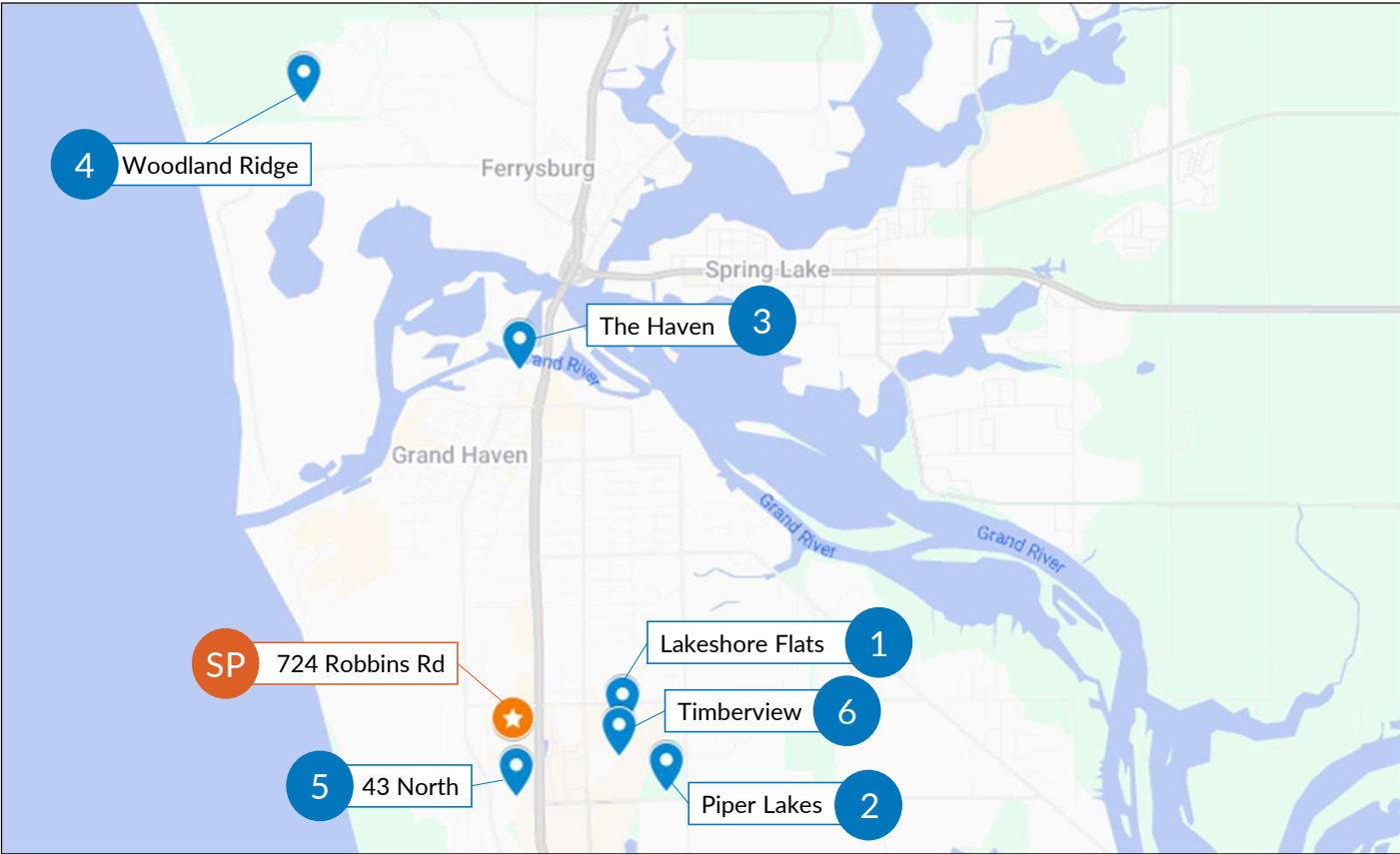
RENTABLE MARKET COMPS

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

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

Market Research

RENTABLE MARKET COMPS MAP



Sources and Uses - Rental¹

<u>SOURCES</u>	<u>SPONSOR PROVIDED</u>	<u>PMR</u>	<u>COMMENTARY</u>
Cash Equity	\$2,150,172	\$2,150,172	Sponsor equity includes cash equity and deferred developer fees - cash equity is an upfront contribution, while deferred developer fees are paid out of excess operational cash flow
Deferred Developer Fees	\$386,150	\$386,150	
Senior Lender	\$6,570,000	\$6,570,000	72% of the allocated rental units' development cost
For Sale Short-Term Debt	-	-	
Total Sources	\$9,106,322	\$9,106,322	
<u>USES¹</u>			
Acquisition	\$610,169	\$610,169	Allocated portion of the sale price totaling \$3.0 million
Hard Costs	\$7,961,003	\$7,961,003	Allocated portion of total hard costs
Soft Costs	\$474,132	\$474,132	Includes allocated portion A&E costs, financing costs, and related party and consulting fees
