



**GRAND HAVEN CHARTER TOWNSHIP  
BOARD AGENDA  
Monday, April 24, 2023**

**WORK SESSION – CANCELLED**

**REGULAR MEETING – 7:00 P.M.**

Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to Township Staff prior to the meeting.

- I. CALL TO ORDER
- II. PLEDGE TO THE FLAG
- III. ROLL CALL
- IV. SELECT “PRESIDENT PRO TEM” FOR THIS MEETING
- V. APPROVAL OF MEETING AGENDA
- VI. CONSENT AGENDA
  1. Approve April 10, 2023, Regular Board Minutes
  2. Approve Payment of Invoices in the amount of \$925,090.91 (*A/P checks of \$794,672.02 and payroll of \$130,418.89*).
  3. Approve Contract with Property Assessment Solutions for 2023
- VII. PUBLIC HEARING
  1. Adoption of Ordinance Approving the 2023 Amendment to the 1999 Development and TIF Plan for the Township Downtown Development Authority
- VIII. OLD BUSINESS
  1. First Reading – Ordinance Approving the 2023 Amendment to the 1999 Development and TIF Plan for the Township Downtown Development Authority
- IX. NEW BUSINESS  
None
- X. REPORTS & CORRESPONDENCE
  1. Committee Reports
  2. Manager’s Report
    - a. March Sheriff’s Report
  3. Other
- XI. PUBLIC COMMENTS – (*Non-Agenda Items*)
- XII. ADJOURNMENT

**NOTE:** The public will be given an opportunity to comment on any agenda item when the item is brought up for discussion. Please complete Speaker Information Sheet. The supervisor will initiate comment time.

**GRAND HAVEN CHARTER TOWNSHIP BOARD  
MONDAY, APRIL 10, 2023**

**REGULAR MEETING**

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

**Board members present:** Reenders, Behm, Kieft, Larsen, Meeusen, Redick, and Wagenmaker

**Board members absent:**

Also present were Manager Cargo, Public Services Director Chappell, Senior Planner Thibault, and Assistant Manager Sherwood.

IV. APPROVAL OF MEETING AGENDA

**Motion** by Trustee Meeusen and seconded by Trustee Behm to approve the meeting agenda. **Which motion carried.**

V. APPROVAL OF CONSENT AGENDA

1. Approve March 27, 2023, Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$355,960.55 (A/P checks of \$211,845.06 and payroll of \$144,115.49.)
3. Approve Re-Appointments to Construction Board of Appeals Through April 1, 2026 (*i.e., Brock Hesselsweet, Rich Buitenhuis, Patrick Morden, Lyle Rycenga, Randy Wagenmaker*)
4. Approve Appointment of Whittemore to the Harbor Transit Authority Board for a term ending June 1, 2025.
5. Approve Memorandum of Understanding with IAFF Local 4475
6. Approve Purchase Agreement - Land for Third Water Meter Station (\$132k)

**Motion** Clerk Larsen and seconded by Trustee Meeusen to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. OLD BUSINESS

1. **Motion** by Treasurer Kieft and seconded by Clerk Larsen to approve the Zoning Map Amendment Ordinance concerning the rezoning for 15434 Lincoln Street from Agricultural (AG) and Rural residential (RR) to Rural Residential (RR) based on the application meeting the rezoning standards of the Zoning Ordinance and Master Plan. **This is a second reading. Which motion carried,** as indicated by the following roll call vote:

Ayes: Larsen, Wagenmaker, Kieft, Meeusen, Redick, Behm, Reenders

Nays:

Absent:

2. **Motion** by Trustee Redick and seconded by Trustee Wagenmaker to approve the proposed Zoning Text Amendment Ordinance with a draft date of 02/24/2023. **This is a second reading. Which motion carried**, as indicated by the following roll call vote:

Ayes: Behm, Wagenmaker, Meeusen, Redick, Kieft, Reenders, Larsen

Nays:

Absent:

VII. NEW BUSINESS

1. **Motion** by Clerk Larsen and seconded by Trustee Wagenmaker to authorize the Township manager to take the necessary administrative steps to implement the four actions related to the JoJo Jogging Trail and the Gun Club and to report both progress and costs to the Board. **Which motion carried.**

VIII. REPORTS AND CORRESPONDENCE

1. Committee Reports
2. Manager's Report
  - a. March Building Report
  - b. March Enforcement Report
  - c. March Public Services Report
  - d. February Legal Services Report
3. Other – None

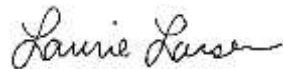
IX. PUBLIC COMMENTS – (*Non-Agenda Items*)

Treasurer Kieft noted that the street paving bids were \$138k under budget and wanted to ensure that these monies were retained for future road paving. Manager Cargo noted that the entirety of the budgeted road work for FY2023 will be completed and that the General Fund transfer to the Transportation Fund would be less than budgeted for FY2023. However, there will still be a General Fund transfer of monies to the Transportation Fund in FY 2024 that will exceed \$138k.

X. ADJOURNMENT

**Motion** by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 7:20 p.m. **Which motion carried**

Respectfully Submitted,



Laurie Larsen

Grand Haven Charter Township Clerk



Mark Reenders

Grand Haven Charter Township President



## Director of Assessing

DATE: April 24, 2023  
TO: Township Board  
FROM: Ashley Larrison  
RE: Assessing Department Contracting Services Report

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Last year a contract was entered into with Property Assessment Solutions to assist with assessment services at the Township. Per contract Property Assessment Solutions was to send an appraiser/field worker to complete a total of 1,377 property visits and corresponding data entry throughout 2022. This was accomplished through the neighborhood audit process of 1,308 parcels, primarily on the waterfront/riverfront and west of 31 properties and 69 partial construction end of year visits. The process began in June of 2022 and was finished by December 31, 2022. The field appraiser completed all property visits and all the data entry for each property. The process went extremely smoothly, there was great communication, timely and quality work, and no issues of note.

The attached contract for 2023 came in at a cost of \$61,503 which is under budget and less \$7,347 over last years amount.

If the Board agrees, the following motion can be offered to enter into contract again for the 2023 year:

**Move to authorize the Township Superintendent to execute a Property Tax Assessment and Administrative Services agreement with Property Assessment Solutions for assisting with assessment services including performing field work and data entry, visiting 20% of real property parcels each year, offering on site availability as needed while maintaining the qualifications necessary to perform the work. At a cost of \$61,503 annually.**

If you have any questions or comments, please contact me.

# property assessment solutions

PROVIDING LOCAL GOVERNMENT WITH PROPERTY TAX ASSESSMENT SERVICES

## AGREEMENT FOR CONTRACT SERVICES WITH GRAND HAVEN TOWNSHIP

### - PROPERTY TAX ASSESSMENT & ADMINISTRATION SERVICES -

This Agreement for Contract Services (the “Agreement”) is made on June 1<sup>st</sup>, 2023, by and between **Grand Haven Charter Township**, a Michigan township, with offices located at 13300 168<sup>th</sup> ave. Grand Haven MI 49417 (the “Township”), and **Property Assessment Solutions LLC**, a limited liability company, whose address is 1752 Plummer Drive, Byron Center, MI 49315 (“the Contractor”). Tyler Tacoma, or a successor employee provided by Property Assessment Solutions LLC, shall be (the “Assessor”).

#### Recitals:

WHEREAS, the Township desires to have the Contractor provide property tax assessment services, under the direction of the Township Assessor. The Assessor, as separately employed by the Township, will maintain authority and control of the assessment roll, and provide guidance, direction, and ultimate responsibility for the additional services provided by the Contractor. **This contract is intended to cover the scope of work provided to the Township and the compensation provided for labor services of the Contractor.** Additional costs and services will be separately supported by the Township, such as use of office space at the Town Hall, computers and internet access, appraisal software programs, printings, assessment notice mailings, property tax appeal defense, board of review training and staffing, township support staff, etc. In consideration of these premises, it is hereby agreed as follows:

#### Article 1 Scope of Services

1.1 In consideration of the Michigan State Tax Commission’s guidance on *Supervising Preparation of the Assessment Roll*, the Township Assessor will perform all mandatory duties. The Contractor will assist with some of those duties as it pertains to property site visits (“field

work”) as well as data entry of those visits in the Township’s appraisal software system (“BS&A”).

1.2 The Contractor will implement a review process, whereby an estimated 20% of real estate parcels are visited on site, each year. This is intended to keep accurate appraisal records, educate fellow residents about the assessment process, and maintain uniformity and equity on the Township Assessment Roll. As of this contract date, the Assessor has determined that there are 5,666 residential real property parcels on the assessment roll. 20% of this is roughly 1,140 parcels.

1.3 The Contractor will be working out in the community and at the Township Hall on a flexible schedule each week, based on the work volume and at the discretion of the Township Assessor.

1.4 The Contractor shall perform the services, duties and obligations hereunder in a good, workmanlike, and professional manner and to the satisfaction of the Township. The Contractor shall maintain the qualifications necessary to perform the Services.

## **Article 2 Independent Contractor**

2.1 The Contractor is an independent contractor of the Township and shall not be considered an employee of the Township. The Township shall have no responsibility for, and the Contractor shall not be entitled to worker’s compensation insurance, unemployment insurance, health and/or accident insurance, public liability insurance, or for any withholding for social security, federal or state income taxes or otherwise by or from the Township.

2.2 Throughout the term of this Agreement, the Contractor shall maintain appropriate liability insurance in an amount at least equal to the amount of liability insurance maintained by the Township; shall insure that any Contractor employee used to provide services per this Agreement has a valid Michigan driver’s license; and shall insure that any Contractor employee and any motor vehicle used to provide services per this Agreement will have comprehensive automobile liability insurance.

## **Article 3 Compensation**

3.1 The Contractor shall be paid on a monthly basis, after submission of an invoice around the end of the month. In the Assessing profession, the work volume fluctuates throughout the year, and the majority of the on-site visits take place between April and December. Thus, the contracted annual rate will be divided evenly over the months of the expected service, with a goal of having a consistent monthly billing over the months that the work is being performed.

3.2 The Contractor shall be paid \$53.95 per parcel for 20% of each real property parcel on the assessment roll being visited, as per Section 1.3.

**Contractor's Annual Cost:**

\$53.95/parcel x 1,140 = **\$61,503 annually**

\$61,503 annual compensation / 7 months = **\$8,786 / monthly**

3.3 The compensation shall be re-evaluated on April 1<sup>st</sup> each year, based on the most current parcel count data available and to account for inflationary changes in the cost of living, derived from the Michigan State Tax Commission's calculation of the Consumer Price Index ("CPI") annual change.

3.4 The Contractor will provide all personal transportation and not require reimbursement for such normal workday expenses (gas mileage, vehicle maintenance, etc.). Additional compensation may be reimbursed for atypical or extraordinary expenses such as assessment appeal hearings, work conferences, township retreats, team events, or unforeseen circumstances.

3.5 The Contractor will be given access to share the office space, computers, software, IT support, and tools of the Township Assessor and/or Township staff, as needed and when available. Additional resources may be provided by the Township at their discretion, such as support staff services, mailings, secondary work stations, or additional peripheral equipment.

**Article 4**  
**Term of Agreement**

The intent of the Terms of Agreement are to create a fruitful and longstanding relationship between the Contractor and the Township, whereby occasional scope of work and compensation changes may be taken in to consideration, to the benefit of all parties. The term is intended to expire shortly following the close of the annual March Board of Review, which is deemed to be a good transition point in the annual assessment process.

