

CITY OF MUSKEGON

CITY COMMISSION MEETING

MAY 25, 2021 @ 5:30 P.M.

**MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440
REMOTE MEETING**

AGENDA

- ☐ **CALL TO ORDER:**
- ☐ **ROLL CALL:**
- ☐ **HONORS/AWARDS/PRESENTATIONS:**
- ☐ **A. 2021-2022 Budget Presentation Only** – Finance will present information regarding the proposed 2021-2022.
Q & A will take place at the June 7, 2021 Worksession Meeting.
- ☐ **PUBLIC COMMENT ON AN AGENDA ITEM:**
- ☐ **CONSENT AGENDA:**
 - A. Approval of Minutes** City Clerk
 - B. 2021-2022 MML Membership Dues** City Clerk
 - C. Request for Authorization to Sign** Planning & Economic Development
 - D. Campbell Field Site Grading** Public Works
 - E. Concession Agreement – TASTEE BBQ-N-CHICKEN** Public Works
 - F. Sale – 304 Mason Avenue** Planning
 - G. Muskegon Lakeside Social District Plan and Map Approval** Economic Development
 - H. Downtown Muskegon Social District Permit Recommendation** Economic Development
 - I. Traffic Control Order** Traffic/Engineering
- ☐ **PUBLIC HEARINGS:**
 - A. Public Hearing on Harbor 31 LLC (Viridian Shores) Redevelopment Brownfield Plan, 105 Viridian Drive** Economic Development
 - B. Public Hearing - Final PUD for 151 N Causeway** Planning
 - C. Public Hearing – Sewer Project Plan** Public Works

**D. Public Hearing - Request for Industrial Development District from Camcar
Plastics Economic Development**

☐ **UNFINISHED BUSINESS:**

☐ **NEW BUSINESS:**

**A. Resolution Establishing Industrial Development District at 1732 Glade Street
Economic Development**

☐ **ANY OTHER BUSINESS:**

☐ **PUBLIC COMMENT:**

- ▶ **Reminder: Individuals who would like to address the City Commission shall do the following:**
- ▶ Fill out a request to speak form attached to the agenda or located in the back of the room.
- ▶ Submit the form to the City Clerk.
- ▶ Be recognized by the Chair.
- ▶ Step forward to the microphone.
- ▶ State name and address.
- ▶ Limit of 3 minutes to address the Commission.
- ▶ (Speaker representing a group may be allowed 10 minutes if previously registered with City Clerk.)

☐ **CLOSED SESSION:**

☐ **ADJOURNMENT:**

ADA POLICY: THE CITY OF MUSKEGON WILL PROVIDE NECESSARY AUXILIARY AIDS AND SERVICES TO INDIVIDUALS WHO WANT TO ATTEND THE MEETING UPON TWENTY-FOUR HOUR NOTICE TO THE CITY OF MUSKEGON. PLEASE CONTACT ANN MARIE MEISCH, CITY CLERK, 933 TERRACE STREET, MUSKEGON, MI 49440 OR BY CALLING (231) 724-6705 OR TTY/TDD DIAL 7-1-1-22 TO REQUEST A REPRESENTATIVE TO DIAL (231) 724-6705.

City of Muskegon Recommended FY2021-22 Budget

Updated May 24, 2021



City of Muskegon
Recommended FY2021-22 Budget
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**BUDGET REPORT FOR CITY OF MUSKEGON
GENERAL FUND FY2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	MARCH 31, 2020 ACTUAL EXPENSES	MARCH 31, 2021 ACTUAL EXPENSE	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Dept 91816 - IRRIGATION SYSTEMS , CITY HALL AND OTHER									
5300	CONTRACTUAL SERVICES	21,248	-	-	-	-	-	-	-
Totals for dept 91816 - IRRIGATION SYSTEMS , CITY HALL AND OTHER		21,248	-	-	-	-	-	-	-
Dept 91827 - IMPROVEMENT AT SMITH RYERSON									
5300	CONTRACTUAL SERVICES	7,284	117,123	-	-	116,059	-	-	-
Totals for dept 91827 - IMPROVEMENT AT SMITH RYERSON		7,284	117,123	-	-	116,059	-	-	-
Dept 91829 - ROOF REPLACEMENT MAUSOLEUM									
5300	CONTRACTUAL SERVICES	102,561	-	-	-	-	-	-	-
Totals for dept 91829- ROOF REPLACEMENT MAUSOLEUM		102,561	-	-	-	-	-	-	-
Dept 91921 - CITY HALL BOILERS, LED LIGHTING & BATHROOM UPGRADES									
5300	CONTRACTUAL SERVICES	-	6,420	-	-	-	-	-	-
Dept 91921 - CITY HALL BOILERS, LED LIGHTING & BATHROOM UPGRADES		-	6,420	-	-	-	-	-	-
Dept 92012 - LAKESHORE TRAIL REPAIRS									
5300	CONTRACTUAL SERVICES	-	11,195	-	-	6,801	-	-	-
Totals for dept 92012 - LAKESHORE TRAIL REPAIRS		-	11,195	-	-	6,801	-	-	-
DEPT 92019 - CITY HALL LED, BOILER, AND MISC									
5700	CAPITAL OUTLAYS	-	11,660	-	60,000	9,544	280	35,000	50,000
Totals for dept 92019 - CITY HALL LED, BOILER, AND MISC		-	11,660	-	60,000	9,544	280	35,000	50,000
Dept 92025 - MENTAL HEALTH GRANT 2019									
5700	CAPITAL OUTLAYS	-	3,966	-	-	-	-	-	-
Totals for dept 92025 - MENTAL HEALTH GRANT 2019		-	3,966	-	-	-	-	-	-
Dept 92038 - NEW DOOR SYSTEM AT CITY HALL									
5700	CAPITAL OUTLAYS	-	-	-	14,000	-	13,824	14,000	-
Totals for dept 92038 - NEW DOOR SYSTEM AT CITY HALL		-	-	-	14,000	-	13,824	14,000	-
Dept 92041 - BEACHWOOD/BLUFFTON BIKE RACK									
5300	CONTRACTUAL SERVICES	-	-	-	25,534	-	25,435	25,534	-
Totals for dept 92041 - BEACHWOOD/BLUFFTON BIKE RACK		-	-	-	25,534	-	25,435	25,534	-
Dept 92042 - CTCL ELECTION GRANT									
5100	SALARIES & BENEFITS	-	-	-	-	-	52,784	-	-
5200	SUPPLIES	-	-	-	-	-	5,665	-	-
5300	CONTRACTUAL SERVICES	-	-	-	-	-	129,160	-	-
5700	CAPITAL OUTLAYS	-	-	-	433,580	-	201,010	433,580	-
Totals for dept 92042 - CTCL ELECTION GRANT		-	-	-	433,580	-	388,619	433,580	-
Dept 92043 - AAMODT PARK PLAYGROUND/PAVILLON									
5300	CONTRACTUAL SERVICES	-	-	-	130,000	-	34,762	130,000	-
Totals for dept 92043 - AAMODT PARK		-	-	-	130,000	-	34,762	130,000	-
Dept 92045 - MAUSOLEUM									
5300	CONTRACTUAL SERVICES	-	-	-	30,258	-	28,793	30,258	-
Totals for dept 92045 - MAUSOLEUM		-	-	-	30,258	-	28,793	30,258	-
Dept 92047 - CAPITAL IMPROVEMENT BONDS 2020									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	55,026	655,026	-
Totals for dept 92047 - CAPITAL IMPROVEMENT BONDS 2020		-	-	-	-	-	55,026	655,026	-
Dept 92048 - CENTRAL DISPATCH PROJECT									
5700	CAPITAL OUTLAYS	-	-	-	-	-	1,696,286	2,500,000	1,100,000
Totals for dept 92048 - CENTRAL DISPATCH PROJECT		-	-	-	-	-	1,696,286	2,500,000	1,100,000
Dept 92049 - ARENA ROOF HVAC PAYOFF									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	2,073,373	2,073,373	-
Totals for dept 92049 - ARENA ROOF HVAC PAYOFF		-	-	-	-	-	2,073,373	2,073,373	-
Dept 92050 - JAG GRANT 2020									
5300	LEGAL FEES	-	-	-	-	-	5,000	17,866	-
Totals for dept 92050 - JAG GRANT 2020		-	-	-	-	-	5,000	17,866	-
Dept 92101 - POLICE BODY CAMERAS									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	225,175	490,000	-
Totals for dept 92101 - POLICE BODY CAMERAS		-	-	-	-	-	225,175	490,000	-
Dept 92105 - MENTAL HEALTH GRANT 2020									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	13,822	22,189	-
Totals for dept 92105 - MENTAL HEALTH BALANCE 2020		-	-	-	-	-	13,822	22,189	-
Dept 92106 - BEACH STREET EXPANDED PARKING									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	11,530	30,000	-
Totals for dept 92106 - BEACH STREET EXPANDED PARKING		-	-	-	-	-	11,530	30,000	-
Dept 92108 - SCBA REPLACEMENT									
5700	CONTRACTUAL SERVICES	-	-	-	-	-	233,620	233,620	-
Totals for dept 92108 - SCBA REPLACEMENT		-	-	-	-	-	233,620	233,620	-
Dept 94027									
5300	CONTRACTUAL SERVICES	-	360	-	-	-	-	-	-
Totals for dept 94027		-	360	-	-	-	-	-	-
Dept 99152 - DOJ JAG GRANT MUSKEGON HEIGHTS									
5300	CONTRACTUAL SERVICES	14,929	-	-	-	-	12,290	12,290	-
Totals for dept 99152 - DOJ JAG GRANT MUSKEGON HEIGHTS		14,929	-	-	-	-	12,290	12,290	-
TOTAL EXPENDITURES		28,643,929.83	30,258,785.74	28,871,143.00	30,678,765.00	20,879,145.43	24,982,728.36	37,056,217.00	33,835,517.00
NET OF REVENUES/EXPENDITURES - FUND 101		110,119	(605,356)	(393,288)	125,039	546,194	5,348,688	92,185	121,055
BEGINNING FUND BALANCE		6,687,516	6,797,635	6,192,279	6,192,279	6,797,635	6,192,279	6,192,279	6,284,464
ENDING FUND BALANCE		6,797,635	6,192,279	5,798,992	6,317,319	7,343,829	11,540,967	6,284,464	6,405,519

**BUDGET REPORT FOR CITY OF MUSKEGON
ADDITIONAL DETAIL GENERAL FUND**

Agency	Actual FY2018-19	Actual 2019	Original Budget FY2020-21	Actual 3/31/21	3rd Quarter Rereforecast	FY2021-22 Recommended Budget
Muskegon Area Transit (MATS)	99,512	99,512	99,513	95,612	130,979	130,979
Neighborhood Association Grants	125,947	66,684	150,000	127,840	150,000	150,000
YMCA	-	-	-	-	100,000	-
Boys & Girls Club	30,000	80,000	100,000	77,681	77,681	80,000
Muskegon Public Schools Youth Recreation	20,000	20,000	20,000	-	20,000	20,000
Port City Football	5,000	5,000	5,000	-	-	-
Muskegon Area First	45,660	10,000	-	-	-	-
Veterans Memorial Day Costs	10,163	5,335	7,000	-	7,000	7,000
Downtown Muskegon Now	37,500	-	-	-	-	-
West Michigan Lake Hawks	5,400	4,500	4,500	-	-	-
Lakeside Business District	2,500	-	2,500	3,750	5,000	2,500
Latinos Working for the Future		1,000	1,000	-	-	-
community Encompass 3rd Street Mural		6,000	6,000	-	6,000	-
Cogic Community Center		250	250	-	250	250
211 Service	2,500	2,500	2,500	2,500	2,500	2,500
Harmony Park - Rotary				10,000	10,000	10,000
Muskegon Museum of Art Expansion			25,000			
MLK Diversity Program		1,100	1,100	-	1,100	1,100
Muskegon Area Labor Management (MALMC)	-		1,000	-	1,000	1,000
Steelhead Sculpture			-	4,000	4,000	-
Support to Outside Agencies	384,182	301,881	425,363	321,383	515,510	405,329

Fund	Actual 2018-19	Actual 2019-20	Original Budget 2020-21	Actual Thru 3/31/2021	3rd Quarter Rereforecast	FY2021-22 Recommended Budget
Major Street Fund	250,000	-				
Local Street Fund	-	250,000	100,000		100,000	100,000
Farmers Market Fund	35,000	45,000	55,000		105,000	75,000
Mercy Health Arena Fund	475,000	800,000	235,000		650,000	350,000
LDFA Debt Service Fund (Smartzone)	360,000	360,000	350,000	111,275	350,000	200,000
DDA Debt Service Fund	-		-	-	-	-
Public Improvement Fund					50,000	50,000
Tree Replacement Fund		7,500				
State Grants Fund		10,000				
Community Development Block Grant Fund						
Public Service Building					200,000	300,000
Engineering Services Fund	-	20,000	-		50,000	40,000
General Insurance Fund						
	1,120,000	1,492,500	740,000	111,275	1,505,000	1,115,000

**BUDGET REPORT FOR CITY OF MUSKEGON
STREET FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	MARCH 31, 2020 ACTUAL EXPENSES	MARCH 31, 2021 ACTUAL EXPENSE	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
5300	CONTRACTUAL SERVICES	24,827		-	-	-	26,001		-
Total Dept 91856 - PECK & SANFORD		24,827	-	-	-	-	26,001	-	-
Dept 91858 - MUSKEGON & WEBSTER RESTRIPIG									
5300	CONTRACTUAL SERVICES	24,827		-	-	-			-
Total Dept 91858 - MUSKEGON & WEBSTER RESTRIPIG		24,827	-	-	-	-		-	-
Dept 91859 - PECK & SANFORD 2 WAY CONVERSION									
5300	CONTRACTUAL SERVICES	48,435	215,775	-	-	198,574	-		-
Total Dept 91859 - PECK & SANFORD 2 WAY CONVERSION		48,435	215,775	-	-	198,574	-	-	-
Dept 91905 - LAKETON/LAKESHORE TRAIL CONNECTOR									
5300	CONTRACTUAL SERVICES	14,673	1,606	-	-	1,606	-		-
Total Dept 91905 - LAKETON/LAKESHORE TRAIL CONNECTOR		14,673	1,606	-	-	1,606	-	-	-
Dept 91914 - SEAWAY RR BRIDGE PAINTING									
5300	CONTRACTUAL SERVICES	-	61	-	948	-	948	948	
Total Dept 91914 - SEAWAY RR BRIDGE PAINTING		-	61	-	948	-	948	948	
Dept 91917 - BEACH ST. - WILCOX TO SIMSPON									
5300	CONTRACTUAL SERVICES	-	49,577	400,000	400,000	47,969	333,911	400,000	-
Total Dept 91917 - BEACH ST. - WILCOX TO SIMSPON		-	49,577	400,000	400,000	47,969	333,911	400,000	-
Dept 92002 - PECK ST. - APPLE TO STRONG									
5300	CONTRACTUAL SERVICES	-	19,448	800,000	25,000	13,755	30,647	25,000	-
5700	CAPITAL OUTLAY	-	-	-	-	-	-	-	650,000
Total Dept 92002 - PECK ST. - APPLE TO STRONG		-	19,448	800,000	25,000	13,755	30,647	25,000	650,000
Dept 92003 - MICHIGAN & FRANKLIN FROM WESTERN TO LSD									
5300	ENGINEERING SERVICES	761	18,590	600,000	800,000	18,590	43,478	800,000	-
Total Dept 92003 - MICHIGAN & FRANKLIN FROM WESTERN TO LSD		761	18,590	600,000	800,000	18,590	43,478	800,000	-
Dept 92004 - TERRACE; APPLE TO SEAWAY									
5300	ENGINEERING SERVICES	-	-	-	35,000	-	11,876	35,000	-
5700	CAPITAL OUTLAY	-	-	-	-	-	-	-	1,043,000
Total Dept 92004 - TERRACE; APPLE TO SEAWAY		-	-	-	35,000	-	11,876	35,000	1,043,000
Dept 92012 - LAKESHORE TRAIL EROSION									
5300	CONTRACTUAL SERVICES	-	-	250,000	300,000	-	10,574	300,000	-
Total Dept 92012 - LAKESHORE TRAIL EROSION		-	-	250,000	300,000	-	10,574	300,000	-
Dept 92014 - ADA SIDEWALK REPLACEMENT									
5300	CONTRACTUAL SERVICES	-	1,350	-	-	1,163	-		-
Total Dept 92014 - ADA SIDEWALK REPLACEMENT		-	1,350	-	-	1,163	-	-	-
Dept 92032 - ROBERTS; BARNEY TO LAKETON									
5300	CONTRACTUAL SERVICES	-	-	-	1,623	-	1,623	1,623	-
Total Dept 92032 - ROBERTS; BARNEY TO LAKETON		-	-	-	1,623	-	1,623	1,623	-
Dept 92033 - TERRACE; APPLE TO MUSKEGON REPAINT									
5300	CONTRACTUAL SERVICES	-	-	-	14,434	-	14,434	14,434	
Total Dept 92033 - TERRACE; APPLE TO MUSKEGON REPAINT		-	-	-	14,434	-	14,434	14,434	
Dept 92036 - HOUSTON 9TH TO 3RD									
5300	CONTRACTUAL SERVICES	-	-	-	35,000	-	27,250	35,000	
5700	CAPITAL OUTLAY	-	-	-	-	-	-	-	700,000
Total Dept 92036 - HOUSTON 9TH TO 3RD		-	-	-	35,000	-	27,250	35,000	700,000
Dept 92037 - MONROE, 4TH TO 3RD									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	
Total Dept 92037 - MONROE, 4TH TO 3RD		-	-	-	-	-	-	-	
Dept 92046 - FRAUENTHAL ALLEY									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	
Total Dept 92046 - FRAUENTHAL ALLEY		-	-	-	-	-	-	-	
Dept 92102 - WOOD STREET, APPLE TO MARQUETTE AVE									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	
5700	CAPITAL OUTLAY	-	-	-	-	-	-	-	500,000
Total Dept 92102 - WOOD STREET, APPLE TO MARQUETTE AVE		-	-	-	-	-	-	-	500,000
Dept 96021 - BRIDGE INSPECTION									
5300	CONTRACTUAL SERVICES	-	270	-	2,000	270	1,175	2,000	-
Total Dept 96021 - BRIDGE INSPECTION		-	270	-	2,000	270	1,175	2,000	-
Dept 99012 - GIS TRAINING									
5300	CONTRACTUAL SERVICES	-	566	-	-	566	-		-
Total Dept 99012 - GIS TRAINING		-	566	-	-	566	-	-	-
Dept 99118 - MUSKETAWA TRAIL CONNECTOR 1B (KEATING TO									
5300	CONTRACTUAL SERVICES	-	46,932	800,000	800,000	40,544	39,776	800,000	-
5700	CAPITAL OUTLAY	-	-	-	-	-	-	-	650,000
Total Dept 99118 - MUSKETAWA TRAIL CONNECTOR 1B (KEATING TO		-	46,932	800,000	800,000	40,544	39,776	800,000	650,000
TOTAL EXPENDITURES		5,685,942	6,125,173	4,968,046	5,758,080	4,443,534	2,503,725	5,664,235	5,892,486
NET OF REVENUES/EXPENDITURES - FUND 202		(536,033)	(988,665)	619,364	158,728	(1,930,338)	89,811	(463,013)	103,362
BEGINNING FUND BALANCE		3,793,456	3,257,423	2,268,758	2,268,758	3,257,423	2,268,758	2,268,758	1,805,745
ENDING FUND BALANCE		3,257,423	2,268,758	2,888,122	2,427,486	1,327,084	2,358,569	1,805,745	1,909,107

**BUDGET REPORT FOR CITY OF MUSKEGON
STREET FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	MARCH 31, 2020 ACTUAL EXPENSES	MARCH 31, 2021 ACTUAL EXPENSE	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 203 - LOCAL STREETS									
Revenues									
Dept 00000									
203-00000-4161	SPECIAL ASSESSMENTS	207,275	-	-	-	-	-	-	-
203-00000-4216	TELECOM FRANCHISE FEES	161,076	178,153	160,000	160,000	-	-	175,000	175,000
203-00000-4300	FEDERAL GRANTS	-	-	-	-	-	-	-	-
203-00000-4533	STATE RECEIPT LOCAL	1,028,963	1,075,616	1,190,000	1,190,000	654,397	683,501	1,190,000	1,200,000
203-00000-4535	LRP LOCAL ROADS PROGRAM	22,310	22,308	20,000	20,000	13,013	19,626	25,000	25,000
203-00000-4800	MISC. & SUNDRY	834	380	1,000	60,000	380	41,416	60,000	50,000
203-00000-4802	REIMB.SERVICES RENDERED	18,863	5,298	15,000	15,000	5,298	-	-	5,000
203-00000-4803	CDBG PROGRAM REIMBURSEMENTS	22,467	-	-	-	-	-	-	-
203-00000-4900	OPERATING TRANSFERS IN	-	-	100,000	100,000	-	-	100,000	100,000
203-00000-4901	OP. TRANS FROM GENERAL FUND	250,000	250,000	-	-	-	-	-	-
203-00000-4902	OP. TRANS FROM SPECIAL REVENUE	-	-	-	-	-	-	-	-
203-00000-4970	INTEREST INCOME	3,925	3,287	3,500	3,500	2,547	2,372	3,500	-
203-00000-4973	INTEREST ON ASSESSMENTS	290	-	-	-	-	-	-	-
Total Dept 00000		1,716,002	1,535,042	1,489,500	1,548,500	675,634	746,915	1,553,500	1,555,000
TOTAL REVENUES		1,716,002	1,535,042	1,489,500	1,548,500	675,634	746,915	1,553,500	1,555,000
EXPENDITURES									
5100	SALARIES & BENEFITS	658,212	641,595	752,397	752,397	530,746	448,171	752,397	752,397
5200	SUPPLIES	112,915	123,392	138,000	138,000	36,168	75,600	138,000	138,000
5300	CONTRACTUAL SERVICES	632,185	577,533	720,000	720,000	481,100	364,786	720,000	814,062
5400	OTHER EXPENSES	150	860	2,500	2,500	860	330	2,500	2,500
5700	CAPITAL OUTLAYS	-	-	-	-	-	704	-	-
5900	OTHER FINANCING USES	-	-	-	-	-	-	-	-
Total Expenditures		1,403,462	1,343,380	1,612,897	1,612,897	1,048,874	889,591	1,612,897	1,706,959
Dept 91819 - FIRST STREET RECONSTRUCTION									
5300	CONTRACTUAL SERVICES	1,110	-	-	-	-	-	-	-
Total Dept 91819 - FIRST STREET RECONSTRUCTION		1,110	-	-	-	-	-	-	-
Dept 91821 - 2018 CIP PREVENTIVE MAINT, MILLING & RES									
5300	CONTRACTUAL SERVICES	53,480	-	-	-	-	-	-	-
Total Dept 91821 - 2018 CIP PREVENTIVE MAINT, MILLING & RES		53,480	-	-	-	-	-	-	-
Dept 91822 - FOREST AVE, PECK STREET TO CLINTON STREE									
5200	SUPPLIES	482	-	-	-	-	-	-	-
5300	CONTRACTUAL SERVICES	23,683	-	-	-	-	-	-	-
Total Dept 91822 - FOREST AVE, PECK STREET TO CLINTON STREE		24,165	-	-	-	-	-	-	-
Dept 91841 - MARSH & WALTON									
5300	CONTRACTUAL SERVICES	209,328	4,074	-	-	4,074	-	-	-
Total Dept 91841 - MARSH & WALTON		209,328	4,074	-	-	4,074	-	-	-
Dept 91854 - BEIDLER TRUNK SEWER									
5300	CONTRACTUAL SERVICES	-	57,503	42,061	57,449	-	81,243	57,449	-
Totals for dept 91854 - BEIDLER TRUNK SEWER		-	57,503	42,061	57,449	-	81,243	57,449	-
Dept 92037 - MONROE, 4TH TO 3RD									
5300	CONTRACTUAL SERVICES	-	-	-	20,000	-	11,850	20,000	50,000
Totals for dept 92037-MONROE, 4TH TO 3RD		-	-	-	20,000	-	11,850	20,000	50,000
Dept 92046-3RD/4TH ALLEY RECONSTRUCTION									
5300	CONTRACTUAL SERVICES	-	-	-	80,000	-	6,868	80,000	-
5700	CAPITAL OUTLAY	-	-	-	-	-	-	-	150,000
Totals for dept 92046-3RD/4TH ALLEY RECONSTRUCTION		-	-	-	80,000	-	6,868	80,000	150,000
Dept 99012 - GIS TRAINING									
5300	CONTRACTUAL SERVICES	209,328	913	-	-	913	-	-	-
Total Dept 99012 - GIS TRAINING		209,328	913	-	-	913	-	-	-
TOTAL EXPENDITURES		1,900,872	1,405,870	1,654,958	1,770,346	1,053,861	989,553	1,770,346	1,906,959
NET OF REVENUES/EXPENDITURES - FUND 203		(184,870)	129,172	(165,458)	(221,846)	(378,227)	(242,637)	(216,846)	(351,959)
BEGINNING FUND BALANCE		914,487	729,617	858,789	858,789	729,617	858,789	858,789	641,943
ENDING FUND BALANCE		729,617	858,789	693,331	636,943	351,390	616,152	641,943	289,984