Contingency	\$61,017	\$61,017	Includes allocated portion of total project contingency
Total Uses	\$9,106,322	\$9,106,322	

Assumption Review

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

Financial Pro Forma Review – Option 1

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

SPONSOR RETURNS

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

Financial Pro Forma Review – Option 2

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

SPONSOR RETURNS

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



SECTION 2

For Sale Assumption Review

Sources and Uses – For-Sale¹

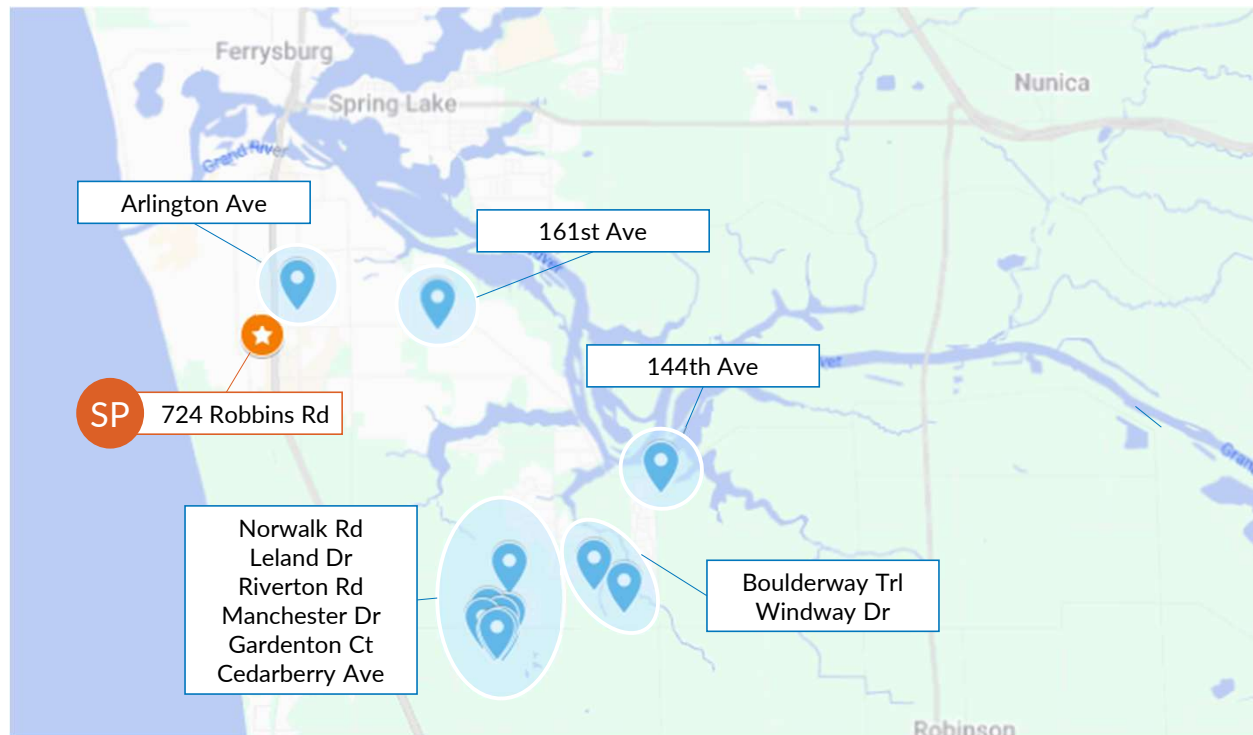
<u>SOURCES</u>	<u>SPONSOR PROVIDED</u>	<u>PMR</u>	<u>COMMENTARY</u>
Cash Equity	\$9,385,903	\$9,385,903	Sponsor equity includes cash equity - cash equity is an upfront contribution
Deferred Developer Fees	-	-	
Senior Lender	-	-	
For Sale Short-Term Debt	\$26,280,525	\$26,280,525	Source of funding for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