4.1 The term of this Agreement is from June 1<sup>st</sup>, 2023 (the "Commencement Date") through and including December 31<sup>st</sup>, 2023, unless terminated earlier pursuant to Section 4.2.

4.2 Notwithstanding Section 4.1, this Agreement may be terminated by either party upon 60 days prior written notice to the other party mailed to the address first listed above.

4.3 With the expectation of a successful and long-term relationship between the Township and Contractor, additional renewal and extension of this Agreement can be made between the parties at any time.

**Article 5**  
**Miscellaneous**

5.1 The captions or headings of the various Articles and Sections of the agreement are for convenience only and they shall be ignored in interpreting this Agreement.

5.2 This Agreement shall be deemed to have been made in Ottawa County, Michigan, and shall be governed by, and construed in accordance with, the laws of the State of Michigan.

5.3 Each party warrants and represents that it has authority to enter into this Agreement.

IN WITNESS WHEREOF the Township and the Contractor, by its duly authorized officers, have each executed this Agreement as of the date and year first written above.

**TOWNSHIP – GRAND HAVEN TOWNSHIP:**

\_\_\_\_\_  
Township Supervisor/Manager                      Date

\_\_\_\_\_  
Township Clerk    Date

**CONTRACTOR – PROPERTY ASSESSMENT SOLUTIONS, LLC:**

\_\_\_\_\_  
Owner    Date

# MANAGER'S MEMO

DATE: April 13, 2023  
TO: Township Board  
FROM: Bill Cargo  
SUBJECT: Public Hearing on the DDA Development Plan

## ***OVERVIEW:***

The Grand Haven Charter Township Downtown Development Authority (DDA) was created in 1999 and was expected to remain in effect for about 25-years. Further, most of the projects contained within the original development plan and tax increment financing (TIF) plan are completed (*or no longer feasible*).

In 2020, prior to making any decision on the dissolution of the DDA, the DDA Board requested input from the Planning Commission. The Planning Commission completed this review and made a series of recommendations regarding both expanding the Downtown district and adding projects to the Development and TIF plan.

In June of 2021, the Township Board both reviewed and agreed with the Planning Commission's report and adopted a Resolution of Intent to (1) incorporate new property into the DDA Downtown District (*i.e., expanding the DDA Downtown District, which is the term for the boundaries of the DDA*) (2) expand the development area (*i.e., which is the boundary of the area to which the development plan and tax increment financing plan apply*); and, (3) amend the DDA development and tax increment financing plans.

In October of 2021, the Township Board adopted the ordinance required to expand the DDA and instructed the DDA Board and staff to complete a Tax Increment/Development Plan for the expanded Downtown Development Authority. This plan was completed in the Summer of 2022 and that adds about \$23.2 million in new infrastructure projects. (*See attached Plan.*)

The timeline for the process to amend the DDA district boundaries and to amend the Development and Tax Increment Finance Plan follows with the current step (*i.e., public hearing and First Reading of the ordinance adopting the Plan*) highlighted in yellow:

<u>Dates</u>	<u>Description</u>
	<b><u>AMENDING THE AUTHORITY DOWNTOWN DISTRICT BOUNDARIES</u></b>
<b>May 13, 2021</b>	Step 1. — <u>Consideration by DDA Board</u> — The DDA Board will consider the addition of new area to the DDA Downtown District.
<b>June 14, 2021</b>	Step 2. — <u>Resolution of Intent</u> — The Township Board adopts a resolution of intent to amend the boundaries of the DDA Downtown District and setting date of public hearing on amendment.
Schedule Public Hearing for <b>July 26, 2021</b>	Step 3. — <u>Notice of Public Hearing</u> — Notice of the public hearing must be given and must include the date, time and place of the hearing and shall describe the amended boundaries of proposed downtown district. The notice must be given as follows:
<u>First publication: <b>June 30<sup>th</sup></b></u> <u>Second publication: <b>July 1<sup>st</sup></b></u>	(a) — The notice must be published twice in a newspaper of general circulation not less than 20 nor more than 40 days before the hearing date.
<b>June 30<sup>th</sup></b>	(b) — The notice must also be mailed to all property taxpayers in proposed downtown district at least 20 days prior to the hearing date.
<b>June 30<sup>th</sup></b>	(c) — The notice must be posted in at least 20 conspicuous and public places in the district at least 20 days before the meeting.
<b>June 30<sup>th</sup></b>	(d) — The notice must be mailed to the governing body of each taxing jurisdiction levying taxes that would be subject to capture at least 20 days prior to the hearing date <b><u>by certified mail.</u></b>

<p style="text-align: center;"><b>July 26, 2021</b></p>	<p>Step 4. <del>Hearing</del> — At the hearing, a resident, taxpayer, property owner or official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard regarding the amendment to the boundaries of the district. While the Township Board may not incorporate land into a district that was not included in the description contained in the notice of public hearing, it may eliminate lands described in the notice in the final determination of the boundaries.</p>
<p style="text-align: center;"><b>September 24, 2021</b></p>	<p>Step 5. <del>Opt Out</del> — Not more than 60 days after the public hearing, the governing body of a taxing jurisdiction with millage that would otherwise be subject to capture may, with respect to the lands to be added to the district, exempt its taxes from capture by adopting a resolution to that effect and filing a copy with the Township Clerk.</p>
<p style="text-align: center;"><b>October 11, 2021</b></p>	<p>Step 6. <del>Establishing Ordinance</del> — The DDA downtown district is amended by the adoption of an ordinance adopted by a majority of members of the governing body of municipality, designating amended boundaries of downtown district. The ordinance cannot be adopted until 60 days after the public hearing.</p>
<p style="text-align: center;"><b>October 16, 2021</b></p>	<p>(a) — The ordinance must be filed promptly with secretary of state after its adoption.</p>
<p style="text-align: center;"><b>October 16, 2021</b></p>	<p>(b) — The ordinance must be published at least once in newspaper of general circulation after its adoption.</p>
	<p style="text-align: center;"><b><u>AMENDING DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN</u></b></p>
	<p>In order to implement projects in the new area of the DDA, projects will have to be included in the development area governed by a Development Plan and Tax Increment Financing Plan. The development area of the DDA Downtown District can be amended by adopting an amendment to the Plan for this area which changes the legal description of the development area. At this time, the Board will also want to add projects to the plan that cover the new area. These projects should also be included in the amendment so that all of the changes can be handled at one time. The steps for adopting the amendment to the Plan are as follows:</p>

<p><del>November 14, 2022</del></p>	<p>Step 1. — <del>Development Area Citizens Council</del> — If the Development Area of the DDA has more than 100 residents, a Development Area Citizens Council must be formed at least 90 days before the public hearing on the plan amendment.</p>
<p><del>September 9, 2022</del></p>	<p>Step 2. — <del>Plan Developed</del> — The DDA Board meets to review the proposed plan amendment and give its input.</p>
<p><del>September 9, 2022</del></p>	<p>Step 3. — <del>Plan Approved by DDA</del> — The DDA Board approves the plan amendment by resolution and recommends it to the Township Board.</p>
<p><del>January 24, 2023 &amp; February 21, 2023</del></p>	<p>Step 4. — <del>Development Area Citizens Council Meeting</del> — the Development Area Citizens Council meets to review and provide advice on the plan amendment.</p>
<p><del>March 13, 2023 sets hearing for April 24, 2023</del></p>	<p>Step 5. — <del>Public Hearing Set</del> — The Township Supervisor sets a public hearing at a Township Board meeting to consider the plan amendment.</p>
	<p>Step 6. — <del>Notice of Public Hearing</del> — Notice of the public hearing must be given and must include the date, time and place of the hearing, describe the proposed development area in relation to highways, streets, streams or otherwise, and must state that maps, plats and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area are available for public inspection at a place designated in the notice and that all aspects of the development plan will be open for discussion at the public hearing. The notice must be given as follows:</p>
<p><del>First Publication: April 1<sup>st</sup> Second Publication: April 15<sup>th</sup></del></p>	<p>(a) — The notice must be given by publication twice in a newspaper of general circulation designated by the Township, the first of which shall not be less than 20 days before the date set for the hearing.</p>
<p><del>No later than April 1<sup>st</sup></del></p>	<p>(b) — The notice must be posted in at least 20 conspicuous and public places in the downtown district at least 20 days before the hearing.</p>
<p><del>No later than April 1<sup>st</sup></del></p>	<p>(c) — The Notice must be mailed to all property taxpayers of record at least 20 days before the hearing.</p>

<p>No later than <b>April 3<sup>rd</sup></b></p>	<p>(d) <del>Before the public hearing the Township must provide a reasonable opportunity for the taxing jurisdictions levying taxes subject to capture to express their views and recommendations regarding the plan. The taxing jurisdictions must be fully informed of the fiscal and economic implications of the proposed plan. Send a copy of the plan and the notice of hearing to the taxing jurisdictions by <u>certified mail.</u></del></p>
<p><b>April 24, 2023</b></p>	<p><b>Step 7. Public Hearing</b> – At the hearing interested persons and representatives from the taxing jurisdictions have the opportunity to be heard, to submit written communications and documentary evidence.</p>
<p><b>First Reading:</b> <b>April 24, 2023</b> <b>Second Reading:</b> <b>May 8, 2023</b></p>	<p><b>Step 8. Adopting Ordinance</b> – After a public hearing is held, the Township Board makes certain determinations required by statute and approves the plan amendment by ordinance.</p>

**CURRENT STEP:**

To proceed with the Development/TIF Plan the attached ordinance must receive a First Reading prior to adoption at the May 8<sup>th</sup> Board meeting. To proceed, the following motion can be offered:

**Move to postpone further action on the proposed Ordinance providing for the year 2023 amendment to the 1999 Development Plan and Tax Increment Financing Plan until the May 8<sup>th</sup> Board meeting. This is a First Reading.**

Please contact me if there are any questions or comments.

**CHARTER TOWNSHIP OF GRAND HAVEN, MICHIGAN**  
**Ord. No. \_\_, Eff. \_\_\_\_\_.**

AN ORDINANCE TO APPROVE THE YEAR 2023 AMENDMENT TO THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN PROPOSED BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF GRAND HAVEN AND TO PROVIDE FOR THE COLLECTION OF TAX INCREMENT REVENUES.

THE CHARTER TOWNSHIP OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN, ORDAINS:

**Section 1.** Title. This Ordinance shall be known and may be cited as the “Ordinance providing for the year 2023 amendment to the 1999 Development Plan and Tax Increment Financing Plan.”

**Section 2.** Definitions. The terms used herein shall have the same meaning given them in Act 57 as hereinafter in this section provided, unless the context clearly indicates to the contrary. As used in this Ordinance:

- (a) “Act 57” shall mean Act 57, Public Acts of 2018, as amended, as now in effect or hereinafter amended, being known as the Recodified Tax Increment Financing Act.
- (b) “Authority” shall mean the Downtown Development Authority of the Charter Township of Grand Haven.
- (c) “Authority Board” shall mean the Board of the Authority, its governing body.
- (d) “Township Board” shall mean the Township Board of the Charter Township of Grand Haven, Ottawa County, Michigan, a municipal corporation of the state of Michigan.
- (e) “Development Area” shall mean the development area designated in the Development Plan and described in Appendix 16 and Appendix 17 of the Year 2023 Amendment.
- (f) “Development Plan” shall mean the Development Plan portion of the Plan.
- (g) “Plan” shall mean the Charter Township of Grand Haven Downtown Development Authority 1999 Development Plan and Tax Increment Financing Plan, originally approved and adopted by Ordinance No. 308.
- (h) “Tax Increment Financing Plan” shall mean the Tax Increment Financing Plan portion of the Plan for the collection of tax increments.

