

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 4, 2021
(Electronic Remote Meeting)**

The Regular Meeting of the Grand Haven City Council was called to order at 7:32 p.m. by Mayor Bob Monetza. This meeting was held remotely due to the COVID-19 emergency.

Present: Council Members Mike Dora (Grand Haven), Ryan Cummins (Grand Haven), Dennis Scott (Grand Haven), Mike Fritz (Grand Haven), and Mayor Bob Monetza (Grand Haven).

Absent: None.

Others Present: City Manager Patrick McGinnis, City Clerk Linda L. Browand, Assistant to the City Manager Ashley Latsch, Community Development Manager Jennifer Howland, Public Works Director Derek Gajdos, Community Affairs Manager Char Seise, Finance Director/Treasurer Amy Bessinger, Neighborhood Development Coordinator Rhonda Kleyn, and Human Resources Manager Zac VanOsdol.

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE

A moment of silence was led by Mayor Monetza and followed by the Pledge of Allegiance.

APPROVAL OF CONSENT AND REGULAR AGENDAS

21-001 Moved by Council Member **Fritz**, seconded by Council Member **Scott**, to approve the consent and regular agendas, as amended. This motion carried unanimously.

The item regarding the establishment of an endowment fund agreement for the Lake Forest Cemetery Perpetual Care Fund was moved from the Consent to the Regular Agenda.

CALL TO AUDIENCE

Mayor Monetza made a call to the audience, allowing audience members to address Council on any issue.

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Messages received on Facebook Live:

- Mr. Collin Beighley, Grand Haven Sailing Club Commodore, asked that the club receive communications regarding the improvements with Beyond the Pier project. He was concerned that the Club might have to forfeit their lease and look for other options.
- Ms. Melanie Riekels, 619 Lake, agreed that parking was an issue with the Beyond the Pier design. Designated parking for certain groups was not a good idea. She liked the idea that the new development used more uniform materials and design.
- Mr. Josh Simmer, 208 Elliott, was excited hearing about the waterfront plans. He would love to see a central fire pit area similar to Holland's.

CONTINUATION OF WORK SESSION

5th Street & Washington Avenue Traffic Signal Replacement

- Derek Gajdos, DPW Director

Public Works Director Gajdos reviewed the agenda packet information. The traffic warrant study concluded the lights did not meet traffic demands and the recommendation for the intersection was to make it a 4-way stop. Grant money was available for the removal of the current lights, which would probably be some time in October.

Council suggested changing the lights to all flashing, or turning them off completely, and placing the stop signs to try before the summer. The earlier, the better to allow people to get adapted to it.

City Manager McGinnis stated a temporary traffic order for the change would be drawn up and would need future council approval to make the change permanent.

CONSENT AGENDA

21-002 Moved by Council Member **Dora**, seconded by Council Member **Scott**, to approve Council electronic remote meeting minutes of the Special Work Session and Regular Meeting of December 21, 2020. This motion carried unanimously.

21-003 Moved by Council Member **Dora**, seconded by Council Member **Scott**, to approve the bills memo in the amount of \$831,908.40. This motion carried unanimously. (Attachment A)

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21-004 Moved by Council Member **Dora**, seconded by Council Member **Scott**, to approve budget amendments for contributions to fund 255 from funds 253 and 351 to support Grand Landing debt obligations. This motion carried unanimously.

Finance Director/Treasurer Bessinger stated these contributions were consistent with prior years but had inadvertently been overlooked during the last budget process.

21-005 Moved by Council Member **Dora**, seconded by Council Member **Scott**, to approve the Construction Contract with Tree Servants, LLC, Bremen, Indiana, for the removal of thirty-two (32) trees within 10' of violation of air easement rights and property renovation to 15870 O'Brien Court, Parcel E-62 and 14444 Angelus Circle, Parcel E-63 in the amount of \$48,460 and authorize the Mayor and City Clerk to execute the necessary documents. This motion carried unanimously.

PUBLIC HEARING

The Mayor opened the public hearing at 8:05 p.m. concerning the approval of the adoption of a Brownfield Plan Amendment for Robinson Landing Development Project, located on Comstock Street, for a period of 29 years.

Mr. Andy Cawthon, 50 Howard, questioned if there were any deed restrictions on the affordable housing to prevent it from being “flipped” to market rate after completion of the project.

Neighborhood Development Manager Kleyn replied that with the homes being in a community land trust, the buyer just owns the improvements. Part of a land trust cannot be sold and then sold at market rate.

The Mayor closed the public hearing at 8:11 p.m.

21-006 Moved by Council Member **Fritz**, seconded by Council Member **Cummins**, to approve the adoption of a Brownfield Plan Amendment for Robinson Landing Development Project, located on Comstock Street, for a period of 29 years. This motion carried unanimously. (Attachment B)

Council felt this was a great project and a step in the right direction. It allowed people to build equity in their home while still keeping the home affordable. The project was a great use for an underdeveloped piece of property.

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City Manager McGinnis thanked Ottawa County Treasurer Amanda Price for using the land bank mechanism to help make this project happen. It had been City property and not generating any taxes for the past 45 years.

NEW BUSINESS

21-007 Moved by Council Member **Cummins**, seconded by Council Member **Dora**, to add five non-commercial seasonal marina slips (slips 24-28), at Rate 1, for a period not to exceed three years. This motion carried unanimously.

Community Affairs Manager Seise reviewed the information in the agenda packet. The Michigan Waterways Commission and the DNR recommended 5 seasonal slips, instead of the requested 14. Seise suggested the City try the seasonal slips for a year and use a lottery system for selection.