Market Research

FOR SALE MARKET COMPS DETAILED

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

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









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

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

Market Research

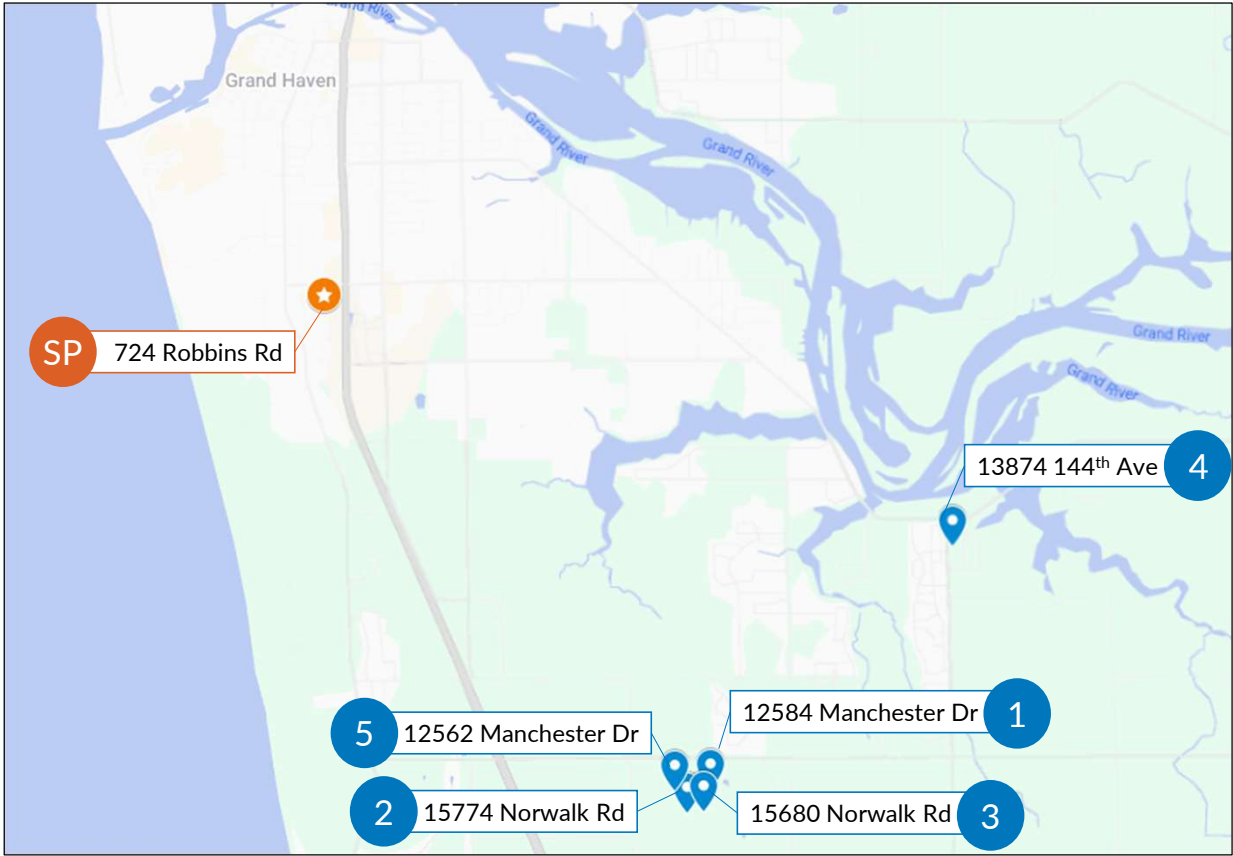
FOR SALE MARKET COMPS

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

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

Market Research

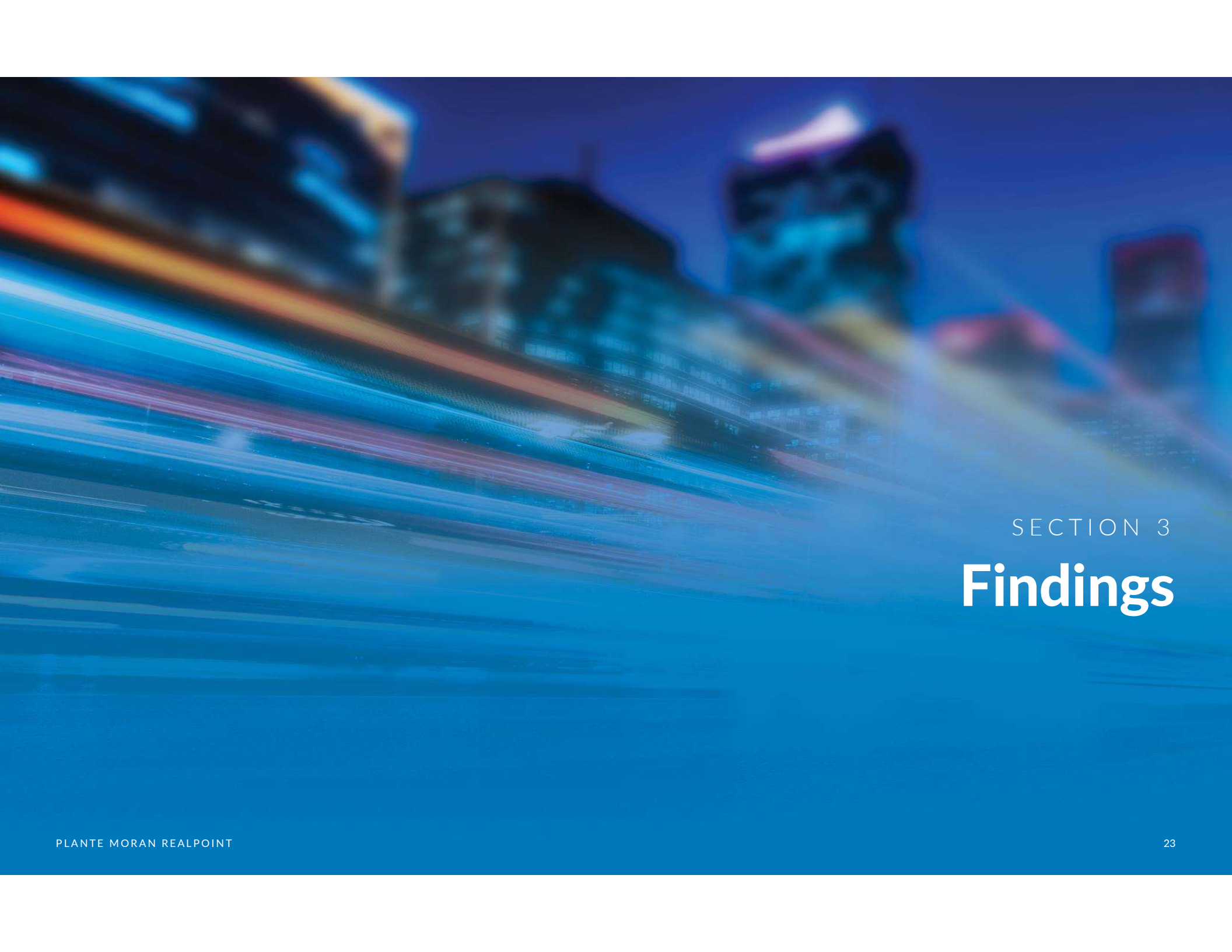
FOR SALE MARKET COMPS MAP



For Sale Returns

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

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



SECTION 3

Findings

PMR Findings – Summary of Project Financials and Need for Support

PROFITABILITY AND RISKS

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

- A. This Report reflects the information available as of the date of its publication. The information, recommendations, analysis, and conclusions contained herein are, in whole or in part, derived from and dependent on information provided by Sponsor and Grand Haven, their affiliated and related entities, and other third parties neither contracted by nor controlled by PMR. PMR is not a certified public accountant and cannot conduct reviews or audits of such information. Therefore, PMR provides no opinion on, or assurance of, the reliability of such information. Misstatements and/or material misstatements in such information may exist that impact the results of the analysis, recommendations and conclusions provided herein.