**BUDGET REPORT FOR CITY OF MUSKEGON
SPECIAL REVENUE FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	March 31 2020 ACTUAL EXPENSE	March 31 2021 ACTUAL EXPENSES	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
252 - FARMERS MARKET AND KITCHEN 242									
ESTIMATED REVENUES									
Dept 00000									
252-00000-4300	FEDERAL GRANTS	-	-	-	-	-	-	-	-
252-00000-4400	STATE GRANTS	-	-	-	-	-	-	-	-
252-00000-4663	FLEA MARKET AT FARMERS MARKET	21,986	15,826	21,931	14,000	13,799	7,674	14,000	15,000
252-00000-4664	FARMERS MARKET INCOME	88,385	66,353	93,000	80,000	44,465	48,035	80,000	90,000
252-00000-4677	RENT	-	-	-	-	-	-	-	32,225
252-00000-4680	ADVERTISING REVENUE	-	-	-	-	-	-	-	-
252-00000-4690	KITCHEN 242 RENTAL	19,535	13,695	10,000	15,000	13,238	12,473	15,000	15,000
252-00000-4693	FARMERS MARKET EVENT RENTAL	4,226	2,716	2,000	-	2,716	1,500	-	2,000
252-00000-4694	FARMERS MARKET EBT FEES	3,498	3,476	5,000	5,000	2,478	4,135	5,000	4,500
252-00000-4696	RETRO MARKET RENTAL FEES	1,608	888	1,500	1,500	888	-	1,500	-
252-00000-4697	ALCOHOLIC BEVERAGES	-	-	-	-	-	-	-	5,000
252-00000-4699	FOOD HUB	10,233	2,554	-	-	2,554	-	-	-
252-00000-4800	MISC. & SUNDRY	-	-	-	-	-	-	-	-
252-00000-4805	CONTRIBUTIONS	5,268	1,500	3,500	1,500	1,500	1,064	1,500	1,500
252-00000-4814	PROMOTIONAL PRODUCTS	(2,204)	348	-	-	348	209	210	1,000
252-00000-4840	FRIENDS OF THE MARKET	5,746	5,285	6,000	5,000	3,340	378	5,000	6,000
252-00000-4845	FUNDRAISING REVENUE	53,378	38,250	5,000	-	38,250	-	-	23,000
252-00000-4901	OP. TRANS FROM GENERAL FUND	35,000	45,000	55,000	105,000	-	-	105,000	75,000
252-00000-4970	INTEREST INCOME	207	280	200	170	239	161	170	200
Totals for dept 00000 -		246,866	196,170	203,131	227,170	123,814	75,628	227,380	270,425
TOTAL ESTIMATED REVENUES		246,866	196,170	203,131	227,170	123,814	75,628	227,380	270,425
EXPENDITURES									
Dept 70856 - WESTERN AVENUE CHALETS									
5200	SUPPLIES	-	-	-	-	-	-	-	4,300
5300	CONTRACTUAL SERVICES	17,305	-	-	-	-	-	-	23,438
Totals for dept 70856 - WESTERN AVENUE CHALETS		17,305	-	-	-	-	-	-	27,738
EXPENDITURES									
Dept 70863 - FARMERS & FLEA MARKET									
5100	SALARIES & BENEFITS	57,323	58,765	75,522	66,522	45,172	30,546	66,522	64,400
5200	SUPPLIES	30,234	26,971	12,400	12,400	24,322	2,941	12,400	38,600
5300	CONTRACTUAL SERVICES	160,099	102,900	105,781	101,031	82,423	51,380	101,031	148,769
5400	OTHER EXPENSES	915	1,632	2,000	-	1,632	275	-	4,000
5700	CAPITAL OUTLAYS	16,733	7,454	6,000	32,000	3,362	13,135	32,000	12,500
Totals for dept 70863 - FARMERS & FLEA MARKET		265,303	197,723	201,703	211,953	156,912	98,278	211,953	268,269
EXPENDITURES									
Dept 70867 - FDA GRANT FARMERS MARKET									
5100	SALARIES & BENEFITS	-	-	-	-	-	-	-	-
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
Totals for dept 70867 - FDA GRANT FARMERS MARKET		-	-	-	-	-	-	-	-
TOTAL EXPENDITURES		282,608	197,723	201,703	211,953	156,912	98,278	211,953	296,007
NET OF REVENUES/EXPENDITURES - FUND 252									
BEGINNING FUND BALANCE		(35,742)	(1,553)	1,428	15,217	(33,098)	(22,649)	15,427	(25,582)
ENDING FUND BALANCE		24,663	(11,079)	(12,633)	(12,633)	(11,079)	(12,633)	(12,633)	2,794
		(11,079)	(12,633)	(11,205)	2,584	(44,177)	(35,282)	2,794	(22,788)

**BUDGET REPORT FOR CITY OF MUSKOGON
SPECIAL REVENUE FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	March 31 2020 ACTUAL EXPENSE	March 31 2021 ACTUAL EXPENSES	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 254 - MERCY HEALTH ARENA									
ESTIMATED REVENUES									
Dept 00000									
254-00000-4400	STATE GRANT	-	-	-	40,000	-	-	-	-
254-00000-4610	ANNEX REVENUE	69,620	69,552	70,000	60,000	19,824	(6,607)	-	70,000
254-00000-4619	MISC. SALES AND SERVICES	38,608	10,949	10,000	1,000	3,949	239	250	10,500
254-00000-4639	RAD DADS	89,808	142,683	50,000	100,000	25,000	15,000	145,000	100,000
254-00000-4640	TICKET SURCHARGE	-	31,589	35,000	7,500	31,589	2,229	7,500	32,000
254-00000-4643	VIP COMPENSATION	-	10,054	7,500	1,500	5,703	-	-	-
254-00000-4646	CONCESSIONS FOOD	90	74,207	85,000	25,000	70,035	14,397	35,000	-
254-00000-4647	MERCHANDISE - ARENA	40,197	22,945	42,000	4,000	22,454	-	1,500	-
254-00000-4651	REIMBURSEMENT	330	3,112	-	-	3,112	(59,810)	-	-
254-00000-4665	ADVERTISING REVENUE	62,000	106,000	124,000	124,000	6,000	6,000	106,000	124,000
254-00000-4666	PARKING LOT RENTAL - WESTERN AVENUE	21,360	24,103	24,000	4,000	24,103	5,005	10,000	24,000
254-00000-4667	PARKING LOT RENTAL	17,663	10,902	12,000	12,000	10,902	335	500	12,000
254-00000-4677	RENT	259,325	143,976	215,000	202,278	94,500	70,780	133,226	172,767
254-00000-4691	ARENA EVENT REVENUE	104,660	179,191	230,000	25,000	178,909	30,866	90,000	230,000
254-00000-4692	ARENA MAINTENANCE CHARGE	-	762	-	-	142	-	-	-
254-00000-4695	SHOP RENTAL	702	-	1,000	-	-	-	-	-
254-00000-4696	CONCESSION NON ALCOHOLIC	220,197	49,138	60,000	22,000	48,678	6,404	18,000	-
254-00000-4697	ALCOHOLIC BEVERAGE	204,799	119,539	180,000	30,000	117,469	18,934	40,000	100,000
254-00000-4698	FLOOR/ICE HOCKEY RENTAL	175,797	190,825	170,000	190,000	135,746	165,023	200,000	200,000
254-00000-4699	THIRD PARTY SALES/FOOD HUB	-	40,010	45,000	3,000	40,010	-	-	-
254-00000-4800	MISC. & SUNDRY	3,305	5,978	4,000	4,000	5,184	5,515	5,700	5,000
254-00000-4801	CASH OVER/SHORT	9	-	-	-	-	-	-	-
254-00000-4802	REIMB. SERVICES RENDERED	1,500	10,665	-	15,000	9,750	11,900	11,900	-
254-00000-4805	CONTRIBUTIONS	4,100	6,250	-	-	6,250	4,868	-	4,500
254-00000-4808	SALE OF PROPERTY AND EQUIPMENT	-	-	-	-	-	-	-	-
254-00000-4901	OP. TRANS FROM GENERAL FUND	476,486	800,000	235,000	550,000	-	-	650,000	350,000
254-00000-4904	OP. TRANS FROM CAPITAL PROJECTS	-	-	-	-	-	-	40,000	679,203
254-00000-4970	INTEREST INCOME	-	-	-	-	-	-	-	-
Totals for dept 00000 -		1,790,556	2,052,428	1,599,500	1,420,278	859,310	291,077	1,494,576	2,113,970
TOTAL ESTIMATED REVENUES		1,790,556	2,052,428	1,599,500	1,420,278	859,310	291,077	1,494,576	2,113,970
EXPENDITURES									
Dept 70805 - MERCY HEALTH ARENA									
5100	SALARIES AND BENEFITS	66,081	164,833	196,843	385,881	128,968	227,344	385,881	403,805
5200	SUPPLIES	354,884	301,725	225,000	225,000	285,089	179,667	225,000	225,000
5300	CONTRACTUAL SERVICES	1,310,152	1,322,263	1,090,000	670,000	1,179,947	457,564	670,000	1,000,000
5400	OTHER EXPENSES	-	9,420	-	20,750	2,180	34,810	35,000	20,000
5700	CAPITAL OUTLAYS	74,579	246,686	50,000	100,000	182,370	164,673	125,000	75,000
Totals for dept 70805 - L C WALKER ARENA		1,805,697	2,044,927	1,561,843	1,401,631	1,778,554	1,064,058	1,440,881	1,723,805
Dept 90000- UNASSIGNED CAPITAL									
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	125,000
Totals for dept 90000 - UNASSIGNED CAPITAL		-	-	-	-	-	-	-	125,000
Dept 92039 - LOCKER ROOM IMPROVEMENTS ARENA									
5300	CONTRACTUAL SERVICES	-	-	-	10,930	-	15,821	10,930	-
Totals for dept 92039 - LOCKER ROOM IMPROVEMENTS ARENA		-	-	-	10,930	-	15,821	10,930	-
Dept 93015									
5300	CONTRACTUAL SERVICES	-	2,595	-	-	-	-	-	-
Totals for dept 93015		-	2,595	-	-	-	-	-	-
TOTAL EXPENDITURES		1,805,697	2,047,522	1,561,843	1,412,561	1,778,554	1,079,879	1,451,811	1,848,805
NET OF REVENUES/EXPENDITURES - FUND 254		(15,141)	4,906	37,657	7,717	(919,244)	(788,802)	42,765	265,165
BEGINNING FUND BALANCE		43,252	28,112	33,018	33,018	28,112	33,018	33,018	75,783
ENDING FUND BALANCE		28,112	33,018	70,675	40,735	(891,132)	(755,784)	75,783	340,948

**BUDGET REPORT FOR CITY OF MUSKEGON
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GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	March 31 2020 ACTUAL EXPENSE	March 31 2021 ACTUAL EXPENSES	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 264 - CRIMINAL FORFEITURES									
ESTIMATED REVENUES									
Dept 00000									
264-00000-4804	CRIMINAL FORFEITURES/POLICE	26,458		1,000	1,000	-	-	7,407	5,000
264-00000-4970	INTEREST INCOME	200	60	400	400	47	26	40	20
Totals for dept 00000 -		26,658	60	1,400	1,400	47	26	7,447	5,020
TOTAL ESTIMATED REVENUES		26,658	60	1,400	1,400	47	26	7,447	5,020
EXPENDITURES									
Dept 40333 - POLICE DRUG FORFEITURES									
5700	CAPITAL OUTLAYS	36,665	24,809	-	-	24,809	-	-	12,000
Totals for dept 40333 - POLICE DRUG FORFEITURES		36,665	24,809	-	-	24,809	-	-	12,000
TOTAL EXPENDITURES		36,665	24,809	-	-	24,809	-	-	12,000
NET OF REVENUES/EXPENDITURES - FUND 264		(10,007)	(24,749)	1,400	1,400	(24,762)	26	7,447	(6,980)
BEGINNING FUND BALANCE		45,146	35,139	10,390	10,390	35,139	10,390	10,390	17,837
ENDING FUND BALANCE		35,139	10,390	11,790	11,790	10,377	10,416	17,837	10,857

**BUDGET REPORT FOR CITY OF MUSKEGON
SPECIAL REVENUE FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	March 31 2020 ACTUAL EXPENSE	March 31 2021 ACTUAL EXPENSES	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 285 - TREE REPLACEMENT									
ESTIMATED REVENUES									
Dept 00000									
285-00000-4400	STATE GRANTS	-	-	-	-	-	3,000	3,000	-
285-00000-4800	MISC. & SUNDRY	-	2,500	-	-	2,500	14,300	-	-
285-00000-4802	REIMB-SERVICES RENDERED	-	-	-	-	-	-	-	-
285-00000-4805	CONTRIBUTIONS	10,000	4,803	5,000	14,800	4,803	1,963	14,800	5,000
285-00000-4901	OP. TRANS FROM GENERAL FUND	-	7,500	-	-	-	-	-	-
285-00000-4970	INTEREST INCOME	5	2	-	-	2	11	-	-
Totals for dept 00000 -		10,005	14,805	5,000	14,800	7,305	19,274	17,800	5,000
TOTAL ESTIMATED REVENUES		10,005	14,805	5,000	14,800	7,305	19,274	17,800	5,000
EXPENDITURES									
Dept 70771 - FORESTRY									
5100	SALARIES & BENEFITS	-	-	-	-	-	-	-	-
5200	SUPPLIES	9,437	15,707	5,000	14,800	12,441	6,113	14,800	5,000
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
Totals for dept 70771 - FORESTRY		9,437	15,707	5,000	14,800	12,441	6,113	14,800	5,000
TOTAL EXPENDITURES		9,437	15,707	5,000	14,800	12,441	6,113	14,800	5,000
NET OF REVENUES/EXPENDITURES - FUND 285									
BEGINNING FUND BALANCE		568	(901)	-	-	(5,136)	13,161	3,000	-
ENDING FUND BALANCE		1,351	1,919	1,017	1,017	1,919	1,017	1,017	4,017
		1,919	1,017	1,017	1,017	(3,218)	14,179	4,017	4,017

**BUDGET REPORT FOR CITY OF MUSKEGON
SPECIAL REVENUE FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	March 31 2020 ACTUAL EXPENSE	March 31 2021 ACTUAL EXPENSES	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 290 - LOCAL DEVELOPMENT FIN AUTH 3									
ESTIMATED REVENUES									
Dept 00000									
290-00000-4100	PROPERTY TAX	97,583	98,643	99,624	99,624	98,743	99,568	99,624	86,574
290-00000-4809	REIMBURSEMENT STATE	2,871	3,311	3,000	3,000	3,311	3,348	3,348	3,000
290-00000-4841	GRANT: COMMUNITY FOUNDATION	-	-	-	-	-	-	-	-
290-00000-4901	OP. TRANS FROM GENERAL FUND	360,000	360,000	350,000	350,000	270,000	333,825	350,000	200,000
290-00000-4970	INTEREST INCOME	55	96	100	100	89	110	100	-
Totals for dept 00000 -		460,509	462,049	452,724	452,724	372,142	436,851	453,072	289,574
TOTAL ESTIMATED REVENUES		460,509	462,049	452,724	452,724	372,142	436,851	453,072	289,574
EXPENDITURES									
Dept 30906 - DEBT SERVICE									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
5900	OTHER FINANCING USES	230,341	218,806	445,100	445,100	153,504	19,154	445,100	282,300
Totals for dept 30906 - DEBT SERVICE		230,341	218,806	445,100	445,100	153,504	19,154	445,100	282,300
TOTAL EXPENDITURES		230,341	218,806	445,100	445,100	153,504	19,154	445,100	282,300
NET OF REVENUES/EXPENDITURES - FUND 290									
BEGINNING FUND BALANCE		230,168	243,244	7,624	7,624	218,638	417,698	7,972	7,274
ENDING FUND BALANCE		(876,114)	(645,946)	(402,702)	(402,702)	(645,946)	(402,702)	(402,702)	(394,730)
		(645,946)	(402,702)	(395,078)	(395,078)	(427,308)	14,995	(394,730)	(387,456)

**BUDGET REPORT FOR CITY OF MUSKEGON
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GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	March 31 2020 ACTUAL EXPENSE	March 31 2021 ACTUAL EXPENSES	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 294 - BROWNFIELD AUTHORITY (PIGEON HILL)									
ESTIMATED REVENUES									
Dept 00000									
294-00000-4100	PROPERTY TAX		6,771	-	-	6,177	19,466	19,466	19,558
Totals for dept 00000		-	6,771	-	-	6,177	19,466	19,466	19,558
TOTAL ESTIMATED REVENUES		-	6,771	-	-	6,177	19,466	19,466	19,558
EXPENDITURES									
Dept 70810 - PIGEON HILL BROWNFIELD									
S300	CONTRACTUAL SERVICES	-	6,771	-	-	6,771	700	19,466	19,558
Totals for dept 70810 - PIGEON HILL BROWNFIELD		-	6,771	-	-	6,771	700	19,466	19,558
Dept 70808 - MAREC BUILDING									
S900	OTHER FINANCING USES	-	-	-	-	-	-	-	-
Totals for dept 70808 - MAREC BUILDING		-	-	-	-	-	-	-	-
TOTAL EXPENDITURES		-	6,771	-	-	6,771	700	19,466	19,558
NET OF REVENUES/EXPENDITURES - FUND 294		-	-	-	-	(594)	18,767	-	-
BEGINNING FUND BALANCE		-	-	-	-	-	-	-	-
ENDING FUND BALANCE		-	-	-	-	(594)	18,767	-	-
Fund 295 - BROWNFIELD AUTHORITY (BETTEN)									
ESTIMATED REVENUES									
Dept 00000									
295-00000-4100	PROPERTY TAX	134,828	138,401	140,094	140,094	138,504	140,000	140,094	141,746
295-00000-4809	REIMBURSEMENT STATE	4,362	6,822	6,500	6,500	6,822	7,442	6,500	7,400
295-00000-4970	INTEREST INCOME	30	44	100	100	40	1	100	-
Totals for dept 00000		139,220	145,267	146,694	146,694	145,366	147,443	146,694	149,146
TOTAL ESTIMATED REVENUES		139,220	145,267	146,694	146,694	145,366	147,443	146,694	149,146
EXPENDITURES									
Dept 30906 - DEBT SERVICE									
S300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
S900	OTHER FINANCING USES	30,813	26,659	30,813	30,813	26,659	11,730	30,813	21,000
Totals for dept 30906 - DEBT SERVICE		30,813	26,659	30,813	30,813	26,659	11,730	30,813	21,000
Dept 70808 - MAREC BUILDING									
S900	OTHER FINANCING USES	-	-	-	-	-	-	-	-
Totals for dept 70808 - MAREC BUILDING		-	-	-	-	-	-	-	-
TOTAL EXPENDITURES		30,813	26,659	30,813	30,813	26,659	11,730	30,813	21,000
NET OF REVENUES/EXPENDITURES - FUND 295		108,408	118,608	115,881	115,881	118,707	135,713	115,881	128,146
BEGINNING FUND BALANCE		(945,395)	(836,988)	(718,380)	(718,380)	(836,988)	(718,380)	(718,380)	(602,499)
ENDING FUND BALANCE		(836,988)	(718,380)	(602,499)	(602,499)	(718,281)	(582,666)	(602,499)	(474,353)

**BUDGET REPORT FOR CITY OF MUSKEGON
SPECIAL REVENUE FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	March 31 2020 ACTUAL EXPENSE	March 31 2021 ACTUAL EXPENSES	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 296 - BROWNFIELD AUTHORITY (FORMER MALL SITE)									
ESTIMATED REVENUES									
Dept 00000									
296-00000-4100	PROPERTY TAX	163,340	168,248	167,041	167,041	168,369	226,762	226,762	235,268
296-00000-4809	REIMBURSEMENT STATE	5,022	8,418	8,400	8,400	8,418	8,824	8,824	8,500
296-00000-4970	INTEREST INCOME	261	382	70	70	178	42	70	-
Totals for dept 00000 -		168,623	177,048	175,511	175,511	176,965	235,628	235,656	243,768
TOTAL ESTIMATED REVENUES		168,623	177,048	175,511	175,511	176,965	235,628	235,656	243,768
EXPENDITURES									
Fund 296 - BROWNFIELD AUTHORITY (FORMER MALL SITE)									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
Totals for dept		-	-	-	-	-	-	-	-
Dept 30999 - TRANSFERS TO OTHER FUNDS									
5900	OTHER FINANCING USES	162,000	180,000	175,000	175,000	-	-	175,000	275,000
Totals for dept 30999 - TRANSFERS TO OTHER FUNDS		162,000	180,000	175,000	175,000	-	-	175,000	275,000
TOTAL EXPENDITURES		162,000	180,000	175,000	175,000	-	-	175,000	275,000
NET OF REVENUES/EXPENDITURES - FUND 296		6,623	(2,952)	511	511	176,965	235,628	60,656	(31,232)
BEGINNING FUND BALANCE		9,444	16,066	13,114	13,114	16,066	13,114	13,114	73,770
ENDING FUND BALANCE		16,066	13,114	13,625	13,625	193,031	248,743	73,770	42,538

**BUDGET REPORT FOR CITY OF MUSKEGON
SPECIAL REVENUE FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	March 31 2020 ACTUAL EXPENSE	March 31 2021 ACTUAL EXPENSES	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 298 - BROWNFIELD AUTHORITY TERRACE POINT									
ESTIMATED REVENUES									
Dept 00000									
298-00000-4100	PROPERTY TAX	209,676	281,642	394,135	394,135	281,662	374,644	374,644	457,701
298-00000-4970	INTEREST INCOME	541	391	-	-	199	53	60	-
Totals for dept 00000 -		210,217	282,033	394,135	394,135	281,861	374,697	374,704	457,701
TOTAL ESTIMATED REVENUES		210,217	282,033	394,135	394,135	281,861	374,697	374,704	457,701
EXPENDITURES									
Dept 70809 - TERRACE POINT LANDING									
5300	CONTRACTUAL SERVICES	205,552	274,776	225,000	225,000	13,373	20,239	368,285	457,701
Totals for dept 70809 - TERRACE POINT LANDING		205,552	274,776	225,000	225,000	13,373	20,239	368,285	457,701
TOTAL EXPENDITURES		205,552	274,776	225,000	225,000	13,373	20,239	368,285	457,701
NET OF REVENUES/EXPENDITURES - FUND 298									
BEGINNING FUND BALANCE		4,665	7,257	169,135	169,135	268,488	354,458	6,419	-
ENDING FUND BALANCE		11,050	15,715	22,972	22,972	15,715	22,972	22,972	29,391
		15,715	22,972	192,107	192,107	284,203	377,430	29,391	29,391

**BUDGET REPORT FOR CITY OF MUSKEGON
SPECIAL REVENUE FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	March 31 2020 ACTUAL EXPENSE	March 31 2021 ACTUAL EXPENSES	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 257 - BUDGET STABILIZATION									
ESTIMATED REVENUES									
Dept 00000									
257-00000-4901	OP TRANSFER TO GENERAL FUND	-	-	-	-	-	-	-	-
257-00000-4902	OP TRANSFER TO SPECIAL REVENUE	-	-	-	-	-	-	-	-
Totals for dept 00000		-	-	-	-	-	-	-	-
TOTAL ESTIMATED REVENUES		-	-	-	-	-	-	-	-
EXPENDITURES									
Dept 70001-BUDGET STABILIZATION									
5900	OTHER FINANCING	-	-	-	-	-	-	-	-
Totals for dept 40333 - POLICE DRUG FORFEITURES		-	-	-	-	-	-	-	-
TOTAL EXPENDITURES		-	-	-	-	-	-	-	-
NET OF REVENUES/EXPENDITURES - FUND 257									
BEGINNING FUND BALANCE		1,700,000	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000
ENDING FUND BALANCE		1,700,000	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000

**BUDGET REPORT FOR CITY OF MUSKEGON
FINANCING AUTHORITIES FY2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	Mar 31, 2020 ACTUAL EXPENSE	Mar 31, 2021 ACTUAL EXPENSES	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
394 - DOWNTOWN DEVELOPMENT AUTHORITY									
ESTIMATED REVENUES									
Dept 00000									
394-00000-4100	PROPERTY TAX	1,085,354	924,457	489,958	490,931	924,513	490,931	490,931	310,287
394-00000-4161	SPECIAL ASSESSMENT	-	-	110,000	112,653	-	-	-	-
394-00000-4691	EVENT REVENUE	-	-	-	161,750	-	4,563	96,200	161,750
394-00000-4809	REIMBURSEMENT STATE	-	-	-	-	-	-	-	-
394-00000-4845	FUNDRAISING REVENUE	-	2,000	-	5,000	2,000	5,000	5,000	5,000
394-00000-4846	SPONSORSHIP REVENUE	-	-	-	82,000	-	-	70,000	87,000
394-00000-4847	LAKESHORE ART	-	-	-	-	-	9,800	-	-
394-00000-4902	OP. TRANS FROM SERVICE REVENUE	-	-	-	50,000	-	50,000	112,653	112,000
394-00000-4903	OP. TRANS FROM DEBT SERVICE	-	-	-	-	-	-	-	-
394-00000-4904	OP. TRANS FROM CAPITAL PROJECTS FUND	-	134,072	-	-	-	-	-	-
394-00000-4970	INTEREST INCOME	549	280	100	100	192	5	100	-
Totals for dept 00000 -		1,085,903	1,060,809	600,058	902,434	926,705	560,299	774,884	676,037
TOTAL ESTIMATED REVENUES		1,085,903	1,060,809	600,058	902,434	926,705	560,299	774,884	676,037
EXPENDITURES									
Dept 30906 - DEBT SERVICE									
5300	CONTRACTUAL SERVICES	-	14,050	-	-	6,618	9,478	-	-
5400	CONFERENCE, TRAINING, ETC.	-	-	-	-	-	-	-	-
5900	OTHER FINANCING USES	5,077	-	349,073	208,051	600,000	208,051	208,051	130,000
Totals for dept 30906 - DEBT SERVICE		5,077	14,050	349,073	208,051	606,618	217,529	208,051	130,000
Dept 30999 - TRANSFER TO OTHER FUNDS									
5900	OTHER FINANCING USES	1,000,000	-	-	-	-	-	-	-
Totals for dept 30999 - TRANSFER TO OTHER FUNDS		1,000,000	-	-	-	-	-	-	-
Dept 70778 - LAKESHORE ART FESTIVAL									
5300	CONTRACTUAL SERVICES	-	-	-	159,279	-	22,445	159,279	159,279
Totals for dept 70778 - LAKESHORE ART FESTIVAL		-	-	-	159,279	-	22,445	159,279	159,279
Dept 70803 - DOWNTOWN DEVELOPMENT									
5100	SALARIES AND BENEFITS	-	92,930	98,800	98,800	66,657	66,843	98,800	95,500
5200	SUPPLIES	853	3,683	1,500	1,500	1,070	814	1,500	1,500
5300	CONTRACTUAL SERVICES	-	24,216	150,000	152,238	24,163	2,524	152,238	156,000
5400	OTHER EXPENSES	-	-	-	-	-	-	-	-
5900	OTHER FINANCING USES	-	-	-	-	-	-	-	-
Totals for dept 70803 - DOWNTOWN DEVELOPMENT		853	120,830	250,300	252,538	91,890	70,180	252,538	253,000
Dept 70863 - FARMERS & FLEA MARKET									
5300	CONTRACTUAL SERVICES	-	-	-	-	39	-	-	-
Totals for dept 70863 - FARMERS & FLEA MARKET		-	-	-	-	39	-	-	-
Dept 70780 - TASTE OF MUSKEGON									
5200	SUPPLIES	-	-	-	-	-	559	600	-
5300	CONTRACTUAL SERVICES	-	39	-	65,375	-	1,633	2,000	65,375
Totals for dept 70780 - TASTE OF MUSKEGON		-	39	-	65,375	-	2,192	2,600	65,375
Dept 80699 - ECONOMIC DEVELOPMENT									
5900	OTHER FINANCING USES	5,000	-	-	-	-	5,493	-	-
Totals for dept 80699 - ECONOMIC DEVELOPMENT		5,000	-	-	-	-	5,493	-	-
TOTAL EXPENDITURES		1,010,930	134,919	599,373	685,243	698,546	317,839	622,468	607,654
NET OF REVENUES/EXPENDITURES - FUND 394		74,973	925,890	685	217,191	228,159	242,459	152,416	68,383
BEGINNING FUND BALANCE		(994,516)	(919,543)	6,347	6,347	(919,543)	6,347	6,347	158,763
ENDING FUND BALANCE		(919,543)	6,347	7,032	223,538	(691,384)	248,806	158,763	227,146