21-008 Moved by Council Member **Scott**, seconded by Council Member **Cummins**, to approve eight Primary Goals for 2021-2022 as discussed by City Council at the November 23, 2020 Goal Setting meeting and subsequently ranked by elected officials as follows: High Water Impacts; Legacy Cost Funding; Prioritize Infrastructure Lists; Sustain Local Businesses; Resurface Streets; Beyond “Beyond the Pier”; Diversity, Equity and Inclusion; and Charter Review. This motion carried unanimously.

21-009 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve an Agency Endowment Fund Agreement with the Grand Haven Area Community Foundation to establish the City of Grand Haven Lake Forest Cemetery Perpetual Care Fund to deposit permanently endowed funds to provide for the future operation and maintenance of Lake Forest Cemetery and authorize the Mayor and City Clerk to execute the necessary documents. This motion carried unanimously.

PA 422 of 2014 would allow the City to partner with the Grand Haven Area Community Foundation, which has had history with higher earnings on investments than what the City was able to earn using State mandated investment vehicles.

UNFINISHED BUSINESS

21-010 Moved by Council Member **Fritz**, seconded by Council Member **Scott**, to approve the final resolution amending Section 40-423.03.A of the Grand Haven Code of Ordinances to allow for temporary installation of sandbags in the Beach Overlay District. This motion carried unanimously. (Attachment C)

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Community Development Manager Howland noted that the wording was clarified regarding the water level at which the sandbags would be required to be removed and type of sandbag.

21-011 Moved by Council Member **Cummins**, seconded by Council Member **Dora**, to approve the final resolution adopting new Article I, II, III, IV, V, VI, and VIII of Chapter 40 of the Grand Haven Code of Ordinances. This motion carried unanimously. (Attachment D)

REPORTS BY CITY COUNCIL

Council Member Dora attended the town hall on race and racism with the Momentum Center. He noted that the Center provided a micro-pantry and was in need of non-perishables. He also attended meetings with the Parks & Recreation Board, Duncan Park Board, Human Relations Commission, and the Board of Light & Power. He thanked the volunteers that served on the City's various boards and commissions. He enjoyed watching the New Year's Eve Ball drop on Facebook Live and looked forward to a better year.

Council Member Cummins attended the town hall with the Momentum Center and meetings with the Human Relations Commission, Board of Light & Power, and the Brownfield Redevelopment Authority/Economic Development Commission. He thanked City staff for finding a way to have the annual New Year's ball drop and wished for a happy and safe new year.

Council Member Scott thanked the Department of Public Works with snow removal and keeping the area roads safe. He wished everyone a Happy New Year and hoped that things would get back to normal soon.

Council Member Fritz said he was able to attend a lot of meetings due to them being available on Facebook Live. He thanked Pat and Tina McGinnis for doing the camera work for the ball drop. He reminded everyone that the pandemic was still happening and to keep vigilant with social distancing, wearing face masks, and washing hands.

Mayor Monetza attended the same meetings as the other council members. He enjoyed watching the ball drop and thanked those who were able to make it happen this year. He was pleased to see the downtown snowmelt working.

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REPORT BY CITY MANAGER

New Year's Ball Drop

City Manager McGinnis thanked Council for allowing staff to do the ball drop. He noted 16,000 people so far had watched the video since New Year's Eve.

Area Parks

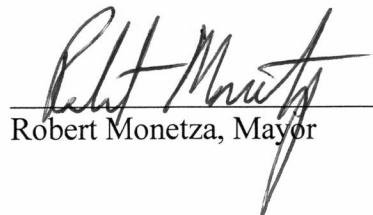
He noted that there were many parks and recreation areas in the area and reminded people that they needed to go out and enjoy them.

GENERAL BUSINESS/CALL TO AUDIENCE

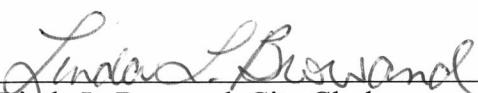
Mayor Monetza made a call to the audience, allowing audience members to address Council on any issue. There was no response.

ADJOURNMENT

After hearing no further business, Mayor Monetza adjourned the meeting at 9:45 p.m.



Robert Monetza, Mayor



Linda L. Browand
Linda L. Browand, City Clerk

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Attachment A

To: Patrick McGinnis, City Manager
From: Amy Bessinger, Finance Director
CM Date: 1.4.2021