(i) “Year 2023 Amendment” shall mean the Year 2023 Amendment to the Charter Township of Grand Haven Downtown Development Authority 1999 Development Plan and Tax Increment Financing Plan submitted by the Authority to the Township Board pursuant to Act 57 and approved by this Ordinance and as it may be hereafter amended.

**Section 3.** Public Purpose. The Township Board finds and confirms the continued necessity to halt property value deterioration, to eliminate the causes of such deterioration, and to promote economic growth, and hereby determines that the Year 2023 Amendment constitutes a public purpose. A Copy of the Year 2023 Amendment shall be maintained on file in the Township Clerk’s office and shall be cross-indexed to this Ordinance.

**Section 4.** Considerations. In accordance with Section 219 of Act 57, the Township Board has considered the factors enumerated in that section and herein stated, making the following determinations:

1. The Development Area Citizens Council has recommended the adoption of the Year 2023 Amendment.
2. The Year 2023 Amendment meets the requirements set forth in Section 217(2) of Act 57.
3. The proposed method of financing the development described in the Year 2023 Amendment is feasible and the Authority has the ability to arrange the financing.
4. The development is reasonable and necessary to carry out the purposes of Part 2 of Act 57.
5. The land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Year 2023 Amendment and of Part 2 of Act 57 in an efficient and economically satisfactory manner.
6. The Year 2023 Amendment is in reasonable accord with the Grand Haven Charter Township Master Plan.
7. Public services, such as fire and police protection and utilities, are or will be adequate to serve all of the projects described in the Year 2023 Amendment and the Development Area generally.
8. All changes in zoning, streets, street levels, intersections, and utilities, if any, as described in the Year 2023 Amendment are reasonably necessary for the projects described in the Year 2023 Amendment and for Grand Haven Charter Township.

**Section 5.** Meetings. Representatives of all taxing jurisdictions within which all or a portion of the Development Area lies have had a reasonable opportunity to present their opinions and comments regarding the Year 2023 Amendment to the Township Board.

**Section 6.** Public Hearing. The Township Board has held a public hearing on the Year 2023 Amendment with notice properly given in accordance with Section 218 of Act 57, and the Township Board has provided an opportunity for all interested persons to be heard regarding the Year 2023 Amendment.

**Section 7.** Approval. The Year 2023 Amendment is hereby approved in the form attached hereto as Exhibit A.

**Section 8.** Development Area. The Development Area as set forth and described in the Plan including Appendix 16 and Appendix 17 of the Year 2023 Amendment is hereby ratified and confirmed.

**Section 9.** Transmittal of Revenues. The Township Treasurer shall continue to transmit to the Authority that portion of the tax levy of all taxing bodies paid each year on real and personal property in the Development Area on the captured assessed value as set forth in the Tax Increment Financing Plan.

**Section 10.** Severability and Repeal. If any portion of this Ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**Section 11.** Publication and Effective Date. This Ordinance was approved and adopted by the Township Board on [REDACTED], 2023, after introduction and a first reading on April 24, 2023, and publication after first reading as required by Michigan law. The Ordinance shall be effective on the date of its publication after adoption.

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Mark Reenders, Township Supervisor

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Laurie Larsen, Township Clerk

**CERTIFICATE**

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Adoption of the Downtown Development Authority Development Plan and Tax Increment Financing Plan Amendment Ordinance was adopted at a regular meeting of the Township Board held on \_\_\_\_\_. The following members of the Township Board were present at that meeting: \_\_\_\_\_

\_\_\_\_\_.  
The following members of the Township Board were absent: \_\_\_\_\_. The Ordinance was adopted by the Township Board with members of the Board

\_\_\_\_\_ voting in favor and \_\_\_\_\_ members of the Board voting in opposition. Notice of Adoption of the Ordinance was published in the *Grand Haven Tribune* on \_\_\_\_\_, 2023.

\_\_\_\_\_  
Laurie Larsen, Clerk  
Grand Haven Charter Township

## 2023 DEVELOPMENT PLAN AMENDMENT

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### LEGAL REQUIREMENTS

- ✓ *“The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.”* **See Exhibit 17 – Map of the DDA with Amended Boundaries**
- ✓ *“The location and extent of existing streets and other public facilities within the development area and shall designate the location, character, and extent of categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.”* **See Exhibit 16 – Legal Description of the DDA with Amended Boundaries; and, See Exhibit 18 – DDA Utility Master Plan Map.**
- ✓ *“A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.”* **None.**
- ✓ *“The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.”* **See Exhibit 19 – Table of Additional Infrastructure Projects within the Amended Development Plan.**
- ✓ *“A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.”* **Construction of additional infrastructure projects will occur based upon financing allows and development needs occur. All construction is expected to be completed within 25-years.**
- ✓ *“A description of any parts of the development area to be left as open space and the use contemplated for the space.”* **Open space will be preserved pursuant to Planned Unit Development requirements of the Township Zoning Ordinance.**
- ✓ *“A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.”* **All public improvements accomplished by the DDA and any and all property, equipment, etc. obtained to construct the infrastructure projects will be connected to existing Township infrastructure and, as such, will be conveyed to the Township, at no cost, with the Township responsible for operation and maintenance of the same.**
- ✓ *“A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.”* **A comparison of the 2022 Master Plan and the current**

**Zoning Map identifies to primary changes within the amended boundaries of the Authority. The first is the addition of industrial land on that portion of the amended DDA boundaries located west of US-31 near the M-45 intersection. The second is the addition of residential land east of US-31 and north of M-45.**

- ✓ *“An estimate of the cost of the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing.”* **The estimated costs of the various infrastructure projects are detailed within Exhibit 19 - Table of Additional Infrastructure Projects within the amended Development Plan. All costs will be funded with collected Tax Increment monies. That said, any infrastructure outside of the DDA boundaries needed to support the infrastructure projects will be funded by the respective Enterprise Fund monies; General Fund contributions; and/or development grants awarded. There are no plans to issue bonds for any of the infrastructure projects.**
- ✓ *“Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.”* **The DDA does not intend to lease, sell, or convey any property within the district. That said, engineering plans may require that certain public right-of-way be purchased.**
- ✓ *“The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons natural or corporate, that all or a portion of the development will be leased, sold, or conveyed, in any manner to those persons.”* **Although not planned and considered unlikely, if the DDA would purchase property for resale, the DDA would request approval from the Township Board and follow whatever procedure the Township Board required.**
- ✓ *“Estimate of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.”* **There are 17 residential units having an estimated population of 50 within the amended portion of the DDA. None of these residential units are designated for acquisition or clearance by the DDA and no residents are planned to be displaced.**

- ✓ *“A plan for establishing priority of the relocation of persons displaced by the development in any new housing in the development area.”* **Because no person will be displaced by implementation of the Development Plan, this requirement is not applicable.**
  
- ✓ *“Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accord with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, being Public Law 91- 646, 42 U.S.C. Sections 4601, et seq.”* **Because no person will be displaced by implementation of the Development Plan, this requirement is not applicable.**
  
- ✓ *“A plan for compliance with Act. No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332. of the Michigan Compiled Laws.”* **Because no person will be displaced by implementation of the Development Plan, this requirement is not applicable.**

## 2023 TIF PLAN AMENDMENT ---

### **Why This Plan Will Result in the Development of Captured Assessed Value Which Could Not Otherwise be Expected.**

The primary objective of the Grand Haven Charter Township DDA remains the same as the original 1999 TIF/Development Plan – to create economic expansion.

The major objective of the Amendment to the 1999 Development plan is to provide the necessary public improvements with which to support property owners involved in their projects with a favorable climate for development. One of the constraints inherent in plans of this scale is the unavailability of the required amount of money for public improvements. It has been determined that tax increment financing would provide an appropriate source of funds within a reasonable time frame. Tax increment financing is considered an equitable method to finance the infrastructure projects identified herein and provide the DDA with some additional financial leverage.

Further, a significant portion of the financing necessary will consist of tax increment financing with contributions from the appropriate Enterprise Funds for that portion of the identified projects located outside of the amended DDA boundaries. Further, the DDA will work closely with the Chamber of Commerce in securing economic development grants as part of the Township's economic development contract with the Chamber.

The successful financial packaging of the entire Amended Development Plan over the intended 25-year period plan will serve to fulfill the objectives of the Township, the Master Plan and the Economic Development plans of the Chamber. However, it is understood that the Amended Development Plan will not be completed without the commitments needed through the tax increment finance and development plan.

New commercial tenants will be unable to locate using the improvements detailed in the development plan without tax increment financing to fund the necessary infrastructure. In this way, revenue is captured from state equalized value increases that otherwise would not have occurred.

### **Determination of Initial Assessed Value**

There are taxable properties including both real and personal property with a total SEV of \$15,414,600 and Taxable Value of **\$10,218,141** within the amended development area as shown in Exhibit 20 - Base Value of Properties within the Amended Portion of the DDA

## **Detailed Explanation of Tax Increment Financing Procedure**

See Part III of the original 1999 Plan entitled “Tax Increment Financing Plan”.

### **Maximum Amount of Bonded Indebtedness to be Incurred**

The DDA does not intend to finance, in whole or in part, the projects identified in the development plan through the issuance of bonds. For further detail, see Part III of the original 1999 Plan entitled “Tax Increment Financing Plan”.

The plan is being amended so that the DDA will capture taxes through the year 2047.

### **Compliance with Section 15 of Act No. 197, Public Acts of Michigan, 1975, as Amended**

It is recognized that the amount of tax increment revenue to be transmitted to the authority by the Township Treasurer and County Treasurer shall be that portion of the tax levy of the county, the township, and other taxing jurisdictions, paid annually on the taxable value of real property only in the development area in excess of the initial taxable value.

It is further recognized that tax increment revenues shall be expended only in accordance with the provisions of the tax increment financing plan and the surplus tax increment revenues not used for projects as listed in the development plan, shall revert proportionately to the respective local taxing jurisdictions.

It is also recognized that tax increment revenues shall not be used to circumvent existing levy limit laws and that the Grand Haven Charter Township Board may abolish the tax increment financing plan when it finds that the purposes for which the plan was created have been accomplished. Pursuant to Section 15 (3) of the Downtown Development Authority Act, the DDA shall submit to the Grand Haven Charter Township Board and The State Tax Commission an annual report on the status of the tax increment financing account. The report shall include, but not be limited to, the following items:

- a. The amount and source of revenue in the account.
- b. The amount in any bond reserved account.
- c. The amount and purpose of expenditures from the account.
- d. The amount of principal and interest on outstanding bonded indebtedness, if any.
- e. The initial assessed value of the project area.
- f. The captured assessed value retained by the DDA.
- g. The tax increments received by the DDA.
- h. The number of jobs created due to the implementation of the TIF plan.
- i. Such other additional information as is deemed necessary by the Township Board.

The DDA shall publish or cause to be published the annual tax increment financing account report in the local legal newspaper.

## **Estimated Impact of Tax Increment Financing from the Amended Portion of the DDA for of all Taxing Jurisdictions**

The tax increment financing plan will in no way diminish the taxable values of property within the amended area boundaries. Local taxing jurisdictions will therefore suffer no loss of current tax revenues.