65550 Taste of Muskegon

Cookie Crawl
12000 Taste of Muskegon

**BUDGET REPORT FOR CITY OF MUSKEGON
FINANCING AUTHORITIES FY2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	Mar 31, 2020 ACTUAL EXPENSE	Mar 31, 2021 ACTUAL EXPENSES	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
305 - TAX INCREMENT FINANCE AUTHORITY									
ESTIMATED REVENUES									
Dept 00000									
305-00000-4100	PROPERTY TAX	37,658	35,383	42,206	42,206	35,435	42,184	42,206	42,805
305-00000-4809	REIMBURSEMENT STATE	7,170	7,270	7,000	7,000	7,270	9,744	7,000	9,500
305-00000-4970	INTEREST INCOME	40	54	-	-	28	19	-	-
Totals for Dept 00000 -		44,868	42,707	49,206	49,206	42,733	51,947	49,206	52,305
TOTAL ESTIMATED REVENUES		44,868	42,707	49,206	49,206	42,733	51,947	49,206	52,305
EXPENDITURES									
Dept 30906 - DEBT SERVICE									
5900	OTHER FINANCING USES	40,000	40,000	50,000	50,000	30,000	37,500	50,000	50,000
Totals for dept 30906 - DEBT SERVICE		40,000	40,000	50,000	50,000	30,000	37,500	50,000	50,000
TOTAL EXPENDITURES		40,000	40,000	50,000	50,000	30,000	37,500	50,000	50,000
NET OF REVENUES/EXPENDITURES - FUND 305									
BEGINNING FUND BALANCE		8,313	13,181	15,888	15,888	13,181	15,888	15,888	15,094
ENDING FUND BALANCE		13,181	15,888	15,094	15,094	25,914	30,335	15,094	17,399

**BUDGET REPORT FOR CITY OF MUSKEGON
CAPITAL FUNDS FY2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION		2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	Mar 31, 2020 ACTUAL EXPENSE	Mar 31, 2021 ACTUAL EXPENSE	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
5300	CONTRACTUAL SERVICES		4,607		4,607	-	4,607	4,607	-
5700	CAPITAL OUTLAYS								
Totals for dept 92029 - PM BATHHOUSE DISPLAY			4,607	-	4,607	-	4,607	4,607	-
Dept 92030 - FEMA ELIGIBLE COVID19 EXPENSES									
5300	CONTRACTUAL SERVICES		22,000			-			
5700	CAPITAL OUTLAYS								
Totals for dept 92030 - FEMA ELIGIBLE COVID19 EXPENSES			22,000	-	-	-	-	-	-
Dept 92031 - ELECTRIC CHARGING STATION									
5300	CONTRACTUAL SERVICES		37,960			-			
5700	CAPITAL OUTLAYS								
Totals for dept 92031 - ELECTRIC CHARGING STATION			37,960	-	-	-	-	-	-
Dept 96040 - PERE MARQUETTE									
5300	CONTRACTUAL SERVICES		-			-	-		
5700	CAPITAL OUTLAYS								
Totals for dept 96040 PERE MARQUETTE			-	-	-	-	-	-	-
Dept 96051 - FIRE EQUIPMENT									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
Totals for dept 96051 - FIRE EQUIPMENT		-	-	-	-	-	-	-	-
Dept 96053									
5400	OTHER EXPENSES	-	-	-	-	-	-	-	-
404-96053-5471	BAD DEBTS	-	-	-	-	-	-	-	-
Totals for dept 96053 -		-	-	-	-	-	-	-	-
Dept 96054 - PROPERTY ACQUISITION									
5100	SALARIES & BENEFITS	247	5,235	-	-	5,235	3,994	-	-
5300	CONTRACTUAL SERVICES	6,182	6,367	-	-	6,367	4,691	-	-
5700	CAPITAL OUTLAYS	13,572	18,780	-	-	18,780	11,508	24,000	25,000
Totals for dept 96054 - PROPERTY ACQUISITION		20,001	30,381	-	-	30,381	20,193	24,000	25,000
Dept 96059 - SIDEWALK PROGRAM									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
Total for dept 96059 - SIDEWALK PROGRAM		-	-	-	-	-	-	-	-
TOTAL EXPENDITURES		3,672,248	6,844,844	2,714,324	3,101,332	4,220,079	2,590,529	2,926,455	275,000
NET OF REVENUES/EXPENDITURES - FUND 404		(939,432)	(1,759,924)	421,176	944,219	(1,265,443)	(292,795)	700,321	1,340,000
BEGINNING FUND BALANCE		1,098,023	158,591	(1,601,332)	(1,601,332)	158,591	(1,601,332)	(1,601,332)	(901,011)
ENDING FUND BALANCE		158,591	(1,601,332)	(1,180,156)	(657,113)	(1,106,852)	(1,894,327)	(901,011)	438,989

**BUDGET REPORT FOR CITY OF MUSKEGON
CAPITAL FUNDS FY2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	Mar 31, 2020 ACTUAL EXPENSE	Mar 31, 2021 ACTUAL EXPENSES	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 482 - STATE AND FEDERAL GRANTS								
ESTIMATED REVENUES								
Dept 00000								
482-00000-4300	FEDERAL GRANTS	77,287	-	-	-	-	12,400,000	10,481,894
482-00000-4400	STATE GRANTS	2,092,776	2,092,084	-	1,819,847	1,053,378	2,189,115	1,965,872
482-00000-4805	CONTRIBUTIONS	-	-	-	-	-	-	-
482-00000-4901	OP. TRANS FROM GENERAL FUND	-	10,000	-	-	-	-	-
482-00000-4970	INTEREST INCOME	-	-	1,200	1,200	-	-	-
Totals for dept 00000 -		2,110,063	2,102,084	1,200	1,821,047	1,053,378	14,589,115	12,447,766
TOTAL ESTIMATED REVENUES		2,110,063	2,102,084	1,200	1,821,047	1,053,378	14,589,115	12,447,766
Dept 80699 - ECONOMIC DEVELOPMENT								
5900	OTHER FINANCING USES	-	-	-	-	-	-	1,579,203
Totals for dept 91507 - EPA GRANT		-	-	-	-	-	-	1,579,203
Dept 91507 - EPA GRANT								
5300	CONTRACTUAL SERVICES	77,287	-	-	-	-	-	-
Totals for dept 91507 - EPA GRANT		77,287	-	-	-	-	-	-
Dept 91514 - PLACEMAKING GRANT								
5200	SUPPLIES	-	-	-	-	-	-	-
482-91514-5231	MICELLEANEOUS MATERIALS & SUPPLIES	-	-	-	-	-	-	-
Totals for dept 91514 - PLACEMAKING GRANT		-	-	-	-	-	-	-
Dept 91714 - DEMO SMOKE STACKS WINDWARD PT								
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-
Totals for dept 91714 - DEMO SMOKE STACKS WINDWARD PT		-	-	-	-	-	-	-
Dept 91803 - MSHDA BLIGHT GRANT 2018								
5300	CONTRACTUAL SERVICES	129,559	-	-	-	-	-	-
Totals for dept 91803 - MSHDA BLIGHT GRANT 2018		129,559	-	-	-	-	-	-
Dept 91808 - LC WALKER GENERAL WORK (HEATING/COOLING/								
5300	CONTRACTUAL SERVICES	-	24	-	15	19	-	-
Totals for dept 91808 - LC WALKER GENERAL WORK (HEATING/COOLING/		-	24	-	15	19	-	-
Dept 91908 - MDOC PROPERTY								
5300	CONTRACTUAL SERVICES	25,727	466,564	-	150,000	466,564	235,757	285,757
5700	CAPITAL OUTLAYS	1,734,869	-	-	-	-	-	765,872
5900	OTHER FINANCING USES	5,989	-	-	1,669,847	-	715,222	-
Total Dept 91908 - MDOC PROPERTY		1,766,585	466,564	-	1,819,847	466,564	235,757	765,872
Dept 91913 - WINDWARD POINTE GRANT								
5300	CONTRACTUAL SERVICES	136,632	1,523,337	-	-	989,904	1,168,136	1,168,136
Total Dept 91913 - WINDWARD POINTE GRANT		136,632	1,523,337	-	-	989,904	1,168,136	1,168,136
Dept 91925 - RENEW MICHIGAN GRANT								
5300	CONTRACTUAL SERVICES	-	38,685	-	-	38,685	4,733	4,733
Total Dept 91925 - RENEW MICHIGAN GRANT		-	38,685	-	-	38,685	4,733	4,733
Dept 92044 - EGLE GRANT 122 W MUSKEGON								
5300	CONTRACTUAL SERVICES	-	-	-	-	3,214	6,214	-
Total Dept 92044 - EGLE GRANT 122 W MUSKEGON		-	-	-	-	3,214	6,214	-
Dept 98140 - ENVIRONMENTAL REMEDIATION BETTEN								
5900	OTHER FINANCING USES	-	-	-	-	-	-	-
482-98140-5952	INTEREST EXPENSE - LOAN	780	394	-	394	-	-	-
482-98140-5962	PRINCIPAL EXP - LOAN	19,313	19,699	-	19,699	-	-	-
Totals for dept 98140 - ENVIRONMENTAL REMEDIATION BETTEN		20,093	20,093	-	20,093	-	-	-
TOTAL EXPENDITURES		2,130,156	2,048,703	-	1,819,847	1,515,261	2,189,062	3,545,075
NET OF REVENUES/EXPENDITURES - FUND 482		(20,093)	53,380	1,200	1,200	(461,884)	(62,947)	8,902,691
BEGINNING FUND BALANCE		50,400	30,307	83,687	83,687	30,307	83,687	12,472,740
ENDING FUND BALANCE		30,307	83,687	84,887	84,887	(431,577)	(258,743)	21,375,431

GF 5900,000 and Arena Fund 5679201

**BUDGET REPORT FOR CITY OF MUSKEGON
ENTERPRISE FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	Mar 31, 2020 ACTUAL EXPENSE	Mar 31, 2021 ACTUAL EXPENSES	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Dept 92003 - MICHIGAN & FRANKLIN									
5700	CAPITAL OUTLAYS	-	-	50,000	50,000	-	-	50,000	-
Totals for dept 92003 - MICHIGAN & FRANKLIN		-	-	50,000	50,000	-	-	50,000	-
Dept 92009 - AMITY ST - FORK TO GETTY									
5300	CONTRACTUAL SERVICES	-	177,151	1,500,000	1,500,000	54,975	38,891	1,500,000	1,500,000
Totals for dept 92009 - AMITY ST - FORK TO GETTY		-	177,151	1,500,000	1,500,000	54,975	38,891	1,500,000	1,500,000
Dept 92010 - PECK ST - LAKETON TO MERRILL									
5300	CONTRACTUAL SERVICES	-	110,609	800,000	800,000	55,799	21,078	800,000	800,000
Totals for dept 92010 - PECK ST - LAKETON TO MERRILL		-	110,609	800,000	800,000	55,799	21,078	800,000	800,000
Dept 92018 - LIFT REPAIRS APPLE/HARBOURTOWNE									
5300	CONTRACTUAL SERVICES	-	40,608	-	-	40,608	-	-	-
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	-
Totals Dept 92018 - LIFT REPAIRS APPLE/HARBOURTOWNE		-	40,608	-	-	40,608	-	-	-
Dept 92027 - 2020-21 DWRF AND SRF									
5300	CONTRACTUAL SERVICES	-	1,149	-	-	-	58,198	-	-
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	-
Totals Dept 92027 - 2020-21 DWRF AND SRF		-	1,149	-	-	-	58,198	-	-
Dept 92046 - 3RD/4TH ALLEY RECONSTRUCTION									
5300	CONTRACTUAL SERVICES	-	-	-	25,000	-	-	25,000	29,000
Totals Dept 92046 - 3RD/4TH ALLEY RECONSTRUCTION		-	-	-	25,000	-	-	25,000	29,000
Dept 99012 - GIS TRAINING									
5300	CONTRACTUAL SERVICES	-	256	-	-	125	-	-	-
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	-
Totals Dept 99012 - GIS TRAINING		-	256	-	-	125	-	-	-
Dept SANFORD (MERRILL TO LAKETON) UNASSIGNED									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	150,000
Totals for SANFORD (MERRILL TO LAKETON) UNASSIGNED		-	-	-	-	-	-	-	150,000
Dept - GLENSIDE SRF PHASE 2 UNASSIGNED									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	75,000
Totals for GLENSIDE SRF PHASE 2 UNASSIGNED		-	-	-	-	-	-	-	75,000
JEFFERSON STREET UNASSIGNED									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	25,000
Totals for JEFFERSON STREET UNASSIGNED		-	-	-	-	-	-	-	25,000
MUSKEGON MUSEUM OF ART-ALLEY VACATION UNASSIGNED									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	140,000
Totals for MUSKEGON MUSEUM OF ART-ALLEY VACATION UNASSIGNED		-	-	-	-	-	-	-	140,000
Dept 99999 - FIXED ASSETS CAPITALIZATION									
5100	SALARIES & BENEFITS	-	5,971	-	-	-	-	-	-
5700	CAPITAL OUTLAYS	(919,684)	(4,283,137)	-	-	(16,333)	-	-	-
Totals for dept 99999 - FIXED ASSETS CAPITALIZATION		(919,684)	(4,283,137)	-	-	(16,333)	-	-	-
TOTAL EXPENDITURES		9,083,871	9,834,067	17,432,272	19,854,995	7,038,950	11,702,777	18,571,070	11,743,287
NET OF REVENUES/EXPENDITURES - FUND 590		(978,177)	(1,442,257)	(2,255,597)	(4,472,125)	(1,184,396)	(5,719,140)	(3,987,870)	2,501,713
BEGINNING NET POSITION		12,771,208	11,793,031	10,350,774	10,350,774	11,793,031	10,350,774	10,350,774	6,362,904
ENDING NET POSITION		11,793,031	10,350,774	8,095,177	5,878,649	10,608,635	4,631,635	6,362,904	8,864,617

**BUDGET REPORT FOR CITY OF MUSKEGON
ENTERPRISE FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	Mar 31, 2020 ACTUAL EXPENSE	Mar 31, 2021 ACTUAL EXPENSE	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
5300	CONTRACTUAL SERVICES	105,480	-	-	-	-	-	-	-
Totals for dept 91831 - REMEMBRANCE DR EXTENSION		105,480	-	-	-	-	-	-	-
Dept 91838 - PILOT GRANT - WATER SYSTEM INVENTORY									
5200	SUPPLIES	-	-	-	-	-	-	-	-
5300	CONTRACTUAL SERVICES	517,223	61,495	-	-	61,035	-	-	-
Totals for dept 91838 - PILOT GRANT WATER SYSTEM INVENTORY		517,223	61,495	-	-	61,035	-	-	-
Dept 91843 - 3RD ST.									
5300	CONTRACTUAL SERVICES	-	331,691	-	-	318,120	-	-	-
Totals for dept 91843 - 3RD ST.		-	331,691	-	-	318,120	-	-	-
Dept 91845 - SCAD MIGRATION PROJECT									
5700	CAPITAL OUTLAYS	-	8,135	-	-	2,794	-	-	-
Totals for dept 91845 - SCAD MIGRATION PROJECT		-	8,135	-	-	2,794	-	-	-
Dept 91846 - FILTRATION PLANT WELLS									
5700	CAPITAL OUTLAYS	664,930	-	-	-	-	-	-	-
Totals for dept 91846 - FILTRATION PLANT WELLS		664,930	-	-	-	-	-	-	-
Dept 91847 - FRUITPORT GENERATOR TIE-IN									
5700	CAPITAL OUTLAYS	6,461	71,149	-	-	10,800	-	-	-
Totals for dept 91847 - FRUITPORT GENERATOR TIE-IN		6,461	71,149	-	-	10,800	-	-	-
Dept 91848 - OLD FILTER GALLERY ROOF									
5700	CAPITAL OUTLAYS	239,687	-	-	-	-	-	-	-
Totals for dept 91848 - OLD FILTER GALLERY ROOF		239,687	-	-	-	-	-	-	-
Dept 91851 - SPRING STREET TRUNK SEWER REROUTE									
5300	CONTRACTUAL SERVICES	8,248	-	1,001,020	1,001,020	-	679,838	1,001,020	-
Totals for dept 91851 - SPRING STREET TRUNK SEWER REROUTE		8,248	-	1,001,020	1,001,020	-	679,838	1,001,020	-
Dept 91854 - BEIDLER TRUNK SEWER									
5300	CONTRACTUAL SERVICES	-	415,664	409,650	608,462	-	451,492	608,462	-
Totals for dept 91854 - BEIDLER TRUNK SEWER		-	415,664	409,650	608,462	-	451,492	608,462	-
Dept 91855 - WESTWOOD/GLENSIDE									
5300	CONTRACTUAL SERVICES	-	-	443,758	438,105	-	354,445	438,105	-
Totals for dept 91855 - WESTWOOD/GLENSIDE		-	-	443,758	438,105	-	354,445	438,105	-
Dept 91856 - JEFFERSON/STRONG									
5300	CONTRACTUAL SERVICES	-	4,068	37,297	70,527	-	45,184	70,527	-
Totals for dept 91856 - JEFFERSON/STRONG		-	4,068	37,297	70,527	-	45,184	70,527	-
Dept 91903 - DWRP PROJECT PLANS SECOND CHANCE									
5300	CONTRACTUAL SERVICES	25,059	19,528	-	-	49,153	-	-	-
Totals for dept 91903 - DWRP PROJECT PLANS SECOND CHANCE		25,059	19,528	-	-	49,153	-	-	-
Dept 91910 - RAPID MIXER									
5700	CAPITAL OUTLAYS	22,865	-	-	-	-	-	-	-
Totals for dept 91910 - RAPID MIXER		22,865	-	-	-	-	-	-	-
Dept 91911 - MARSH & WALTON PROJECT									
5300	CONTRACTUAL SERVICES	33,865	-	-	-	-	-	-	-
Totals for dept 91911 - MARSH & WALTON PROJECT		33,865	-	-	-	-	-	-	-
Dept 91912 - BUBBLER PANELS									
5700	CAPITAL OUTLAYS	62,239	-	-	-	-	-	-	-
Totals for dept 91912 - BUBBLER PANELS		62,239	-	-	-	-	-	-	-
Dept 91916 - FENCE REPLACEMENT WATER TANKS									
5300	CONTRACTUAL SERVICES	62,948	-	-	-	-	-	-	-
Totals for dept 91916 - FENCE REPLACEMENT WATER TANKS		62,948	-	-	-	-	-	-	-
Dept 91917 - BEACH ST.									
5300	CONTRACTUAL SERVICES	-	25,472	600,000	700,000	23,338	197,875	700,000	-
Totals for dept 91917 - BEACH ST.		-	25,472	600,000	700,000	23,338	197,875	700,000	-
Dept 91918 - ELECTRICAL UPGRADE FILTRATION 19									
5700	CAPITAL OUTLAYS	-	4,236	-	5,000	4,236	-	5,000	-
Totals for dept 91918 - ELECTRICAL UPGRADE FILTRATION 19		-	4,236	-	5,000	4,236	-	5,000	-
Dept 92002 - PECK STREET - APPLE TO STRONG									
5700	CAPITAL OUTLAYS	-	4,146	300,000	300,000	289	4,158	300,000	300,000
Totals for dept 92002 - PECK STREET - APPLE TO STRONG		-	4,146	300,000	300,000	289	4,158	300,000	300,000
Dept 92003 - MICHIGAN & FRANKLIN									
5700	CAPITAL OUTLAYS	-	-	50,000	50,000	-	-	50,000	-
Totals for dept 92003 - MICHIGAN & FRANKLIN		-	-	50,000	50,000	-	-	50,000	-
Dept 92005- COMMUNICATIONS TOWERS									
5700	CAPITAL OUTLAYS	-	61,969	-	-	61,969	-	-	-
Totals for dept 92005 - COMMUNICATIONS TOWERS		-	61,969	-	-	61,969	-	-	-
Dept 92007- HARVEY RESERVOIR IMPROVEMENTS									
5700	CAPITAL OUTLAYS	-	23,894	1,040,000	1,040,000	4,314	-	1,040,000	900,000
Totals for dept 92007- HARVEY RESERVOIR IMPROVEMENTS		-	23,894	1,040,000	1,040,000	4,314	-	1,040,000	900,000
Dept 92008- FILTRATION PLANT ROOFING & WINDOWS									
5700	CAPITAL OUTLAYS	-	11,651	960,000	960,000	4,071	4,740	960,000	1,275,000
Totals for dept 92008- FILTRATION PLANT ROOFING & WINDOWS		-	11,651	960,000	960,000	4,071	4,740	960,000	1,275,000
Dept 92009- AMITY ST-FORK TO GETTY									
5300	CONTRACTUAL SERVICES	-	5,653	1,250,000	1,250,000	-	24,534	1,250,000	1,250,000
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	-
Totals for dept 92009- AMITY ST-FORK TO GETTY		-	5,653	1,250,000	1,250,000	-	24,534	1,250,000	1,250,000
Dept 92010- PECK STREET (MERRILL TO LAKETON)									
5300	CONTRACTUAL SERVICES	-	39,348	700,000	700,000	-	-	700,000	700,000
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	-
Totals for dept 92010- PECK ST (MERRILL TO LAKETON)		-	39,348	700,000	700,000	-	-	700,000	700,000
Dept 92027 - 2020-21 DWRP AND SRF									
5300	CONTRACTUAL SERVICES	-	1,103	-	-	-	54,597	-	-
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	-
Totals for dept 92027 - 2020-21 DWRP AND SRF		-	1,103	-	-	-	54,597	-	-
Dept 92037- MONROE, 4TH TO 3RD									
5300	CONTRACTUAL SERVICES	-	-	-	100,000	-	3,032	100,000	120,000
Totals for dept 92037 - MONROE, 4TH TO 3RD		-	-	-	100,000	-	3,032	100,000	120,000
Dept - TERRACE ST (APPLE TO LAKESHORE) UNASSIGNED									

**BUDGET REPORT FOR CITY OF MUSKEGON
ENTERPRISE FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	Mar 31, 2020 ACTUAL EXPENSE	Mar 31, 2021 ACTUAL EXPENSE	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
5700	CAPITAL OUTLAYS	-	-	25,000	25,000	-	-	25,000	400,000
Totals for dept - APPLE TO LAKESORE		-	-	25,000	25,000	-	-	25,000	400,000
Dept - HOUSTON(9TH TO 3RD) UNASSIGNED									
5700	CAPITAL OUTLAYS	-	-	25,000	25,000	-	-	25,000	1,000,000
Totals for dept - HOUSTON (9TH TO 3RD)		-	-	25,000	25,000	-	-	25,000	1,000,000
Dept - GLENSIDE SRF PHASE 2 UNASSIGNED									
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	75,000
Totals for dept - GLENSIDE SRF PHASE 2		-	-	-	-	-	-	-	75,000
Dept - WATER SERVICE REPLACEMENT UNASSIGNED									
5700	CAPITAL OUTLAYS	-	-	750,000	60,555	-	-	60,555	-
Totals for dept - WATER SERVICE REPLACEMENT UNASSIGNED		-	-	750,000	60,555	-	-	60,555	-
Dept 92034 - WATER FILTRATION-WMRWA UNASSIGN									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	44,324	-	-
5700	CAPITAL OUTLAYS	-	-	500,000	500,000	-	10,002	500,000	707,000
Totals for dept 92034 - WATER FILTRATION-WMRWA UNASSIGN		-	-	500,000	500,000	-	54,326	500,000	707,000
Dept - WATER FILTRATION-WMRWA INELIGIBLE									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	17,462	-	-
5700	CAPITAL OUTLAYS	-	-	405,000	405,000	-	11,374	405,000	808,949
Totals for dept - WATER FILTRATION-WMRWA UNASSIGN		-	-	405,000	405,000	-	28,836	405,000	808,949
Dept 96060 - RECORD MAINTENANCE AND UPDATING									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
Totals for dept 96060 - RECORD MAINTENANCE AND UPDATING		-	-	-	-	-	-	-	-
Dept 98125									
5700	CAPITAL OUTLAYS	-	-	-	-	-	49	-	-
Totals for dept 98125		-	-	-	-	-	49	-	-
Dept SANFORD (MERRILL TO LAKETON) UNASSIGNED									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	100,000
Totals for SANFORD (MERRILL TO LAKETON) UNASSIGNED		-	-	-	-	-	-	-	100,000
Dept MORTON UNASSIGNED									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	75,000
Totals for SANFORD (MERRILL TO LAKETON) UNASSIGNED		-	-	-	-	-	-	-	75,000
Dept EDWATER UNASSIGNED									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
5700	CAPITAL OUTLAYS	-	-	-	-	-	-	-	50,000
Totals for SANFORD (MERRILL TO LAKETON) UNASSIGNED		-	-	-	-	-	-	-	50,000
Dept 99012 - GIS TRAINING									
5300	CONTRACTUAL SERVICES	3,202	9,959	-	10,000	8,740	12,749	10,000	-
Totals for dept 99012 - GIS TRAINING		3,202	9,959	-	10,000	8,740	12,749	10,000	-
Dept 99999 - FIXED ASSETS CAPITALIZATION									
5100	SALARIES & BENEFITS	-	-	-	-	-	-	-	-
5700	CAPITAL OUTLAYS	(3,161,588)	(2,022,777)	-	-	-	-	-	-
Totals for dept 99999 - FIXED ASSETS CAPITALIZATION		(3,161,588)	(2,022,777)	-	-	-	-	-	-
TOTAL EXPENDITURES		7,674,290	8,380,297	15,638,202	16,276,978	7,119,051	6,560,229	15,861,443	16,750,518
NET OF REVENUES/EXPENDITURES - FUND 591		798,123	34,265	(5,423,802)	(6,092,578)	(1,212,871)	(146,497)	(7,256,443)	(2,934,518)
BEGINNING NET POSITION		30,049,056	30,847,179	30,881,444	30,881,444	30,847,179	30,881,444	30,881,444	23,625,001
ENDING ENDING NET POSITION		30,847,179	30,881,444	25,457,642	24,788,866	29,634,308	30,734,947	23,625,001	20,690,482

