

**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)

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.

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, 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	Brfd 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	G/L TIF Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456	UTGO Inf Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
457	LTGO Bond Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
458	2015 UTGO Bond Inf Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
469	Building Auth. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Rec Authority	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$32,365.83	\$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
\$391,392.02
\$440,516.38

Total Approved Bills
Minus eligible bills for release without prior approval: including Utility,
Retirement, Insurance, Health Benefit, and Tax Collection Funds



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. Broward, City Clerk

Exhibit A

**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@triterra.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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- Table 3: Tax Increment Revenue Reimbursement Allocation Table

*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:	<p>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.</p> <p>Brownfield eligible activities include EGLE pre-approved activities, site preparation, infrastructure improvement, and preparation and implementation of a Brownfield Plan.</p>
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
Sub-Total Developer Reimbursement	\$2,618,295
State Brownfield Revolving Fund	\$0
BRA Plan Administrative Fees	\$167,769
Local Brownfield Revolving Fund (LBRF)	\$569,312
Sub-Total Administrative Fees, LBRF Deposits	\$737,081
Grand Total	\$3,355,376

* including contingency and interest

*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.

*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.

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

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 backslash 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.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Eligible Property Boundary Map with Infrastructure Improvements

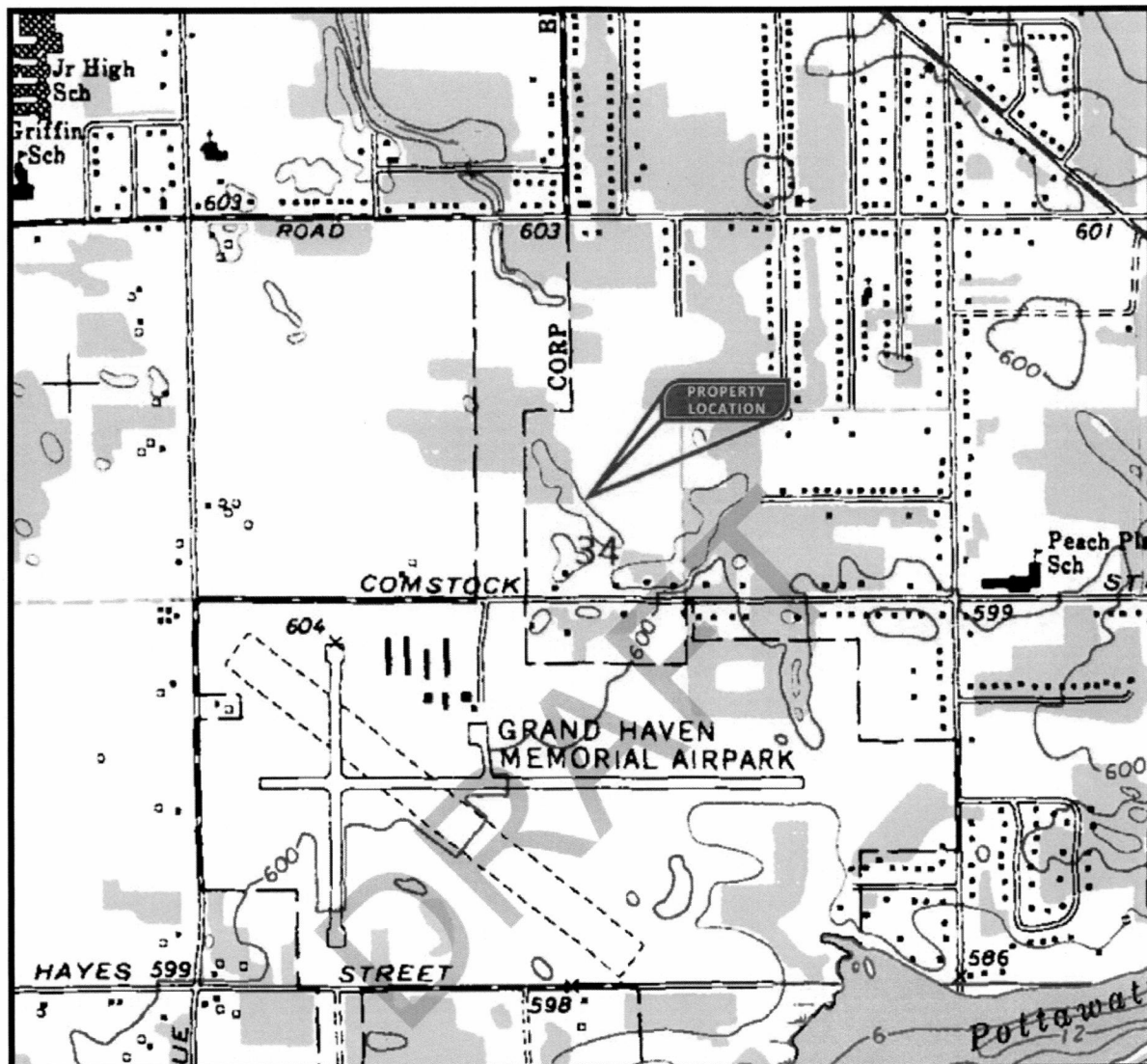


FIGURE 1
PROPERTY LOCATION

COMSTOCK STREET PARCEL
GRAND HAVEN, MICHIGAN 49417

OTTAWA COUNTY
T8N, R16W, SECTION 34

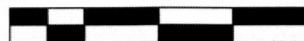
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TABLES

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 70-03-34-200-042
Grand Haven, MI

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					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
				\$ 14,500	\$ -	\$ -	\$ 14,500
MSF ELIGIBLE ACTIVITIES							
Site Preparation							
Geotechnical engineering	1	LS	\$ 8,000	\$ 8,000			\$ 8,000
Clearing and grubbing	7.58	ACRES	\$ 7,500	\$ 56,850			\$ 56,850
Land balancing, mass grading, cutting & filling	1	LS	\$ 100,000	\$ 100,000			\$ 100,000
Dewatering	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 - publicly owned	1	LS	\$ 201,225	\$ 201,225			\$ 201,225
Utilities	1	LS	\$ 150,000	\$ 150,000			\$ 150,000
Site Development - publicly 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 ELIGIBLE ACTIVITIES SUB-TOTAL							
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,446,160	\$ -	\$ -	\$ 1,446,160
Contingency (15%)			\$ 216,924	\$ 216,924	\$ -	\$ -	\$ 216,924
Brownfield & Act 381 Work Plan Preparation	1	LS	\$ 12,000	\$ 12,000	\$ -	\$ -	\$ 12,000
Brownfield & Act 381 Work Plan Implementation	1	LS	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000
Interest (5%, simple)				\$ 913,711	\$ -	\$ -	\$ 913,711
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			

NOTES:
These costs 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 these estimates.
Costs for the Phase I ESA, Phase II ESA, Brownfield Plan and Act 381 Work Plan preparation and implementation are included from contingency calculation.

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Table 2
Tax Incremental Revenue Capture Estimates
Comstock Street Housing Development
Parcel 70-03-34-200-842
Grand Haven, MI