RE: Bills From Payables Warrant

FUND NUMBER	FUND NAME	12.30.20 ACH WARRANT	12.30.20 WARRANT	12.23.2020 AP & TAX WARRANT	12.18.2020 TAX WARRANT	VOIDS	TOTALS
101	General Fund	\$17,906.43	\$17,040.71	\$19,240.81	\$0.00	\$2,000.00	\$52,187.95
202	Major Street Fund	\$7.10	\$13,004.47	\$0.00	\$0.00	\$0.00	\$13,011.57
203	Local Street Fund	\$430.24	\$394.83	\$0.00	\$0.00	\$0.00	\$825.07
225	Land Acquisition Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
236	Main St Dist Dev	\$0.00	\$0.00	\$1,852.97	\$0.00	\$0.00	\$1,852.97
251	Econ. Dev. Corp. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
252	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
253	Brid LSRRF TIF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
254	Downtown TIF	\$0.00	\$0.00	\$140,000.00	\$0.00	\$0.00	\$140,000.00
255	GLTIF Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
256	UTGO Inf Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
257	LTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
258	2015 UTGO Bond Rev	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
275	Housing Fund	\$0.00	\$0.00	\$846.00	\$0.00	\$0.00	\$846.00
276	LightHouse Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
310	Assessment Bond Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
351	Operating Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
352	Brownfield TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
353	Downtown TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
355	GLTIF Debt Serv Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
356	UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
357	LTGO Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
358	2015 UTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
369	Building Auth Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
401	Public Improvements Fund	\$0.00	\$5,309.35	\$0.00	\$0.00	\$0.00	\$5,309.35
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
403	Brownfield TIF Const	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
404	Downtown TIF Const.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
455	GLTIF Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456	UTGO Inf Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
457	LTGO Bond Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
458	2015 UTGO Bond Inf Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
469	Building Auth. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Rec Authority	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
581	Airpark Fund	\$1,145.20	\$0.00	\$9,981.50	\$0.00	\$0.00	\$11,126.70
582	Chinook Pier Rental Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
590	City Sewer Fund	\$0.00	\$131,862.10	\$0.00	\$0.00	\$0.00	\$131,862.10
591	City Water Fund	\$11.58	\$34,567.41	\$0.00	\$0.00	\$0.00	\$34,578.99
594	City Marina Fund	\$0.00	\$58.29	\$0.00	\$0.00	\$0.00	\$58.29
661	Motorpool Fund	\$78.34	\$4,670.86	\$0.00	\$0.00	\$0.00	\$4,749.20
677	Self Insurance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
679	Health Benefit Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$0.00	\$25,663.73	\$191,350.41	\$173,886.60	\$0.00	\$390,900.74
711	Cemetery Fund	\$0.00	\$433.00	\$0.00	\$0.00	\$0.00	\$433.00
678	Retirement Health Fund	\$0.00	\$0.00	\$476.32	\$0.00	\$0.00	\$476.32
750	Payroll Fund	\$0.00	\$0.00	\$14.96	\$0.00	\$0.00	\$14.96
800	Sewer Authority Operations	\$27.34	\$0.00	\$32,355.83	\$0.00	\$0.00	\$32,393.17
800	Sewer Authority SL Force Mn	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	Sewer Authority Plant Mod	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-2013 Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-SLPS/Force Main Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-Local Lift Station Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-2018 Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
810	NOWS Operating	\$7,555.28	\$3,421.00	\$305.74	\$0.00	\$0.00	\$11,282.02
810	NOWS Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
810	NOWS Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$27,161.51	\$236,425.75	\$396,434.54	\$173,886.60	\$2,000.00	\$831,908.40

Tonight, City Council will be approving, subject to audit, bills for this period, totaling as follows:

\$831,908.40	Total Approved Bills
\$391,392.02	Minus eligible bills for release without prior approval: including Utility,
\$440,516.38	Retirement, Insurance, Health Benefit, and Tax Collection Funds



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Attachment B

CITY OF GRAND HAVEN

RESOLUTION APPROVING A BROWNFIELD PLAN AMENDMENT
FOR THE ROBINSON LANDING PROJECT
LOCATED ON PARCEL #70-03-34-200-042 GRAND HAVEN, MICHIGAN
PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE
PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At an electronic meeting of the City Council of City of Grand Haven, Ottawa County, Michigan, on the 4th day of January, 2021, at 7:32 p.m.

PRESENT: Council Members Dora, Cummins, Fritz, Scott, and Mayor Monetza
ABSENT: NONE
MOTION BY: Council Member Fritz
SUPPORTED BY: Council Member Cummins

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

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

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

- A. The Plan Amendment constitutes a public purpose under the Act;
- B. The Plan Amendment meets all of the requirements for a Brownfield Plan Amendment set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan Amendment, is feasible and the owner and/or developer of the eligible property which is included in the Plan Amendment shall finance all eligible activities under the Plan Amendment and the Authority shall not issue any notes or bonds related to this Plan Amendment;
- D. The costs of the eligible activities proposed in the Plan Amendment are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan Amendment is reasonable; and

WHEREAS, as a result of its review of the Plan Amendment and upon consideration of the views and recommendations of the Taxing Jurisdictions, the City Council desires to proceed with approval of the Plan Amendment.

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NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the City Council by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan Amendment is hereby approved in the form attached as Exhibit "A" to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

AYES: Dora, Cummins, Scott, Fritz, and Monetza

NAYES: NONE

ABSTAINED: NONE

RESOLUTION DECLARED ADOPTED.

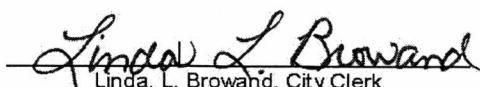
STATE OF MICHIGAN)

)ss.

COUNTY OF OTTAWA)

I, the undersigned, the duly qualified and acting Clerk of the City of Grand Haven, County of Ottawa, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Grand Haven at a regular meeting held on the 4th day of January 2021, the original of which resolution is on file in my office.

IT WITNESS WHEREOF, I have hereunto set my official signature, this 4th day of January 2021.



Linda L. Browand, City Clerk

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Exhibit A

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**CITY OF GRAND HAVEN
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

Comstock Street Housing Development

Parcel 70-03-34-200-042

Comstock Street

Grand Haven, Michigan 49417

City of Grand Haven Brownfield Redevelopment Authority

519 Washington Avenue

Grand Haven, Michigan 49417

Contact: Amy Bessinger

abessinger@grandhaven.org

Phone: 616-847-4893

Prepared By:

Triterra

1305 S. Washington Avenue, Suite 102

Lansing, Michigan 48910

Contact: Dave Van Haaren

dave.vanhaaren@triterrra.us

Phone: 517-853-2152

November 23, 2020

Revised December 4, 2020

Approved by the City of Grand Haven BRA on _____, 2020
Approved by the City of Grand Haven City Council on _____, 2020

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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Eligible Property Boundary Map with Infrastructure Improvements