**BUDGET REPORT FOR CITY OF MUSKEGON
ENTERPRISE FUNDS FY 2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	Mar 31, 2020 ACTUAL EXPENSE	Mar 31, 2021 ACTUAL EXPENSES	2020-21 3rd QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 594 - MARINA AND LAUNCH RAMP									
ESTIMATED REVENUES									
Dept 00000									
594-00000-4300	FEDERAL GRANTS	-	-	-	-	-	-	-	-
594-00000-4400	STATE GRANTS	-	-	-	27,500	-	33,794	33,794	-
594-00000-4609	ICE SALES	1,448	-	-	-	-	-	-	-
594-00000-4618	DRY STORAGE	-	-	-	-	-	-	-	-
594-00000-4626	LARGE BASIN FEES	163,462	(6,419)	220,000	150,000	(5,669)	-	170,000	170,000
594-00000-4627	SMALL BASIN FEES	26,562	(1,480)	-	-	(1,480)	(530)	-	-
594-00000-4628	MOORING FEES	14,610	1,477	-	-	1,177	5,833	-	15,000
594-00000-4629	TRANSIENT FEES	18,334	12,243	-	-	11,873	-	-	25,000
594-00000-4630	LAUNCH RAMP	72,002	66,922	-	60,000	55,487	38,025	60,000	75,000
594-00000-4677	RENT	-	-	-	-	-	-	-	-
594-00000-4678	HARBOUR/TOWNE SLIP RENTAL	-	-	-	-	-	-	-	-
594-00000-4754	TRAFFIC FINES & FEES	-	-	-	-	-	-	-	2,500
594-00000-4800	MISC. & SUNDRY	684	1,005	-	-	1,915	-	-	-
594-00000-4802	REIMB-SERVICES RENDERED	1,261	910	-	-	-	-	-	-
594-00000-4970	INTEREST INCOME	2,301	1,215	2,500	2,500	1,044	42	2,500	50
Totals for dept 00000 -		300,663	75,874	222,500	240,000	64,348	77,165	266,294	287,550
TOTAL ESTIMATED REVENUES		300,663	75,874	222,500	240,000	64,348	77,165	266,294	287,550
EXPENDITURES									
Dept 70756 - MUNICIPAL MARINA									
5100	SALARIES & BENEFITS	41,388	53,673	44,964	44,964	41,093	22,215	44,964	32,000
5200	SUPPLIES	26,353	20,709	18,700	18,700	17,339	1,100	18,700	18,700
5300	CONTRACTUAL SERVICES	231,327	295,726	235,794	135,000	230,847	110,772	193,919	300,000
5400	OTHER EXPENSES	218	410	5,000	5,000	410	-	-	500
5700	CAPITAL OUTLAYS	15,580	37,076	26,300	126,300	30,742	92,083	130,500	101,300
5900	OTHER FINANCING USES	106,040	106,040	-	-	79,530	-	-	-
Totals for dept 70756 - MUNICIPAL MARINA		420,906	513,633	330,758	329,964	399,961	226,171	388,583	452,000
Dept 70759 - LAUNCH RAMPS									
5100	SALARIES & BENEFITS	-	6,491	3,000	3,000	2,677	7,555	9,000	6,000
5200	SUPPLIES	1,449	934	1,500	1,500	277	2,412	3,700	3,700
5300	CONTRACTUAL SERVICES	7,231	7,265	7,000	7,000	2,786	7,099	9,500	10,500
Totals for dept 70759 - LAUNCH RAMPS		8,680	14,690	11,500	11,500	5,740	17,066	22,200	20,200
Dept 90028									
5300	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-
Totals for dept 90028 -		-	-	-	-	-	-	-	-
Dept 91809 - DOCKS & BUILDING UPGRADE MARINA									
5300	CONTRACTUAL SERVICES	33,904	-	-	-	-	-	-	-
Totals for dept 91809 - DOCKS & BUILDING UPGRADE MARINA		33,904	-	-	-	-	-	-	-
Dept 99999 - FIXED ASSETS CAPITALIZATION									
5100	SALARIES & BENEFITS	-	-	-	-	-	-	-	-
5700	CAPITAL OUTLAYS	(33,904)	-	-	-	-	-	-	-
Totals for dept 99999 - FIXED ASSETS CAPITALIZATION		(33,904)	-	-	-	-	-	-	-
TOTAL EXPENDITURES		429,586	528,323	342,258	341,464	405,701	243,237	410,783	472,200
NET OF REVENUES/EXPENDITURES - FUND 594		(128,923)	(452,449)	(119,758)	(101,464)	(341,354)	(166,073)	(144,489)	(184,650)
BEGINNING NET POSITION		1,665,799	1,536,876	1,084,426	1,084,426	1,536,876	1,084,426	1,084,426	939,937
ENDING NET POSITION		1,536,876	1,084,426	964,668	982,962	1,195,522	918,354	939,937	755,287

**BUDGET REPORT FOR CITY OF MUSKEGON
INTERNAL SERVICE FUNDS FY2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	MAR 31, 2020 ACTUAL EXPENSE	MAR 31, 2021 ACTUAL EXPENSES	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
642- PUBLIC SERVICE BUILDING									
ESTIMATED REVENUES									
Dept 00000									
642-00000-4677	RENT	1,049,134	1,049,134	1,105,619	1,105,619	786,850	829,214	1,105,619	1,324,874
642-00000-4800	MISC. & SUNDRY	520		-	-			-	-
642-00000-4901	OP. TRANSFER FROM GF							200,000	300,000
642-00000-4970	INTEREST INCOME	3,046	2,788	-	-	2,170	910	-	-
Totals for dept 00000 -		1,052,700	1,051,922	1,105,619	1,105,619	789,020	830,124	1,305,619	1,624,874
TOTAL ESTIMATED REVENUES		1,052,700	1,051,922	1,105,619	1,105,619	789,020	830,124	1,305,619	1,624,874
EXPENDITURES									
Dept 30203 - PENSION ADMINISTRATION									
5100	SALARIES & BENEFITS				147,769	-	227,807	316,424	405,925
Totals for dept 30203 - PENSION ADMINISTRATION		-	-	-	147,769	-	227,807	316,424	405,925
Dept 60442 - PUBLIC SERVICE BUILDING									
5100	SALARIES & BENEFITS	787,599	1,049,688	695,422	687,379	571,148	438,780	588,000	770,000
5200	SUPPLIES	26,780	58,406	38,900	38,900	38,620	32,125	38,900	49,900
5300	CONTRACTUAL SERVICES	300,762	304,014	309,883	309,883	190,621	215,314	309,883	372,187
5400	OTHER EXPENSES	229	65	3,000	3,000	65	-	3,000	3,000
5700	CAPITAL OUTLAYS	52,998	38,624	54,000	54,000	33,023	30,236	54,000	179,900
5900	OTHER FINANCING USES	45,139	43,170	-	-	32,397	-	-	-
Totals for dept 60442 - PUBLIC SERVICE BUILDING		1,213,507	1,493,967	1,101,205	1,093,162	865,875	716,454	993,783	1,374,987
Dept 60895 - INVENTORY									
5300	CONTRACTUAL SERVICES	-	290	-	-	290	-	-	-
5400	OTHER EXPENSES	(9,981)	(6,608)	-	-	(4,246)	(95,682)	-	-
Totals for dept 60895 - INVENTORY		(9,981)	(6,318)	-	-	(3,956)	(95,682)	-	-
Dept 90113 - PUBLIC SERVICE BUILDING ROOF									
5300	CONTRACTUAL SERVICES	-	108,881	-	-	48,000	-	-	-
Totals for dept 90113 - PUBLIC SERVICE BUILDING PARKING LOT		-	108,881	-	-	48,000	-	-	-
Dept 97019									
5300	CONTRACTUAL SERVICES	4,060	-	-	-	-	-	-	-
Totals for dept 97019		4,060	-	-	-	-	-	-	-
Dept 99999 - FIXED ASSETS CAPITALIZATION									
5700	CAPITAL OUTLAYS	-	(108,881)	-	-	-	-	-	-
Totals for dept 99999 - FIXED ASSETS CAPITALIZATION		-	(108,881)	-	-	-	-	-	-
TOTAL EXPENDITURES		1,207,586	1,487,648	1,101,205	1,240,931	909,918	848,579	1,310,207	1,780,912
NET OF REVENUES/EXPENDITURES - FUND 642		(154,886)	(435,727)	4,414	(135,312)	(120,898)	(18,455)	(4,588)	(156,038)
BEGINNING NET POSITION		778,114	623,228	187,501	187,501	623,228	187,501	187,501	182,501
ENDING NET POSITION		623,228	187,501	191,915	52,189	502,330	169,046	182,913	26,463

**BUDGET REPORT FOR CITY OF MUSKEGON
INTERNAL SERVICE FUNDS FY2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	MAR 31, 2020 ACTUAL EXPENSE	MAR 31, 2021 ACTUAL EXPENSES	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 643 - ENGINEERING SERVICES									
ESTIMATED REVENUES									
Dept 00000									
643-00000-4200	LICENSE AND PERMIT MISC.	3,728	315	-	-	315	215	-	-
643-00000-4653	ENGINEERING FEES	25,279	30,138	35,000	35,000	27,834	19,128	35,000	50,000
643-00000-4680	INTERDEPT. ENGINEERING FEES	403,437	276,605	450,000	450,000	169,494	242,227	460,000	500,000
643-00000-4901	OPERATING TRANSFER FROM GENERAL FUND	-	20,000	-	-	-	-	50,000	40,000
643-00000-4970	INTEREST INCOME	212	125	50	50	125	3	50	-
Totals for dept 00000 -		432,655	327,183	485,050	485,050	197,768	261,573	545,050	590,000
TOTAL ESTIMATED REVENUES		432,655	327,183	485,050	485,050	197,768	261,573	545,050	590,000
EXPENDITURES									
Dept 60447 - ENGINEERING									
5100	SALARIES & BENEFITS	298,170	301,415	335,055	332,333	202,835	218,501	332,333	345,700
5200	SUPPLIES	8,121	7,929	5,350	5,350	7,603	1,620	2,000	5,350
5300	CONTRACTUAL SERVICES	64,829	81,396	129,461	129,461	59,240	90,662	129,461	146,285
5400	OTHER EXPENSES	1,212	533	5,000	5,000	891	2,242	2,500	5,000
5700	CAPITAL OUTLAYS	19,889	43,413	17,000	17,000	43,413	13,836	15,000	20,000
5900	OTHER FINANCING USES		2,291			1,666	-		
Totals for dept 60447 - ENGINEERING		392,221	436,977	491,866	489,144	315,647	326,861	481,294	522,335
Dept 91607 - RP DAWES, GREENWICH TO BROADWAY									
5300	CONTRACTUAL SERVICES			-	-	-	-	-	-
Totals for dept 91607 - RP DAWES, GREENWICH TO BROADWAY		-	-	-	-	-	-	-	-
Dept 91611 - RP WESTLAND, BROADWAY TO SUMMIT									
5300	CONTRACTUAL SERVICES			-	-	-	-	-	-
Totals for dept 91611 - RP WESTLAND, BROADWAY TO SUMMIT		-	-	-	-	-	-	-	-
Dept 99999 - FIXED ASSETS CAPITALIZATION									
5700	CAPITAL OUTLAYS		(24,991)			(24,991)	-		
Totals for dept 99999 - FIXED ASSETS CAPITALIZATION		-	(24,991)	-	-	(24,991)	-	-	-
TOTAL EXPENDITURES		392,221	411,986	491,866	532,586	290,656	358,136	524,736	578,196
NET OF REVENUES/EXPENDITURES - FUND 643		40,434	(84,803)	(6,816)	(47,536)	(92,888)	(96,563)	20,314	11,804
BEGINNING NET POSITION		30,513	70,947	(13,856)	(13,856)	70,947	(13,856)	(13,856)	6,458
ENDING NET POSITION		70,947	(13,856)	(20,672)	(61,392)	(21,941)	(110,419)	6,458	18,262

**BUDGET REPORT FOR CITY OF MUSKEGON
INTERNAL SERVICE FUNDS FY2021-22 BUDGET**

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	MAR 31, 2020 ACTUAL EXPENSE	MAR 31, 2021 ACTUAL EXPENSES	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 661 - EQUIPMENT									
ESTIMATED REVENUES									
Dept 00000									
661-00000-4652	SALES & SERVICE	-	-	-	-	-	-	-	-
661-00000-4654	METERED SALES-FUEL	15,276	15,684	13,500	13,500	13,412	6,561	8,000	10,000
661-00000-4662	EQUIPMENT RENTAL BY DEPTS.	2,665,596	2,364,948	2,800,000	2,800,000	1,910,429	1,648,603	2,200,000	3,328,300
661-00000-4800	MISC. & SUNDRY	17,642	58,245	45,000	45,000	46,156	11,337	15,000	20,000
661-00000-4802	REIMB-SERVICES RENDERED	18,233	10,790	17,000	17,000	9,548	1,818	2,500	10,000
661-00000-4902	OP. TRANS FROM SPECIAL REVENUE	-	-	-	-	-	-	-	-
661-00000-4970	INTEREST INCOME	14,793	13,180	16,500	16,500	12,133	6,157	7,500	7,500
661-00000-4980	SALE OF FIXED ASSETS	163,012	-	15,000	15,000	-	-	30,000	20,000
661-00000-4990	GAIN ON SALE OF FIXED ASSETS	(35,486)	(8,161)	-	-	(8,161)	-	-	-
Totals for dept 00000 -		2,859,065	2,454,686	2,907,000	2,907,000	1,983,517	1,674,475	2,263,000	3,395,800
Dept 60932									
661-60932-4990	GAIN ON SALE OF FIXED ASSETS	-	-	-	-	-	-	-	-
Totals for dept 00000 -		-	-	-	-	-	-	-	-
TOTAL ESTIMATED REVENUES		2,859,065	2,454,686	2,907,000	2,907,000	1,983,517	1,674,475	2,263,000	3,395,800
EXPENDITURES									
Dept 60932 - EQUIPMENT SERVICES									
5100	SALARIES & BENEFITS				52,837	-	38,039	52,837	67,033
Totals for dept 60932 - EQUIPMENT SERVICES		-	-	-	52,837	-	38,039	52,837	67,033
5200	SUPPLIES	606,794	708,229	565,749	559,359	396,984	345,920	473,900	598,265
5300	CONTRACTUAL SERVICES	885,626	674,460	889,500	889,500	521,195	389,390	891,077	915,500
5400	OTHER EXPENSES	711,235	710,303	824,045	824,045	463,587	531,520	808,095	857,581
5700	CAPITAL OUTLAYS	1,392	1,649	3,000	3,000	1,649	345	500	3,000
5900	OTHER FINANCING USES	1,103,472	400,428	903,000	854,000	396,053	167,959	669,000	985,000
Totals for dept 60932 - EQUIPMENT SERVICES		3,713,002	2,973,534	3,185,294	3,129,904	2,133,392	1,435,134	2,842,572	3,359,346
Dept 97026									
5700	CAPITAL OUTLAYS	6,181	-	-	-	-	-	-	-
Totals for dept 97026		6,181	-	-	-	-	-	-	-
Dept 99999 - FIXED ASSETS CAPITALIZATION									
5700	CAPITAL OUTLAYS	(941,398)	(408,839)	-	-	(408,839)	-	-	-
Totals for dept 99999 - FIXED ASSETS CAPITALIZATION		(941,398)	(408,839)	-	-	(408,839)	-	-	-
TOTAL EXPENDITURES		2,777,784	2,564,695	3,185,294	3,182,741	1,724,553	1,473,173	2,895,409	3,426,379
NET OF REVENUES/EXPENDITURES - FUND 661		81,281	(110,009)	(278,294)	(275,741)	258,964	201,302	(632,409)	(30,579)
BEGINNING NET POSITION		2,667,132	2,748,413	2,638,404	2,638,404	2,748,413	2,638,404	2,638,404	2,362,663
ENDING NET POSITION		2,748,413	2,638,404	2,360,110	2,362,663	3,007,377	2,839,707	2,005,995	2,332,084

BUDGET REPORT FOR CITY OF MUSKEGON
INTERNAL SERVICE FUNDS FY2021-22 BUDGET

GL NUMBER AND BUDGET CLASSIFICATION	DESCRIPTION	2018-19 ACTIVITY	2019-20 ACTIVITY	2020-21 ORIGINAL BUDGET	2020-21 AMENDED BUDGET	MAR 31, 2020 ACTUAL EXPENSE	MAR 31, 2021 ACTUAL EXPENSES	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET
Fund 677 - GENERAL INSURANCE									
ESTIMATED REVENUES									
Dept 00000									
677-00000-4600	INTERDEPT. CHARGES	-	-	3,300,000	3,300,000	-	-	3,300,000	3,300,000
677-00000-4651	REIMBURSEMENT	12,967	24,777	-	-	22,646	6,381	-	-
677-00000-4652	REIMBURSEMENT RETIREE HEALTHCARE	1,314,785	2,058,692	1,200,000	1,200,000	564,342	8,076	1,200,000	1,500,000
677-00000-4681	INTERDEPT.CHARGES:HEALTH INS.	2,476,551	2,455,176	-	-	1,898,249	1,799,356	-	-
677-00000-4682	INTERDEPT.CHARGES:DENTAL INS.	198,504	207,612	-	-	159,444	157,788	-	-
677-00000-4683	INTERDEPT.CHARGES:LIFE INS.	41,339	43,996	-	-	33,830	34,271	-	-
677-00000-4685	INTERDEPT.CHARGES:VISION	-	-	-	-	-	-	-	-
677-00000-4686	INTERDEPT.CHARGES:DISABILITY	42,210	44,597	-	-	34,353	33,909	-	-
677-00000-4687	INTERDEPT.CHGS:WORKMEN'S COMP.	446,937	437,088	-	-	342,304	336,089	-	-
677-00000-4688	INTERDEPT.CHGS:UNEMPLOYMENT	1,390	1,422	-	-	1,386	1,334	-	-
677-00000-4800	MISC. & SUNDRY	-	-	-	-	-	-	-	-
677-00000-4805	CONTRIBUTIONS	-	-	-	-	-	-	-	-
677-00000-4807	COBRA RECEIPTS	2,892	-	-	-	-	-	-	-
677-00000-4827	CONTRIBUTIONS FROM EMPLOYEE - HEALTHCARE	403,268	398,277	409,000	409,000	311,624	300,293	409,000	375,000
677-00000-4970	INTEREST INCOME	12,030	10,980	20,000	20,000	10,980	7,005	20,000	10,000
Totals for dept 00000 -		4,952,872	5,682,617	4,929,000	4,929,000	3,379,159	2,684,504	4,929,000	5,185,000
TOTAL ESTIMATED REVENUES		4,952,872	5,682,617	4,929,000	4,929,000	3,379,159	2,684,504	4,929,000	5,185,000
EXPENDITURES									
Dept 30851 - INSURANCE SERVICES									
5100	SALARIES & BENEFITS	238,609	252,968	51,448	50,873	36,319	47,931	66,000	70,415
5200	SUPPLIES	53	-	-	-	-	-	-	-
5300	CONTRACTUAL SERVICES	5,015,816	5,303,242	4,800,000	4,800,000	4,150,283	3,127,801	4,800,000	5,200,000
5400	OTHER EXPENSES	24,501	17,157	25,000	25,000	16,460	21,884	25,000	25,000
5700	CAPITAL OUTLAYS	38	1,000	1,000	1,000	-	-	1,000	-
Totals for dept 30851 - INSURANCE SERVICES		5,279,016	5,573,368	4,877,448	4,876,873	4,203,062	3,197,616	4,892,000	5,295,415
TOTAL EXPENDITURES		5,279,016	5,573,368	4,877,448	4,876,873	4,203,062	3,197,616	4,892,000	5,295,415
NET OF REVENUES/EXPENDITURES - FUND 677		(326,144)	109,250	51,552	52,127	(823,902)	(513,112)	37,000	(110,415)
BEGINNING NET POSITION		2,039,779	1,713,635	1,822,885	1,822,885	1,713,635	1,822,885	1,822,885	1,875,012
ENDING NET POSITION		1,713,635	1,822,885	1,874,437	1,875,012	889,733	1,309,772	1,859,885	1,764,597

BUDGET REPORT FOR CITY OF MUSKEGON
MAJOR CAPITAL PROJECTS FY 2020-21 BUDGET

GL FUND CLASSIFICATION AND DEPARTMENT NUMBER	DESCRIPTION	RESPONSIBILITY	2020-21 AMENDED BUDGET	Mar 31, 2021 ACTUAL EXPENDITURES	Mar 31, 2020 ACTUAL EXPENDITURES	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET	COMMENTS
101	GENERAL FUND							
91116	ADA COMPLIANCE, VARIOUS LOCATIONS	EVANS	50,000	27,625		50,000	200,000	Downtown walkability improvements in snowmelt at Frauenthal and MCC
91508	STREET LIGHTS CONVERSION TO LED,	EVANS					479,588	Special Assessment Funded through GF
91805	CITY HALL ROOF REPAIR	EVANS						
91814	MCGRAFT PARK, PARKING LOT	EVANS						
91816	IRRIGATION SYSTEMS, CITY HALL AND POSSIBLE OT	EVANS						
91827	URAINAGE IMPROVEMENT AT FOOTBALL FIELD, KRAUTH BREWERY	EVANS			116,059			
91829	ROOF REPLACEMENT MAUSOLEUM	EVANS						
91921	CITY HALL KITCHEN REMODEL	EVANS						
92012	LAKEHORE TRAIL REPAIRS				6,801			
92016	BEACH STREET EXPANDED PARKING			11,530				
92019	CITY HALL LED LIGHTS, BOILER AND BATHROOM UI	MIKESELL/EVANS	60,000	280	9,544	35,000	50,000	
92038	NEW DOOR SYSTEM AT CITY HALL		14,000	13,824		14,000		
92041	BEACHWOOD/BLUFFTON BIKE RACK	EVANS	25,534	25,435		25,534		
92042	CTCL ELECTION GRANT	MEISCH	433,580	388,619		433,580		
92043	AAMODT PARK PLAYGROUD PAVILLON	EVANS	130,000	34,762		130,000		
92045	MAUSOLEUM	EVANS	30,258	28,793		30,258		
	SCBA REPLACEMENT	J LEWIS		233,620	-	233,620		
92047	2020 CAPITAL IMP BONDS	B LEWIS	600,000	55,026		600,000		
92048	CENTRAL DISPATCH	J LEWIS	3,600,000	1,696,286		2,500,000	1,100,000	
92049	ARENA ROOF HVAC PAYOFF	B LEWIS	2,073,373	2,073,373		2,073,373		
92101	POLICE BODY CAMERAS	J LEWIS	500,000	225,175		490,000		
	IMPROVEMENTS AT CENTRAL FIRE STATION	J LEWIS				-		
92106	PERE MARQUETTE BEACH PARKING UPGRADE	EVANS	300,000			30,000		
	FUND TOTAL		\$ 7,816,745	\$ 4,814,347	\$ 132,405	\$ 6,645,365	\$ 1,829,588	
202	MAJOR STREETS							
90000	SHORELINE @4TH CONVENTION CENTER	EVANS	150,000	-		-		
90000	RICHARDS PARK DRIVE	EVANS	25,000	25,000		-		
91509	LAKETON AVE. GETTY TO CRESTON	EVANS						
91605	TRAFFIC STUDIES	EVANS			2,787		50,000	Converting Shoreline Drive from boulevard into 2-lane / 2-way. Explore concepts and provide framework
91702	BLACK CREEK - SHERMAN TO LATIMER	EVANS						
91711	LAKEHORE DR, MCCracken TO LAKETON	EVANS	405,807	10,548	2,287,271	250,000		
91724	FRANKLIN, WESTERN TO LAKEHORE DR.	EVANS			11,826			
91725	LAKEHORE, BEACH WILCOX TO WATERWORKS	EVANS	50,000	46,366	19,656	50,000		
91821	2018 CIP PREVENTIVE MAINT, MILLING & RES	EVANS						
91831	REMEMBRANCE DR EXTENSION	EVANS						
91842	SHERIDAN & OTLHOFF	EVANS	715,222	715,222	5,830	715,222		
91843	THIRD ST, MUSKEGON TO MERRILL	EVANS			457,564			
91844	1ST STREET, SOUTH END BETWEEN CLAY & WES	EVANS						
91851	SPRING STREET TRUNK SEWER	EVANS	123,021	67,508		123,021		
91852	9TH STREET SEWER REROUTE	EVANS	2,110			2,110		
91856	JEFFERSON & STRONG	EVANS		26,001		50,000		
91858	MUSKEGON & WEBSTER RESTRIPPING	EVANS						
91859	PECK & SANFORD 2 WAY CONVERSION	EVANS			198,574			
91905	LAKETON/LAKEHORE TRAIL CONNECTOR	EVANS			1,606			
91914	SEAWAY RR BRIDGE PAINTING	EVANS	948	948		948		
91917	BEACH ST. - WILCOX TO SIMPSON	EVANS	400,000	333,911	47,969	400,000		
92002	PECK ST. - APPLE TO STRONG	EVANS	25,000	30,647	13,755	40,000	650,000	State FY21 Fed Aid Project (\$385,824 Fed)
92003	MICHIGAN & FRANKLIN FROM WESTERN TO LSD	EVANS	800,000	43,478	18,590	800,000		
92004	TERRACE; APPLE TO SEAWAY	EVANS	35,000	9,153		35,000	1,043,000	FY22 Fed Aid. Reconfigure boulevard into 2-lane / 2-way street with public plaza
92010	PECK ST LAKETON TO MERRILL	EVANS				20,000	200,000	
92012	LAKEHORE TRAIL EROSION	EVANS	300,000	10,574		300,000		
92014	ADA SIDEWALK REPLACEMENT	EVANS			1,163			
92032	ROBERTS; BARNEY TO LAKETON	EVANS	1,623	1,623		1,623		
92033	TERRACE; APPLE TO MUSKEGON REPAINT	EVANS	14,343	14,434		14,343		
92036	HOUSTON 9TH TO 3RD	EVANS	35,000	27,250		35,000	700,000	FY22-23 City Funded Project for Road/Water/Sewer Upgrades
92037	MONROE, 4TH TO 3RD	EVANS						
92046	3RD/4TH ALLEY RECONSTRUCTION	EVANS						
92102	WOOD STREET, APPLE TO MARQUETTE AVE	EVANS					500,000	Pair with Concentrated Lead Service Line Work
	MUSKEGON MUSEUM OF ART ALLEY VACATION	EVANS					90,000	
96021	BRIDGE INSPECTION	EVANS	2,000	1,175	270	2,000		
	PECK STREET (KEATING TO LAKETON)	EVANS					50,000	Design Only, FY23 Federal Aid Project (Possibly Combine Funding into 1 Project)
	SHERMAN BLVD (GLENSIDE TO SEAWAY)	EVANS					100,000	Design Only, FY23 Federal Aid Project (Possibly Combine Funding into 1 Project)
	ROADWAY ASSET MANAGEMENT PLAN	EVANS					15,000	State mandated AM Plan Development for Streets
99118	MUSKETAWA TRAIL CONNECTOR 1B	EVANS	800,000	39,776	40,544	50,000	650,000	MDNR Grant \$315K / MDOT Grant \$400,586
	FUND TOTAL		\$ 3,885,074	\$ 1,403,614	\$ 3,107,404	\$ 2,889,267	\$ 4,048,000	
203	LOCAL STREETS							
91819	FIRST STREET RECONSTRUCTION							
91821	2018 CIP PREVENTIVE MAINT, MILLING & RES	EVANS						
91822	FOREST AVE, PECK STREET TO CLINTON STREET							
91841	MARSH AND WALTON	EVANS			4,074			
91854	BEIDLER TRUNK SEWER	EVANS	57,449	73,366		81,243		
92037	MONROE, 4TH TO 3RD	EVANS	25,000	11,850		25,000	50,000	
92046	FRAUENTHAL ALLEY	EVANS	80,000	6,868		10,000	150,000	
	FUND TOTAL		\$ 162,449	\$ 85,216	\$ 4,074	\$ 116,243	\$ 200,000	
254	MERCY HEALTH ARENA							
	ZAMBONI	VANDERMOLLEN					125,000	
	FUND TOTAL						\$ 125,000	
264	CRIMINAL FORFEITURE FUND							
40333	LEXIPOL	J. LEWIS	17,614	-		-		
40333	POWER DMS SOFTWARE	J LEWIS	8,100					
40333	MACP ACCREDITATION	J LEWIS	2,600			-		
40333	CELLIBRITE CELL PHONE ANALYZER	J. LEWIS	-			-	12,000	
	FUND TOTAL		\$ 28,314	\$ -	\$ -	\$ -	\$ 12,000	
404	PUBLIC IMPROVEMENT FUND							
91501	NEIGHBORHOOD HOUSING PROGRAM	PETERSON						
91504	CLAY AVE, JEFFERSON TO 1ST				352			
91602	ARENA ANNEX CAPITAL IMPROVEMENTS -	PETERSON		18,000	15,000			