For the period during which the tax increment financing plan is in effect, the taxable values of properties within the development area will effectively remain constant as far as the local taxing jurisdictions are concerned. Any increase in property values will generate tax increment revenues which will be available only to the DDA during the duration of the plan unless excess funds are available, and if available will be distributed proportionately to the taxing units.

It is anticipated that the development activities of the DDA financed in whole or in part by tax increment revenues will produce a positive, material effect on the assessed values of property within and in the proximity of the development and will ultimately result in the eventual collection of greater real property tax revenues than would otherwise have been available; and that the improvements will be fully paid for in less than 25 years.

The estimated revenue from the amendment to the TIF and Development Plans ending date is shown on EXHIBIT L.

Pursuant to Section 14 (4) of the Downtown Development Authority Act, the authority shall fully inform the taxing jurisdictions. For charts of estimated impact see Exhibit \*\* through Exhibit \*\*.

## **Portion of the Captured Assessed Value Intended to be Used by the DDA**

In view of the necessity of halting property value deterioration as begun with the 1999 TIF/Development and of promoting economic growth within the development area, it is the intention of the authority to expend or otherwise obligate all tax increment revenues collected to achieve the purposes of the Downtown Development Authority Act.

## 2023 PLAN AMENDMENT APPENDIX ---

**Note that the 1999 Appendix Ends at “15”**

16. Legal Description of the DDA with Amended Boundaries
17. Map of the DDA with Amended Boundaries
18. DDA Utility Master Plan Map
19. Table of Additional Infrastructure Projects within the Amended Development Plan
20. Base Value of Amended Portion of the DDA
21. Estimated Capture for Amended Portion of the DDA (25-Years)
22. Estimated Impact of TIF on Grand Haven Township for Amended Portion of the DDA
23. Estimated Impact of TIF on Ottawa County for Amended Portion of the DDA
24. Notice of Public Hearing on the Amended Plan
25. Notice to Taxing Jurisdictions on the Amended Plan

## 16. LEGAL DESCRIPTION OF THE DDA WITH AMENDED BOUNDARIES

### Downtown Development Authority Description of Boundaries (*as amended*)

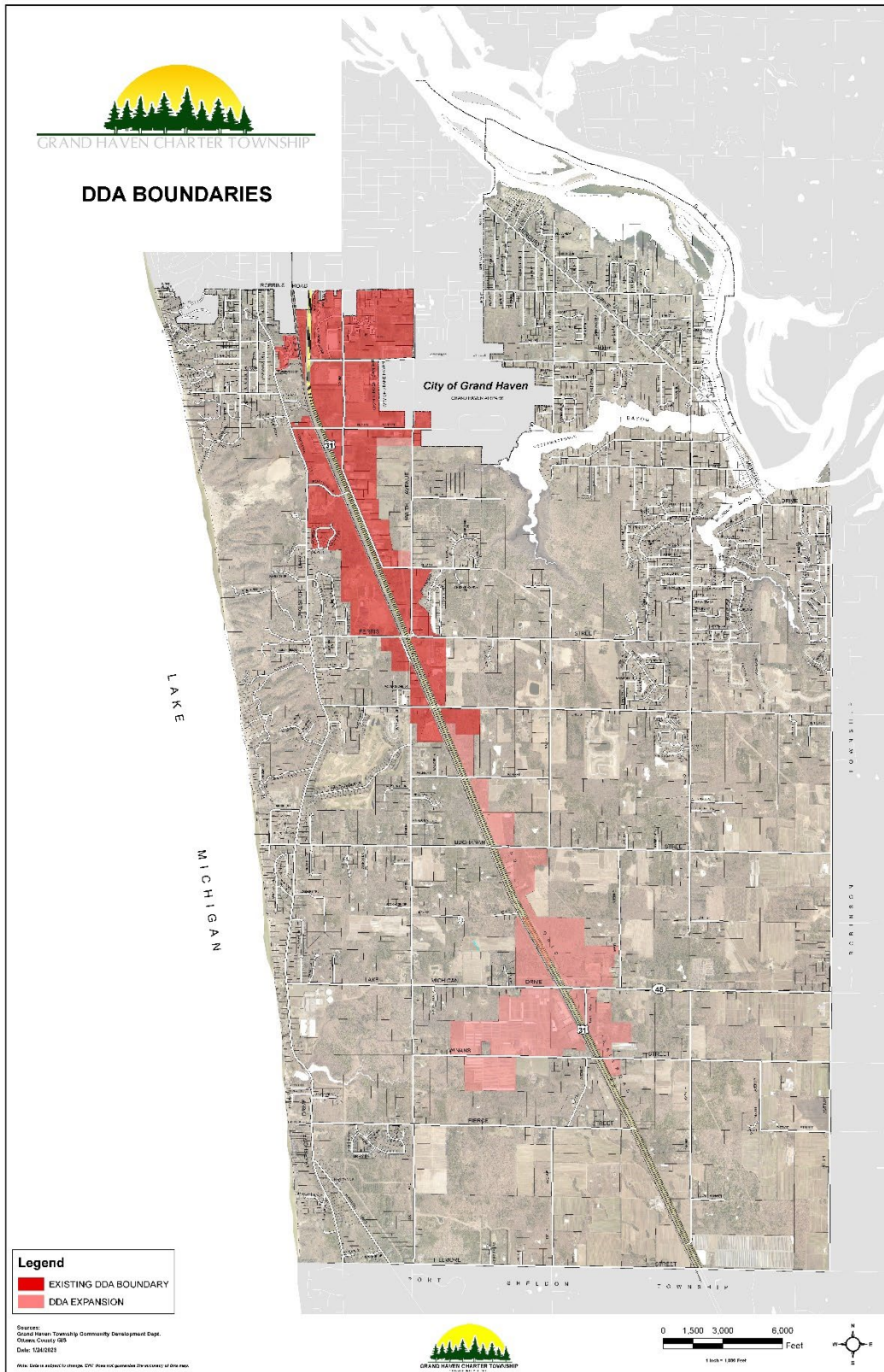
Starting at the intersection of Robbins Road and 172nd Avenue and proceeding southerly following the boundary line between the City of Grand Haven and Grand Haven Charter Township approximately 983.63' along 172nd Avenue, then easterly following the boundary of the city and township approximately 569.22', then northerly following the boundary of the city and township approximately 983.74' to Robbins Road, then easterly along Robbins Road following the boundary of the city and township to the intersection of Robbins Road and 168th Avenue, then southerly following the boundary of the city and township along 168th Avenue to the intersection of Comstock Street and 168th Avenue, then westerly following the boundary of the city and township along Comstock Street approximately 1,320', then southerly following the boundary of the city and township approximately 1,935.13', then easterly following the boundary of the city and township approximately 991.18', then southerly following the boundary of the city and township approximately 645' to Hayes Street, then easterly following the boundary of the city and township along Hayes Street to the intersection of Hayes Street and 168th Avenue, then northerly following the boundary of the city and township approximately 670.25', then easterly following the boundary of the city and township approximately 661.25', then southerly following the boundary of the city and township 669.25' to Hayes Street, then westerly following the boundary of the city and township along Hayes Street approximately 357.22', then southerly following the boundary of the city and township approximately 642.02', then westerly approximately 357.22' to 168th Avenue, then southerly approximately 10' along 168th Avenue, then westerly approximately 1,325.12', then southerly following the rear lot lines of industrial properties abutting 172nd Avenue approximately 2,018.44', then easterly following the northern lot line of an industrial property approximately 95.04', then southerly following the rear lot lines of industrial properties abutting 172nd Avenue approximately 783.96', then easterly following the northern property line of an industrial property approximately 400', then southerly following the rear lot lines of industrial properties abutting 172nd Avenue approximately 1,173.59', then easterly approximately 368.48', then southerly approximately 30', then easterly approximately 363' to the east ROW of 168th Avenue, then southerly approximately 642' along the east ROW of 168th Avenue to the intersection of Johnson Street and the east ROW of 168th Avenue, then easterly along Johnson Street approximately 823.36' to the Van Doorne Drain, then southerly along the Van Doorne Drain to Ferris Street, then easterly along Ferris Street approximately 669.44', then southerly along the lot lines of properties abutting US-31 approximately 2,688.55' to Lincoln Street, then easterly along Lincoln Street approximately 1,342.47', then southerly following the side yard lot line of a property abutting US-31 approximately 1,027.51', then westerly approximately 224.8', then southerly approximately 1,590' to the north ROW of Warner Street, then easterly along the north ROW of Warner Street approximately 554', then southerly following the eastern lot lines of commercial properties abutting US-31 approximately 1,373', then easterly approximately 997', then southerly approximately 1,285' to the north ROW of Buchanan Street, then easterly along the north ROW of Buchanan Street approximately 1254', then southerly approximately 706', then westerly approximately 490', then southerly approximately 980', then southwesterly approximately 390', then southeasterly approximately 950', then easterly approximately 1,804', then southerly approximately 1,043', then easterly approximately 1,365' to the east ROW of 156th Avenue, then southerly along the east ROW of 156th Avenue approximately 300.5', then westerly approximately 242', then southerly following the rear lot lines of properties abutting 156th Avenue approximately 521', then westerly approximately 209', then southerly approximately 209', then easterly approximately 116', then southerly approximately 167', then easterly approximately 28', then southerly to the south ROW of Lake Michigan Drive (M-45), then westerly approximately 605' along the south ROW of Lake Michigan Drive (M-45), then southerly approximately