- B. PMR:
- i. Does not make (nor shall be deemed to have made) any representation, warranty, or guarantee as to the accuracy, completeness, utility or relevance of any of the contents of this report;
 - ii. Shall not have any obligation to update any of the contents of this report; or
 - iii. Shall not be responsible or liable (or be deemed responsible or liable) for any lack of accuracy, utility, completeness or relevance of, or any interpretations of or conclusions drawn from any of the contents of this report.
- C. The receipt of this report, or the use of any information contained herein, is subject to the disclaimers, limitations, and qualifications set forth herein. The recipient of any contents of this report assumes full responsibility for any use of, or reliance upon, of any such information contained herein.

Attachment F

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



MEMORANDUM

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

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

Board or Commission Recommendation-

Staff Review Date-

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

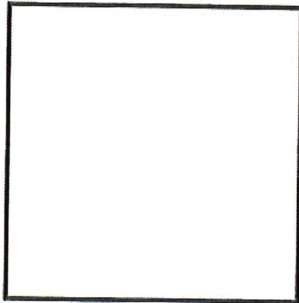
PUBLIC SPACES REQUESTED

PUBLIC SERVICES REQUESTED



CITY OF GRAND HAVEN SPECIAL EVENT APPLICATION

OFFICE USE ONLY



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

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

EVENT SUMMARY

EVENT NAME: Grand Haven Free Fridays Park Concerts
EVENT DATE(S): 6/27/26, 7/9/26, 7/16/26, 8/13/26, 8/20/26, 8/27/26
START TIME: 6:00pm END TIME: 7:30pm SET UP TIME: 2:00pm TEAR DOWN COMPLETED BY: 8:00pm
EVENT LOCATION(S): Central Park (6/27, 7/9, 7/16), East Grand River Park (8/13, 8/20) Mulligan's Hollow (8/27)

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

*New events require discussion with Special Events and Project Manager before submitting application.

EVENT WEBSITE (optional): grandhavenfreefridays.com

Would you like your event listed on the City's social media, free of charge? No Yes

APPLICANT INFORMATION

ORGANIZATION NAME: Community Free Fridays, DBA: Grand Haven Free Fridays
ORGANIZATION ADDRESS: 400 Ann St NW, STE 200, Grand Rapids, MI 49504
RESPONSIBLE PARTY NAME: Kasey Nemetz
RESPONSIBLE PARTY ADDRESS: 400 Ann St NW, STE 200, Grand Rapids, MI 49504
APPLICANT PHONE: 989-854-5355 EMAIL: info@grandhavenfreefridays.com
EVENT DAY CONTACT (NAME/PHONE): Kasey Nemetz/ 989-854-5355, Bill Gilbert/ 989-763-0502

Representative must be on site and available during entire event.

EVENT DETAILS & LOGISTICS

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

Provide a detailed description of your event. Use additional sheet if necessary.