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

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*Brownfield Plan
Comstock Street Housing Development
November 23, 2020
Revised December 4, 2020*

1.0 PROJECT SUMMARY

Project Name:	Comstock Street Housing Development
Developer:	Michigan Community Capital (the “Developer”) 507 S. Grand Avenue Lansing, Michigan 48933 Marilyn Crowley
Property Location:	Comstock Street Grand Haven, Michigan 49417
Parcel Information:	70-03-34-200-042 and adjacent and contiguous Comstock Street right-of-way
Type of Eligible Property:	“Blighted” and “Adjacent and Contiguous”
Project Description:	A development of the 7.58-acre subject property located on the north side of Comstock Street in Grand Haven. The project includes the construction of approximately 32 single-family, workforce housing units on the vacant parcel. The project includes the extension of utilities and roads to and within the subject property.
	Brownfield eligible activities include EGLE pre-approved activities, site preparation, infrastructure improvement, and preparation and implementation of a Brownfield Plan.
Total Capital Investment:	Total capital investment is estimated at \$8,000,000 of which \$2,618,295 is currently proposed for Brownfield reimbursement to the Developer.
Duration of Plan:	The duration of this Brownfield Plan is 29 years and includes 25 years of capture of Tax Increment Revenue (TIR) for reimbursement to the Developer for eligible activities and BRA administration of the Plan and five years of capture for deposits into the Local Brownfield Revolving Fund (LBRF).

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*Brownfield Plan
Comstock Street Housing Development
November 23, 2020
Revised December 4, 2020*

Total Captured Tax Increment Revenue: \$3,355,376

Distribution of New Taxes Captured	
Developer Reimbursement*	\$2,618,295
<i>Sub-Total Developer Reimbursement</i>	\$2,618,295
State Brownfield Revolving Fund	\$0
BRA Plan Administrative Fees	\$167,769
Local Brownfield Revolving Fund (LBRF)	\$569,312
<i>Sub-Total Administrative Fees, LBRF Deposits</i>	\$737,081
Grand Total	\$3,355,376

* including contingency and interest

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*Brownfield Plan
Comstock Street Housing Development
November 23, 2020
Revised December 4, 2020*

2.0 INTRODUCTION AND PURPOSE

The City of Grand Haven Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the City of Grand Haven City Council (the “City”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within the City of Grand Haven, Michigan.

The proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

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*Brownfield Plan
Comstock Street Housing Development
November 23, 2020
Revised December 4, 2020*

3.0 ELIGIBLE PROPERTY INFORMATION

This Plan is presented to support the Developer in the redevelopment of the subject property situated on the north side of Comstock Street, just north of the Grand Haven Memorial Airpark, in Grand Haven, Ottawa County, Michigan (the "Property"). The location of the Property is depicted on Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	Tax ID	Basis of Eligibility
(No Address) Comstock Street	70-03-34-200-042	"Blighted"
Comstock Street Right-of-Way	N/A	"Adjacent and contiguous" to eligible property

The Property is surrounded by active residential property, commercial property, industrial property, and undeveloped land. The boundary of the eligible property is depicted on Figure 2 and Figure 3.

The legal description of the qualifying eligible parcel is:

W 792 FT OF S 1/2 OF S 1/2 OF NE 1/4 EXC S 264 FT,
ALSO OUTLOT "A" EXC E 6 FT. COMSTOCK SUB

The Property, including the adjacent and contiguous Comstock Street right-of-way, is considered an "eligible property" as defined by Act 381 because: (a) it is located within the City of Grand Haven, a qualified local governmental unit under MCL 125.2782(k); (b) the Property is owned and under the control of the Ottawa County Land Bank Fast Track Authority and, therefore, is "blighted" as the term is defined in Section 2(c) of Act 381; and (c) the Comstock Street right-of-way is adjacent and contiguous to the "blighted" parcel and proposed infrastructure improvements within the right-of-way are necessary to allow for the development and an increased captured taxable value of the "blighted" parcel.

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4.0 PROPOSED REDEVELOPMENT

The project includes the construction of approximately 32 single-family, workforce housing units on the vacant parcel. The project includes the extension of utilities within the Comstock Street right-of-way and utilities and roadwork within the parcel.

The project is anticipated to target incomes between 60-100% area median income (AMI). In Ottawa county, this income range is between \$35,160 and \$83,600 annually. The project will offer approximately half of the homes to income-restricted households earning between 60-80% AMI. These homes will be sold at approximately 75% of the appraised value and will be on a 99-year ground lease with a Community Land Trust. There will be restrictions on the resale, which will ensure long-term affordability of these homes. The remaining homes will not be on a ground lease, will not have income restrictions for the buyer or resale covenants and will be sold at market rate.

The neighborhood will have a mix of homes ranging in size, to support various incomes and family sizes. Housing types will be a mix of:

- 840 square foot, one-story, two (2) bed, one (1) bath,
- 1,087 square foot, one-story, three (3) bed, two (2) bath, and
- 1,421 square foot, two-story, three (3) bed, two and a half (2.5) bath

The income certified and market rate homes are anticipated to have identical finishes that include slab on grade, wood-frame stick built construction; high quality vinyl siding, asphalt shingles, Anderson 100 widows (single hung with screen), beveled laminate counters, mid-grade cabinets, broadloom carpet in bedrooms and luxury vinyl tile throughout the rest of the home, stainless steel appliances (gas stove, dishwasher, garbage disposal, microwave, refrigerator), tile backsplash in kitchen, fiberglass shower/tub, washer/dryer included.