BUDGET REPORT FOR CITY OF MUSKEGON
MAJOR CAPITAL PROJECTS FY 2020-21 BUDGET

GL FUND CLASSIFICATION AND DEPARTMENT NUMBER	DESCRIPTION	RESPONSIBILITY	2020-21 AMENDED BUDGET	Mar 31, 2021 ACTUAL EXPENDITURES	Mar 31, 2020 ACTUAL EXPENDITURES	2020-21 3RD QUARTER REFORECAST	2021-22 RECOMMENDED BUDGET	COMMENTS
92005	COMMUNICATIONS TOWER	BUTHKER			61,969			
92007	HARVEY RESERVOIR IMPROVEMENTS	BUTHKER	1,040,000		4,314	1,040,000	900,000	Carryover Project - Started in 20-21
92008	FILTRATION PLANT ROOFING & WINDOWS 3,6,11	BUTHKER	960,000	4,740	4,071	960,000	1,275,000	Carryover Project - Started in 20-21
92009	AMITY ST - FORK TO GETTY		1,250,000	24,534		1,250,000	1,250,000	FY20 SRF/DWRF Project - 50% Construction
92010	PECK ST - MERRILL TO LAKETON	EVANS	700,000			700,000	700,000	FY20 SRF/DWRF Project - 50% Construction
92037	MONROE, 4TH TO 3RD	EVANS	100,000	3,032		5,000	120,000	Water main upgrades to connect 3rd and 4th
99012	GIS UPDATE AND MAINTENANCE	EVANS	10,000	12,749	8,740	10,000		
92004	TERRACE ST APPLE TO LAKESHORE	EVANS	25,000			-	400,000	
92036	HOUSTON 9TH TO 3RD	EVANS	25,000			-	1,000,000	
UNASSIGNED	SANFORD ST MERRILL TO LAKETON	EVANS	-			-	100,000	
UNASSIGNED	GLENSIDE SRF PHASE 2	EVANS					75,000	
92034	WATER FILTRATION PLANT - WMRWA UNASSIGNED	BUTHKER	500,000	54,326		500,000	707,000	Intake Inspection (\$75K), Clearwell Inspection (\$50K), Roofing (\$150K), High Service #2 Valve (\$20K), Hypochlorite Pumps (\$75K), FRP Tank Inspections (\$15K), Recycle #2 VFD (\$25K), Fencing & Gate (\$30K), Clearwell Drainage (\$10K), Reliability Study (\$40K), Comm Tower (\$175K), Hypochlorite Pipelines (\$134K)
UNASSIGNED	WATER FILTRATION PLANT - WMRWA NOT ELIGIBLE	BUTHKER	405,000	28,836		405,000	808,949	Harvey Inspection (\$50K), Roberts Tank Coating (\$400K), Harvey Pump #1 (\$50K), Marshall Tank (\$308,949)
	HARVEY PUMP REPAIR, # 2	BUTHKER						
	HARVEY SUMP AND DRAINS REPAIR	BUTHKER						
	REPLACE CHEMICAL FEED LINES - HYPOCHLORITE	BUTHKER						
	REPLACE TANK LINER - HYPOCHLORITE TANK	BUTHKER						
	TITRATOR, LABORATORY EQUIPMENT	BUTHKER						
	PECK STREET - APPLE TO MERRILL	EVANS						
	RELIABILITY STUDY	BUTHKER						
	MORTON AVENUE (LINCOLN TO DENMARK)	EVANS					75,000	FY22 DWRF
	EDGEWATER (WILCOX TO ARLINGTON)	EVANS					50,000	FY22 DWRF
	DEWATERING TRAILER & EQUIPMENT	EVANS						
	FUND TOTAL		\$ 8,207,801	\$ 1,863,061	\$ 1,349,743	\$ 7,893,114	\$ 7,760,949	
594	MARINA							
91809	DOCKS & BUILDING IMPROVEMENTS (OFFICE, BATH)	EVANS						
	GRAND TRUNK-MDEGLE C2M GRANT PROJECT	EVANS					100,000	MDNR Grant Application for \$600K Improvements. Match from GF
	T DOCK REPLACEMENT PROJECT	EVANS					2,470,000	Requested Grant and Partial Match (\$1.4M Project)
	FUND TOTAL		\$ -	\$ -	\$ -	\$ -	\$ 2,570,000	
642	PUBLIC SERVICE BUILDING							
90113	PUBLIC SERVICE BUILDING ROOF	EVANS			48,000		150,000	
	FUND TOTAL		\$ -	\$ -	\$ 48,000	\$ -	\$ 150,000	
643	ENGINEERING SERVICES							
	INTERGOVERNMENTAL ENGINEERING WORK	MIKESELL						
	FUND TOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	
661	EQUIPMENT FUND							
5720/Quantity	NON-VEHICULAR EQUIPMENT:							
1	TRAILER	MIKESELL	-			-		
1	SALT BOX	MIKESELL	-			-		
1	CONCRETE BREAKER	MIKESELL	-			-		
	TRACKLESS	MIKESELL						
	VARIOUS SMALL EQUIPMENT	MIKESELL	60,000			60,000	60,000	
	MINI EXCAVATOR						85,000	
1	RIDING MOWER/ SNOW BLOWER	MIKESELL						
	DEPARTMENT TOTAL		\$ 60,000	\$ -	\$ -	\$ 60,000	\$ 145,000	
5746	COMMUNICATIONS EQUIPMENT:							
	COMMUNICATION EQUIPMENT	EVANS	60,000			60,000	60,000	
	RECORDING EQUIPMENT UPGRADE	EVANS	-			-		
	CRUISER DVR UPGRADE	EVANS	-			-		
	DEPARTMENT TOTAL		\$ 60,000	\$ -	\$ -	\$ 60,000	\$ 60,000	
5730	VEHICLES:							
3	POLICE CRUISERS / TAHOES	EVANS	40,000			-	117,000	
	F350 WATER	EVANS	42,000			40,000		
2	1 TON FLATBED HIGHWAY	EVANS	42,000			-	84,000	
1	1 TON FLATBED TRAFFIC	EVANS	35,000			-	42,000	
	1/2 TON CARGO VAN FILTRATION	EVANS	26,000			35,000		
	FORD RANGE 4X4 FIRE MARSHALL	EVANS						
	DETECTIVE CARS	EVANS	-			-		
	1/2 TON SUPERVISOR TRUCKS	EVANS	-			-	80,000	
	COLORADO - CITY ENGINEERING	EVANS	-			-		
	PLOW TRUCK	EVANS	-			-		
	BACKHOE	EVANS	-			-		
	CITY HALL CARS	EVANS	-			-		
	POLICE CRUISERS / TAHOES	EVANS	117,000			117,000		
3	POLICE ADMIN VEHICLES	EVANS	51,000			51,000	85,000	
2	3/4 TON 4X4 PICKUPS PARKS	EVANS	33,000			33,000	75,000	
	HIGH RANGERS	EVANS	105,000			105,000		
4	3/4 TON TRUCK FOR WATER- 2X4	EVANS	33,000			33,000	132,000	
	1 TON 4X4 DUMP TRUCK	EVANS	45,000			45,000		
	BACKHOE	EVANS						
	PAVER	EVANS				90,000		
1	PLOW TRUCK	EVANS	165,000			-	165,000	
	DEPARTMENT TOTAL		\$ 734,000	\$ -	\$ -	\$ 549,000	\$ 780,000	
	FUND TOTAL		\$ 854,000	\$ -	\$ -	\$ 669,000	\$ 985,000	
	MAJOR CAPITAL PROJECT TOTAL		\$ 36,944,138	\$ 18,389,576	\$ 10,893,801	\$ 23,041,070	\$ 20,734,537	* POLICE CRUISERS CHANGED TO SUVs AS THE CHEVY IMPALA POLICE UNIT IS BEING DISCONTIUED BY GENERAL MOTORS.

		2020-21			2021-22				
		BUDGETED POSITIONS			BUDGETED POSITIONS				
BUDGETARY ACCOUNT	POSITION TITLE	FUND	AUTHORIZED POSITIONS	TOTAL BY DEPARTMENT	TOTAL BY FUND	AUTHORIZED POSITIONS	TOTAL BY DEPARTMENT	TOTAL BY FUND	CHANGE
CEMETERIES (101-70276)	Leisure Services Maintenance Worker III	101	2			2			
CEMETERIES (101-70276)	Highway Supervisor	101	0.25	2.25		0.25	2.25		0
CITY CLERK & ELECTIONS (101-20215)	City Clerk	101	1			1			
CITY CLERK & ELECTIONS (101-20215)	Administrative Secretary	101	0			0			
CITY CLERK & ELECTIONS (101-20215)	Event Coordinator	101	1.8			1.8			
CITY CLERK & ELECTIONS (101-20215)	Customer Service Rep II	101	1			2			
CITY CLERK & ELECTIONS (101-20215)	Deputy City Clerk	101	1	4.8		1	5.8		1
CITY COMMISSION (101-10101)	Executive Assistant to City Manager	101	0.25	0.25		0.25	0.25		0
CITY HALL MAINTENANCE (101-60265)	Building Maintenance Worker	101	1			1			
CITY HALL MAINTENANCE (101-60265)	Customer Service Rep II	101	0.05	1.05			1		-0.05
CITY MANAGER'S OFFICE (101-10172)	City Manager	101	1			1			
CITY MANAGER'S OFFICE (101-10172)	Assistant City Manager	101				0.55			
CITY MANAGER'S OFFICE (101-10172)	Special Projects Coordinator	101	1			1			
CITY MANAGER'S OFFICE (101-10172)	Executive Assistant to City Manager	101	0.75	2.75		0.75	3.3		0.55
CITY TREASURER'S OFFICE (101-30253)	Customer Service Rep II	101	3.5			3.5			
CITY TREASURER'S OFFICE (101-30253)	Treasury Services Supervisor	101	1			1			
CITY TREASURER'S OFFICE (101-30253)	City Treasurer	101	1	5.5		0.8	5.3		-0.2
EMPLOYEE RELATIONS (101-20220)	EEO/Employee Relations Director	101	0.6	0.6		0.6	0.6		0
BUILDING CODE INSPECTIONS (101-50387)	Code Coordinator	101	1			1			
BUILDING CODE INSPECTIONS (101-50387)	Code Compliance Inspector Inspector	101	1	2		1	2		0
FINANCE & ADMINISTRATION (101-30202)	Finance Analyst	101	0.7			0.7			
FINANCE & ADMINISTRATION (101-30202)	Management Assistant	101	0.75			1			
FINANCE & ADMINISTRATION (101-30202)	Assistant Finance Director	101	1			1			
FINANCE & ADMINISTRATION (101-30202)	Finance and Administrative Services Director	101	1	3.45		1	3.7		0.25
FIRE (101-50336)	Firefighter	101	12			12			
FIRE (101-50336)	Director of Public Safety	101	0			0			
FIRE (101-50336)	Fire Lieutenant	101	9			9			
FIRE (101-50336)	Fire Battalion Chief	101	3			3			
FIRE (101-50336)	Fire Marshal	101	1			1			
FIRE (101-50336)	Deputy Director of Fire	101	1			1			
FIRE (101-50336)	Fire Inspector	101				0.5			
FIRE (101-50336)	Fire Captain	101	0			0			
FIRE (101-50336)	Fire Mechanic (Assistant)	101	3	29		3	29.5		0.5
INCOME TAX ADMINISTRATION (101-30205)	Customer Service Rep II	101	2.5			2.5			
INCOME TAX ADMINISTRATION (101-30205)	Income Tax Administrator	101	0			0.2			
INCOME TAX ADMINISTRATION (101-30205)	Income Tax Auditor	101	1	3.5		1	3.7		0.2
INFORMATION SYSTEMS (101-30248)	Information Systems Director	101	1			1			
INFORMATION SYSTEMS (101-30248)	Network Administrator	101	1			1			
INFORMATION SYSTEMS (101-30248)	Technology Support Specialist	101	1.5			1.5			
INFORMATION SYSTEMS (101-30248)	Network Technician	101	0	3.5		0	3.5		0
PARKS (101-70751)	Horticulturist	101	1			1			
PARKS (101-70751)	Leisure Services Maintenance Worker II	101	6			6			
PARKS (101-70751)	Leisure Services Maintenance Worker I	101	2			2			
PARKS (101-70751)	Parks Supervisor	101	0.85			0.85			
PARKS (101-70751)	Superintendent of Public Works	101	0.05	9.9		0.05	9.9		0
MC GRAFT PARK MAINTENANCE (101-70757)	Parks Supervisor	101	0.15	0.15		0.15	0.15		0
PLANNING (101-80400)	Economic Development Director	101	0.25			0.25			
PLANNING (101-80400)	Planning Director	101	0.25			0.25			
PLANNING (101-80400)	Director of Development Services	101	0.25			0.25			
PLANNING (101-80400)	Administrative Assistant	101	1			1			
PLANNING (101-80400)	Director Strategic Initiatives	101	0.25			0.25			
PLANNING (101-80400)	Planner I	101	1			1			
PLANNING (101-80400)	Planner II	101	0			1			
PLANNING (101-80400)	Code Compliance Inspector	101	0	3		0	4		1
POLICE (101-40301)	Police Officer	101	63			62			
POLICE (101-40301)	Police Sergeant	101	8			9			
POLICE (101-40301)	Customer Service Rep II	101	5			5			
POLICE (101-40301)	Police Lieutenant	101	4			5			
POLICE (101-40301)	Police Captain	101	3			3			
POLICE (101-40301)	Police Records Supervisor	101	1			1			
POLICE (101-40301)	Administrative Aide/Office Manager	101	1			1			
POLICE (101-40301)	Parking Officer	101	2			3			
POLICE (101-40301)	Director of Public Safety	101	1			1			
POLICE (101-40301)	Police Community Coordinator	101	1	89		1	91		2
SANITATION (101-60523)	Equipment Supervisor	101	0.2	0.2	160.9	0.2	0.2	166.15	5.25
MVH-MAJOR STREETS (202-60440)	Equipment Operator	202	8			8			
MVH-MAJOR STREETS (202-60440)	Superintendent of Public Works	202	0.45			0.45			
MVH-MAJOR STREETS (202-60440)	Leisure Services Maintenance Worker III	202	1			1			
MVH-MAJOR STREETS (202-60440)	General Laborer					1			
MVH-MAJOR STREETS (202-60440)	Traffic Sign Fabricator	202	2			2			
MVH-MAJOR STREETS (202-60440)	Highway Supervisor	202	0.75	12.2	12.2	0.75	13.2	13.2	1
MVH-LOCAL STREETS (203-60440)	Equipment Operator	203	5			5			
MVH-LOCAL STREETS (203-60440)	Highway Supervisor	203	0.75			0.75			
MVH-LOCAL STREETS (203-60440)	Superintendent of Public Works	203	0.45			0.45			
MVH-LOCAL STREETS (203-60440)	Leisure Services Maintenance Worker III	203	1	7.2	7.2	1	7.2	7.2	0

2020-21 **2021-22**
BUDGETED POSITIONS **BUDGETED POSITIONS**

BUDGETARY ACCOUNT	POSITION TITLE	FUND	AUTHORIZED POSITIONS	TOTAL BY DEPARTMENT	TOTAL BY FUND	AUTHORIZED POSITIONS	TOTAL BY DEPARTMENT	TOTAL BY FUND	CHANGE
FARMERS MARKET (252-70863)	Administrative Assistant/Event Coordinator	252	0.2			0.2			
FARMERS MARKET (252-70863)	Market Manager	252	1	1.2	1.2	0.5	0.7	0.7	-0.5
MERCY ARENA (254-70805)	Box Office & Events Coordinator	254	1			0			
MERCY ARENA (254-70805)	Arena Director	254				1			
MERCY ARENA (254-70805)	Director of Tenant Relations	254				1			
MERCY ARENA (254-70805)	Arena Maintenance Worker	254	2			4			
MERCY ARENA (254-70805)	Management Assistant	254	0.25	3.25	3.25	0	6	6	2.75
DOWNTOWN DEVELOPMENT AUTHORITY (394-70803)	Business Development Manager	394	1	1	1	1	1	1	0
COMMUNITY DEVELOPMENT (472-80712)	Customer Service Rep II	472	1						
COMMUNITY DEVELOPMENT (472-80712)	Grants Program Coordinator	472				1			
COMMUNITY DEVELOPMENT (472-80712)	Finance Analyst	472	0.3			0.3			
COMMUNITY DEVELOPMENT (472-80691)	Community Development Specialist	472	2			3			
COMMUNITY DEVELOPMENT (472-80691)	Community Services Director	472	1	4.3	4.3	1	5.3	5.3	1
SEWER MAINTENANCE (590-60559)	Municipal Services Director	590	0.25			0.25			
SEWER MAINTENANCE (590-60559)	Planning Manager	590	0.25			0.25			
SEWER MAINTENANCE (590-60559)	Economic Development Director	590	0.25			0.25			
SEWER MAINTENANCE (590-60559)	Dir of Strategic Initiatives	590	0.25			0.25			
SEWER MAINTENANCE (590-60559)	Assistant City Manager	590				0.15			
SEWER MAINTENANCE (590-60559)	Water/Sewer Maintenance Worker	590	7			7			
SEWER MAINTENANCE (590-60559)	Public Utilities Supervisor	590	1			1			
SEWER MAINTENANCE (590-60559)	Superintendent of Public Utilities	590	0.4			0.4			
SEWER MAINTENANCE (590-60559)	Equipment Operator	590	1.4	10.8	10.8	1.4	10.95	10.95	0.15
WATER FILTRATION (591-60558)	Municipal Services Director	591	0.25			0.25			
WATER FILTRATION (591-60558)	Planning Manager	591	0.25			0.25			
WATER FILTRATION (591-60558)	Economic Development Director	591	0.25			0.25			
WATER FILTRATION (591-60558)	Dir of Strategic Initiatives	591	0.25			0.25			
WATER FILTRATION (591-60558)	Assistant City Manager	591				0.15			
WATER FILTRATION (591-60558)	Water Plant Operator	591	7			8			
WATER FILTRATION (591-60558)	Chief Operator	591	1			1			
WATER FILTRATION (591-60558)	Water Filtration Maintenance Operator	591	1			1			
WATER FILTRATION (591-60558)	Water Filtration Plant Superintendent	591	1	11		1	12.15		1.15
WATER MAINTENANCE - CITY (591-60559)	Municipal Services Director	591	0.25			0.25			
WATER MAINTENANCE - CITY (591-60559)	Planning Manager	591	0.25			0.25			
WATER MAINTENANCE - CITY (591-60559)	Economic Development Director	591	0.25			0.25			
WATER MAINTENANCE - CITY (591-60559)	Dir of Strategic Initiatives	591	0.25			0.25			
WATER MAINTENANCE - CITY (591-60559)	Assistant City Manager	591				0.15			
WATER MAINTENANCE - CITY (591-60559)	Water/Sewer Maintenance Worker	591	9			9			
WATER MAINTENANCE - CITY (591-60559)	Superintendent of Public Utilities	591	0.35			0.35			
WATER MAINTENANCE - CITY (591-60559)	General Laborer	591				2			
WATER MAINTENANCE - CITY (591-60559)	Equipment Operator	591	1.4			1.4			
WATER MAINTENANCE - TWP (591-60660)	Water/Sewer Supervisor	591	1	12.75	23.75	1	14.9	27.05	2.15
HARTSHORN MARINA FUND (594-70756)	Highway Supervisor	594	0.25			0.25			
HARTSHORN MARINA FUND (594-70756)	Superintendent of Public Works	594	0.05	0.3	0.3	0.05	0.3	0.3	0
PUBLIC SERVICE BUILDING (642-60442)	Inventory/Stock Clerk	642	1			1			
PUBLIC SERVICE BUILDING (642-60442)	Public Services Director	642	0.75			0.75			
PUBLIC SERVICE BUILDING (642-60442)	Administrative Services Supervisor	642	1			1			
PUBLIC SERVICE BUILDING (642-60442)	Customer Service Rep II	642	5			5			
PUBLIC SERVICE BUILDING (642-60442)	Building Maintenance Worker	642	1	8.75	8.75	1	8.75	8.75	0
ENGINEERING (643-60447)	Civil Engineer	643	2			2			
ENGINEERING (643-60447)	Engineering Aide I	643	1			0			
ENGINEERING (643-60447)	GIS Technician	643				1			
ENGINEERING (643-60447)	Customer Service Rep II	643	0.95						
ENGINEERING (643-60447)	Public Services Director	643	0.25			0.25			
ENGINEERING (643-60447)	Asst City Engineer	643	1	5.2	5.2	1	4.25	4.25	-0.95
EQUIPMENT (661-60932)	Mechanic	661	5			5			
EQUIPMENT (661-60932)	Electronics Technician	661	0			0			
EQUIPMENT (661-60932)	Equipment Operator	661	0.2			0.2			
EQUIPMENT (661-60932)	Equipment Supervisor	661	0.8			0.8			
EQUIPMENT (661-60932)	Superintendent of Public Utilities	661	0.25	6.25	6.25	0.25	6.25	6.25	0
EMPLOYEE RELATIONS (677-30851)	EEO/Employee Relations Director	677	0.4	0.4	0.4	0.4	0.4	0.4	0
GRAND TOTALS			245.5	245.5	245.25	257.5	257.5	257.5	12

Five Year Fiscal Forecast City of Muskegon - General Fund

	FY22	Estimated Annual Percentage Change				
	Proposed Budget	Year 1	Year 2	Year 3	Year 4	Year 5
REVENUES						
Property Taxes	\$ 7,705,754	3%	3%	2%	2%	2%
State Revenue Sharing	\$ 4,399,008	2%	1%	1%	1%	1%
Income Tax	\$ 9,100,000	3%	3%	2%	2%	2%
Fines & Fees	\$ 428,500	0%	1%	0%	1%	0%
Licenses & Permits	\$ 2,284,000	5%	2%	2%	2%	2%
Interest Income	\$ 100,000	0%	0%	0%	0%	2%
Grant Revenues	\$ 1,128,672	0%	0%	0%	0%	0%
Other Revenues	\$ 8,810,638	-20%	1%	1%	1%	1%
Total Revenues	\$ 33,956,572					
EXPENDITURES						
Salaries & Benefits	\$ 19,221,116	2%	2%	2%	2%	2%
Operating Supplies	\$ 763,549	0%	1%	0%	1%	0%
Contractual Services	\$ 9,513,821	1%	1%	1%	1%	1%
Other Expenditures	\$ 126,550	1%	1%	1%	1%	1%
Special	\$ -	0%	0%	0%	0%	0%
Property & Liability Insurance	\$ 389,881	1%	1%	1%	1%	1%
Contingency	\$ 50,000	0%	0%	0%	0%	0%
Capital Outlays	\$ 1,573,600	-65%	0%	0%	0%	0%
Debt Service	\$ 1,082,000	1%	1%	1%	1%	1%
Transfers to Other Funds	\$ 1,115,000	-25%	0%	-5%	0%	0%
Total Expenditures	\$ 33,835,517					
Net Revenues (Expenditures)	\$ 121,055					
Ending Fund Balance	\$ 6,327,461					

Comments on Key Forecast Assumptions

Property Taxes - assumes property values will continue to grow as they have or the last couple of years.

State Shared Revenues - assumes slight growth as the state economy continues to move along.

Income Tax - assumes increases as job market is strong and the addition of downtown residential housing .

Other Revenues - FY22 Other Revenues are inflated due to bond proceeds

Salaries & Benefits - assumes very modest wage increases but growing increases in pension and retiree health care costs.