280', then westerly approximately 41', then southerly approximately 185' to the northerly lot line of a campground property, then easterly approximately 582' along the northerly lot line of a campground property, then southerly along the easterly lot line of a campground property approximately 751', then easterly approximately 760', then southerly approximately 780', then westerly approximately 760', then southerly approximately 567' to the north ROW of Winans Street, then easterly along the north ROW of Winans Street approximately 334', then southerly approximately 689', then westerly 366' to the easterly ROW of US-31, then northwesterly approximately 1376' along the easterly ROW of US-31 and west approximately 360' to the western ROW of C&O Railroad, then southerly approximately 295', then westerly approximately 330', then northerly approximately 66', then westerly approximately 528', then southerly approximately 363' to the south ROW of Winans Street, then westerly along the south ROW of Winans Street approximately 1,785', then southerly approximately 1,292', then westerly approximately 1,307', then southerly approximately 28', then westerly approximately 660', then northerly approximately 1,311' to the south ROW of Winans Street, then westerly approximately 512' along the south ROW of Winans Street, then northerly approximately 1,356', then easterly approximately 1,836', then northerly approximately 983', then easterly approximately 250', then northerly approximately 396' to the north ROW of Lake Michigan Drive, then easterly approximately 30' along the north ROW of Lake Michigan Drive, then southerly approximately 396', then easterly following the rear lot lines of properties abutting Lake Michigan Drive approximately 540', then northerly approximately 346' to the south ROW of Lake Michigan Drive, then westerly along the south ROW of Lake Michigan Drive approximately 206', then northerly approximately 2,711', then easterly approximately 135' to the westerly right-of-way line of the C & O Railroad, then easterly crossing the C & O Railroad and US-31 approximately 372' to the northwest property corner of the Agnew Roadside Park and the easterly right-of-way of northbound US-31, then northwesterly along the easterly right-of-way of northbound US-31 approximately 7,266' then westerly across US-31 and the railroad to the northeast corner of the township cemetery, then westerly along the northern property line of the township cemetery approximately 1,034.9', then northerly approximately 697', then westerly approximately 246' to 168th Avenue, then northerly along 168th Avenue to the intersection of Lincoln Street and 168th Avenue, then northerly along 168th Avenue approximately 1,360.63', then westerly approximately 720', then northerly 358', then westerly approximately 6.99', then northerly approximately 393', then westerly approximately 400', then northerly approximately 550' to Ferris Street, then westerly along Ferris Street to the southwest property corner of the Grand Haven Area Public School high school, then northerly along the western lot line of the Grand Haven Area Public School high school approximately 1,320.86', then westerly along the lot line of the Grand Haven Area Public School high school approximately 366', then northerly along the lot line of the Grand Haven Area Public School high school approximately 1,320' to the northwest corner of the Grand Haven Area Public School high school property, then northerly approximately 667.59', then westerly approximately 508.43' to the southerly line of Church Hill Street, then northerly 66.00' along the easterly end of Church Hill Street, then westerly along the northerly line of Church Hill Street approximately 672.33' (excluding the right-of-ways for Cottage Drive and Lake Sedge Dr.) then northerly approximately 38.54', then easterly approximately 57.87', then northerly along the rear lot lines of residential lots abutting Lakeshore Avenue approximately 292', then westerly approximately 1.59', then northerly along the rear lot lines of residential lots abutting Lakeshore Avenue approximately 400.28', then westerly approximately 2.84', then northerly approximately 100', then westerly approximately 200' to Lakeshore Avenue, then northerly along Lakeshore Avenue to the intersection of Hayes Street and Lakeshore Avenue, then continuing northerly along Lakeshore Avenue approximately 225', then easterly approximately 217.99', then southerly approximately 93.5', then easterly approximately 150', then northerly approximately 93.5', then easterly approximately 44.4', then northerly along the western lot line of an industrial property abutting US-31 approximately 239.75', then easterly along the northern lot line of an industrial property abutting US-31 approximately 262.34' to the northeast

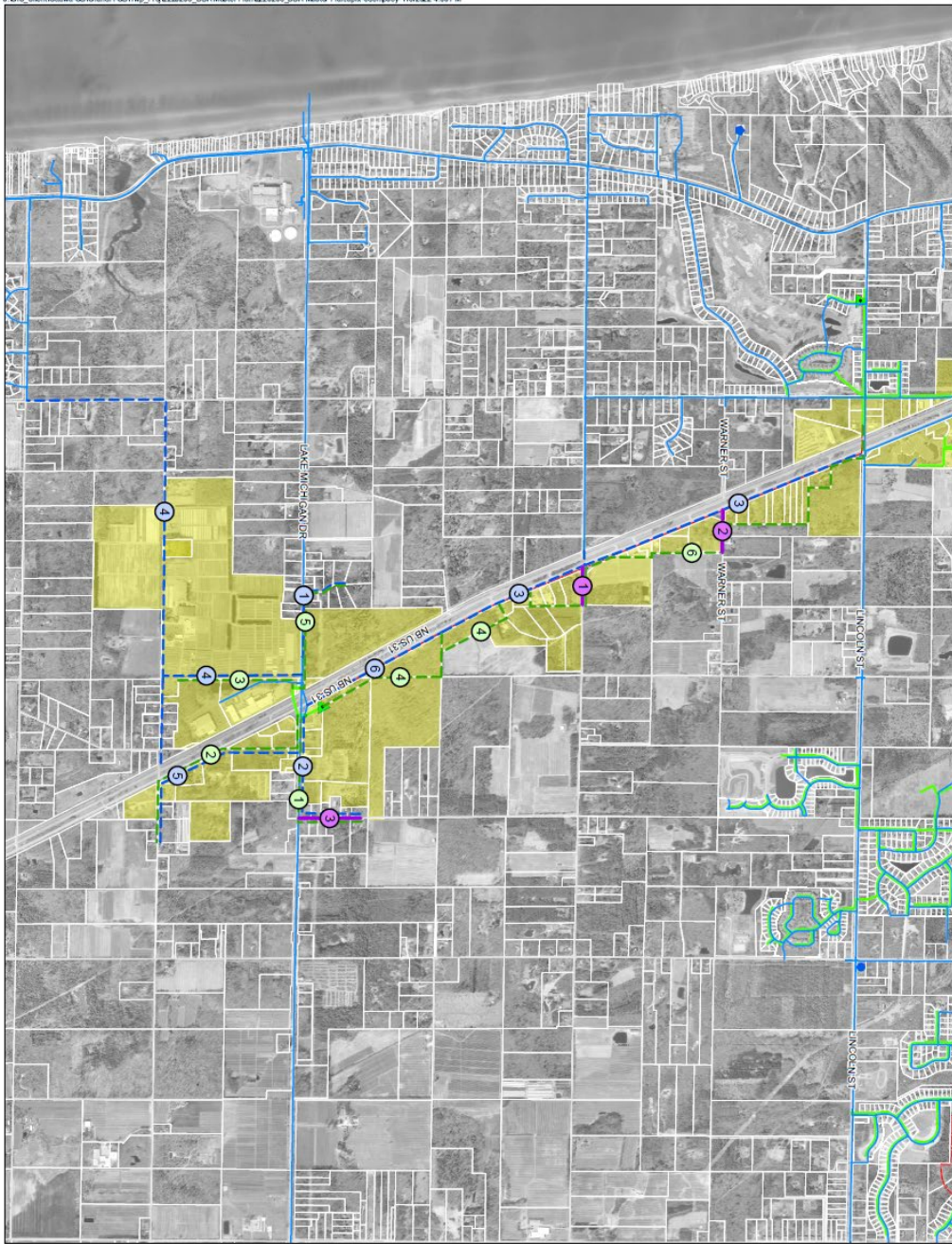
corner of an industrial property and the westerly right-of-way of the C & O Railroad, then southeasterly along the westerly right-of-way of the C & O Railroad approximately 13,373' to the northeast corner of the township cemetery (excluding the right-of-ways for Rosy Mound Drive and Hayes Street), then commencing from the northeast corner of the aforementioned industrial property (that is approximately 394.79' northerly of Hayes Street along the western right-of-way of the C & O Railroad) northerly along the western right-of-way of the C & O Railroad approximately 2,230.59' to the southeast corner of a Condominium, then westerly along a southerly line of a Condominium approximately 391.15', then southerly along a Condominium approximately 290.53', then westerly along a Condominium approximately 573.21' to the easterly line of Lakeshore Drive, then northerly along Lakeshore Drive approximately 66', then easterly approximately 200', then northerly following the rear lot lines of properties abutting Lakeshore Drive approximately 621', then westerly approximately 160' to Lakeshore Drive, then northerly along Lakeshore Drive approximately 200', then easterly approximately 377', then northerly along the westerly line of a Condominium approximately 430' to the boundary of the city and township, then easterly following the boundary of the city and township approximately 521.38' to the westerly right-of-way of the C & O Railroad, then southeasterly along the westerly right-of-way of the C & O Railroad and the eastern line of a Condominium approximately 905.54' to the southeast corner of the Condominium, then northeasterly crossing the C & O Railroad right-of-way to the northwest corner of a commercial property and the boundary of the city and township approximately 1,891, then southeasterly along the easterly right-of-way of the C & O Railroad approximately 2,898' to the southwest corner of a campground, then easterly along the southern line of the campground approximately 23', then northerly along the westerly right-of-way of US-31 approximately 2,878' to the boundary of the city and township, then westerly along the boundary of the city and township approximately 402.71', then easterly and northerly following the boundary of the city and township to the intersection of US-31 and Robbins Road, then easterly following the boundary of the city and township along Robbins Road approximately 357.11', then southerly following the boundary of the city and township approximately 380', then easterly following the boundary of the city and township approximately 236.5', then northerly following the boundary of the city and township approximately 243', then easterly following the boundary of the city and township approximately 45', then northerly following the boundary of the city and township approximately 137' to Robbins Road, then easterly following the boundary of the city and township along Robbins Road 301.5', then southerly following the boundary of the city and township approximately 214', then easterly following the boundary of the city and township approximately 122', then northerly following the boundary of the city and township approximately 214' to Robbins Road, then easterly following the boundary of the city and township along Robbins Road to the intersection of Robbins Road and 172nd Avenue approximately 173', to the point of beginning.

Except a parcel of land located on Winans Street approximately 4,060' west of the centerline of southbound US-31, then westerly along the north ROW of Winans Street approximately 331', then northerly approximately 499', then easterly approximately 331', then southerly to the north ROW of Winans Street approximately 499' to beginning.

# 17. MAP OF THE DDA WITH THE AMENDED BOUNDARIES



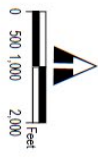
# 18. DDA UTILITY MASTER PLAN MAP



GRAND HAVEN CHARTER TOWNSHIP  
 OTTAWA COUNTY, MICHIGAN  
**DDA UTILITY MASTER PLAN**

Drexler/Schick  
 2022

- LEGEND**
- Proposed Improvements
  - 1 - Sanitary
  - 1 - Water
  - 1 - Road
  - 1 - Water Main
  - ▲ Ex. Lift Station
  - ▲ Ex. Sanitary Sewer
  - ▲ Ex. Sanitary Force Main
  - DDA Boundary



**19. TABLE OF ADDITIONAL INFRASTRUCTURE PROJECTS WITHIN THE AMENDED DEVELOPMENT PLAN**

<i>Project</i>	<i>Description</i>	<i>Total Cost*</i>
Sanitary Sewer #1	M-45 and 156 <sup>th</sup> Avenue	\$1,220,000
Sanitary Sewer #2	M-45 and 158 <sup>th</sup> Avenue, East Side US-31 & Winans	\$1,780,000
Sanitary Sewer #3	Lake Michigan Drive to Winans (West Side of US-31)	\$650,000
Sanitary Sewer #4	M-45 to South of Buchanan Street	\$1,740,000
Sanitary Sewer #5	M-45 and Evert Court	\$920,000
Sanitary Sewer #6	Stable Inn to Lincoln Street, along US-31	\$3,490,000
<b>Subtotal Sanitary Sewer:</b>		<b>\$9,800,000</b>
Road #1 & Water #1	Buchanan, US-31 to DDA Boundary	\$640,000
Road #2	Warner Street, US-31 to DDA Boundary	\$270,000
Road #3	156 <sup>th</sup> Avenue, M-45 to DDA Boundary	\$460,000
<b>Subtotal Roads:</b>		<b>\$1,370,000</b>
Water #2	M-45 to Evert Court	\$770,000
Water #3	M-45 and 156 <sup>th</sup> Avenue	\$1,060,000
Water #4	East Side of US-31, Lincoln to Rich	\$3,560,000
Water #5	Lake Michigan Drive to Winan and 168 <sup>th</sup> Avenue	\$3,150,000
Water #6	M-45 and 158 <sup>th</sup> , East Side US-31 and Winans	\$1,350,000
Water #7	US-31, Rich Street top M-45	\$1,270,000
<b>Subtotal Water:</b>		<b>\$11,160,000</b>
Traffic Signal Light	Comstock Street at both 172 <sup>nd</sup> and 168 <sup>th</sup> Avenues	\$600,000
Traffic Signal Light	Convert Existing to LED	TBD
<b>Subtotal Traffic Signal Light:</b>		<b>\$600,000</b>
Pathway #1	US-31, Ferris to Strip Mall	\$260,000
Pathway	Benches, bike racks at various locations TBD	TDB
Pathway	Add segments of pathway for walk-ability issues	TBD
<b>Subtotal Pathway:</b>		<b>\$272,500</b>
<b>TOTAL:</b>		<b>\$23,202,500</b>

\* Defer cost with grants, as available, or Enterprise Funds, as appropriate.