The total anticipated investment into the development project is estimated at \$8,000,000. This housing infill project will dramatically improve the appearance of the vacant parcel. The Project will significantly increase density to the area and provide additional support to existing retail establishments in the city.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of the neighborhood. The Project would not be possible without financial support through Brownfield tax increment financing (TIF).

The project is not considered a job creation project and although temporary construction jobs will be leveraged, there will be no new full-time equivalent jobs created as a result of the development.

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5.0 BROWNFIELD CONDITIONS

Historical records indicate the subject property has been structurally undeveloped. Prior to the land bank, the parcel has been owned by the City of Grand Haven dating back to the 1970's.

Phase I and Phase II environmental site assessments (ESAs) were conducted at the subject Property in 2020 and have not revealed any environmental impact on or within the Property.

The Property, including the adjacent and contiguous Comstock Street right-of-way, is considered an "eligible property" as defined by Act 381 because: (a) it is located within the City of Grand Haven, a qualified local governmental unit under MCL 125.2782(k); (b) the Property is owned and under the control of the Ottawa County Land Bank Fast Track Authority and, therefore, is "blighted" as the term is defined in Section 2(c) of Act 381; and (c) the Comstock Street right-of-way is adjacent and contiguous to the "blighted" parcel and proposed infrastructure improvements within the right-of-way are necessary to allow for the development and an increased captured taxable value of the "blighted" parcel.

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6.0 BROWNFIELD PLAN

6.1 Description of Costs to Be Paid with Tax Increment Revenues and Summary of Eligible Activities

The Developer will be reimbursed with the new local taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities proposed by the Developer include Michigan Department of Environment, Great Lakes and Energy (EGLE) pre-approved activities; site preparation activities, infrastructure improvement activities and preparation and implementation of the Brownfield Plan. Infrastructure activities include public and private water, sewer, gas and electric.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). This Plan is a “Local-only” Plan and does not include or propose capture of state tax revenues for reimbursement to the Developer or BRA.

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$2,618,295. The eligible activities are summarized below:

Summary of Local-only Eligible Activities	
Eligible Activities	Cost
Environmental Activities	
EGLE Pre-Approved Activities	\$14,500
Sub-Total Environmental Activities	\$14,500
Non-Environmental Activities	
Site Preparation	\$220,598
Infrastructure Improvements	\$1,225,562
Sub-Total Non-Environmental Activities	\$1,446,160
Contingency (15%) *	\$216,924
Brownfield Plan Preparation	\$12,000
Brownfield Plan Implementation	\$15,000
Interest (5%, simple) **	\$913,711
Total Eligible Cost for Reimbursement	\$2,618,295

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- * Contingency calculation excludes costs for pre-approved activities, Brownfield Plan preparation and implementation.
- ** Interest is calculated annually at 5% simple interest on Developer eligible activities, except cost for Brownfield Plan preparation.

A detailed breakdown in eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line item costs of eligible activities may be adjusted within Environmental eligible activities and Non-Environmental eligible activities after the date this Plan is approved by the City of Grand Haven City Council.

6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA.

The 2020 taxable value of the Property is \$0 which is the initial taxable value for this Plan.

The projected final taxable value is phased over 3 years with an estimated taxable value of \$4,018,594 in 2024. The actual taxable value will be determined by the Assessor after the development is completed.

It is projected that the BRA will capture tax increment revenues from 2022 through 2046 to reimburse the developer for eligible activity costs, from 2022 through 2050 for BRA administrative fees, and from 2046 through 2050 for deposit into the BRA's Local Brownfield Revolving Fund (LBRF).

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Plan. These are estimations based on the residential and commercial components of the proposed redevelopment.

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Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
SCHOOL OPERATING	\$194,929		\$194,929
STATE EDUCATION TAX (SET)	\$821,104		\$821,104
GHC OPERATING		\$1,365,951	\$1,365,951
GHC TRANSP		\$82,110	\$82,110
GHC MUSEUM		\$33,323	\$33,323
GHC AGING COUN		\$32,789	\$32,789
GHC COMM CENTER		\$103,089	\$103,089
LOUTIT LIB-OPER		\$132,115	\$132,115
OTTAWA ISD		\$860,867	\$860,867
COUNTY OPER		\$533,714	\$533,714
COUNTY CMH (WINTER)		\$40,343	\$40,343
COUNTY ROADS (WINTER)		\$67,262	\$67,262
COUNTY E-911 (WINTER)		\$59,187	\$59,187
COUNTY PARKS (WINTER)		\$44,627	\$44,627
GHC DEBT INFRA	\$102,638		\$102,638
GHC INFRA DEBT08	\$136,851		\$136,851
GHC INFRA DEBT15	\$123,166		\$123,166
GH SCHOOL DEBT	\$574,773		\$574,773
LOUTIT LIB-DEBT (WINTER)	\$15,738		\$15,738
Total	\$1,969,198 (37.0%)	\$3,355,376 (63.0%)	\$5,324,574

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the City Assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured

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will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

6.3 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

6.4. Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Plan.

6.5 Duration of Brownfield Plan

The duration of this Plan is projected to be 29 years total tax capture after the first year of tax capture anticipated as 2022. The duration of the Plan includes 25 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer and 5 years of TIR capture for deposit into the BRA's LBRF.

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

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6.6 Legal Description, Property Map, Property Characteristics and Personal Property

The legal description of the eligible Property is:

W 792 FT OF S 1/2 OF S 1/2 OF NE 1/4 EXC S 264 FT,
ALSO OUTLOT "A" EXC E 6 FT. COMSTOCK SUB

The general Property location and boundary is described in Section 3.0 and depicted on Figures 2 and 3 comprise the eligible property.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

6.7 Estimates of Residents and Displacement of Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

6.8 Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a Plan for relocation of displaced persons is not applicable and is not needed for this Plan.