Executive Summary (2013-2022)												
Year	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Revenue (USD Millions)	1,200.00	1,150.00	1,100.00	1,050.00	1,000.00	950.00	900.00	850.00	800.00	750.00	700.00	650.00
Profit (USD Millions)	250.00	240.00	230.00	220.00	210.00	200.00	190.00	180.00	170.00	160.00	150.00	140.00
Operating Expenses (USD Millions)	950.00	910.00	870.00	830.00	790.00	750.00	710.00	670.00	630.00	590.00	550.00	510.00
Net Income (USD Millions)	250.00	240.00	230.00	220.00	210.00	200.00	190.00	180.00	170.00	160.00	150.00	140.00
EPS (USD)	2.50	2.40	2.30	2.20	2.10	2.00	1.90	1.80	1.70	1.60	1.50	1.40
Dividend (USD)	0.50	0.48	0.46	0.44	0.42	0.40	0.38	0.36	0.34	0.32	0.30	0.28
Payout Ratio (%)	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
Market Cap (USD Millions)	12,000.00	11,500.00	11,000.00	10,500.00	10,000.00	9,500.00	9,000.00	8,500.00	8,000.00	7,500.00	7,000.00	6,500.00
EBITDA (USD Millions)	300.00	290.00	280.00	270.00	260.00	250.00	240.00	230.00	220.00	210.00	200.00	190.00
Debt to Equity Ratio	0.50	0.52	0.54	0.56	0.58	0.60	0.62	0.64	0.66	0.68	0.70	0.72
Current Ratio	1.50	1.48	1.46	1.44	1.42	1.40	1.38	1.36	1.34	1.32	1.30	1.28
Interest Coverage Ratio	3.00	2.90	2.80	2.70	2.60	2.50	2.40	2.30	2.20	2.10	2.00	1.90
Return on Assets (%)	15.00	14.80	14.60	14.40	14.20	14.00	13.80	13.60	13.40	13.20	13.00	12.80
Return on Equity (%)	20.00	19.80	19.60	19.40	19.20	19.00	18.80	18.60	18.40	18.20	18.00	17.80
Asset Turnover Ratio	0.80	0.78	0.76	0.74	0.72	0.70	0.68	0.66	0.64	0.62	0.60	0.58
Equity Turnover Ratio	0.60	0.58	0.56	0.54	0.52	0.50	0.48	0.46	0.44	0.42	0.40	0.38
Capital Expenditure (USD Millions)	50.00	48.00	46.00	44.00	42.00	40.00	38.00	36.00	34.00	32.00	30.00	28.00
Research & Development (USD Millions)	30.00	28.00	26.00	24.00	22.00	20.00	18.00	16.00	14.00	12.00	10.00	8.00
SG&A (USD Millions)	20.00	18.00	16.00	14.00	12.00	10.00	8.00	6.00	4.00	2.00	1.00	0.50
Depreciation & Amortization (USD Millions)	40.00	38.00	36.00	34.00	32.00	30.00	28.00	26.00	24.00	22.00	20.00	18.00
Income Tax Expense (USD Millions)	20.00	18.00	16.00	14.00	12.00	10.00	8.00	6.00	4.00	2.00	1.00	0.50
Provision for Bad Debts (USD Millions)	5.00	4.50	4.00	3.50	3.00	2.50	2.00	1.50	1.00	0.50	0.25	0.10
Goodwill Impairment (USD Millions)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Change in Cash (USD Millions)	10.00	8.00	6.00	4.00	2.00	0.00	-2.00	-4.00	-6.00	-8.00	-10.00	-12.00
Free Cash Flow (USD Millions)	150.00	140.00	130.00	120.00	110.00	100.00	90.00	80.00	70.00	60.00	50.00	40.00
Operating Cash Flow (USD Millions)	180.00	170.00	160.00	150.00	140.00	130.00	120.00	110.00	100.00	90.00	80.00	70.00
Investing Cash Flow (USD Millions)	-50.00	-48.00	-46.00	-44.00	-42.00	-40.00	-38.00	-36.00	-34.00	-32.00	-30.00	-28.00
Financing Cash Flow (USD Millions)	-20.00	-18.00	-16.00	-14.00	-12.00	-10.00	-8.00	-6.00	-4.00	-2.00	-1.00	-0.50
Capital Gains (USD Millions)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dividends Paid (USD Millions)	15.00	14.00	13.00	12.00	11.00	10.00	9.00	8.00	7.00	6.00	5.00	4.00