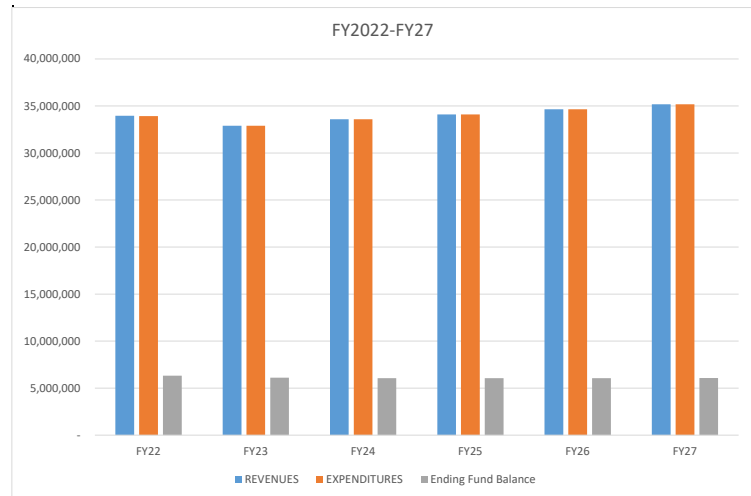
Capital Outlays - FY22 has bond funded capital so assumes a decrease for year 1 and flat in years 2-5

Transfers - FY22 has transfer to the Public Service Bldg Fund and Engineering Fund which should not happen in year 1. .

SUMMARY

The City currently has healthy general fund balance and budget stabilization reserve. State shared revenues seemed to have stabilized with slight growth. Our Property tax values have seen strong increases the last couple of years and we are seeing residential building grow especially in our downtown. On the expenditure side it is assumed that the mix of general fund operations remains stable. It is assumed that wage growth can be kept at modest levels; however, significant cost pressures are anticipated from pension and/or healthcare. With a slow and steady growth in Income Tax and Property Taxes and modest increases in Salaries and Benefits we are forecasting a stable fund balance.

	FY23 Estimate	FY24 Estimate	FY25 Estimate	FY26 Estimate	FY27 Estimate
REVENUES					
Property Taxes	\$ 7,936,927	\$ 8,175,034	\$ 8,338,535	\$ 8,505,306	\$ 8,675,412
State Revenue Sharing	\$ 4,486,988	\$ 4,531,858	\$ 4,577,177	\$ 4,622,948	\$ 4,669,178
Income Tax	\$ 9,373,000	\$ 9,654,190	\$ 9,847,274	\$ 10,044,219	\$ 10,245,104
Fines & Fees	\$ 428,500	\$ 432,785	\$ 432,785	\$ 437,113	\$ 437,113
Licenses & Permits	\$ 2,398,200	\$ 2,446,164	\$ 2,495,087	\$ 2,544,989	\$ 2,595,889
Interest Income	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 102,000
Grant Revenues	\$ 1,128,672	\$ 1,128,672	\$ 1,128,672	\$ 1,128,672	\$ 1,128,672
Other Revenues	\$ 7,048,510	\$ 7,118,996	\$ 7,190,185	\$ 7,262,087	\$ 7,334,708
Total Revenues	\$ 32,900,797	\$ 33,587,699	\$ 34,109,715	\$ 34,645,335	\$ 35,188,075
EXPENDITURES					
Salaries & Benefits	\$ 19,605,538	\$ 19,997,649	\$ 20,397,602	\$ 20,805,554	\$ 21,221,665
Operating Supplies	\$ 763,549	\$ 771,184	\$ 771,184	\$ 778,896	\$ 778,896
Contractual Services	\$ 9,608,959	\$ 9,705,049	\$ 9,802,099	\$ 9,900,120	\$ 9,999,121
Other Expenditures	\$ 127,816	\$ 129,094	\$ 130,385	\$ 131,688	\$ 133,005
Special	\$ -	\$ -	\$ -	\$ -	\$ -
Property & Liability Insurance	\$ 393,780	\$ 397,718	\$ 401,695	\$ 405,712	\$ 409,769
Contingency	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Capital Outlays	\$ 550,760	\$ 550,760	\$ 550,760	\$ 550,760	\$ 550,760
Debt Service	\$ 1,092,820	\$ 1,103,748	\$ 1,114,786	\$ 1,125,934	\$ 1,137,193
Transfers to Other Funds	\$ 836,250	\$ 836,250	\$ 794,438	\$ 794,438	\$ 794,438
Total Expenditures	\$ 33,029,472	\$ 33,541,452	\$ 34,012,948	\$ 34,543,102	\$ 35,074,848
Net Revenues (Expenditures)	\$ (128,675)	\$ 46,247	\$ 96,767	\$ 102,233	\$ 113,228
Ending Fund Balance	\$ 6,198,786	\$ 6,245,033	\$ 6,341,800	\$ 6,444,033	\$ 6,557,261





Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: May 25, 2021	Title: Approval of Minutes
Submitted By: Ann Marie Meisch, MMC	Department: City Clerk
Brief Summary: To approve the minutes of the May 10, 2021 Worksession, May 11, 2021 Regular Meeting, and May 17, 2021 Special Meeting.	
Detailed Summary: N/A	
Amount Requested: N/A	Amount Budgeted: N/A
Fund(s) or Account(s): N/A	Fund(s) or Account(s): N/A
Recommended Motion: To approve the minutes.	
For City Clerk Use Only: Commission Action:	

CITY OF MUSKEGON
CITY COMMISSION WORKSESSION

Monday, May 10, 2021
5:30 p.m.
REMOTE MEETING

MINUTES

2021-43

Present: Mayor Gawron, Vice Mayor Hood, Commissioners Rinsema-Sybenga (left at 5:57 p.m.), Emory, Johnson, Ramsey, and German

Presentation on Adelaide Pointe Development – Economic Development

The Economic Development Department has been working with the new owners of the acreage at the end of West Western Avenue in Nims adjacent to Fricans and Hartshorn Marina concerning their redevelopment, and they are ready to present their concept to the City Commission to keep you informed and in anticipation of future necessary public/private partnership.

The new ownership of the acreage has dubbed the development concept “Adelaide Pointe” which will feature mixed use including boat storage, marina space, In/Out rack boat storage, restaurant space, commercial/retail, and up to 300 housing units. The department has been working with the developer on several priorities from our end, namely safeguarding existing and adding additional public access to the waterfront, ensuring a development product that will bring value added to nearby uses and neighbors, and negotiating what if any incentives the staff would recommend. This development is unique as they are requesting site control of a portion of our municipal marina and also to cross an existing bike trail, so we felt it imperative that the Commission be brought up to speed now that we feel we have negotiated favorable conditions for a development agreement. Additionally, the developer wishes to ensure reasonable support from the commission before proceeding with further costs on the planning and development of the concept.

Representatives were present on Zoom with the Commission to give an overview of this project to the Commission.

Proposed Lakeside Social District – Economic Development

Two establishments with liquor licenses in Lakeside have approached the city with a request to create a Lakeside Social District as the city has for downtown Muskegon. Staff seeks City Commission work session input.

The requests come from Wonderland Distillery and Marine Tap Room but the proposed district also includes the Lakeshore Tavern, which has not reopened since a COVID shut down. An outline of the Lakeside Social District with proposed district boundaries and the potential to expand the district to the east upon request of commercial property owners is provided. Staff needs City Commission input and direction. If commissioners want to establish a Lakeside Social District, the needed plan, map and resolution can be put on the May 25 City Commission agenda for consideration. If approved, it would be filed with the Michigan Liquor Control Commission. The next two weeks gives the establishments and staff time to distribute the plan and get feedback from Lakeside businesses, property owners and residents.

This will appear on the agenda for consideration at the May 25, 2021 City Commission Meeting.

Carlisle's Arena Lease – City Manager

Nearly two years ago, the City Commission approved Carlisle's response to an RFP seeking restaurant operator for the Arena. Following a number of delays, including issues with the City's liquor license and the COVID-19 Pandemic, the ownership group is ready to move forward. As part of the lease, the ownership group is obligated to cover the upfront cost of construction and receive a credit toward rent payments to recover their expenses. The base rental rate is \$12.50 per square foot. Initial designs estimate the square footage of Carlisle's to be 3,500 square feet, resulting in a \$3,125 base monthly rent. In addition, Carlisle's will pay a CAM Fee equal to \$1,750 per month, and certain fees during USHL hockey games, professional indoor soccer games, and professional football games. These funds will be used by the City to meet any obligations to the three existing sports teams that serve as our anchor tenants. Total gross rent is expected to equal \$77,500 annually for the first five-year term. Carlisle's can recoup their construction expenses at a rate of \$7.00 per month for each \$1,000 spent. Initial estimates for construction were \$350,000. We capped the reimbursable expenses at \$500,000.

This item will appear on the agenda for consideration at the May 11, 2021 Regular City Commission meeting.

Reese & Beukema Parks Plan – Department of Public Works

Leo Evans, Department of Public Works Director, presented information to the Commission regarding proposed plans for investments at Reese and Beukema Parks. The proposed outcomes are largely drawn from the 2019 works that was done to identify capital needs throughout the entirety of the City park system.

Commission Meetings at Farmers Market/Meeting Efficiency Discussion – Commissioner Ramsey

Discussion took place regarding the length of commission meetings, the number of items on the commission agendas, and the potential of having in person meetings off-site as well as when in-person meetings would resume. Some commissioners indicated they did not feel safe meeting in person at this time.

American Rescue Plan Act Overview – City Manager

City Manager, Frank Peterson, presented information on the American Rescue Plan Act. The topics covered included anticipated Muskegon Receipts, Understood Uses, Interim Rules, GFOA Recommendations, Additional Guidance, a Recent CNS Community Survey, Revenue Replacement, Assistance to Households, Neighborhood Empowerment, Neighborhood Parks, Regional Partnerships Opportunities, Boys/Girls Club and Muskegon Museum of Art, Frauenthal Center and MCC Block, Assistance to Tourism Industry, Convention Center, Hartshorn Marina, Downtown Related Improvements, Shoreline Park and the Waterfront, Public/Private Partnerships, and Historic Properties. Discussion took place regarding the American Rescue Plan Act.

Public Comment

Public comments were received.

Adjournment

The Worksession meeting adjourned at 9:20 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC – City Clerk

CITY OF MUSKEGON

CITY COMMISSION MEETING

MAY 11, 2021 @ 5:30 P.M.

**MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440
REMOTE MEETING**

MINUTES

The Regular Commission Meeting of the City of Muskegon was held electronically with the Mayor, Vice Mayor, and Commissioners participating via Zoom – a remote conferencing service, Clerk staff present at 933 Terrace Street, Muskegon, MI at 5:30 p.m., Tuesday, May 11, 2021.

ROLL CALL FOR THE REGULAR COMMISSION MEETING:

Present: Mayor Stephen J. Gawron (Muskegon, MI), Vice Mayor Eric Hood (Grand Rapids, MI), Commissioners Ken Johnson (Muskegon, MI), Dan Rinsema-Sybenga (Muskegon, MI), Willie German, Jr. (Muskegon, MI), Teresa Emory (Muskegon, MI), and Michael Ramsey (Muskegon, MI), Acting City Manager LeighAnn Mikesell, City Attorney John Schrier, and City Clerk Ann Meisch.

HONORS/AWARDS/PRESENTATIONS:

- A. Convention Center Presentation** Jon Rooks, owner of Parkland Properties and private business partner in the Muskegon Convention Center provided an update on the VanDyke Mortgage Convention Center with photos and descriptions of amenities. The first event, Home and Garden Show, was recently held and was deemed a success!

PUBLIC COMMENT ON AN AGENDA ITEM:

2021-44 CONSENT AGENDA:

- A. Approval of Minutes** City Clerk

SUMMARY OF REQUEST: To approve the minutes of the April 20, 2021 Special Meeting and the April 27, 2021 Regular City Commission meeting.

STAFF RECOMMENDATION: To approve the minutes.

- B. Carlisle's Lease – Arena** City Manager

SUMMARY OF REQUEST: Staff is seeking approval of the proposed lease with Carlisle's at the Mercy Health Arena. Nearly two years ago, the City Commission

approved Carlisle's response to an RFP seeking restaurant operator for the arena. Following a number of delays, including issues with the City's liquor license and the COVID-19 Pandemic, the ownership group is ready to move forward. As part of the lease, the ownership group is obligated to cover the upfront cost of construction and receive a credit toward rent payments to recover their expenses. The base rental rate is \$12.50 per square foot. Initial designs estimate the square footage of Carlisle's to be 3,500 square feet, resulting in a \$3,125 base monthly rent. In addition, Carlisle's will pay a CAM Fee equal to \$1,750 per month, and certain fees during USHL hockey games, professional indoor soccer games, and professional football games. These funds will be used by the City to meet any obligations to the three existing sports teams that serve as our anchor tenants. Total gross rent is expected to equal \$77,500 annually for the first five-year term. Carlisle's can recoup their construction expenses at a rate of \$7.00 per month for each \$1,000 spent. Initial estimates for construction were \$350,000. We capped the reimbursable expenses at \$500,000.

Note: Exhibit A is being finalized by the City Attorney's office. This exhibit is a management agreement between the DDA and Carlisle's that will give the restaurant authorization to operate under the DDA's liquor license. Additionally, the pricing in Exhibit C will need to be updated.

STAFF RECOMMENDATION: Approve the lease and authorize the Mayor and Clerk to sign.

C. Social District Permit Recommendation Economic Development

SUMMARY OF REQUEST: The City Commission must recommend approval of the Michigan Liquor Control Commission permits of participating licensed establishments in the Downtown Muskegon Social District. With the establishment of the Downtown Muskegon Social District, participating licensed establishments must receive a Social District permit from the Michigan Liquor Control Commission. The MLCC must first receive a recommendation for approval from the City Commission before granting the permits. The attached resolution is for a second location for Pigeon Hill Brewing Company LLC at 441 W. Western (the former night club/bowling alley) and for Pines Bar LLC, 149 Shoreline Drive, Suite B (Hot Rod Harley-Davidson's new liquor license). Both are seeking a Social District permit from the state and seeking City Commission recommended approval. The Social District plan contains now 24 potential participating licensees within the district. Other licensed establishments may file a Social District permit application in the future.

STAFF RECOMMENDATION: To approve the resolution recommending Michigan Liquor Control Commission approval of Social District permits in the Downtown Muskegon Social District and to direct the City Clerk to certify the City Commission action with the MLCC.

E. Sale of Vacant Lot – 1210 Morgan Planning

SUMMARY OF REQUEST: City staff is seeking authorization to sell the city-owned vacant lot at 1210 Morgan Avenue to Edward S. Pierce Jr of 1311 Adams Avenue. The City has owned this property for many years (there is no sale information on this property). The adjacent property owner would like to buy this property to construct a single-family home on it within 18 months of closing. Mr. Pierce offered \$4,000.00 plus costs associated with the closing and registering of the deed. The policy is to sell the property at 75% of the True Cash Value (TCV) which would be \$4,875.00 (\$6,500(TCV)@75%).

STAFF RECOMMENDATION: Authorize the City Mayor and Clerk to sign the Purchase Agreement and deed and to allow staff to complete the property sale.

F. Updated User Fees for Parks Department Finance

SUMMARY OF REQUEST: Additional user fees from the Parks and Cemetery departments that have to be incorporated into the Master Fee Resolution.

Key Updates: (See highlighted items on the spreadsheet for all changes)

- DPW Parks – various Channel and Picnic Shelter Rental
- DPW Parks – Hackley Park & Harbour Towne Special Events
- Cemetery-Headstone Setting Fee

STAFF RECOMMENDATION: Approval of the additional user fees from the Parks and Cemetery departments to be incorporated into the 2021 Master Fee Resolution.

G. 3rd Quarter Budget Reforecast Finance

SUMMARY OF REQUEST: At this time staff is asking for approval of the 3rd Quarter Budget Reforecast for the FY 2020-2021 budget year. A memo outlining some of the highlights is included.

STAFF RECOMMENDATION: To approve the 3rd Quarter FY2020-2021 Budget Reforecast as presented.

H. County Water System Easement Public Works

SUMMARY OF REQUEST: Staff is requesting authorization to approve the easement requested by Muskegon County on Parcel 61-24-205-734-001-00 (Margaret Drake Elliot Park).

Muskegon County has finalized their route and accepted bids for the second phase of their water main project to construct a new water main from the Muskegon Water Filtration Plant under the Muskegon Channel and connect into the Northside Water System.

Muskegon County has an existing agreement in place which allows for the

placement of their utilities within the public Right-of-Way however the project to cross the channel will require that a section of the water main be placed underneath Margaret Drake Elliot Park which requires the city to issue an easement for this place.

The construction will have minimal impact on the park as the line under the channel will be placed by means of horizontal directional drilling. This method requires impact to the ground surface only in two relatively small areas one near the split at Beach Street and the other in the parking lot of the Bathhouse at Muskegon State Park.

This easement grants the county the right to have their water main placed below Margaret Drake Elliot Park and is necessary to complete their water system loop which benefits the entire system that is served by the City of Muskegon Water Filtration Plant. The proposed easement is outlined in the attachment. The easement language has been reviewed and accepted by legal counsel.

STAFF RECOMMENDATION: Authorize the easement to Muskegon County and for the Mayor and Clerk to sign the easement.

I. Port City Industrial Park – Engineering

Public Works

SUMMARY OF REQUEST: Staff is requesting authorization to approve the Professional Services Agreement with HRC, Inc. to provide comprehensive engineering services for an expansion of the road and utility network within the Port City Industrial Park at the former MDOC property.

Staff solicited proposals from Engineering Firms to provide comprehensive engineering services related to an extension of Olthoff Drive and the public utilities within the Port City Industrial Park to provide improved access and utility services to the former MDOC property which will be required by any future users of the site.

Staff scored the proposals utilizing a Qualification Based Selection criteria to ensure we were selecting the best partner for this important project. After the preliminary scoring was completed showing HRC as the leading firm staff negotiated the attached priced proposal for consideration.

The objective for the project is to complete survey and forestry (separate item) this spring, design and bidding over the summer and construction in the Fall of 2021. The remainder of the state grant funds (Approximately \$790,755) will be utilized to fulfill these items of work.

HRC has provided prior engineering services for the City of Muskegon in the form of design engineering services for the Musketawa Trail Connector project that will be constructed later this year within the Port City Industrial Park.

AMOUNT REQUESTED: \$114,400

AMOUNT BUDGETED: \$790,755

FUND OR ACCOUNT: 482-91908

FUND OR ACCOUNT: 482-91908

STAFF RECOMMENDATION: Authorize staff to sign the professional services agreement with HRC, Inc. to provide Engineering Services for the expansion of the road and utility system into the former MDOC property within the Port City Industrial Park.

J. Port City Industrial Park – Forestry Public Works

SUMMARY OF REQUEST: Staff is seeking approval of the bids for forestry work from Habitat Management of Michigan to provide forestry services at the former MDOC property in the Port City Industrial Park.

Staff worked with Professional Forester (Randy Kuipers) to mark timber and solicit bids for the harvest of timber and land clearing work on the former MDOC properties within the Port City Industrial Park. This was done in an effort to prepare the site for future development while utilizing the remainder of our state grant funds that are dedicated to the site. Mr. Kuipers is a professional forester whom provides forestry services for the Muskegon County Wastewater in managing their forests.

Mr. Kuipers reviewed the site, marked the timber on the site and solicited bids from timber harvesting firms for the wood on the site. In addition, Mr. Kuipers assisted us in obtaining a bid for the land clearing work on the site which includes removal of the non-marketable timber, stumps and any other small clearing work.

The result of these solicitations was that Habitat Management of Michigan provided the best bid for both services with their bids contingent upon being hired for both operations.

- Habitat Management – Marketable Timber Bid = \$22,750.00 (Revenue)
- Habitat Management – Land Clearing Contract = \$4,500/Acre (Expense) and will generate revenue to partially offset that cost via the sale of Small Logs (\$25/Cord) and Firewood (\$7/Cord). This land clearing contract is expected to be a net expense to the City of approximately \$35,000 - \$40,000 depending on the value of the small logs and firewood from the site and the final footprint of the clearing operation.

In addition to the above contracts Mr. Kuipers would be paid a net of 14% of the total timber sale proceeds (~\$3,900 - \$4,600). This percentage was checked against work at Muskegon County Wastewater and found to be identical to contracts paid there.

The net cost to the city for all forestry work and Mr. Kuiper's services is estimated at approximately \$25,000 depending on several variables.

Sealed bids were not received at the Clerk's Office for this work, as it is traditional for the hired forester to solicit and obtain bids and represent the client

from a fiduciary standpoint. This represents a deviation from the current purchasing policy but was done in an effort to follow industry standards.

AMOUNT REQUESTED: \$25,000 AMOUNT BUDGETED: \$790,755

FUND OR ACCOUNT: 482-91908 FUND OR ACCOUNT: 482-91908

STAFF RECOMMENDATION: Authorize staff to accept the bids from Habitat Management of Michigan to harvest the marketable timber and to complete the land clearing at the former MDOC site within the Port City Industrial Park and to authorize payment to Mr. Kuipers for his forestry services in the amount of 14% of the net timber sale proceeds.

L. 425 Agreement Business Park North Removal Economic Development

SUMMARY OF REQUEST: The department has gotten signatures on the purchase agreement for 902 Pine in exchange for disposition of the 425 Agreement at Business Park North. The resolution is to that end, per Commission instruction by motion. The attached resolution removes the City of Muskegon from the 425 Shared Jurisdiction Agreement between Muskegon County, Dalton Township, and ourselves. The resolution is contingent on the approval of similar documents from both other parties.

STAFF RECOMMENDATION: To approve the resolution as presented.

M. Finance Director Appointment City Manager

SUMMARY OF REQUEST: Staff is recommending the appointment of Ken Grant to the position of Finance Director, effective May 31, 2021.

Current Finance Director, Beth Lewis, announced her retirement effective May 31, 2021. The Finance Director position was advertised in an open and competitive manner. All applicants that met the minimum standards were invited to participate in the oral examinations. The exam was administered by the County Human Resources Department in the same manner as all other oral examinations at the City of Muskegon. A three-person panel consisting of Beth Lewis, Dwana Thompson, and Frank Peterson scored the applicants. Ken Grant was identified as the top candidate and was provided a conditional offer of employment pending City Commission approval.

STAFF RECOMMENDATION: Appoint Ken Grant as Finance Director effective May 31, 2021.

N. Sale – 246 Monroe Avenue City Manager

SUMMARY OF REQUEST: City staff is seeking authorization to sell the city-owned home at 246 Monroe to Andrea Riegler.

The city constructed this townhouse as part of the phase two of our infill housing program. Our contract to construct the home was \$164,470. We also anticipated \$11,512 in sales commissions. The accepted purchase price is

\$174,900, and the incurred sales commissions are \$12,775. After receipt of the initial purchase agreement, and addendum was provided to increase the sales price by \$29,879 and obligate the builder to finish the living space in the basement level. Staff is recommending that the purchase agreement and addendum be approved, and 246 Monroe be sold to Andrea Riegler at a cost of \$204,779.

STAFF RECOMMENDATION: Authorize the City Manager to complete the sale of 246 Monroe Avenue, as described in the purchase agreement and addendum.

O. Purchase of Truck for Elections City Clerk

SUMMARY OF REQUEST: DPW has located a 2011 GMC Sierra for a total of \$19,500 for the City Clerk's Office. The City Clerk's Office has grant monies left to purchase a vehicle to pull the Muskegon Votes trailer. My Auto Imports has a 2011 GMC Sierra 1500 SLE with 50,000 miles on it for \$19,500 out the door.

AMOUNT REQUESTED: \$19,500 AMOUNT BUDGETED: Election Grant Funds

STAFF RECOMMENDATION: To authorize staff to purchase the vehicle in the amount of \$19,500

P. Sale – 235 Monroe City Manager

SUMMARY OF REQUEST: City staff is seeking authorization to sell the city-owned home at 235 Monroe to Tammy and Dave Whynot. The city constructed this townhouse as part of the phase two of our infill housing program. Our contract to construct the home was \$164,470. We also anticipated \$11,512 in sales commissions. The accepted purchase price is \$182,900, and the incurred sales commissions are \$12,803. Staff is recommending that the purchase agreement be approved, and 235 Monroe be sold at a cost of \$182,900 to Tammy and Dave Whynot.

STAFF RECOMMENDATION: Authorize the City Manager to complete the sale of 235 Monroe Avenue as described in the attached purchased agreement.

Q. Sale – 244 Monroe City Manager

SUMMARY OF REQUEST: City staff is seeking authorization to sell the city-owned at 244 Monroe to Michael and Darci Banks. The city constructed this townhouse as part of the phase two of our infill housing program. Our contract to construct the home was \$164,470. We also anticipated \$11,512 is sales commissions. The accepted purchase price is \$174,900, and the incurred sales commissions are \$12,775. Staff is recommending that the purchase agreement be approved. and 244 Monroe be sold to Michael and Darci Banks at a cost of \$174,900.

STAFF RECOMMENDATION: Authorize the City Manager to complete the sale of 244 Monroe Avenue as described in the attached purchase agreement.

Motion by Commissioner Rinsema-Sybenga, second by Commissioner Emory, to

approve the consent agenda as presented, minus item D and K.

ROLL VOTE: Ayes: Gawron, Hood, Ramsey, German, Rinsema-Sybenga, Emory, and Johnson

Nays: None

MOTION PASSES

2021-45 REMOVED FROM CONSENT AGENDA:

D. Request for Proposal Approvals Community & Neighborhood Services

SUMMARY OF REQUEST: There are requests of proposals from sub-recipients to provide Child Care Services and Financial assistance for children from low-income households, and provide youth with work and educational experiences throughout the year.

Muskegon YMCA: Child Care services and financial assistance - \$100,000

Community enCompass: YEP Youth Program - \$20,000

AMOUNT REQUESTED: \$120,000 AMOUNT BUDGETED: \$120,000

FUND OR ACCOUNT: CDBG-CV 2020

CDBG 2019

STAFF RECOMMENDATION: To approve the agreements with Muskegon YMCA and Community enCompass.

Motion by Commissioner Rinsema-Sybenga, second by Vice Mayor Hood, to approve the agreement with Muskegon YMCA only.

ROLL VOTE: Ayes: Hood, Ramsey, German, Rinsema-Sybenga, Emory, Johnson Hood, and Gawron

Nays: None

MOTION PASSES

K. Spring Street – Change Order #003 Public Works

SUMMARY OF REQUEST: Staff is seeking approval of Change Order #003 to the Spring Street Construction Project (590/591-91851) with Jackson-Merkey Contractors and also for approval of Amendment #003 to the associated Engineering Services Agreement with ENG, Inc.

Staff worked with ENG, Inc. and Jackson-Merkey Contractors to identify a potential extension of the project limits on Yuba Street from Eastern Avenue towards Giddings Avenue that would address a particularly poor section of pavement in Yuba Street. Work on the adjacent section of Yuba Street was completed last fall as a part of the larger Spring Street sewer upgrades through the worst section of Yuba Street was not done at that time since it was not required of the sewer project.