6.9 Provisions for Relocation Costs

No persons will be displaced as result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Plan.

6.10 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Plan.

6.11 Description of the Proposed Use of Local Brownfield Revolving Fund

The BRA has established a LBRF. LBRF monies will not be used to finance or reimburse eligible activities incurred by the Developer as described in this Plan.

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6.12 Other Material that the Authority or Governing Body Considers Pertinent

The Authority and the City, as the governing body, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Eligible Property Boundary Map with Infrastructure Improvements

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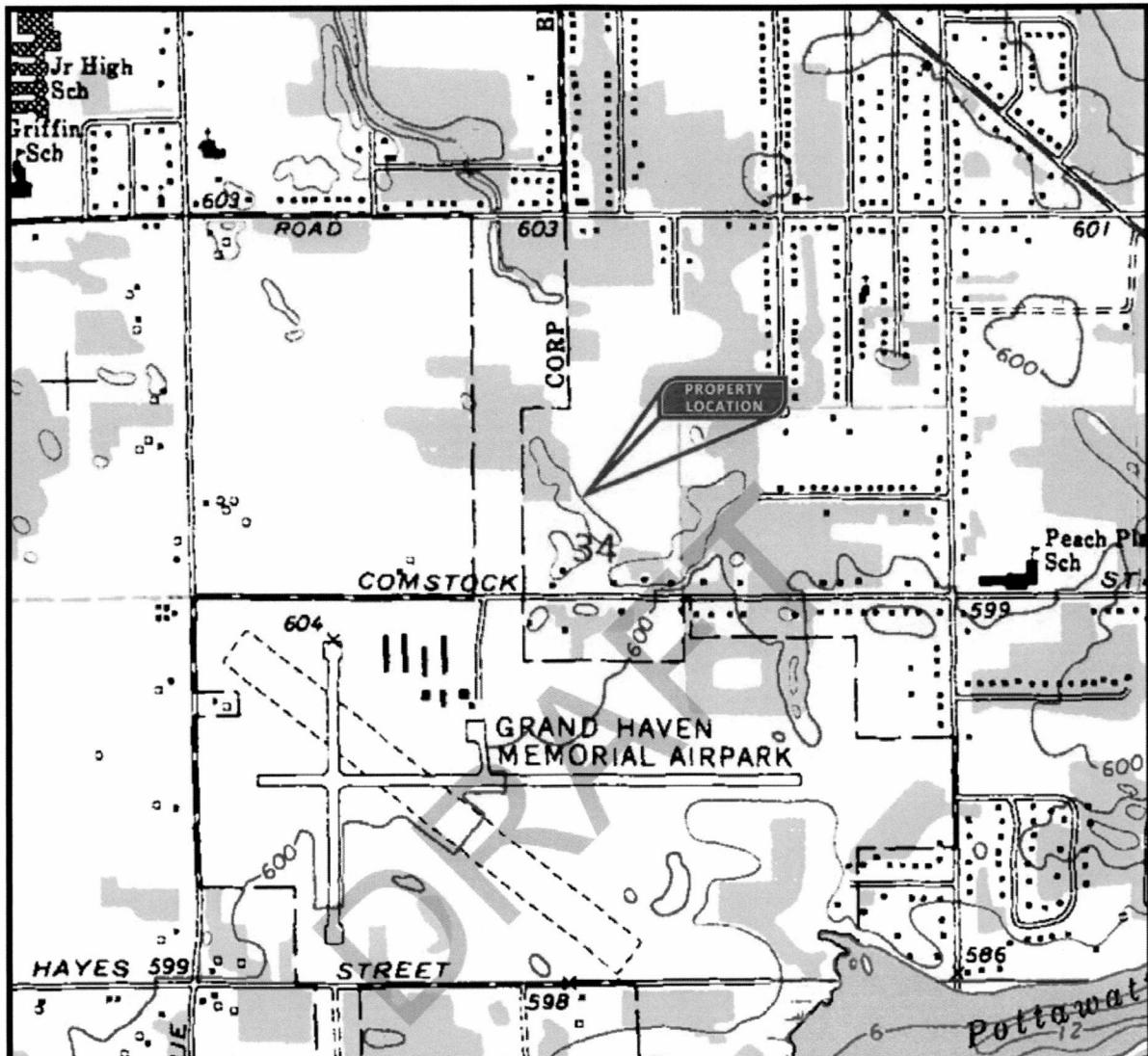