Financial Ratios & Metrics (2013-2022)												
Year	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Price-to-Earnings Ratio	15.00	14.80	14.60	14.40	14.20	14.00	13.80	13.60	13.40	13.20	13.00	12.80
Price-to-Book Ratio	2.50	2.40	2.30	2.20	2.10	2.00	1.90	1.80	1.70	1.60	1.50	1.40
Price-to-Cash Flow Ratio	10.00	9.80	9.60	9.40	9.20	9.00	8.80	8.60	8.40	8.20	8.00	7.80
Enterprise Value to EBITDA Ratio	8.00	7.80	7.60	7.40	7.20	7.00	6.80	6.60	6.40	6.20	6.00	5.80
Debt to Capitalization Ratio	0.40	0.42	0.44	0.46	0.48	0.50	0.52	0.54	0.56	0.58	0.60	0.62
Equity Beta	1.20	1.18	1.16	1.14	1.12	1.10	1.08	1.06	1.04	1.02	1.00	0.98
Dividend Yield (%)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Dividend Payout Ratio (%)	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
Operating Margin (%)	20.83	20.87	20.91	20.95	20.99	21.04	21.08	21.12	21.16	21.20	21.24	21.28
Net Profit Margin (%)	20.83	20.87	20.91	20.95	20.99	21.04	21.08	21.12	21.16	21.20	21.24	21.28
Return on Assets (%)	15.00	14.80	14.60	14.40	14.20	14.00	13.80	13.60	13.40	13.20	13.00	12.80
Return on Equity (%)	20.00	19.80	19.60	19.40	19.20	19.00	18.80	18.60	18.40	18.20	18.00	17.80
Asset Turnover Ratio	0.80	0.78	0.76	0.74	0.72	0.70	0.68	0.66	0.64	0.62	0.60	0.58
Equity Turnover Ratio	0.60	0.58	0.56	0.54	0.52	0.50	0.48	0.46	0.44	0.42	0.40	0.38
Capital Expenditure to EBITDA (%)	16.67	16.55	16.43	16.30	16.17	16.04	15.91	15.78	15.65	15.52	15.39	15.26
Research & Development to Revenue (%)	2.50	2.43	2.36	2.29	2.22	2.14	2.07	1.99	1.91	1.83	1.75	1.67
SG&A to Revenue (%)	1.67	1.57	1.45	1.33	1.21	1.09	0.97	0.85	0.73	0.61	0.49	0.37
Depreciation & Amortization to EBITDA (%)	13.33	13.10	12.87	12.64	12.41	12.18	11.95	11.72	11.49	11.26	11.03	10.80
Income Tax Expense to EBITDA (%)	6.67	6.21	5.74	5.27	4.80	4.33	3.86	3.39	2.92	2.45	1.98	1.51
Provision for Bad Debts to EBITDA (%)	1.67	1.55	1.43	1.31	1.19	1.07	0.95	0.83	0.71	0.59	0.47	0.35
Goodwill Impairment to EBITDA (%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Change in Cash to EBITDA (%)	3.33	2.76	2.19	1.62	1.05	0.48	-0.09	-0.66	-1.23	-1.80	-2.37	-2.94
Free Cash Flow to EBITDA (%)	50.00	48.28	46.55	44.82	43.09	41.36	39.63	37.90	36.17	34.44	32.71	30.98
Operating Cash Flow to EBITDA (%)	60.00	58.26	56.52	54.78	53.04	51.30	49.56	47.82	46.08	44.34	42.60	40.86
Investing Cash Flow to EBITDA (%)	-16.67	-16.55	-16.43	-16.30	-16.17	-16.04	-15.91	-15.78	-15.65	-15.52	-15.39	-15.26
Financing Cash Flow to EBITDA (%)	-6.67	-6.21	-5.74	-5.27	-4.80	-4.33	-3.86	-3.39	-2.92	-2.45	-1.98	-1.51
Capital Gains to EBITDA (%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dividends Paid to EBITDA (%)	3.33	3.10	2.87	2.64	2.41	2.18	1.95	1.72	1.49	1.26	1.03	0.80

Company Performance & Outlook (2013-2022)												
Year	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Revenue Growth (%)	4.35	4.35	4.76	4.76	5.26	5.26	5.77	5.77	6.28	6.28	6.79	6.79
Profit Growth (%)	4.35	4.35	4.76	4.76	5.26	5.26	5.77	5.77	6.28	6.28	6.79	6.79
Operating Margin Growth (%)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Net Profit Margin Growth (%)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Return on Assets Growth (%)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Return on Equity Growth (%)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Asset Turnover Growth (%)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Equity Turnover Growth (%)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Capital Expenditure Growth (%)	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00
Research & Development Growth (%)	6.67	6.67	7.14	7.14	7.62	7.62	8.10	8.10	8.57	8.57	9.05	9.05
SG&A Growth (%)	11.11	11.11	11.11	11.11	11.11	11.11	11.11	11.11	11.11	11.11	11.11	11.11
Depreciation & Amortization Growth (%)	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Income Tax Expense Growth (%)	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Provision for Bad Debts Growth (%)	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Goodwill Impairment Growth (%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Change in Cash Growth (%)	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
Free Cash Flow Growth (%)	7.14	7.14	7.62	7.62	8.10	8.10	8.57	8.57	9.05	9.05	9.52	9.52
Operating Cash Flow Growth (%)	7.14	7.14	7.62	7.62	8.10	8.10	8.57	8.57	9.05	9.05	9.52	9.52
Investing Cash Flow Growth (%)	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00	-4.00
Financing Cash Flow Growth (%)	-10.00	-10.00	-10.00	-10.00	-10.00	-10.00	-10.00	-10.00	-10.00	-10.00	-10.00	-10.00
Capital Gains Growth (%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dividends Paid Growth (%)	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
Market Cap Growth (%)	4.35	4.35	4.76	4.76	5.26	5.26	5.77	5.77	6.28	6.28	6.79	6.79
Enterprise Value Growth (%)	4.35	4.35	4.76	4.76	5.26	5.26	5.77	5.77	6.28	6.28	6.79	6.79
Debt to Equity Ratio Growth (%)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Equity Beta Growth (%)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Dividend Yield Growth (%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dividend Payout Ratio Growth (%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operating Margin Growth (%)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Net Profit Margin Growth (%)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Return on Assets Growth (%)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Return on Equity Growth (%)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Asset Turnover Growth (%)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Equity Turnover Growth (%)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Capital Expenditure to EBITDA (%)	16.67	16.55	16.43	16.30	16.17	16.04	15.91	15.78	15.65	15		