We plan to provide small concerts in each park to incorporate more of the community into free music experiences.
The set up would include 4 powered speakers, necessary audio equipment, up to 3 musicians with instruments.
We will also have 1-2 small canopy tents and could possibly provide a 8'x8' or 8'x16' stage

EVENT DETAILS & LOGISTICS CONTINUED

Department of Public Works Services (Check all that apply)

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

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

Will this event provide portable restrooms? No Yes # of units? ___ # of ADA units? ___

Will this event provide dumpster(s)? No Yes **NOTE: Portable restrooms and/or dumpsters may be required.**

Will there be entertainment? No Yes Will there be amplified sound? No Yes

If yes, check all that apply DJ Live Acoustic Live Amplified Other _____

This event is (please select one) Open to the public Private/Ticketed Invitation Only

PUBLIC SAFETY

Will there be food trucks/food concessions? No Yes*

Contact the Health Department for requirements and to schedule inspections.

Food truck vendors must have an annual inspection and permit from the Grand Haven Fire Marshal.

Will there be food cooked on-site? No Yes

If yes, how will food be cooked? Gas Charcoal Fryers Electric

Will there be pyrotechnics? No Yes

Will you provide your own security? No Yes

Will there be assembly tents at the event? No Yes

If yes, how many? _____ Total Size _____

Tents over 400 sq. ft. require a tent permit, fee and diagram. A permit application will be sent to you if required. An inspection must be conducted by the Fire Marshal.

ALCOHOL SERVICE

Will there be alcohol sold/served at the event? No Yes (if yes, complete the remainder of this section)

Applicants must contact the Grand Haven Department of Public Safety to apply for a separate liquor license.

The liquor license application also requires approval from the Michigan Liquor Control Commission following City Council approval.

Name of non-profit organization applying for the liquor license?

Contact Name: -----

Phone Number: -----

STREET & PARKING LOT CLOSURES

Please complete this section if you are requesting street closures or use of City parking lots. List the streets/parking lots you are requesting to close. Include the required map with your application, identifying street and parking lot closures.

STREET/PARKING LOT TO BE CLOSED	FROM WHICH INTERSECTION/LOCATION	TO WHICH INTERSECTION
Example - Harbor Drive	Columbus	Franklin

To help ensure the safety of event participants and the public, street closures require the following:

- **Barricades:** Street closures generally require barricades, which the City provides. The number of barricades will be determined by Public Safety, and a fee will be assessed to the applicant. **Barricades are to be set up by the event organizer.**
- **Race Routes:** Organizers must use the City's pre-approved route and mark the route with the City's race route signs.
- **No Parking Signage:** "No parking" signs must be posted 24 hours before an event for Public Safety to enforce the No Parking Order. If the areas you are requesting to use contain accessible parking spaces, those spaces must be replaced at a nearby location.
- **Notification of Affected Parties:** Applicant must notify property owners along the street closure route of the date and time of street closures. You can do this by delivering a notice in person or by mailing a notice to the property owner. **The Special Events and Project Manager can provide you with the names and addresses of property owners along your route for mailing purposes.**

LIABILITY INSURANCE

Liability insurance naming the City of Grand Haven as additional insured is required for all events. You may contact an insurance agent of your choice to obtain liability insurance coverage. Please inform your insurance agent that the wording on the certificate must read: The City of Grand Haven, as additional insured in the amount of \$1,000,000 per occurrence 519 Washington Avenue Grand Haven, MI 49417

An acceptable certificate of insurance must be submitted no later than **14 days** before the event date.

Name of Insurance Company/Agent: Auto Owners Insurance Company / David Krueger
Phone Number of Company/Agent: 989-463-4918

SPECIAL EVENT FEES

Submit the special event and park application fees with completed application. Applications will not be processed without the application fee being paid. A cost estimate of event fees will be provided upon staff review of application. See current fee schedule for additional fees and current rates.