FIGURE 1
PROPERTY LOCATION

COMSTOCK STREET PARCEL
GRAND HAVEN, MICHIGAN 49417

OTTAWA COUNTY
T8N, R16W, SECTION 34

PROJECT NUMBER: 20-2473

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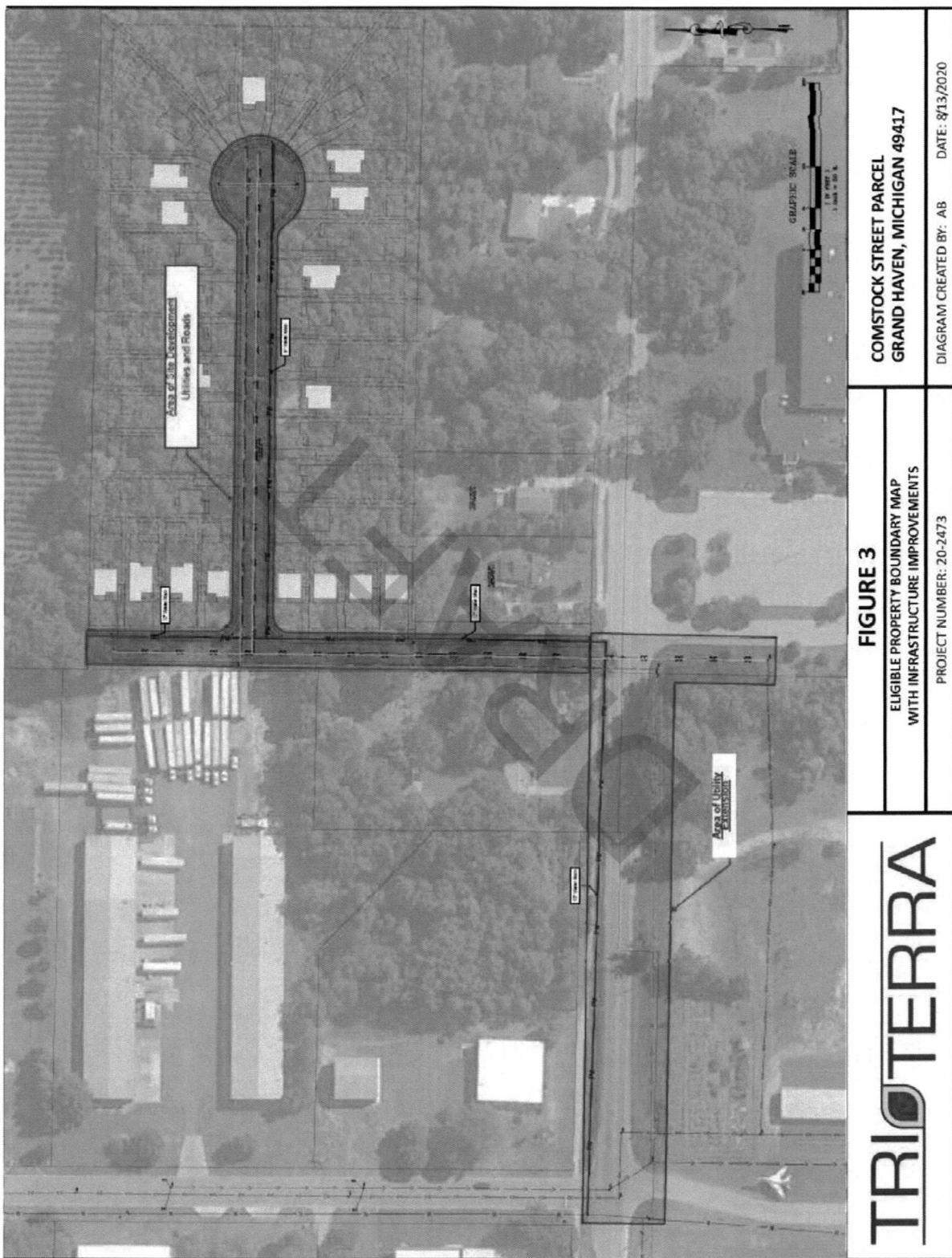
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TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

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Table 1
Brownfield Eligible Activities
 Comstock Street Housing Development
 Parcel 20-03-34-200-042
 Grand Haven, MI

						REIMBURSEMENT ALLOCATION			
ELIGIBLE ACTIVITIES			NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	EGLE ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES									
Pre-Approved Activities									
Phase I Environmental Site Assessments	1	LS	\$	2,500	\$	2,500			\$ 2,500
Phase II Environmental Site Assessments	1	LS	\$	12,000	\$	12,000			\$ 12,000
MSF ELIGIBLE ACTIVITIES									
Site Preparation									
Geotechnical engineering	1	LS	\$	8,000	\$	8,000			\$ 8,000
Clearing and grubbing	738	ACRES	\$	7,500	\$	56,250			\$ 56,250
Land balancing, mass grading, cutting & filling	1	LS	\$	100,000	\$	100,000			\$ 100,000
Demolition	1	LS	\$	40,000	\$	40,000			\$ 40,000
Site Preparation - Soft Costs - Construction Management	1	LS	\$	15,748	\$	15,748			\$ 15,748
Subtotal Site Preparation Activities						\$ 220,598			\$ 220,598
Infrastructure Improvements									
Utility Extension - publically owned	1	LS	\$	201,225	\$	201,225			\$ 201,225
Utilities	1	LS	\$	150,000	\$	150,000			\$ 150,000
Site Development - publically owned utilities and roads on site	1	LS	\$	750,755	\$	750,755			\$ 750,755
Lighting in Right-of-Way	1	LS	\$	20,000	\$	20,000			\$ 20,000
Landscaping in Right-of-Way including Street Trees	32	LOT	\$	400	\$	12,800			\$ 12,800
Infrastructure Improvements - Soft Costs	1	LS	\$	90,782	\$	90,782			\$ 90,782
Subtotal Infrastructure Improvement Activities						\$ 1,225,562			\$ 1,225,562
MSF AND EGLE ACTIVITIES SUB-TOTAL						\$ 1,446,160			\$ 1,446,160
Contingency (15%)						\$ 1,460,660			\$ 1,460,660
Brownfield & Act 381 Work Plan Preparation	1	LS	\$	216,924	\$	216,924			\$ 216,924
Brownfield & Act 381 Work Plan Implementation	1	LS	\$	12,000	\$	12,000			\$ 12,000
Interest (5%, simple)									\$ 15,000
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:						\$ 2,618,295			\$ 2,618,295
State Brownfield Revolving Fund									
BRA Administrative Fees									\$ 167,769
Local Brownfield Revolving Fund (LBRF)									\$ 569,312
GRAND TOTAL									\$ 3,355,376

NOTE:
 These cost and revenue projections should be considered approximate estimates based on expected conditions and available information.
 It cannot be guaranteed that the costs and revenue projections will not vary from those estimates.
 Cost for the Phase I ESA, Phase II ESA, Brownfield Plan and Act 381 Work Plan preparation and implementation are excluded from contingency calculation.