\*\* Timetable for completion of projects is 25-years.

## 20. BASE VALUE OF AMENDED PORTION OF THE DDA

Base Year	Parcel Number	Property Owner	Property Street Address	Property Zip Code	Base Taxable value	Base SEV
2021	70-07-04-200-026	FRENCH KARL	14337 168TH AVE	49417	\$ 95,266	\$ 112,500
2021	70-07-04-200-027	FRENCH TERRY-SYLVA JOINT TRUST	14307 168TH AVE	49417	\$ 63,402	\$ 89,100
2021	70-07-04-400-048	REENDERS MARVIN ENTERPRISES	13665 168TH AVE	49417	\$ 62,546	\$ 87,300
2021	70-07-15-100-012	GROENEVELD GLEN-DOROTHY	12750 WEST OLIVE RD	49417	\$ 38,838	\$ 85,300
2021	70-07-15-180-003	ZIMMERMAN HILDA M TRUST	12538 WEST OLIVE RD	49417	\$ 73,523	\$ 104,900
2021	70-07-15-180-004	ZIMMERMAN HILDA M TRUST	US-31	49417	\$ 4,832	\$ 33,000
2021	70-07-15-180-005	CLEVERINGA DAVID R-TAMMY M	12484 WEST OLIVE RD	49460	\$ 92,562	\$ 122,300
2021	70-07-15-180-006	NASH PETER L	12446 US-31	49417	\$ 103,700	\$ 103,700
2021	70-07-15-180-007	DEAN DAVID-PAMELA	16495 WARNER ST	49417	\$ 69,217	\$ 94,800
2021	70-07-15-180-008	SCHMIDT ROSEMARY	US-31	49417	\$ 4,832	\$ 43,500
2021	70-07-15-180-009	VAN BEEK GORDON E-JOYCE M TRST	US-31	49417	\$ 4,832	\$ 43,500
2021	70-07-15-180-010	CAMPBELL JUDITH A	US-31	49417	\$ 4,832	\$ 33,000
2021	70-07-15-180-011	ZIMMERMAN HILDA M TRUST	US-31	49417	\$ 5,190	\$ 33,000
2021	70-07-15-300-005	SCHARPHORN HOLDINGS LLC	US-31	49417	\$ 28,653	\$ 56,200
2021	70-07-15-400-002	SCHARPHORN HOLDINGS LLC	WARNER ST	49417	\$ 61,038	\$ 149,300
2021	70-07-15-400-006	SCHARPHORN HOLDINGS LLC	12200 WEST OLIVE RD	49417	\$ 75,305	\$ 102,400
2021	70-07-15-400-011	AUTUMN LEAVES LLC	12100 US-31	49417	\$ 44,436	\$ 120,900
2021	70-07-15-400-012	SPIRIT SPE PORTFOLIO CA C-STORES	12160 U.S. 31	49417	\$ 227,627	\$ 246,700
2021	70-07-15-400-019	MCKAY ET AL	16448 WARNER ST	49417	\$ 128,060	\$ 273,500
2021	70-07-22-200-004	WESTLAKE EQUIPMENT LLC	11944 US-31	49417	\$ 347,600	\$ 347,600
2021	70-07-22-200-006	KLF PROPERTY MANAGEMENT LLC	11880 US-31	49417	\$ 246,847	\$ 278,800
2021	70-07-22-200-007	THIRTY-ONE PROPERTIES INC	11822 US-31	49417	\$ 31,974	\$ 50,600
2021	70-07-22-200-012	ZINTEK RICHARD	11954 US-31	49417	\$ 47,565	\$ 87,600
2021	70-07-22-200-013	COOK DAVID J-AMBER WESTEDT	11950 US-31	49417	\$ 106,774	\$ 108,500
2021	70-07-22-200-014	CRP SUPPLY LLC	11910 US-31	49417	\$ 119,961	\$ 128,500
2021	70-07-22-200-019	THIRTY-ONE PROPERTIES INC	11806 US-31	49417	\$ 178,700	\$ 178,700
2021	70-07-22-400-003	VOISIN TRUST	16015 LAKE MICHIGAN DR	49417	\$ 397,500	\$ 397,500
2021	70-07-22-400-017	STATE HWY DEPT	ROADSIDE PK	49460	\$ -	\$ -
2021	70-07-23-300-001	FRITZ JANICE-DEKKENGA JOYCE	156TH AVE	49460	\$ 38,132	\$ 196,000
2021	70-07-23-300-010	GREEN ACRES	15971 LAKE MICHIGAN DR	49460	\$ 97,161	\$ 143,400
2021	70-07-23-300-011	NAHAL PROPERTIES LLC	15877 LAKE MICHIGAN DR	49417	\$ 258,489	\$ 340,300
2021	70-07-23-300-014	HULET ROBERT A-MICHELE L	15763 LAKE MICHIGAN DR	49460	\$ 72,399	\$ 75,200
2021	70-07-23-300-018	NORTHLAND EXPRESS TRANSPORT	11288 US-31	49417	\$ 201,816	\$ 313,900
2021	70-07-23-300-019	BLARNEY CASTLE OIL CO	11240 US-31	49460	\$ 264,350	\$ 378,400
2021	70-07-23-300-022	NORTH OTTAWA COMMUNITY HOSPITAL	LAKE MICHIGAN DR	49460	\$ 239,800	\$ 239,800
2021	70-07-23-300-024	CRUM TRUST	LAKE MICHIGAN DR	49460	\$ 14,860	\$ 43,500
2021	70-07-23-300-025	NORTH OTTAWA COMMUNITY HOSPITAL	11333 156TH AVE	49460	\$ 131,968	\$ 150,800
2021	70-07-23-300-036	DEHAAN LARRY-CHERYL	15819 LAKE MICHIGAN DR	49460	\$ 60,859	\$ 96,700
2021	70-07-23-300-038	BOTELLO SANTIAGO-LETICIA	15791 LAKE MICHIGAN DR	49460	\$ 140,920	\$ 160,900
2021	70-07-26-100-002	CONSUMERS ENERGY CO	US-31	49460	\$ 9,083	\$ 11,400
2021	70-07-26-100-007	SMEAD STEVEN	15738 LAKE MICHIGAN DR	49460	\$ 18,120	\$ 54,000
2021	70-07-26-100-011	WESTEDT TERRY L	11158 158TH AVE	49460	\$ 44,783	\$ 74,000
2021	70-07-26-100-014	THIRTY-ONE & M-45 LLC	US-31	49460	\$ 5,012	\$ 9,300
2021	70-07-26-100-024	BROLICK WILLIAM	15693 WINANS ST	49460	\$ 52,780	\$ 98,500
2021	70-07-26-100-027	BEHM MELVIN E	LAKE MICHIGAN DR	49460	\$ 8,389	\$ 34,200
2021	70-07-26-100-031	BROLICK WILLIAM JR-TERESA M	10846 US-31	49460	\$ 57,545	\$ 82,200
2021	70-07-26-100-034	BEHM MELVIN	15756 LAKE MICHIGAN DR	49460	\$ 74,996	\$ 99,400
2021	70-07-26-100-044	OUTDOOR ADVENTURES FUN ZONE LLC	10910 US-31	49417	\$ 188,363	\$ 229,300
2021	70-07-26-100-046	OUTDOOR ADVENTURES OF GH LLC	10990 US-31	49417	\$ 673,998	\$ 678,000
2021	70-07-26-100-051	HOLLAND COMMUNITY HOSPITAL	LAKE MICHIGAN DR	49460	\$ 70,641	\$ 138,500
2021	70-07-26-100-052	HOLLAND COMMUNITY HOSPITAL	LAKE MICHIGAN DR	49460	\$ 94,302	\$ 184,900
2021	70-07-26-100-053	HOLLAND COMMUNITY HOSPITAL	LAKE MICHIGAN DR	49460	\$ 52,312	\$ 102,600
2021	70-07-26-100-054	HOLLAND COMMUNITY HOSPITAL	LAKE MICHIGAN DR	49460	\$ 111,961	\$ 219,500

2021	70-07-26-100-057	LAS PROPERTIES LLC	11095 WEST OLIVE RD BLDG A	49417	\$ 618,185	\$ 2,862,500
2021	70-07-26-100-058	THIRTY-ONE & M-45 LLC	10999 WEST OLIVE RD BLDG B	49460	\$ 1,351,308	\$ 2,128,100
2021	70-07-26-200-029	OUTDOOR ADVENTURES OF GH LLC	10940 US-31	49417	\$ 222,478	\$ 293,000
2021	70-07-26-300-006	15700 MB LLC	15700 WINANS ST	49460	\$ 161,912	\$ 195,200
2021	70-07-27-100-051	STORE SPE BERRY 2014-4 LLC	16127 WINANS ST	49417	\$ 1,721,007	\$ 1,773,800
2021	70-50-16-014-060	ADMIRAL PETROLEUM COMPANY	12160 US-31	49417	\$ -	\$ -
2021	70-50-16-015-355	WESTLAKE ENVIRONMENTAL LLC	11944 U.S.-31	49417	\$ -	\$ -
2021	70-50-16-017-280	AT&T MOBILITY LLC	16448 WARNER ST	49460	\$ 47,400	\$ 47,400
2021	70-50-16-025-501	BLARNEY CASTLE OIL CO	11240 US-31	49460	\$ -	\$ -
2021	70-50-16-025-525	BOTELLOS	15791 LAKE MICHIGAN DR	49460	\$ -	\$ -
2021	70-50-16-025-550	MESSER, LLC	11095 U.S.31	49460	\$ 106,300	\$ 106,300
2021	70-50-16-027-200	BROLICK BILL LANDSCAPING INC	15693 WINANS ST	49460	\$ -	\$ -
2021	70-50-16-036-500	COURTESY MOTEL	15877 LAKE MICHIGAN DR	49417	\$ -	\$ -
2021	70-50-16-041-035	DE LAGE LANDEN OPERATIONAL SERVICES	16127 WINANS ST	49417	\$ 46,100	\$ 46,100
2021	70-50-16-068-010	FRENCH HTG & CLG INC	14350 168TH AVE	49417	\$ -	\$ -
2021	70-50-16-077-040	GREEN ACRES FARM MARKET	15971 LAKE MICHIGAN DR	49460	\$ -	\$ -
2021	70-50-16-082-225	HONDA OF AMERICA MFG	10999 U.S.31 BLDG B	49460	\$ -	\$ -
2021	70-50-16-121-100	LAKE CYCLE INC	12200 U.S.31	49417	\$ -	\$ -
2021	70-50-16-131-050	M C S REALTY & CONST	15877 LAKE AVE	49417	\$ -	\$ -
2021	70-50-16-131-100	M & S COMPANIES	11095 U.S.31	49417	\$ 79,500	\$ 79,500
2021	70-50-16-131-105	MATTSON LANDSCAPING INC	15700 WINANS	49417	\$ 44,700	\$ 44,700
2021	70-50-16-146-125	NORTHLAND EXPRESS TRANSPORT	11288 US-31	49417	\$ 34,100	\$ 34,100
2021	70-50-16-147-125	NPR MANUFACTURING MICHIGAN LLC	10999 U.S. 31 BLDG B	49460	\$ 136,500	\$ 136,500
2021	70-50-16-197-025	STABLE INN INC	11880 US-31	49417	\$ -	\$ -
2021	70-50-16-199-055	SUBWAY (M-45 LOCATION)	11240 U.S. 31	49417	\$ -	\$ -
2021	70-50-16-255-000	OUTDOOR ADVENTURES OF GH LLC	10990 US-31	49417	\$ -	\$ -
<b>TOTALS</b>					<b>\$ 10,218,141</b>	<b>\$ 15,414,600</b>