Several other small projects have fallen off from the Local Streets budget combined with reduction in expenses for maintenance on the local system as a result of COVID furloughs and a relatively light winter. Additionally, staff has been able to direct revenue from the sale of salvaged aggregates at the former MDOC prison site into the local street fund creating additional revenue. These factors have all combined to allow us enough flexibility within the local streets budget to recommend adding this additional work on Yuba Street be incorporated into the current contract.

Work will include removal of the pavement for an additional ~ 700 FT of the worst section of Yuba Street, repair of the existing curb and gutter, and placement of new asphalt. The total cost of this change order is estimated at \$148,609.25 which will push the project above the staff approval thresholds for Change Orders outlined in the purchasing policy.

In addition to change order with Jackson-Merkey staff is also requesting approval of an amendment to the Engineering Services Agreement with ENG, Inc. in the amount of \$60,180.00. This is partially due to the additional work on Yuba Street and partially due to scope creep from the original ESA that was established in 2018. The circumstances are very similar to the ESA Amendment we approved with Prein & Newhof at the April 13th 2021 meeting. The total engineering contract value pending approval of this amendment is \$300,405 which represents a total of 9% of the Construction contract value which is a very good rate. The average engineering cost is typically 12%+.

The Change Order and \$12,000 of the ESA Amendment are not eligible for inclusion with the SRF/DWRF Bonding Programs and will be budgeted in the local street fund (203). The remaining \$48,180.00 of the ESA Amendment would likely be eligible for inclusion with the SRF/DWRF Bonding Program and would fall within the already budgeted 6% Contingency on the \$3M project.

Staff is recommending approval of both the change order with JMC and the Engineering Services Agreement Amendment with ENG, Inc.

AMOUNT REQUESTED:	AMOUNT BUDGETED:
\$160,609.25 (203-91851)	\$160,000.00 (203-91851)- 3 RD Quarter RF
\$48,180.00 (590/591-91851)	\$191,224.99 (590-591-91851)-Contingency
FUND OR ACCOUNT:	203/590/591-91851

STAFF RECOMMENDATION: Authorize staff to approve Change Order #003 to Project 91851 in the amount of \$148,609.25 for the extension of paving on Yuba Street and authorize staff to approve Amendment #003 in the amount of \$60,180.00 to the Engineering Services Agreement with ENG, Inc.

Motion by Commissioner German, second by Commissioner Rinsema-Sybenga, to approve the agreement with Muskegon YMCA.

ROLL VOTE: Ayes: Ramsey, German, Rinsema-Sybenga, Emory, Johnson, Gawron, and Hood

Nays: None

MOTION PASSES

2021-46 PUBLIC HEARINGS:

A. 5-Year Regional Consolidated Plan/Annual Action Plan Hearing
Community & Neighborhood Services

SUMMARY OF REQUEST: The cities of Muskegon, Muskegon Heights, and Norton Shores are preparing a 5-year Regional Consolidated Plan along with a municipal Annual Action Plan for 2021. This document will present strategies and prioritization of programs that will assist our community residents through CDBG and HOME HUD allocations.

FUND OR ACCOUNT: CDBG - \$974,379.00

HOME - \$336,456.00

STAFF RECOMMENDATION: To allow the public to comment and respond to the proposed 5-year Regional Consolidated Plan and Annual Action Plan 2021.

PUBLIC HEARING COMMENCED: No public comments were received.

Motion by Commissioner Rinsema-Sybenga, second by Commissioner German, to close the public hearing and allow public comment and respond to the proposed 5-year Regional Consolidated Plan and Annual Action Plan 2021

ROLL VOTE: Ayes: German, Rinsema-Sybenga, Emory, Johnson, Gawron Hood, and Ramsey

Nays: None

MOTION PASSES

2021-47 UNFINISHED BUSINESS:

A. Reconsider Community enCompass Development Agreement Amendment
Commissioner German

SUMMARY OF REQUEST: Commissioner German is requesting possible reconsideration of the request for the Community enCompass Development Agreement Amendment. At the April 27, 2021 meeting there was a "Motion by Commissioner Rinsema-Sybenga, second by Vice Mayor Hood, to approve the amendment to the development agreement as presented.

ROLL VOTE: Ayes: Hood, Rinsema-Sybenga, Emory, Johnson, and Gawron

Nays: German

*Commissioner Ramsey disclosed a conflict of interest and did not vote on this item. The City Charter requires a unanimous vote of the remaining members to

pass a motion where a conflict of interest is noted. *MOTION FAILS*

RECOMMENDED MOTION: To reconsider the motion to approve the amendment to the development agreement with Community enCompass.

Motion by Commissioner German, second by Commissioner Rinsema-Sybenga, to reconsider the motion to approve the amendment to the development agreement with Community enCompass.

ROLL VOTE: Ayes: Rinsema-Sybenga, Emory, Johnson, Gawron, Hood, German

Nays: None

Commissioner Ramsey did not vote due to a conflict of interest.

MOTION PASSES

B. Community enCompass Development Agreement Amendment
Economic Development

SUMMARY OF REQUEST: The lot of 1259 Sanford has been removed from the agreement, and an alternative city owned lot will take its place to be determined by city staff.

The Muskegon County Land Bank elected to not execute the purchase agreement for 1259 Sanford that was previously approved. The prices for materials and the homes keeps increasing on the manufacturer side and we need to execute the development agreement soon, so staff is recommending that the agreement be amended with language to add a third city owned lot that will be determined during project implementation. The city has many lots still available in the McLaughlin neighborhood in proximity to the other two lots that would suit the single-family housing design, but we have not cleared title on a specific one to add to this agreement as of yet. Approving the development agreement amendment and giving staff latitude will help ensure that we complete these affordable homes in this building season, deliver the most units possible within the budget, and also keep the project on track financially by allowing us to move forward with the unit purchases before we are exposed to further material price increases.

STAFF RECOMMENDATION: Motion to approve the amended development agreement as presented.

Motion by Commissioner Rinsema-Sybenga, second by Vice Mayor Hood, to approve the amendment to the development agreement with Community enCompass as presented.

ROLL VOTE: Ayes: Emory, Johnson, Gawron, Hood, German, and Rinsema-Sybenga

Nays: None

Commissioner Ramsey did not vote due to a conflict of interest.

MOTION PASSES

2020-48 NEW BUSINESS:

A. Farmers Market – Waiver of Fees for Muskegon Lakeshore Chamber of Commerce City Clerk

SUMMARY OF REQUEST: The Muskegon Lakeshore Chamber is hosting their Interns on Deck Event on Thursday, June 3, 2021 and is requesting use of the Farmers Market building for attendee check-in and for a brief presentation.

The Muskegon Lakeshore Chamber expects 30-40 people to attend the Interns on Deck event and are requesting use of the Farmers Market as a place for the attendees to check in and to give a brief presentation. They will then do a bus tour and use the Farmers Market as an ending location to pass out goody bags. The fee for rental is \$250 for 4 hours.

STAFF RECOMMENDATION: To waive fees and allow the Muskegon Lakeshore Chamber to use the Farmers Market on Thursday, June 3, 2021 for their Interns on Deck event.

Motion by Commissioner Rinsema-Sybenga, second by Commissioner Ramsey, to waive fees and allow the Muskegon Lakeshore Chamber to use the Farmers Market on Thursday, June 3, 2021 for their Interns on Deck event.

ROLL VOTE: Ayes: Johnson, Gawron, Hood, Ramsey, Rinsema-Sybenga, and Emory

Nays: German

MOTION PASSES

B. Resolution to Place Charter Amendment on the November 2, 2021 Ballot City Clerk

SUMMARY OF REQUEST: A resolution is being proposed to amend the City Charter by changing all gender specific terminology to gender neutral terms and to correct a cite to the 1908 Michigan Constitution. The resolution is to place the following language upon the November 2, 2021 ballot.

PROPOSED AMENDMENTS TO MUSKEGON CITY CHARTER

The City of Muskegon Charter would be amended to make it clear that the Charter applies equally to all persons, regardless of gender, and make the Charter gender neutral.

Shall the City of Muskegon Charter be amended to make it gender neutral?

STAFF RECOMMENDATION: To approve the resolution to place a question on the November 2, 2021 ballot to amend the City of Muskegon City Charter by changing all gender specific terminology to gender neutral terms and to correct

a cite to the 1908 Michigan Constitution.

Motion by Commissioner Emory, second by Commissioner Rinsema-Sybenga, to approve the resolution to place a question on the November 2, 2021 ballot to amend the City of Muskegon City Charter by changing all gender specific terminology to gender neutral terms and to correct a cite to the 1908 Michigan Constitution.

ROLL VOTE: Ayes: Gawron, Hood, Ramsey, German, Rinsema-Sybenga, Emory, and Johnson

Nays: None

MOTION PASSES

ANY OTHER BUSINESS: Commissioner German asked for an update from Chief Lewis regarding an occurrence from the past weekend. Commissioner Johnson requested an update on how federal grant money will be spent.

PUBLIC COMMENT: No public comments were received.

ADJOURNMENT: The City Commission meeting adjourned at 7:02 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC – City Clerk

MINUTES

CITY OF MUSKEGON

CITY COMMISSION – ELECTRONIC SPECIAL MEETING

Monday, May 17, 2021 @ 1:00 P.M.

2021-49

Present: Mayor Gawron, Vice Mayor Hood, Commissioners Rinsema-Sybenga, Emory, Johnson, and German

Absent: Commissioner Ramsey

Sale – 237 Monroe

City staff is seeking authorization to sell the city-owned home at 237 Monroe to David Whynot. The city constructed this townhouse as part of the phase two of our infill housing program. Our contract to construct the home was \$164,470. We also anticipated \$11,512 in sales commissions. The accepted purchase price is \$177,900, and the incurred sales commissions are \$12,453. Staff is recommending that the purchase agreement be approved, and 237 Monroe be sold at a cost of \$177,900 to Dave Whynot.

Motion by Commissioner Rinsema-Sybenga, second by Commissioner Johnson, to authorize the City Manager to complete the sale of 237 Monroe Avenue as described in the purchase agreement.

**ROLL VOTE: Ayes: German, Rinsema-Sybenga, Emory, Johnson, and
Gawron**

Nays: None

MOTION PASSES

Public Comment - No public comments were received.

Adjourn - The City Commission meeting adjourned at 1:10 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC – City Clerk

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: May 25, 2021	Title: 2021-2022 MML Membership Dues
Submitted By: Ann Marie Meisch, MMC	Department: City Clerk
Brief Summary: Approval to pay the 2021-2022 MML dues in the amount of \$10,545.00. This is an increase of \$146.	
Detailed Summary: Financial Impact: MML Dues: \$9,586.00 Legal Defense Fund: \$959.00 Total: \$10,545.00	
Amount Requested: N/A	Amount Budgeted: N/A
Fund(s) or Account(s): N/A	Fund(s) or Account(s): N/A
Recommended Motion: To approve the payment of dues to the Michigan Municipal League in the amount of \$10,545.00.	
For City Clerk Use Only: Commission Action:	

Ms. Ann Marie Meisch
City Clerk
Muskegon

Dear Ms. Ann Marie Meisch,

On behalf of the Michigan Municipal League, we hope you and your fellow civil servants are doing well as you continue providing essential services during this uncharted time. The COVID-19 pandemic has caused physical illness of residents and employees, mental anguish and isolation, economic loss, and uncertainty about the future. Like you, we have experienced these deeply troubling concerns while also striving to be an essential resource for our constituents—that includes you and the family of communities in Michigan.

Over the past year, we hope you've found value in our Coronavirus resource page accessible at mml.org. While the initial onslaught of regulatory orders are behind us, there are still many useful webinars and resource guides that answer critical questions communities are facing now. Front and center in this moment are the various funding opportunities every community in Michigan, including yours, will have access to because of our collective effort to shape and make law the American Rescue Plan Act. This federal relief package is historic in size and scope; it delivers major investments in our communities that will improve the quality of life for Michigan residents.

Supporting your stewardship of this funding is a top priority of ours for the coming years. That support extends beyond helping you access resources within varying government agencies. We are also facilitating learning and idea exchanges of the most impactful public service ventures and partnerships that provide lasting, positive change for your residents. We refer to this approach as community wealth building, an intentional, block-by-block strategy that builds shared and individual assets, creating resilient and adaptable systems that address social and economic needs.

Developing cutting edge solutions that help secure a prosperous future, like community wealth building, while continuing to provide the services constituents need right now through blue skies and dark storms is simply who we are. And to be clear, who we are is a reflection of you and your impact.

That's why the League Board of Trustees comprised of municipal leadership from across the state have worked very hard to ensure dues remain low. As result, this year we are passing along a modest 1.4 percent inflationary adjustment to League dues.

The true power of the League comes from you and the combined voices and actions of communities that make Michigan the place nearly 10 million people call home. Your Michigan Municipal League membership is one of the best investments your community can make. We hope you will maximize your membership by contacting us with your questions, and by actively participating in League webinars and future events. Thank you for your support and for your leadership. Because of you, we are confident brighter days are ahead.

Sincerely,



Daniel P. Gilmartin
Executive Director & CEO



William Wild
President, 2020-2021

We love where you live.





MICHIGAN MUNICIPAL LEAGUE
MEMBERSHIP RENEWAL INVOICE

2021 - 2022

Muskegon

ID: 347

Date: 05/01/2021

Membership Period: 07/01/2021 - 06/30/2022

Current Balance

* MML Dues	9,586.00
** Legal Defense Fund	959.00
	\$10,545.00

Total Due by July 01, 2021:
\$10,545.00

Please sign, date and return one invoice copy with your payment.

Make checks payable to the Michigan Municipal League and mail to the address below. Thank you.

(Signature)

(Date)

* MML dues include annual subscriptions to *The Review* for your officials at \$12.00 per subscription, which is 50% of the regular subscription rate.

** The Legal Defense Fund is an optional charge. The purpose of the Fund is to provide specialized legal assistance to member municipalities in cases that have significant statewide impact.

See what the League can do for you by visiting www.mml.org

Membership Benefits at a Glance

Legislative Advocacy & Policy Development

Legislative Advocacy: Expert advocacy and dedicated representation at the state and federal levels on municipal issues, with a newsletter and blog to keep members informed.

Policy Research: Original policy research on emerging issues made available to members.

Legal Advocacy

Legal Advocacy: Legal assistance on community issues, and advocacy for the interests of municipalities in the courts.

Legal Defense Fund: Advocacy program for municipalities in the state and federal appellate courts (member rates apply).

Placemaking & Redevelopment Assistance

Crowdfunding: Information about crowdfunding and investment crowdfunding and how it may apply to your community, as well as expertise on programs available in Michigan.

Redevelopment Ready Communities®: Assistance navigating the RCC program through support from Michigan Economic Development Corporation.

Michigan Vacant Property Campaign: Partnership with several entities to assist local efforts addressing physical deterioration caused by vacant properties and preserving the places people live.

Michigan Green Communities Network: Collaborative effort to share resources and knowledge around clean energy and environmental sustainability.

Information, Resources & Consulting

E-books: *Ethics Handbook for Michigan Municipalities*; *Restoring Michigan Communities*; *Handbook for Municipal Officials*.

One-Pager Plus Fact Sheets: Summaries of common municipal topics available online.

Sample Documents: Contracts, ordinances, policies, resolutions, and Request for Proposals (RFPs) available on our website.

Inquiry Service: Information and custom research on your municipal questions.

Directory of Michigan Municipal Officials: Annual listing of elected and key appointed city and village officials.

The Review: Bi-monthly magazine geared specifically to the municipal audience.

Wage and Salary Database: Searchable database of 143 titles, available to respondents of the annual online survey.

Executive Search Service: Recruit the League to facilitate your executive search process.

Consulting Services: Draw on the League's expertise for your management consulting.

Education & Events

Elected Officials Academy: Certification program designed to help elected officials lead in the 21st century.

Seminars and workshops: On-site and online training opportunities.

Convention and Capital Conference: Gain tools to improve your community and receive the latest Lansing updates.



We love where you live.

Insurance & Employee Benefits *(premiums apply)*

League Workers' Compensation Fund: Group self-insurance fund offering affordable workers' compensation coverage.

League Liability and Property Pool: Covers community property and offers liability protection against most municipal exposures.

League Sponsored BCBSM Program: Provides access to BCBS health insurance for our member communities of under 100 employees.

Unemployment Compensation Fund: Helps members deal more effectively with unemployment claims.

Leadership & Professional Development Opportunities

League Leadership Positions: Opportunity to hold a League leadership position or serve on a board for the Elected Officials Academy, insurance programs, or the Michigan Municipal League Foundation.

Committees: Serve on a committee or taskforce.

Affiliate Organizations: Join one of several tailored organizations for leadership, networking, and training.

Voting Privileges: Voting privileges at the League's annual business meeting.

Savings, Vendor & Additional Services

Telecommunications: Cut telecom costs by partnering with Abilita, a telecommunications consulting leader.

U.S. Communities Government Purchasing Alliance: Favorable pricing for various products and services.

CDL Drug and Alcohol Testing Consortium: Random testing program in accordance with DOT regulations.

Classified Ads: Municipal job openings, as well as items for sale, on the League's website.

Business Alliance Program: Vendors providing services to the municipal market.

RFP Sharing Service: Access the companies in the League's Business Alliance Program to help get your RFPs to more prospective bidders.

MML Foundation

John Barr Scholarship: For local elected and appointed officials to use for leadership training.

Tim Doyle Scholarship: Helps newly elected officials attend the Elected Officials Academy Core Weekender seminar.

George D. Goodman Scholarship: Encourages high school and college students to pursue careers in public service.

Youth Scholarship Fund: Covers expenses for young people to attend the National League of Cities Summit.



We love where you live.

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: May 25, 2021	Title: Request for Authorization to Sign
Submitted By: Hope Griffith	Department: Planning & Economic Development
Brief Summary: Request to authorize Hope Griffith to sign documents on behalf of the City regarding City owned property disposition.	
Detailed Summary: Request to authorize Hope Griffith from the Planning Department to sign purchase agreements and closing documents for property transactions on behalf of the City.	
Amount Requested: None.	Amount Budgeted: \$0
Fund(s) or Account(s): N/A	Fund(s) or Account(s): N/A
Recommended Motion: Staff recommends approval to authorize and for the Mayor and Clerk to sign the resolution.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	

Resolution 2021-_____

RESOLUTION AUTHORIZING HOPE GRIFFITH TO SIGN OFF ON ALL PURCHASE AGREEMENTS AND CLOSING DOCUMENTS FOR PROPERTY TRANSACTION ON BEHALF OF THE CITY OF MUSKEGON.

Adopted this 25th day of May 2021.

By: _____

Stephen J. Gawron, Its Mayor

Attest: _____

Ann Meisch, Its City Clerk

Certification

This resolution was adopted at a meeting of the City Commission, held on May 25, 2021. The meeting was properly held and noticed pursuant to the Open Meetings Act of the State of Michigan, Act 267 of the Public Acts of 1976.

CITY OF MUSKEGON

By: _____

Ann Meisch, Its City Clerk

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: May 25, 2021	Title: Campbell Field Site Grading								
Submitted By: Joel Brookens	Department: Public Works								
Brief Summary: Authorize the award of the RFP – Campbell Field Site contract to the low bidder, Terra Contractors including Alternate #001.									
Detailed Summary: Staff solicited bids for site preparation and rehabilitation of the baseball fields located at Campbell Field per the attachments. Bids received are as follows: <table><thead><tr><th></th><th>Alternate #1</th></tr></thead><tbody><tr><td>• \$77,900.00 – Terra Contractors</td><td>\$17,500.00</td></tr><tr><td>• \$84,595.00 – Accurate Excavators</td><td>\$17,200.00</td></tr><tr><td>• \$192,000.00 – TJM Services</td><td>\$42,000.00</td></tr></tbody></table> Alternate #001 includes installation of sidewalk along the Barclay Street frontage of the park. This project proposes to utilize funding generated from the PILOT agreement with Royale Glen Townhouses. The RFP was posted prior to the updated purchasing policy as such the old purchasing policy was utilized for this document. Terra Contracting is located within the City of Muskegon, they do not propose to utilize prevailing wages on this project. The project would be constructed during the summer of 2021.			Alternate #1	• \$77,900.00 – Terra Contractors	\$17,500.00	• \$84,595.00 – Accurate Excavators	\$17,200.00	• \$192,000.00 – TJM Services	\$42,000.00
	Alternate #1								
• \$77,900.00 – Terra Contractors	\$17,500.00								
• \$84,595.00 – Accurate Excavators	\$17,200.00								
• \$192,000.00 – TJM Services	\$42,000.00								
Amount Requested: \$95,400.00	Amount Budgeted: \$156,000								
Fund(s) or Account(s): 404-TBD	Fund(s) or Account(s): 404-TBD								
Recommended Motion: Approve the award of the Campbell Field Site Prep contract to the low bidder, Terra Contracting with the Alternate #1 selected.									

Check if the following Departments need to approve the item first:

Police Dept. ☐

Fire Dept. ☐

IT Dept. ☐

For City Clerk Use Only:

Commission Action:

BID TABULATION

Project: RFP - Campbell Field Site Prep

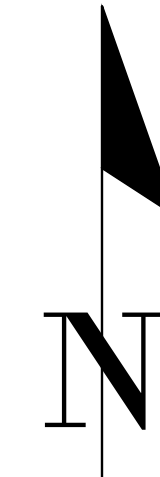
Bid opening Date: Tuesday, May 11, 2021; 2:00 pm

<u>Bidders:</u>	<u>Base bid</u>	<u>Alternate #1</u>
Terra Contractors, Muskegon	\$77,900.00	\$17,500.00
Accurate Excavators, Muskegon	\$84,595.00	\$17,200.00
TJM Services, Allegan	\$192,000.00	\$42,000.00

2000 SYD, 4"STONE DUST REM

YOUNG AVE

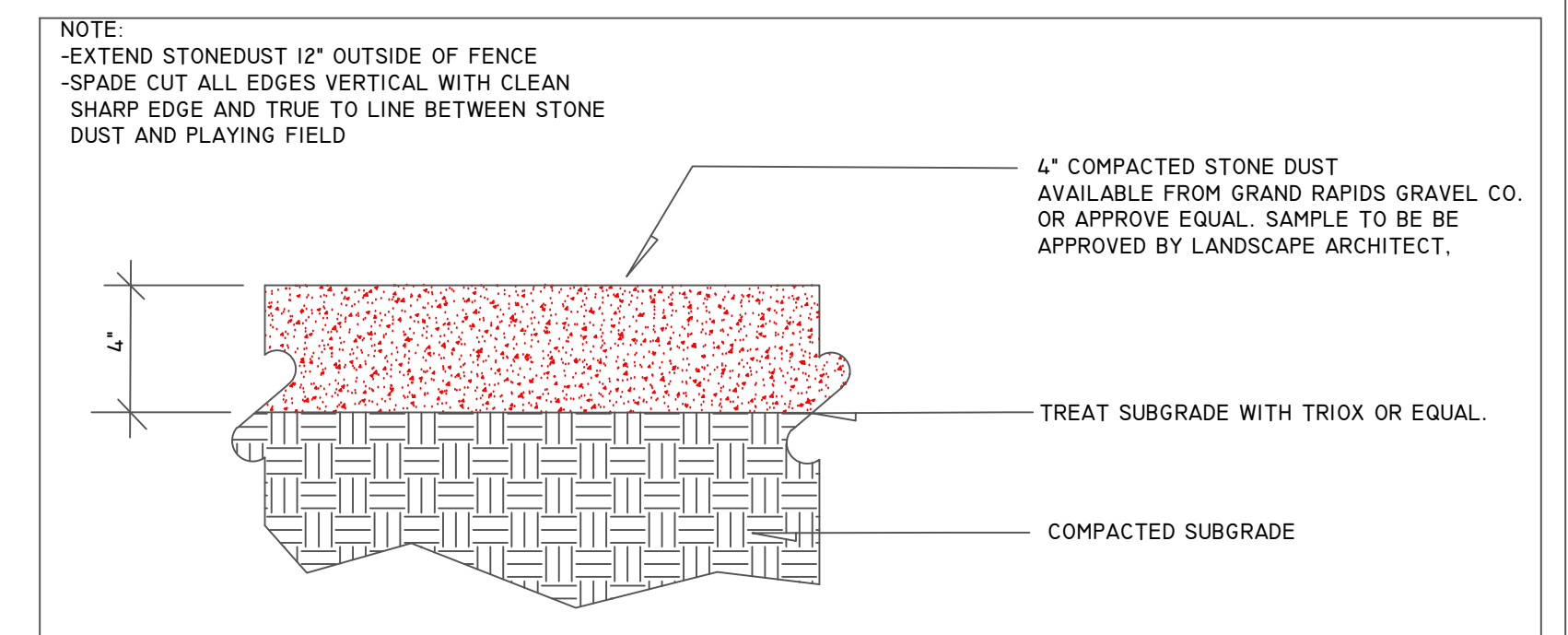
BARCLAY ST



1663 SYD PAVT REM

- REMOVE 4" STONE DUST, SALVAGE IF POSSIBLE.
REPLACE WITH 4" SOIL AND SEED
- REMOVE PARKING LOT AND DRIVE
REPLACE WITH 4" SOIL AND SEED
- FENCE/BUILDINGS REMOVED BY CITY
- GRAVEL REMOVE. REPLACE WITH 4" SOIL AND SEED
- REMOVE 4" TURF/ REPLACE WITH 4" STONE DUST
- TILL IN PLACE, 4" STONE DUST AT 3" DEPTH AND COMPACT
- CITY STORM SEWER
- EXISTING IRRIGATION AND SPRINKLERS
- PROPOSED IRRIGATION/QUICK COUPLER
- PROPOSED DRAIN TILE,
4" CORRUGATED PERFORATED PIPE
- PROPOSED 3140 SFT, CONC, SIDEWALK 4"