NOTES:
This Brazeal Park includes the surface of the improvement adjacent to the available loop trail only.
The improvement features 8 mm Solid Operating with a 100% of the available of the available to the Brazeal, Brazeal (Brazeal) (Brazel).

NOTES:

This ResearchGate Page includes the authors of the contents of the contents of researchGate available to their team only.

The contents of ResearchGate from School Management Systems is based on 57% of the available data and is not subject to the available. ResearchGate is available (R&D).

**Regular City Council Meeting – Electronic Remote Meeting
January 4, 2021
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Table 3
Tax Incentive Revenue Reinvestment Allocation Table
Common Stock Street Housing Development
Parcel 30-03-9-8-200-042
Grand Haven, MI

Development/Key Project and Brand/Investment	Proportionality	School & Local Taxes	Local Only Fees	Total
Rate	0.0%	\$ -	\$ -	\$ -
Local	100.0%	\$ -	\$ 2,018,190	\$ 2,018,190
TOTAL		\$ -	\$ 2,018,190	\$ 2,018,190
State	0.0%	\$ -	\$ -	\$ -
TOTAL		\$ -	\$ -	\$ -

Admission and Fees	
State Management Fee	3
State Admission Fee	3
State Management Fee	3
State Management Fee	3

* During the life of the Plan

Available for Investment Resources (Basis)			2017																														2018																														2019																														2020																														2021																														2022																														2023																														2024																														2025																														2026																														2027																														2028																														2029																														2030																														2031																														2032																														2033																														2034																														2035																														2036																														2037																														2038																														2039																														2040																														2041																														2042																														2043																														2044																														2045																														2046																														2047																														2048																														2049																														2050																														2051																														2052																														2053																														2054																														2055																														2056																														2057																														2058																														2059																														2060																														2061																														2062																														2063																														2064																														2065																														2066																														2067																														2068																														2069																														2070																														2071																														2072																														2073																														2074																														2075																														2076																														2077																														2078																														2079																														2080																														2081																														2082																														2083																														2084																														2085																														2086																														2087																														2088																														2089																														2090																														2091																														2092																														2093																														2094																														2095																														2096																														2097																														2098																														2099																														2100																														2101																														2102																														2103																														2104																														2105																														2106																														2107																														2108																														2109																														2110																														2111																														2112																														2113																														2114																														2115																														2116																														2117																														2118																														2119																														2120																														2121																														2122																														2123																														2124																														2125																														2126																														2127																														2128																														2129																														2130																														2131																														2132																														2133																														2134																														2135																														2136																														2137																														2138																														2139																														2140																														2141																														2142																														2143																														2144																														2145																														2146																														2147																														2148																														2149																														2150																														2151																														2152																														2153																														2154																														2155																														2156																														2157																														2158																														2159																														2160																														2161																														2162																														2163																						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Table 3
Tax Incremental Revenue Reimbursement Allocation Table
Comstock Street Housing Development
Parcel 70-03.34-200-042
Grand Haven, MI

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
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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  ning 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, Cummins, 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

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
Linda L. Browand, City Clerk

Introduced: December 21, 2020

Adopted: January 4, 2021

Published: January 15, 2021

Effective: January 24, 2021

Regular City Council Meeting – Electronic Remote Meeting
January 4, 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.