**SEV = 15,414,600**

**TV = 10,218,141**

**21. ESTIMATED CAPTURE FOR AMENDED PORTION OF THE DDA (25-YEARS)**

Year	Projected TV for GHT	Base Year 2021 within the DDA	Projected TV within the DD	Captured value	Captured TIF Revenue
2021	907,436,914	10,218,141	10,218,141	-	-
2022	943,734,391	10,218,141	10,626,867	408,726	1,897
2023	981,483,766	10,218,141	11,051,941	833,800	3,870
2024	1,020,743,117	10,218,141	11,494,019	1,275,878	5,922
2025	1,061,572,842	10,218,141	11,953,780	1,735,639	8,056
2026	1,104,035,755	10,218,141	12,431,931	2,213,790	10,276
2027	1,148,197,185	10,218,141	12,929,208	2,711,067	12,584
2028	1,194,125,073	10,218,141	13,446,376	3,228,235	14,984
2029	1,241,890,076	10,218,141	13,984,232	3,766,091	17,481
2030	1,291,565,679	10,218,141	14,543,601	4,325,460	20,077
2031	1,343,228,306	10,218,141	15,125,345	4,907,204	22,777
2032	1,396,957,438	10,218,141	15,730,359	5,512,218	25,586
2033	1,452,835,736	10,218,141	16,359,573	6,141,432	28,506
2034	1,510,949,165	10,218,141	17,013,956	6,795,815	31,543
2035	1,571,387,132	10,218,141	17,694,514	7,476,373	34,702
2036	1,634,242,617	10,218,141	18,402,295	8,184,154	37,988
2037	1,699,612,322	10,218,141	19,138,386	8,920,245	41,404
2038	1,767,596,814	10,218,141	19,903,922	9,685,781	44,958
2039	1,838,300,687	10,218,141	20,700,079	10,481,938	48,653
2040	1,911,832,715	10,218,141	21,528,082	11,309,941	52,496
2041	1,988,306,023	10,218,141	22,389,205	12,171,064	56,493
2042	2,067,838,264	10,218,141	23,284,773	13,066,632	60,650
2043	2,150,551,795	10,218,141	24,216,164	13,998,023	64,973
2044	2,236,573,866	10,218,141	25,184,811	14,966,670	69,469
2045	2,326,036,821	10,218,141	26,192,203	15,974,062	74,145
2046	2,419,078,294	10,218,141	27,239,892	17,021,751	79,008
2047	2,515,841,426	10,218,141	28,329,487	18,111,346	84,066
	<b>*Assuming a 4% increase in TV from year to year (average from 2019-2022); and a 4.6416 township millage rate (excluding collection for others-museum and 4 pointes)</b>				

**22. ESTIMATED IMPACT OF TIF ON GRAND HAVEN CHARTER TOWNSHIP FOR AMENDED PORTION OF THE DDA**

Taxing Jurisdiction	2021 TV	2022 Millag	Taxable Value Growth Rate Projection
Ottawa County	13,008,170,733	5.3984	2%
GHAPS	2,430,603,965	22.2	2%
OAISD	12,453,239,756	6.1546	2%
Museum	2,654,068,895	0.243	2%
Aging Council	3,177,022,271	0.2746	2%
Grand Haven Township	10,218,141	4.6416	4%
	33,733,323,761	38.9122	

**\*\* Average growth rate in Township taxable value 2019-2022 was 4.6%. At the time of plan adoption, 2023 preliminary TV's were know and were used to base the 2023 projected capture. A 4% increase was anticipated for the balance of the life of the TIF plan for GHT based on the implementation of the Development Plan. An increase of 2% was anticipated for the balance of the TIF plan for other jurisdictions based on average increases in prior years.**

Year	Projected TV for GH	Base Year 2021 within the DDA	Projected TV within the DDA	Projected Revenue From Property Tax	Captured value	Captured TIF Revenue	% Property Tax Revenue
2021	\$ 907,436,914	\$ 10,218,141	\$ 10,218,141	\$ 4,211,959	\$ -	\$ -	0.0000%
2022	\$ 943,734,391	\$ 10,218,141	\$ 10,626,867	\$ 4,380,438	\$ 408,726	\$ 1,897	0.0433%
2023	\$ 981,483,766	\$ 10,218,141	\$ 11,051,941	\$ 4,555,655	\$ 833,800	\$ 3,870	0.0850%
2024	\$ 1,020,743,117	\$ 10,218,141	\$ 11,494,019	\$ 4,737,881	\$ 1,275,878	\$ 5,922	0.1250%
2025	\$ 1,061,572,842	\$ 10,218,141	\$ 11,953,780	\$ 4,927,397	\$ 1,735,639	\$ 8,056	0.1635%
2026	\$ 1,104,035,755	\$ 10,218,141	\$ 12,431,931	\$ 5,124,492	\$ 2,213,790	\$ 10,276	0.2005%
2027	\$ 1,148,197,185	\$ 10,218,141	\$ 12,929,208	\$ 5,329,472	\$ 2,711,067	\$ 12,584	0.2361%
2028	\$ 1,194,125,073	\$ 10,218,141	\$ 13,446,376	\$ 5,542,651	\$ 3,228,235	\$ 14,984	0.2703%
2029	\$ 1,241,890,076	\$ 10,218,141	\$ 13,984,232	\$ 5,764,357	\$ 3,766,091	\$ 17,481	0.3033%
2030	\$ 1,291,565,679	\$ 10,218,141	\$ 14,543,601	\$ 5,994,931	\$ 4,325,460	\$ 20,077	0.3349%
2031	\$ 1,343,228,306	\$ 10,218,141	\$ 15,125,345	\$ 6,234,729	\$ 4,907,204	\$ 22,777	0.3653%
2032	\$ 1,396,957,438	\$ 10,218,141	\$ 15,730,359	\$ 6,484,118	\$ 5,512,218	\$ 25,586	0.3946%
2033	\$ 1,452,835,736	\$ 10,218,141	\$ 16,359,573	\$ 6,743,482	\$ 6,141,432	\$ 28,506	0.4227%
2034	\$ 1,510,949,165	\$ 10,218,141	\$ 17,013,956	\$ 7,013,222	\$ 6,795,815	\$ 31,543	0.4498%
2035	\$ 1,571,387,132	\$ 10,218,141	\$ 17,694,514	\$ 7,293,751	\$ 7,476,373	\$ 34,702	0.4758%
2036	\$ 1,634,242,617	\$ 10,218,141	\$ 18,402,295	\$ 7,585,501	\$ 8,184,154	\$ 37,988	0.5008%
2037	\$ 1,699,612,322	\$ 10,218,141	\$ 19,138,386	\$ 7,888,921	\$ 8,920,245	\$ 41,404	0.5248%
2038	\$ 1,767,596,814	\$ 10,218,141	\$ 19,903,922	\$ 8,204,477	\$ 9,685,781	\$ 44,958	0.5480%
2039	\$ 1,838,300,687	\$ 10,218,141	\$ 20,700,079	\$ 8,532,656	\$ 10,481,938	\$ 48,653	0.5702%
2040	\$ 1,911,832,715	\$ 10,218,141	\$ 21,528,082	\$ 8,873,963	\$ 11,309,941	\$ 52,496	0.5916%
2041	\$ 1,988,306,023	\$ 10,218,141	\$ 22,389,205	\$ 9,228,921	\$ 12,171,064	\$ 56,493	0.6121%
2042	\$ 2,067,838,264	\$ 10,218,141	\$ 23,284,773	\$ 9,598,078	\$ 13,066,632	\$ 60,650	0.6319%
2043	\$ 2,150,551,795	\$ 10,218,141	\$ 24,216,164	\$ 9,982,001	\$ 13,998,023	\$ 64,973	0.6509%
2044	\$ 2,236,573,866	\$ 10,218,141	\$ 25,184,811	\$ 10,381,281	\$ 14,966,670	\$ 69,469	0.6692%
2045	\$ 2,326,036,821	\$ 10,218,141	\$ 26,192,203	\$ 10,796,533	\$ 15,974,062	\$ 74,145	0.6868%
2046	\$ 2,419,078,294	\$ 10,218,141	\$ 27,239,892	\$ 11,228,394	\$ 17,021,751	\$ 79,008	0.7036%
2047	\$ 2,515,841,426	\$ 10,218,141	\$ 28,329,487	\$ 11,677,530	\$ 18,111,346	\$ 84,066	0.7199%

