

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, JUNE 2, 2025**

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

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

Absent:

Others Present: City Manager Ashley Latsch, City Clerk Maria Boersma, Assistant City Manager Dana Kollewahr, Finance Director Emily Greene, and City Planner Brian Urquhart.

INVOCATION/PLEDGE OF ALLEGIANCE

Reverend Doctor Jared C. Cramer, St. John's Episcopal Church.

REAPPOINTMENTS

25-099 Council Member **Fritz** moved, seconded by Council Member **Lowe**, to reappoint the following Boards and Commissions Members:

Ben Ennenga, Airport Board, term ending June 30, 2030.
Dennis Swartout, Airport Board, term ending June 30, 2030.
Steve Harvey, Audit Review Committee, term ending June 30, 2029.
Craig Zysk, Board of Review, term ending June 30, 2028.
Michael Poort, Duncan Park Commission, term ending June 30, 2030.
Steffi Thayer, Human Relations Commission, term ending June 30, 2026.
John Steinbach, Main Street Downtown Development Authority, term ending June 30, 2029.
Nicki Bonczyk, Musical Fountain Committee, term ending June 30, 2029.
Jim DeVries, Parks & Recreation Board, term ending June 30, 2030.
Daniel Borchers, Planning Commission, term ending June 30, 2028.
Amy Kozanecki, Planning Commission, term ending June 30, 2028.
Kerry Bridges, Zoning Board of Appeals, term ending June 30, 2028.
Paul Shibley, Zoning Board of Appeals, term ending June 30, 2028.

Roll Call Vote:

This motion carried unanimously.

APPROVAL OF CONSENT AND REGULAR AGENDAS

25-100 Council Member **Fritz** moved, seconded by Council Member **Lowe**, to approve the agendas as presented.

Roll Call Vote:

This motion carried unanimously.

FIRST CALL TO AUDIENCE

John Siemion, Co-Chair of the Grand Haven Pride Festival: Commented on the Third Annual Pride Festival.

Amy V., Co-Chair of Grand Haven Pride Board of Directors: Commented on the Third Annual Pride Festival.

Melanie Swiftney, Grand Haven Pride Board Member: Commented on the Third Annual Pride Festival.

Charis: Commented on the Third Annual Pride Festival.

Phil Leech, Spring Lake: Commented on the proposed South Village Planned Development Project and affordable housing.

Jared Cramer: Commented on the Third Annual Pride Festival.

Jim Hagen, 400 Lake: Commented on the proposed South Village Planned Development Project.

PRESENTATION

Steven TerMolen from the Human Relations Commission read the June 2025 Pride Month Proclamation.

CONSENT AGENDA.

25-101 Approve the Special Work Session and the Regular City Council Meeting Minutes of May 19, 2025.

25-102 Approve the bill's memo in the amount of \$408,901.16.

Attachment A

25-103 Approve a resolution for a professional services proposal from Abonmarche Byce for the Grand Haven Entrance Light Historic Interpretation Development project in the amount of \$17,000.00, with costs being reimbursed by the Grand Haven Lighthouse Conservancy.

25-104 Approve a Social District Permit Application from British Landing Enterprises Inc., located at 100 Washington Avenue, Grand Haven, Michigan 49417, contiguous to the common

area designated by the Grand Haven City Council and pursuant to MCL 436.1551 for consideration for approval by the Michigan Liquor Control Commission.

25-105 Approve a Social District Permit Application from Twelve Corners Vineyards, LLC, located at 41 Washington Avenue, Grand Haven, Michigan 49417, contiguous to the common area designated by the Grand Haven City Council and pursuant to MCL 436.1551 for consideration for approval by the Michigan Liquor Control Commission.

25-106 Approve a resolution to participate in the Ottawa County Tax Foreclosure Avoidance Payment Reduction Program offered and administered by Ottawa County to assist City of Grand Haven qualifying delinquent taxpayers in fulfilling property tax obligations.

25-107 Approve a resolution to award the Grand Haven Inner Lighthouse Project to Pushaw Builders of Grand Haven, Michigan, in the not to exceed amount of \$130,060.00, with costs being reimbursed by the Grand Haven Lighthouse Conservancy.

25-108 Approve a resolution recognizing and proclaiming the month of June 2025 as Pride Month.

Council Member **Fritz** moved, seconded by Council Member **Lowe**, to approve the Consent Agenda as presented.

Roll Call Vote:

This motion carried unanimously.