To Be Completed by Applicant	City of Grand Haven Resident and Non-Profit Discount
<input checked="" type="checkbox"/> Resident/Non-Profit Application Fee, \$100	• Residents and non-profits within the City of Grand Haven (COGH) are eligible for up to \$500 in discounted fees.
<input type="checkbox"/> Non-Resident/Profit Application Fee, \$150	• Non-profits outside the COGH are eligible for up to \$250 in discounted fees.
<input type="checkbox"/> Park Permit Application, \$35	• Discounts only apply to facility, park, and public space rental fees (not incidental costs).
<input type="checkbox"/> Duncan Park Application, \$25	• Discounts are subject to approval and current special event policy.

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

REQUIREMENTS OF THE SPECIAL EVENT

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

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

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

[Signature] _____ Date 4/3/20

GRAND HAVEN DEPARTMENT OF PUBLIC SAFETY



OFFICE OF THE DIRECTOR

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

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

Short Term Rental Language:

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

Bed and Breakfast Language

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

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

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

The basis for this request includes the following:

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

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

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

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

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

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

The amended language shall read as follows:

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

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

GRAND HAVEN DEPARTMENT OF PUBLIC SAFETY



OFFICE OF THE DIRECTOR

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

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

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

Staff is recommending the following updated fine schedule:

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

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

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

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

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

GRAND HAVEN DEPARTMENT OF PUBLIC SAFETY



OFFICE OF THE DIRECTOR

DATE:

TO: Ashley Latsch, City Manager

FROM: Nichole Hudson, Director of Public Safety

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

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

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

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

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

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

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

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

Spring Lake Village/Township

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

City of Holland

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

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

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

City of Muskegon

1st Offense is \$100.00 (see attachment)

1st Repeat is \$250.00 (see attachment)

2nd Repeat is \$500.00 (see attachment)





It's Time to Set the Diesel Plant "Free"

From Brent Clark <brent@manakey.com>

Date Tue 5/19/2026 11:15 PM

To Brent Clark <brent@manakey.com>

RE: It's Time to Set the Diesel Plant "Free"

Hon. Mayor Bob Monetza
City Council Members
cc: Exec Asst Sarah Burgess

cc: City Manager Ashley Latsch
cc: City Clerk Maria Boersma
cc: Asst CM Dana Kollewehr
cc: City Planner Brian Urquhart

Sarah, please include this memo in council's next meeting packet and appendix documents so the public can find it. Thank you. Brent Clark

Request to City Council

I respectfully ask council to do the following with respect to the Diesel Plant:

1. Exercise its right of first refusal and reacquire the property for the purchase price and thereafter reissue a new RFP for the property's development for its highest and best use, without restriction, building preservation, OPRA, or tax abatements; or, in the alternative, to allow the current owner to pay the additional incremental price equal to the appraised value and develop the property to its highest and best use, also without restriction, building preservation, OPRA, or tax abatements.
2. Revoke the current OPRA regarding the property due to the owner's failure (inability) to comply with the agreed terms.
3. Revoke the tax abatement regarding the property due to the owner's failure (inability) to comply with the agreed terms.

Despite everyone's best efforts and sincere intentions over the last 5 years, it's time to "Blue Sky" the Diesel Plant. We need to "Set it Free". LIBERATE IT! Cleanse our hopes. Cleanse our desires. Cleanse our sweat and tears. Stop pretending it's something it's not. Accept defeat. The recent council meeting and work session proved it. Council left the meeting confused. City staff left the meeting confused. The developer left the meeting confused.

Cher might have gotten it right in her 1989 hit song "If I could turn back time . . ."

Council needs to turn back time. The developer needs to turn back time. City staff needs to turn back time. We put the Diesel Plant in a straight jacket. We handcuffed the developer. We issued a development RFP that was a pipe dream. The OPRA was a fallacy. The tax abatement was a fallacy. The discounted price was a fallacy. The resident survey was a fallacy. Nobody's fault. Everybody's best intentions. But a mistake in hindsight. We got caught up in the moment. Now we need to put Humpty Dumpty back together again. We need to unscramble the egg. We need to show leadership

and do the right thing for the Diesel Plant, the community, and the developer. Stop flogging a dead horse. Set the Diesel Plant free so the property can be itself without shackles.