**23. ESTIMATED IMPACT OF TIF ON OTTAWA COUNTY FOR AMENDED PORTION OF THE DDA**

Year	Projected TV for Ottawa County	Base Year 2021 within the DDA	Projected TV within DDA	Projected Revenue from Property Tax	Captured value	Captured TIF Revenue	% Property Tax
2021	\$ 13,008,170,733	\$ 10,218,141	\$ 10,218,141	\$ 70,223,309	\$ -	\$ -	0.000%
2022	\$ 13,268,334,148	\$ 10,218,141	\$ 10,626,867	\$ 71,627,775	\$ 408,726	\$ 2,206	0.003%
2023	\$ 13,533,700,831	\$ 10,218,141	\$ 11,051,941	\$ 73,060,331	\$ 833,800	\$ 4,501	0.006%
2024	\$ 13,804,374,847	\$ 10,218,141	\$ 11,494,019	\$ 74,521,537	\$ 1,275,878	\$ 6,888	0.009%
2025	\$ 14,080,462,344	\$ 10,218,141	\$ 11,953,780	\$ 76,011,968	\$ 1,735,639	\$ 9,370	0.012%
2026	\$ 14,362,071,591	\$ 10,218,141	\$ 12,431,931	\$ 77,532,207	\$ 2,213,790	\$ 11,951	0.015%
2027	\$ 14,649,313,023	\$ 10,218,141	\$ 12,929,208	\$ 79,082,851	\$ 2,711,067	\$ 14,635	0.019%
2028	\$ 14,942,299,283	\$ 10,218,141	\$ 13,446,376	\$ 80,664,508	\$ 3,228,235	\$ 17,427	0.022%
2029	\$ 15,241,145,269	\$ 10,218,141	\$ 13,984,232	\$ 82,277,799	\$ 3,766,091	\$ 20,331	0.025%
2030	\$ 15,545,968,174	\$ 10,218,141	\$ 14,543,601	\$ 83,923,355	\$ 4,325,460	\$ 23,351	0.028%
2031	\$ 15,856,887,538	\$ 10,218,141	\$ 15,125,345	\$ 85,601,822	\$ 4,907,204	\$ 26,491	0.031%
2032	\$ 16,174,025,289	\$ 10,218,141	\$ 15,730,359	\$ 87,313,858	\$ 5,512,218	\$ 29,757	0.034%
2033	\$ 16,497,505,794	\$ 10,218,141	\$ 16,359,573	\$ 89,060,135	\$ 6,141,432	\$ 33,154	0.037%
2034	\$ 16,827,455,910	\$ 10,218,141	\$ 17,013,956	\$ 90,841,338	\$ 6,795,815	\$ 36,687	0.040%
2035	\$ 17,164,005,028	\$ 10,218,141	\$ 17,694,514	\$ 92,658,165	\$ 7,476,373	\$ 40,360	0.044%
2036	\$ 17,507,285,129	\$ 10,218,141	\$ 18,402,295	\$ 94,511,328	\$ 8,184,154	\$ 44,181	0.047%
2037	\$ 17,857,430,832	\$ 10,218,141	\$ 19,138,386	\$ 96,401,555	\$ 8,920,245	\$ 48,155	0.050%
2038	\$ 18,214,579,448	\$ 10,218,141	\$ 19,903,922	\$ 98,329,586	\$ 9,685,781	\$ 52,288	0.053%
2039	\$ 18,578,871,037	\$ 10,218,141	\$ 20,700,079	\$ 100,296,177	\$ 10,481,938	\$ 56,586	0.056%
2040	\$ 18,950,448,458	\$ 10,218,141	\$ 21,528,082	\$ 102,302,101	\$ 11,309,941	\$ 61,056	0.060%
2041	\$ 19,329,457,427	\$ 10,218,141	\$ 22,389,205	\$ 104,348,143	\$ 12,171,064	\$ 65,704	0.063%
2042	\$ 19,716,046,576	\$ 10,218,141	\$ 23,284,773	\$ 106,435,106	\$ 13,066,632	\$ 70,539	0.066%
2043	\$ 20,110,367,507	\$ 10,218,141	\$ 24,216,164	\$ 108,563,808	\$ 13,998,023	\$ 75,567	0.070%
2044	\$ 20,512,574,857	\$ 10,218,141	\$ 25,184,811	\$ 110,735,084	\$ 14,966,670	\$ 80,796	0.073%
2045	\$ 20,922,826,354	\$ 10,218,141	\$ 26,192,203	\$ 112,949,786	\$ 15,974,062	\$ 86,234	0.076%
2046	\$ 21,341,282,882	\$ 10,218,141	\$ 27,239,892	\$ 115,208,782	\$ 17,021,751	\$ 91,890	0.080%
2047	\$ 21,768,108,539	\$ 10,218,141	\$ 28,329,487	\$ 117,512,957	\$ 18,111,346	\$ 97,772	0.083%

## 24. NOTICE OF PUBLIC HEARING ON THE AMENDED PLAN

### PUBLIC NOTICE

RESIDENTS OF GRAND HAVEN CHARTER TOWNSHIP and all other interested parties, please take notice that the Grand Haven Charter Township Board will hold a public hearing on April 24<sup>th</sup> at 7:00 p.m. on the adoption of an ordinance approving the 2023 amendment to the 1999 development and tax increment financing plan for the Grand Haven Charter Township Downtown Development Authority. Said public hearing shall be held at the Township Board chambers at 13300 168<sup>th</sup> Avenue, Grand Haven, Michigan. PHONE: 842-5988.

The proposed development and tax increment financing plan defines specific sewer, street, pathway, water, signalization, related improvements within the expanded DDA district, which is an area adjacent to and abutting US-31 from Lincoln Street to Warner Street. It is anticipated that no individuals or families will be displaced because of the plan.

Copies of the 2023 amendment to the development and tax increment financing plan, including pertinent maps, are available for public inspection at the Township Administrative offices at 13300 168<sup>th</sup> Avenue.

The purpose of the public hearing is to allow for discussion on all aspects of the 2023 amendment to development and tax increment financing plan along with any other information the Township Board deems appropriate. All interested persons will be given an opportunity to be heard. If you would prefer to send written comments for consideration, please forward them, prior to the hearing, to the Township Clerk at 13300 168<sup>th</sup> Avenue, Grand Haven, Michigan, 49417.

Laurie Larsen, Clerk  
Grand Haven Charter Township

Published in the Grand Haven Tribune on April 1<sup>st</sup> and April 15<sup>th</sup>, 2023.

Insert Affidavit of Publication from the Tribune

AFFIDAVIT OF POSTING

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OTTAWA     )

I, Kristi DeVerney, being duly sworn, says as follows:

1. I am the duly qualified and acting Deputy Clerk of the Charter Township of Grand Haven.
2. I posted the attached "Public Notice" to twenty (20) public places within the downtown district by April 1, 2023.

Dated: March 28, 2023

Kristi DeVerney  
Kristi DeVerney  
Deputy Clerk, Charter Township of Grand Haven

Acknowledged before me in Ottawa County, Michigan, this 28<sup>th</sup> day of March, 2023 by Kristi DeVerney, Deputy Clerk of the Charter Township of Grand Haven.

Notary's Stamp

Kari Holcom  
Kari Holcom Notary Public  
Ottawa County, Michigan  
Acting in Ottawa County, Michigan  
My Commission Expires: 5/25/2025

Kari Holcom  
Notary Public, State of Michigan  
County of Ottawa  
My Commission Expires May 25, 2025  
Acting in the County of Ottawa



## 25. NOTICE TO TAXING JURISDICTIONS ON THE AMENDED PLAN



March 31, 2023

Ms. Kim Kroll, Executive Director  
Four Pointes Center for Successful Aging  
1051 South Beacon Boulevard  
Grand Haven, Michigan 49417

Dear Ms. Kroll:

The Grand Haven Charter Township DDA is amending the 1999 Development and Tax Increment Financing Plan to include certain infrastructure projects to promote economic development in the expanded district boundaries that were approved in October of 2021. A public hearing on the amendment to the 1999 Plan is scheduled for **April 24<sup>th</sup>**.

Attached, please find a copy of the required public hearing notice on the proposed Plan amendment. Further, a copy of the Plan amendment is also attached – that details the fiscal and economic implications of the proposed plan.

If you have any questions or comments on the Plan, please contact me at your convenience.

Sincerely,

**WILLIAM D. CARGO**  
Township Superintendent/Manager  
[bcargo@ghit.org](mailto:bcargo@ghit.org)



March 31, 2023

Ottawa County  
Mr. Justin F. Roebuck, Clerk  
12220 Fillmore Street, Room 130  
West Olive, Michigan 49460

Dear Roebuck:

The Grand Haven Charter Township DDA is amending the 1999 Development and Tax Increment Financing Plan to include certain infrastructure projects to promote economic development in the expanded district boundaries that were approved in October of 2021. A public hearing on the amendment to the 1999 Plan is scheduled for **April 24<sup>th</sup>**.

Attached, please find a copy of the required public hearing notice on the proposed Plan amendment. Further, a copy of the Plan amendment is also attached – that details the fiscal and economic implications of the proposed plan.

If you have any questions or comments on the Plan, please contact me at your convenience.

Sincerely,

**WILLIAM D. CARGO**  
Township Superintendent/Manager  
[bcargo@ghit.org](mailto:bcargo@ghit.org)

c: Correspondence File



March 31, 2023

Tri-Cities Historical Museum  
Ms. Erica Layton, Executive Director  
200 Washington Ave.  
Grand Haven, Michigan 49417

Dear Ms. Layton:

The Grand Haven Charter Township DDA is amending the 1999 Development and Tax Increment Financing Plan to include certain infrastructure projects to promote economic development in the expanded district boundaries that were approved in October of 2021. A public hearing on the amendment to the 1999 Plan is scheduled for **April 24<sup>th</sup>**.

Attached, please find a copy of the required public hearing notice on the proposed Plan amendment. Further, a copy of the Plan amendment is also attached – that details the fiscal and economic implications of the proposed plan.

If you have any questions or comments on the Plan, please contact me at your convenience.

Sincerely,

**WILLIAM D. CARGO**  
Township Superintendent/Manager  
[bcargo@ght.org](mailto:bcargo@ght.org)

c: Correspondence File

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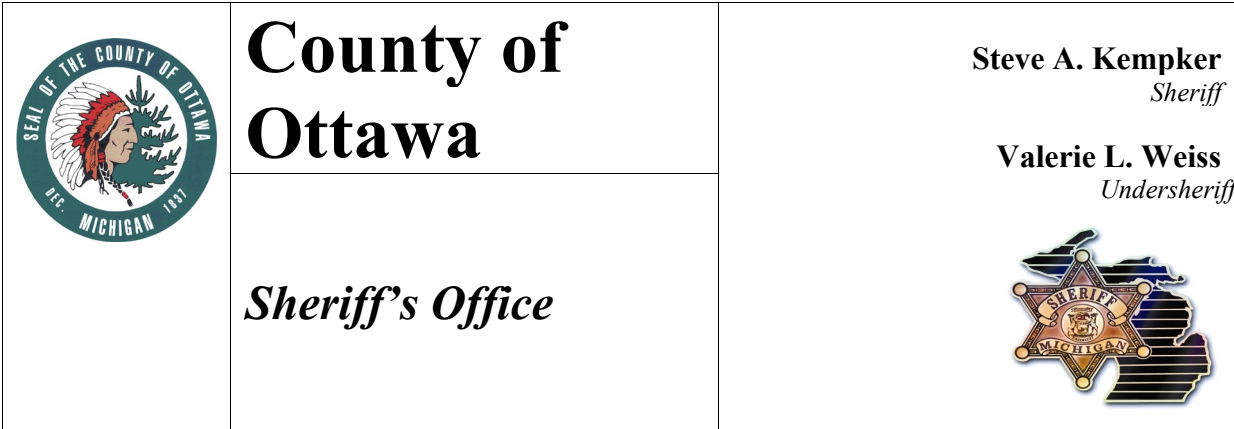
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Date: 04-07-2023

To: Manager Bill Cargo

From: Deputy Forrest Sabo

RE: Monthly Township Report

During the Month of March, The Sheriff's Office responded to 369 calls for service. Including 62 medicals and 37 traffic related incidents. Traffic contacts during the month of March 2023, Deputies issued 136 citations.

**Grand Haven/OAISD School News:**

- Deputy Reuwer taught Teaching, Educating and Mentoring (TEAM) at the local Elementary School's.
- Deputies Reuwer and Teunis attended the Grand Haven High School winter dance.
- Deputies Reuwer and Teunis attended the Ottawa Area Secure Schools Network (OASSN) meeting.

**Community Event's:**

- Deputies continue working with local communities through Crime Free Multi-Housing.
- Deputies and GHTF/R personnel have begun the planning for the 911 Academy.

**Teaching/Training:**

- Deputies completed inservice training including Taser, Self Defense Tactics and High Risk Traffic Stops.
- Deputy Reuwer and Deputy Sabo instructed Hunter Safety for Grand Haven High School's Outdoor Education Class.

Thank You,

Deputy Forrest Sabo

## Calls of Interest

	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec
<b>B &amp; E's</b>	2	4	1									
<b>Larcenies</b>	3	4	2									
<b>Shoplifting</b>	5	4	6									
<b>FTP fuel</b>	0	0	1									
<b>Assist</b>												
<b>Other</b>	4	3	0									
<b>Assaults</b>	2	0	0									
<b>Domestic</b>	20	14	23									
<b>Animal</b>	8	9	11									
<b>Alarms</b>	8	7	17									
<b>SOR Check</b>	0	1	0									
<b>Traffic</b>	29	37	37									
<b>AGP</b>	7	6	10									
<b>Suspicious</b>	21	13	28									