UNFINISHED BUSINESS

25-109 Council Member **McLaughlin** moved, seconded by Council Member **Fritz**, to approve a final resolution for a zoning change request from TI, Transitional Industrial District to PD, Planned Development District, and associated Preliminary Development Plan for South Village PD located on what is commonly referred to as the Dake property at 700 & 724 Robbins Road (parcels #700-03-33-100-072 and #70-03-33-100-073).

Roll Call Vote:

This motion carried unanimously.

PUBLIC HEARING

Mayor Monetza opened a Public Hearing regarding the zoning change request from CB, Central Business District, to PD, Planned Development District, and associated Preliminary Development Plan for a hotel at 233 Washington Avenue. (parcel #70-03-20-432-017).

City Planner Brian Urquhart introduced the zoning change request being brought forward by the current property owner to potentially redevelop 233 Washington Avenue into a hotel. The proposed project would be a five-story, 128-room Residence Inn by Marriott Hotel.

Representatives from 6PM Hospitality were present to further explain the details of the project and special considerations, including the parking requirements from the City of Grand Haven and Marriott. The new hotel is projected to bring an additional 18 million dollars in revenue to the City of Grand Haven businesses.

Jim Hagen, 400 Lake: Commented on using lots owned by the property owner off of Columbus for parking.

Larry Hall, 300 Washington: Shared concerns with the project as currently proposed because of parking impacts, streetscape impacts, and having a large commercial-branded hotel downtown.

Steve Mack, Downtown Resident: Does not want a nationally branded hotel downtown and has concerns regarding parking and traffic impacts.

Roger Bergman, 214 Washington Ave: Shared that he cannot wait for the proposed hotel to be built and has been waiting for years to see the property developed, and views that a hotel will improve the vibrancy of downtown.

Wally Euling, 29 Sherman: Shared concerns regarding the historic/architectural preservation of the old Grand Haven State Bank building at 223 Washington.

Sharon Behm, Borr's Shoes & Accessories Owner: Shared that recruiting a hotel to locate downtown has been a long-held goal as a downtown business owner and former MSDDA member, and does not think the hotel will cause a parking issue, and has seen the benefits of the addition of a hotel to downtown Holland.

Judy Boyle, Downtown Resident: Expressed excitement regarding a hotel coming to the downtown and believes a hotel will bring more individuals to shop and eat downtown.

Laura Girard, Grand Haven Surf Shop Owner: Shared that she is in favor of the proposed hotel and believes a hotel will help the downtown all year long.

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

25-110 Council Member Lowe moved, seconded by Council Member **Fritz**, to approve an introductory resolution for a zoning change request from CB, Central Business District, to PD, Planned Development District, and associated Preliminary Development Plan for a hotel at 233 Washington Avenue. (parcel #70-03-20-432-017).

Roll Call Vote:

This motion carried unanimously.

NEW BUSINESS

25-111 Council Member **Fritz** moved, seconded by Council Member **Lowe**, to approve Task Order 019, Task 006 in the not to exceed amount of \$414,608.00 for Fiscal Year 2025/2026 and authorize the Mayor and City Clerk to execute the necessary documents.

Roll Call Vote:

This motion carried unanimously.

25-112 Council Member **Fritz** moved, seconded by Mayor Pro-tem **McLaughlin**, to approve HDR Task Order 020, Task 14 in the not to exceed amount of \$165,692.00 for Fiscal Year 2025/2026 and authorize the Mayor and City Clerk to execute the necessary documents.

Roll Call Vote:

This motion carried unanimously.

REPORT BY CITY COUNCIL

Mayor Monetza thanked the Memorial Day Association for the service along the Waterfront.

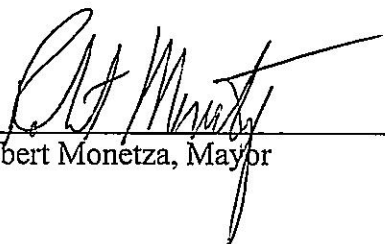
CITY MANAGER REPORT


City Manager Ashley Latsch had Assistant City Manager Dana Kollwehr give updates on the Chinook Pier Project Development, an upcoming project at 224 Washington, and the addition of new partners to the LLC that purchased the Diesel Plant for redevelopment.

CALL TO AUDIENCE SECOND OPPORTUNITY

ADJOURNMENT

After hearing no further business, Mayor Monetza adjourned the meeting at 9:20 p.m.