These following comments were made at the council meeting. They mattered and they stuck. To paraphrase:

1. I'm concerned the developers will compromise and build something that won't end up being the best result. They'll just go through the hoops to satisfy the restrictions they are told to work within. [a council comment]

This was a wisdom comment. Take heed of it, or we could end up with a dysfunctional, idiotic, 3-humped camel for the next 50 yrs on one of our prime real estate sites in town.

2. I'd like the site to be built out to include an area for the public to engage and interact, be able to touch. [a council comment]

This was a nonsense comment. The Diesel Plant was built in 1930. For the last 100 years the public has had no "public touch" or engagement with the site. It's been off limits; Keep Out. Suddenly, 100 years later, it needs to include a "public touch point" as part of the buildout? If it needs to be connected to the public, then we shouldn't have sold it. Use city money and make it into a public park instead. Why force a developer to do what nobody wants and the city is unwilling to pay for to do itself?

3. We have a right of first refusal, but I'd rather not exercise it. [a council comment]

This was a fiscally irresponsible comment. The repurchase provision is in the buy sell agreement precisely for nonperformance. The buyer was given valuable consideration for it. The buyer got a \$500,000, 30% discount and a \$2.5 million tax abatement in exchange for the promise the building would be saved as part of the development. Everybody understands now that was a pipedream; not possible. No malice. No fault. Just facts. These terms are triggered all the time. When the bids came in, Capstone, for one, was willing to pay market price, not ask for an OPRA, not ask for a tax abatement; but refused to keep the old building. In hindsight, they were exactly right. The city was simply unwilling to listen to reality. Capstone did us a favor by telling city hall the truth. The city did Capstone a disservice by sending them packing. Instead, the city bought a pipedream and paid dearly for it, upwards of \$3 million. We basically bought the Brooklyn Bridge. Why wouldn't we now tell the owner (who's probably partnered now with Capstone) we all made a mistake. We all thought the building could be saved for a price, but we know now it cannot. The "agreed" deal is off. The old Capstone deal is on. If you want it, it's yours. If you don't, then we'll run a new RFP and this time stay out of the developer's way to get the site built out in its judgment to be the highest and best use of the property.

4. The resident survey was flawed. It asked if the community wanted the Diesel Plant to be preserved but failed to ask at what cost was it worth saving. [developer comment]

This was an honest comment that carried heavy tax giveaways by local residents. The city discounted the sale price by \$500,000, or 30% (\$1 million sale vs the \$1.5 million appraised value). Plus, a \$2.5 million tax break for 12 years under the OPRA. We've always asked how the city can justify selling the building for \$1 million, only to then turn around and give over \$3 million in discounts and tax breaks for what now turns out to be a project that in the end can't save the building anyway? Were we really that nuts!

5. The resident survey was the voice of only 4% of the residents. How can so few, cost so many, so much? [resident comment]

What else can you say? The survey was a good try; a worthy effort. It just didn't capture the will of the people who ended up paying for it in the wallet.

6. I'd like to ask the historical committee to weigh in on this before we decide what to do.
[council comment]

This was a denial comment. Why? What's left to discuss? The developer can't save the structure. The city can't afford to give away \$3 million in hopes of saving it. Unless the historical committee has an extra \$4-5 million they want to buy and sink into the Diesel Plant, aren't we past the warm and fuzzies on this thing? What's to be accomplished by passing this around to every committee in town to give their views. It takes money, not feelings, now. We've spent (wasted) upwards of 5 years on this already. Would another 6 months matter? Probably not. Would it accomplish anything we don't already know? Probably not. Let's cleanse our denials and move on.

To take license and paraphrase an oft quoted proclamation by the Rev. Martin Luther King, Jr. so many years ago in 1963:

"Free at last! Free at last! Thank God Almighty, let the Diesel Plant be free at last!"

Thank you. Brent Clark