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Table 2
Block Increment Revenue Capture Estimates
Comstock Street Housing Development
Parcel 70-03-34-200-042
Grand Haven, MI

NOTES: This Bausch & Lomb Photo includes the software of a Bausch & Lomb 9 mm
distributable to users only.

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The Beneficial Plus includes the option of the Insurance of Hospital Room and Nurse Room rates only.

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Table 3
Incremental Revenue Reallocation Table
Cornstock Street Housing Development
Panel 20-0843-200-042
Grand Haven, MI

Administrative Form 10-K for Year Ended											
State of Incorporated or Principal Place of Business											
State of Incorporation or Organization											
Address of Principal Executive Offices											
Telephone Number											
Estimated Total Value of Shares											
27											
* During the 10th of the Month											
Fiscal Year Ended December 31											
2023											
Period Ended	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
Reportatory	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
State	1,000	1	1	1	1	1	1	1	1	1	1
Total	1,000	1	1	1	1	1	1	1	1	1	1
Detail	1	1	1	1	1	1	1	1	1	1	1
2024	1	1	1	1	1	1	1	1	1	1	1
2025	1	1	1	1	1	1	1	1	1	1	1
2026	1	1	1	1	1	1	1	1	1	1	1
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2119	1	1	1	1	1	1	1	1	1	1	1
2120	1	1	1	1	1	1	1	1	1	1	1
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2123	1	1	1	1	1	1	1	1	1	1	1
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2151	1	1	1	1	1	1	1	1	1	1	1
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2153	1	1	1	1	1	1	1	1	1	1	1
2154	1	1	1	1	1	1	1	1	1	1	1
2155	1	1	1	1	1	1	1	1	1	1	1
2156	1	1	1	1	1						

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Attachment C

**CITY COUNCIL
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN**

Council Member **Fritz**, supported by Council Member **Scott**, moved the adoption of the following Ordinance:

ORDINANCE NO. 2021-01

**AN ORDINANCE TO AMEND SECTION 40-423.03.A OF THE ZONING ORDINANCE TO ALLOW
FOR TEMPORARY INSTALLATION OF SANDBAGS IN THE BEACH OVERLAY DISTRICT**

THE CITY OF GRAND HAVEN ORDAINS:

Section 1. Private  swimming pool. Section 40-423.03.A of the Zoning Ordinance of the City of Grand Haven, is amended to read as follows:

A. No shoreline protection measure shall be installed or constructed in the B-OD, except for temporary fencing not more than four (4) feet in height and with openly spaced slats or weaves, placed seasonally between October 1 and May 1 to influence the accumulation of sand and/or snow that does not prevent public passage across the public trust property, and except for temporary geotextile tubes or equivalent large sandbags placed at the toe of the slope during periods of extreme high water, which must be dismantled immediately when water levels recede to below the State of Michigan Ordinary High Water Mark (OHWM), and which are permitted by USACE and EGLE. All artificial materials must be completely removed from the site when the geotextile tubes are dismantled. This shall not be construed or used as support to install permanent armoring of the shoreline.

Section 2. Effective Date. This Ordinance shall take effect 20 days after adoption.

YEAS: Council Member(s) Scott, Fritz, Dora, Cummings, and Monetza

NAYS: Council Member(s) NONE

ABSTAIN: Council Member(s) NONE

ABSENT: Council Member(s) NONE

APPROVED: January 4, 2021

I certify that this ordinance was adopted at a meeting of the Grand Haven City Council held on January 4, 2021.


Linda L. Browand, City Clerk

Introduced: December 21, 2020
Adopted: January 4, 2021
Published: January 15, 2021
Effective: January 24, 2021

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Attachment D

CITY COUNCIL
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN

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

ORDINANCE NO. 2021-02

**AN ORDINANCE TO ADOPT NEW ARTICLE I, II, III, IV, V, VI, AND VIII OF CHAPTER 40 OF THE
GRAND HAVEN CODE OF ORDINANCES AND A NEW ZONING MAP**

THE CITY OF GRAND HAVEN ORDAINS:

Section 1. **Amendment.** Chapter 40, Article I, II, III, IV, V, VI, and VIII of the Code of Ordinance of the City of Grand Haven to read as provided in the attached Exhibit A which is incorporated by reference. Chapter 40 shall now be known as the "2021 Zoning Ordinance".

Section 2. **Zoning Map.** The City of Grand Haven Zoning Map approved March 5, 2007 is hereby amended as shown in the attached Exhibit B which is incorporated by reference.

Section 3. **Effective Date.** This Ordinance shall take effect 20 days after adoption, or such later date as is required by Public Act 110 of 2006, as amended.

YEAS: Council Member(s) Fritz, Dora, Cummins, Scott, and Monetza

NAYS: Council Member(s) NONE

ABSTAIN: Council Member(s) NONE

ABSENT: Council Member(s) NONE

APPROVED: January 4, 2021

I certify that this ordinance was adopted at a meeting of the Grand Haven City Council held on January 4, 2021.



Linda L. Browand, City Clerk

Introduced: December 21, 2020

Adopted: January 4, 2021

Published: January 15, 2021

Effective: January 24, 2021

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Due to the number of pages for Exhibits A & B, they have not been included as attachments to the minutes but will be available in the City Clerk's Office and published as part of the City's Code of Ordinances.