Robert Monetza, Mayor


Maria Boersma, City Clerk

Regular City Council Meeting Minutes
Monday, June 2, 2025
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Attachment A

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

6/2/2025

| NEW FUND NUMBER | FUND NAME | WARRANT 5/20/2025 | ACH WARRANT 5/28/2025 | WARRANT 5/28/2025 | TOTALS |
|-----------------------|----------------------------------|----------------------|-----------------------------|----------------------|--------------|
| 101 | General Fund | \$4,260.67 | \$29,056.04 | \$24,347.21 | \$57,663.92 |
| 151 | Cemetery Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 202 | Major Street Fund | \$229.51 | \$4,191.01 | \$0.00 | \$4,420.52 |
| 203 | Local Street Fund | \$229.51 | \$2,027.05 | \$0.00 | \$2,256.56 |
| 225 | Land Acquisition Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 242 | Brfd LSRRF TIF | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 243 | Brownfield Redevelopment Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 244 | Econ. Dev. Corp. Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 245 | Downtown TIF | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 246 | GLTIF Spec Rev Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 248 | Main St Dist Dev | \$0.00 | \$399.00 | \$1,624.00 | \$2,023.00 |
| 272 | UTGO Inf Spec Rev Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 273 | LTGO Bond Rev Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 274 | 2015 UTGO Bond Rev | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 276 | LightHouse Maintenance Fund | \$0.00 | \$0.00 | \$390.00 | \$390.00 |
| 278 | Community Land Trust | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 310 | Assessment Bond Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 351 | Operating Debt Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 352 | Brownfield TIF Debt | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 355 | GLTIF Debt Serv Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 369 | Building Auth Debt Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 372 | UTGO Inf Debt Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 373 | LTGO Debt | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 374 | 2015 UTGO Bond Debt Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 384 | 2020 LTGO Bond - Warber Drain | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 394 | Downtown TIF Debt | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 401 | Public Improvements Fund | \$0.00 | \$62,055.00 | \$0.00 | \$62,055.00 |
| 402 | Fire Truck Replacement Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 403 | Brownfield TIF Const | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 404 | Downtown TIF Const. | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 410 | Harbor Island | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 455 | GIL TIF Construction Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 456 | UTGO Inf Construction Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 457 | LTGO Bond Construction Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 458 | 2015 UTGO Bond Inf Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 469 | Building Auth. Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 508 | North Ottawa Rec Authority | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 509 | Sewer Authority Operations | \$3,071.00 | \$105,089.35 | \$10,713.71 | \$118,874.06 |
| 509 | Sewer Authority SL Force Mn | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 509 | Sewer Authority Plant Mod | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 509 | GH/SL SA-2013 Debt | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 509 | GH/SL SA-SLPS/Force Main Debt | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 509 | GH/SL SA-Local Lift Station Debt | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 509 | GH/SL SA-2018 Plant Debt | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 510 | NOWS Operating | \$0.00 | \$3,953.20 | \$0.00 | \$3,953.20 |
| 510 | NOWS Plant Debt | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 510 | NOWS Replacement | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 535 | Housing Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 572 | Chinook Pier Rental Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 581 | Airpark Fund | \$0.00 | \$0.00 | \$991.38 | \$991.38 |
| 590 | City Sewer Fund | \$1,270.20 | \$11,564.17 | \$0.00 | \$12,834.37 |
| 591 | City Water Fund | \$2,743.00 | \$36,054.19 | \$4,608.21 | \$43,415.40 |
| 594 | City Marina Fund | \$350.00 | \$946.36 | \$0.00 | \$1,296.36 |
| 597 | City Boat Launch Fund | \$0.00 | \$333.17 | \$0.00 | \$333.17 |
| 661 | Motorpool Fund | \$1,988.52 | \$5,210.10 | \$340.49 | \$7,539.11 |
| 677 | Self Insurance Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 678 | OPEB/Retiree Benefits Fund | \$0.00 | \$0.00 | \$951.57 | \$951.57 |
| 679 | Health Benefit Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 701 | Trust & Agency Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 703 | Tax Collection Fund | \$0.00 | \$50,399.07 | \$39,504.47 | \$89,903.54 |
| 704 | Payroll Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | \$14,142.41 | \$311,287.71 | \$83,471.04 | \$408,901.16 |

\$408,901.16 Total Approved Bills

\$90,855.11 Minus eligible bills for release without prior approval: including Utility,

\$318,046.05 Retirement, Insurance, Health Benefit, and Tax Collection Funds