NOTE FROM RENOVATION PROJECT 2000, CONTRACTOR
TO MATCH SPECIFICATIONS FOR INFELD SURFACE



1400 FEET 4" PERFORATED PIPE , USING MDOT R-80-E
FOR BANK UNDERDRAIN. MODIFY WITH 4 INCHES TOPSOIL ON TOP OF PROFILE

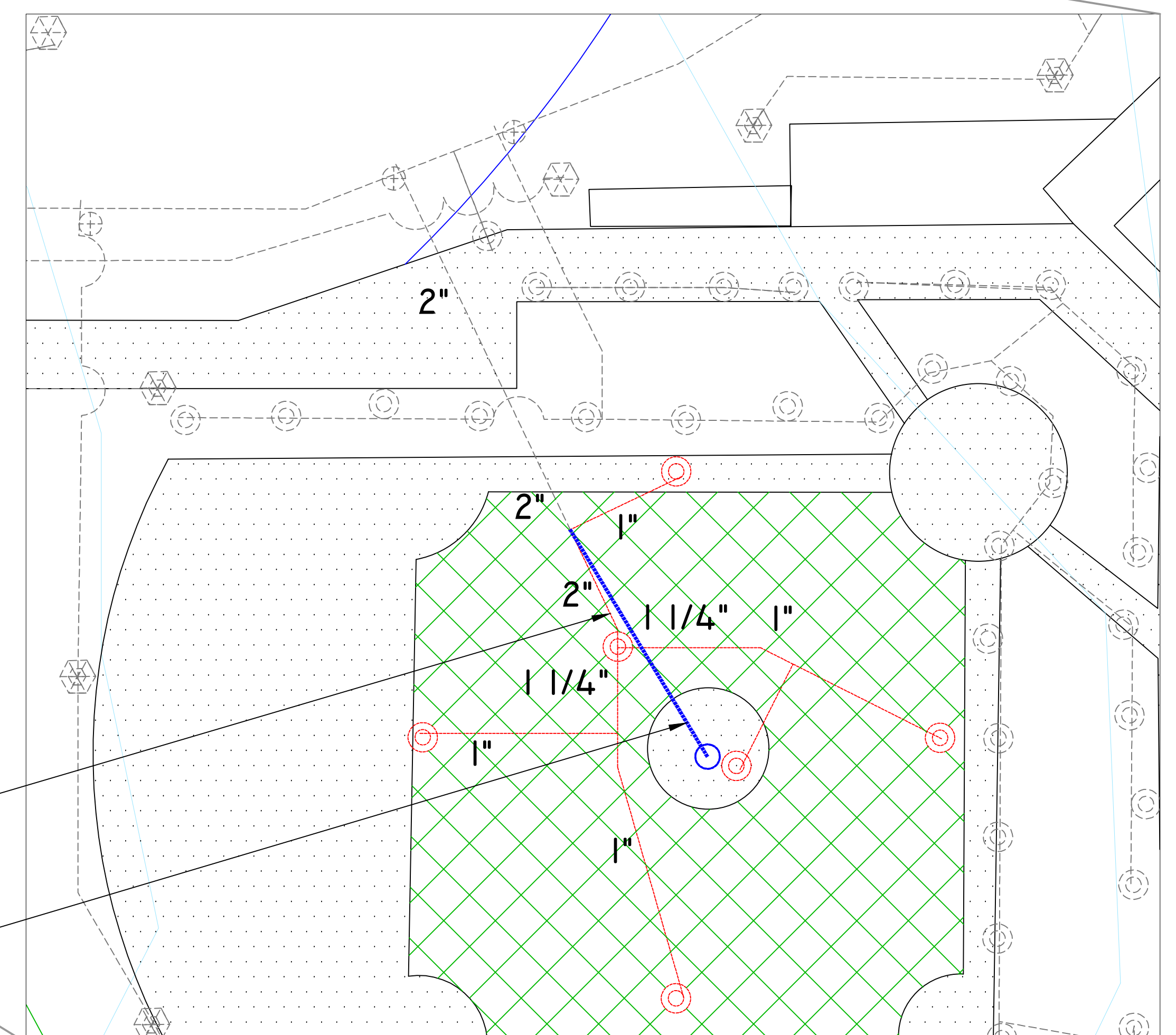
EXISTING SIDEWALK

PROP 3140 SFT, SIDEWALK, CONC, 4 INCH

NOTE: APPROX 3836 SYD OF 4" SOIL
OR
422 CUBIC YARDS FOR EXCAVATED AREAS

REMOVE LINES AND HEADS

1 EA REDUCER 2" TO 1"
41 FEET 1" SDR-7 POLYETHYLENE PIPE
1 EA TORO 1" QUICK COUPLER VALVE



NOTES:

Date:

Revisions:
1
2
3

Drawn: KEVIN A PARKER
Checked: 2/20
Date:

CAMPBELL FIELD

CITY OF MUSKEGON
OFFICE OF THE CITY ENGINEER

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: 5/25/2021	Title: Concession Agreement – TASTEE BBQ-N-CHICKEN
Submitted By: Doug Sayles/Leo Evans	Department: Public Works
Brief Summary: Staff is requesting permission to enter into a 1-year Contractual Concession Agreement, with Keith Carter of TASTEE BBQ-N-CHICKEN, at Pere Marquette Park, for the 2021 season.	
Detailed Summary: The Department of Public Works is requesting permission to enter into a 1-year Contractual Concession Agreement, for 2021, with Keith Carter of TASTEE BBQ-N-CHICKEN, for a Concession at Pere Marquette Park, as outline in their proposal. The business will be operating a mobile food truck, per their proposal. Commission is \$1,000.00 and 5% gross receipts annually.	
Amount Requested: \$0	Amount Budgeted: \$0
Fund(s) or Account(s): N/A	Fund(s) or Account(s): N/A
Recommended Motion: Authorize staff to enter into a 1-year Contractual Concession Agreement with Keith Carter of TASTEE BBQ-N-CHICKEN, at Pere Marquette Park for the 2021 season.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	

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Your Date NOW !!
231-329-0766

email: TasteaBBQ.n.chick



WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: May 25, 2021	Title: Sale – 304 Mason Ave.
Submitted By: Hope Griffith	Department: Planning Department
Brief Summary: City staff is seeking authorization to sell the City-owned home at 304 Mason to Branden M. Goller.	
Detailed Summary: The city constructed this house as part of the phase two of our infill housing program. Staff is recommending that the purchase agreement be approved, and 304 Mason Ave. be sold to Branden M. Goller at a cost of \$189,900.	
Amount Requested: None.	Amount Budgeted: \$0
Fund(s) or Account(s): N/A	Fund(s) or Account(s): N/A
Recommended Motion: Authorize the Code Coordinator to complete the sale of 304 Mason Ave, as described in the attached purchase agreement and to have the Mayor and Clerk sign the deed.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	

COVENANT DEED

THIS INDENTURE, made May 25, 2021, between the City of Muskegon, a municipal corporation whose address is 933 Terrace, Muskegon, Michigan 49440 (Grantor") and Branden M. Goller, whose address is 425 N. Martin Luther King Jr. Blvd., Lansing, Michigan 48915 ("Grantee").

That Grantor, for and in consideration of the sum of \$189,900.00 to it in hand paid by Grantee, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, convey, release, alien and confirm onto Grantee and to his/her/their heirs and/or assigns, FOREVER, certain parcel of land in the City of Muskegon, County of Muskegon and State of Michigan, described as follows:

The Southeasterly 70 feet of Lot 7, Block 388, Revised Plat (of 1903) of the City of Muskegon, Muskegon County, Michigan, as recorded in Liber 3 of Plats, Page 71.

Parcel Identification No. 61-24-205-388-0007-10,
Commonly known as: 304 Mason Avenue, Muskegon, MI 49441

State Exempt by MCL 207.526 Section (6(h)(i))
County Exempt by Act 327 PA 1968 Section (5(h)(i))

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to HAVE AND TO HOLD the said Premises unto Grantee and his/her/their heirs and/or assigns to the sole and only proper use, benefit and behalf of Grantee, his/her/their heirs and/or assigns, FOREVER, and Grantor covenants and agrees to and with Grantee that Grantor has not heretofore done, committed, or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the Premises hereby granted, or any part thereof, is, are or shall be charged or encumbered in title, estate or otherwise.

The covenants herein shall be binding upon and inure to the benefit of the respective heirs, successors and legal representatives of Grantors and Grantee.

Where applicable, pronouns and relative words used herein shall be read as plural, feminine or neuter.
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year first above written.
Signed and Sealed:

The City of Muskegon, a Municipal corporation

By Stephen J. Gawron, Its Mayor By Ann Marie Meisch, Its Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF Muskegon)

The foregoing instrument was acknowledged before me on May 25, 2021, by Stephen J. Gawron, Mayor and Ann Marie Meisch, Clerk of the City of Muskegon, a municipal corporation.

Notary Signature:
Notary Name Printed:
Notary Public County, Michigan
Acting in County
My term expires:

File No.: 348229LKR
Instrument Drafted By: Mariana Murillo VanDam
West Urban Realty
255 W. Western Ave.
Muskegon, MI 49440

Return to: Branden M.
Goller
304 Mason Avenue
Muskegon, MI 49441

WEST MICHIGAN REGIONAL PURCHASE AGREEMENT

DATE: 04/03/2021 (time) _____ MLS # 21005692 # _____
 SELLING OFFICE: Coldwell Banker Woodland Schmidt BROKER LIC.#: 6505346469 REALTOR® PHONE: 616-212-8044
 LISTING OFFICE: West Urban Realty REALTOR® PHONE: 616-366-2459

1. **Effective Date:** This Agreement is effective on the date of Seller's acceptance of Buyer's offer or Buyer's acceptance of any counteroffer, as the case may be, and this date shall hereafter be referred to as the "Effective Date". Further, any reference to "days" in this Agreement refers to calendar days. The first calendar day begins at 12:01 a.m. on the day after the Effective Date. Any reference to "time" refers to local time.

2. **Agency Disclosure:** The Undersigned Buyer and Seller each acknowledge that they have read and signed the Disclosure Regarding Real Estate Agency Relationships. The selling licensee is acting as (check one):

☐ Agent/Subagent of Seller ☒ Buyer's Agent ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Transaction Coordinator

Primary Selling Agent Name: Cindy Grodus Email: cindy.grodus@cbgreatlakes.com Lic.#: 6501410476

Alternate Selling Agent Name: _____ Email: _____ Lic.#: _____

3. **Seller's Disclosure Statement:** (This paragraph applies to sales of one-to-four family residential units.)

☐ Buyer has received the Seller's Disclosure Statement, dated _____ Seller certifies to Buyer that the Property is currently in the same condition as Seller previously disclosed in that statement. Seller agrees to inform Buyer in writing of any changes in the content of the disclosure statement.

☐ Buyer has not received the Seller's Disclosure Statement. Buyer may terminate this Agreement, in writing, any time prior to receipt of the Seller's Disclosure Statement. Once Buyer has received the Seller's Disclosure Statement, Buyer may terminate this Agreement, in writing, within 72 hours of receipt if the disclosure was received in person, or within 120 hours if received by registered mail. Exceptions: _____

☒ Seller is exempt from the requirements of the Seller Disclosure Act.

4. **Lead-Based Paint Addendum:** Transactions involving homes built prior to 1978 require a written disclosure which is hereby attached and will be an integral part of this Agreement.

5. **Property Description:** Buyer offers to buy the property located in the ☒ City ☐ Village ☐ Township of Muskegon, County of Muskegon, Michigan, commonly known as (insert mailing address: street/city/state/zip code)

304 Mason Ave, Muskegon, MI 49441

with the following legal description and tax parcel ID numbers:

Parcel B: The SE 70 ft of lot 7 of block 388 City of Muskegon, 1903 revised plat, part of section 19, T10N, R16W, City of Muskegon, Muskegon County, Michigan

PP# 24-205-388-0007-10

The following paragraph applies only if the Premises include unplatted land:

Seller agrees to grant Buyer at closing the right to make (insert number) 100% division(s) under Section 108(2), (3), and (4) of the Michigan Land Division Act. (If no number is inserted, the right to make divisions under the sections referenced above stays with any remainder of the parent parcel retained by Seller. If a number is inserted, Seller retains all available divisions in excess of the number stated; however, Seller and/or REALTOR® do not warrant that the number of divisions stated is actually available.) If this sale will create a new division, Seller's obligations under this Agreement are contingent on Seller's receipt of municipal approval on or before _____, of the proposed division to create the Premises.

6. **Purchase Price:** Buyer offers to buy the Property for the sum of \$ \$189,900
one hundred eighty-nine thousand nine hundred U.S. Dollars

7. **Seller Concessions**, if any: Seller to contribute \$5000 toward buyer's closing costs, pre-pays and escrow, etc.

8. **Terms:** The Terms of Purchase will be as indicated by "X" below: (Other unmarked terms of purchase do not apply.)

SOURCE OF FUNDS TO CLOSE: Buyer represents that the funds necessary to close this transaction on the terms specified below are currently available to Buyer in cash or an equally liquid equivalent.

If the Property's value stated in an appraisal obtained by Buyer or Buyer's lender is less than the Purchase Price, Buyer shall within three (3) days after receipt of the appraisal: 1) renegotiate with the Seller, 2) terminate the transaction, in which case Buyer shall receive a refund of Buyer's Earnest Money Deposit, or 3) proceed to close the transaction at the agreed Purchase Price.

☐ **CASH.** The full Purchase Price upon execution and delivery of Warranty Deed. Buyer Agrees to provide Buyer Agent/Dual Agent verification of funds within five (5) days after the Effective Date, and consents to the disclosure of such information to Seller and/or Seller's Agent. If verification of funds is not received within 5 days after the Effective Date, Seller may terminate this Agreement at any time before verification of funds is received by giving written notice to Buyer. Any appraisal required by Buyer shall be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement.

☒ **NEW MORTGAGE.** The full Purchase Price upon execution and delivery of Warranty Deed, contingent upon Buyer's ability to obtain a Conventional type 30 (year) mortgage in the amount of 100% of the Purchase Price bearing interest at a rate not to exceed 3.5% per annum (rate at time of loan application), on or before the date the sale is to be closed. Buyer agrees to apply for a mortgage loan, and pay all fees and costs customarily charged by Buyer's lender to process the application, within 3 days after the Effective Date, not to impair Buyers' credit after the date such loan is offered. ☐ Seller ☐ Buyer will agree to pay an amount not to exceed \$ _____ representing repairs required as a condition of financing. Buyer ☐ agrees ☐ does not agree to authorize Buyer's Agent/Dual Agent to obtain information from

Buyer's lender regarding Buyer's financing, and consents to the disclosure of this information to Seller and/or Seller's Agent.
Exceptions:

☐ SELLER FINANCING (check one of the following): ☐ CONTRACT or ☐ PURCHASE MONEY MORTGAGE

In the case of Seller financing, Buyer agrees to provide Seller with a credit report within 72 hours after the Effective Date. If the credit report is unacceptable to Seller, Seller shall have the right to terminate this offer within 48 hours of Seller's receipt, or if Buyer fails to provide said credit report to Seller within the time frame allotted, Seller shall have the right to terminate this offer within 48 hours. Seller is advised to seek professional advice regarding the credit report.

\$_____ upon execution and delivery of a _____ form (name or type of form and revision date), a copy of which is attached, wherein the balance of \$ _____ will be payable in monthly installments of \$ _____ or more including interest at _____ % per annum, interest to start on date of closing, and first payment to become due thirty (30) days after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Any appraisal required by Buyer shall be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement. Exceptions:

☐ EQUITY (check one of the following): ☐ Formal Assumption or ☐ Informal Assumption
Upon execution and delivery of: ☐ Warranty Deed subject to existing mortgage OR ☐ Assignment of Vendee Interest in Land Contract, Buyer to pay the difference (approximately \$ _____) between the Purchase Price above provided and the unpaid balance (approximately \$ _____) upon said mortgage or land contract, which Buyer agrees to assume and pay. Buyer agrees to reimburse Seller for accumulated funds held in escrow, if any, for payment of future taxes and insurance premiums, etc. Any appraisal required by Buyer shall be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement. Exceptions:

☐ OTHER: _____

9. **Contingencies:** Buyer's obligation to consummate this transaction (check one):

- ☒ **IS NOT CONTINGENT** - is not contingent upon the sale or exchange of any other property by Buyer.
- ☐ **IS CONTINGENT UPON CLOSING** - is contingent upon closing of an existing sale or exchange of Buyer's property located at:

A copy of Buyer's agreement to sell or exchange that property is being delivered to Seller along with this offer. If the existing sale or exchange terminates for any reason, Buyer will immediately notify Seller, and either party may terminate this Agreement in writing, within 3 days of Buyer's notice to Seller. If either party terminates, Buyer shall receive a refund of any applicable Earnest Money Deposit.

- ☐ **IS CONTINGENT UPON THE SALE AND CLOSING** - is contingent upon the execution of a binding agreement and the closing of a sale or exchange of Buyer's property located at _____ on or before _____. Seller will have the right to continue to market Seller's Property until Buyer enters into a binding agreement to sell or exchange Buyer's property and delivers a copy thereof to Seller. During such marketing period, Seller may enter into a binding contract for sale to another purchaser on such price and terms as the Seller deems appropriate. In such event, this Agreement will automatically terminate, Buyer will be notified promptly, and Buyer's Earnest Money Deposit will be refunded. Exceptions:

10. **Fixtures & Improvements:** The following is not intended to be an all-inclusive list of items included with the Property. All improvements and appurtenances are included in the Purchase Price, if now in or on the Property, unless rented, including the following: all buildings; landscaping; attached smart home devices; attached security systems; lighting fixtures and their shades and bulbs; ceiling fans; hardware for draperies and curtains; window shades and blinds; built-in kitchen appliances, including garbage disposal and drop-in ranges; wall to wall carpeting, if attached; all attached mirrors; all attached TV mounting brackets; all attached shelving; attached work benches; stationary laundry tubs; water softener; water heater; incinerator; sump pump; water pump and pressure tank; heating and air conditioning equipment (window units excluded); attached humidifiers; heating units, including add-on heating stoves and heating stoves connected by flue pipe; fireplace screens, inserts, and grates; fireplace doors, if attached; liquid heating and cooking fuel tanks; TV antenna and complete rotor equipment; satellite dish and necessary accessories and complete rotor equipment; all support equipment for inground pools; screens and storm windows and doors; awnings; installed basketball backboard, pole and goal; mailbox; flagpole(s); fencing, invisible inground fencing and all related equipment, including collars; detached storage buildings; underground sprinkling, including the pump; installed outdoor grills; all plantings and bulbs; garage door opener and control(s); and any and all items and fixtures permanently affixed to the Property; **and also includes:**

Dishwasher; Microwave; GAS Range (See #26 in PA) ; Refrigerator
Garage Door Opener; Home Warranty

but does not include:

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11. **Heating and Cooking Fuels:** Liquid heating and cooking fuels in tanks are included in the sale and will transfer to Buyer at time of possession unless usage is metered (in which case it is not included in the sale). Sellers are responsible for maintaining heating and cooking liquid fuels at an operational level and shall not permit fuels to fall below 10% in the tank(s) at the time of possession, except that the tank(s) may be empty only if now empty. Further, Seller is precluded from removing fuel from tank(s) other than what is expended through normal use. Exceptions:

N/A

12. **Assessments (choose one):**

If the Property is subject to any assessments,

- ☒ Seller shall pay the entire balance of any such assessments that are due and payable on or before the day of closing (regardless of any installment arrangements), except for any fees that are required to connect to public utilities.
- ☐ Seller shall pay all installments of such assessments that become due and payable on or before day of closing. Buyer shall assume and pay all other installments of such assessments.

13. **Property Taxes:** Seller will be responsible for any taxes billed prior to those addressed below. Buyer will be responsible for all taxes billed after those addressed below.

Buyer is also advised that the state equalized value of the Property, principal residence exemption information and other real property tax information is available from the appropriate local assessor's office. Buyer should not assume that Buyer's future tax bills on the Property will be the same as Seller's present tax bills. Under Michigan law, real property tax obligations can change significantly when property is transferred.

☐ No proration. (Choose one):

- ☐ Buyer ☐ Seller will pay taxes billed summer _____(year);
- ☐ Buyer ☐ Seller will pay taxes billed winter _____(year);

- ☒ Calendar Year Proration (all taxes billed or to be billed in the year of the closing). Calendar year tax levies will be estimated, if necessary, using the taxable value and the millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying for January 1 through the day before closing.

☐ Fiscal Year Proration - Taxes will be prorated as though they are paid in (choose one): ☐ advance. ☐ arrears.

Fiscal Year will be assumed to cover a 12-month period from date billed, and taxes will be prorated to the date of closing. Fiscal year tax levies will be estimated, if necessary, using the taxable value and millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying through the day before closing. Exceptions:

14. **Well/Septic:** Within ten (10) days after the Effective Date, Seller will arrange for, at Seller's expense, an inspection of the primary well used for human consumption (including a water quality test for coliform bacteria and nitrates) and septic systems in use on the Property. The inspection will be performed by a qualified inspector in a manner that meets county (or other local governmental authority, if applicable) protocol. Seller will also follow any governmental rules regarding pumping of tanks.

Where no county or government protocol is in place, Seller will arrange for, at Seller's expense, well and septic inspections (as referenced above) by a qualified inspector. Seller will have tanks pumped, unless a qualified inspector determines, in writing, that pumping is not necessary.

If any report discloses a condition unsatisfactory to Buyer, or doesn't meet county standards that are a condition of sale, Buyer may, within three (3) days after Buyer has received the report, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions. If Buyer fails to make a written proposal within the above referenced time period, then Buyer will be deemed to have accepted the well/septic as-is. Seller will respond in writing within three (3) days to Buyer's request. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's proposal, Buyer will have three (3) days to provide written notice of termination of this Agreement and receive a refund of any applicable Earnest Money Deposit. If Buyer fails to terminate the contract, Buyer will proceed to closing according to the terms and conditions of this Agreement. Exceptions:

15. **Inspections & Investigations:**

Inspections: Buyer, or someone selected by Buyer, has the right to inspect the buildings, premises, components and systems, at Buyer's expense. Any damage, misuse, abuse, or neglect of any portion of the Property or premises as a result of inspections will be Buyer's responsibility and expense. **In the event of VA financing, Seller will pay for the inspection for termites and other wood destroying insects.**

Investigations: It is Buyer's responsibility to investigate (i) whether the Property complies with applicable codes and local ordinances and whether the Property is zoned for Buyer's intended use; (ii) whether Buyer can obtain a homeowner's insurance policy for the Property at price and terms acceptable to Buyer; (iii) and whether or not the Property is in a flood zone.

All inspections and investigations will be completed within ten (10) days after the Effective Date. If the results of Buyer's inspections and investigations are not acceptable to Buyer, Buyer may, within the above referenced period, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions. If Buyer fails to make a written proposal within the above referenced time period, then Buyer will be

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deemed to have accepted the Property as-is. Seller may negotiate with Buyer, or by written notice to Buyer, accept Buyer's proposal or terminate this Agreement. If Seller fails to respond, or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's proposal, Buyer shall have three (3) days to provide written notice of termination of this Agreement and receive a refund of any applicable Earnest Money Deposit. If Buyer fails to terminate this Agreement within said three (3) day period, Buyer will be deemed to accept the Inspections & Investigations and will proceed to closing according to the terms and conditions of this Agreement.

☐ Buyer has waived all rights under this Inspections & Investigations paragraph.

16. **Municipal Compliances:** Seller will arrange and pay for current certificates of occupancy, sidewalk compliance, and smoke detector ordinances, if applicable.

17. **Title Insurance:** Seller agrees to convey marketable title to the Property subject to conditions, limitations, reservation of oil, gas and other mineral rights, existing zoning ordinances, and building and use restrictions and easements of record. An **expanded coverage** ALTA Homeowner's Policy of Title Insurance in the amount of the Purchase Price shall be ordered by Seller and furnished to Buyer at Seller's expense, and a commitment to issue a policy insuring marketable title vested in Buyer, including a real estate tax status report, will be made available to Buyer within **ten (10) days** after the Effective Date. If Buyer so chooses, or if an expanded policy is not applicable, then a **standard** ALTA Owners' Policy of Title Insurance shall be provided.

If Buyer objects to any conditions, Buyer may, within three (3) days of receipt of the Title Commitment, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions. If Buyer fails to make a written proposal within the above referenced time period, then Buyer will be deemed to have accepted the Title Commitment as-is. Seller may negotiate with Buyer, or by written notice to Buyer, accept Buyer's proposal or terminate this Agreement. If Seller fails to respond, or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's proposal, Buyer shall have three (3) days to provide written notice of termination of this Agreement and shall receive a refund of any applicable Earnest Money Deposit. If Buyer fails to terminate this Agreement within said three (3) day period, Buyer will be deemed to accept the Title Commitment as-is and will proceed to closing according to the terms and conditions of this Agreement. Exceptions:

Buyer side title and closing with Chicago Title

18. **Property Survey:** Broker advises that Buyer should have a survey performed to satisfy Buyer as to the boundaries of the Property and the location of improvements thereon.

☒ Buyer or ☐ Seller (check one) shall within ten (10) days of the Effective Date, order, at their expense, a boundary survey with iron corner stakes showing the location of the boundaries, improvements and easements in connection with the Property. Upon receipt of the survey, Buyer will have three (3) days to review the survey. If the survey shows any condition, in Buyer's sole discretion, which would interfere with Buyer's intended use of the Property, the marketability of the title, or zoning non-compliance, then Buyer may, within said three (3) day period, terminate this Agreement, in writing, and Buyer will receive a full refund of Buyer's Earnest Money Deposit.

☐ No survey. Buyer has waived all rights under this paragraph.

When closing occurs, Buyer shall be deemed to have accepted the boundaries of the Property and the location of such improvements thereon. Exceptions:

19. **Home Protection Plan:** Buyer and Seller have been informed that home protection plans may be available. Such plans may provide additional protection and benefit to the parties. Exceptions:

20. **Prorations:** Rent; association dues/fees, if any; insurance, if assigned; interest on any existing land contract, mortgage or lien assumed by Buyer; will all be adjusted to the date of closing.

21. **Closing:** If agreeable to Buyer and Seller, the sale will be closed as soon as closing documents are ready, but not later than 05/14/2021. An additional period of fifteen (15) days will be allowed for closing to accommodate the correction of title defects or survey problems which can be readily corrected, or for delays in obtaining any lender required inspections/repairs. During this additional period, the closing will be held within 5 days after all parties have been notified that all necessary documents have been prepared. Buyer and Seller will each pay their title company closing fee, if applicable, **except in the case of VA financing where Seller will pay the entire closing fee.** Exceptions:

22. **Possession:** Seller will maintain the Property in its present condition until the completion of the closing of the sale. Possession to be delivered to Buyer, subject to rights of present tenants, if any.

☒ At the completion of the closing of the sale.

☐ At ☐ a.m. ☐ p.m. on the day **after** completion of the closing of the sale, during which time Seller will have the privilege to occupy the Property and hereby agrees to pay Buyer \$ as an occupancy fee for this period payable at closing, WITHOUT PRORATION. Payment shall be made in the form of cash or certified funds.

If Seller fails to deliver possession to Buyer on the agreed date, Seller shall become a tenant at sufferance and shall pay to Buyer as liquidated damages \$ per day plus all of the Buyer's actual reasonable attorney's fees incurred in removing the Seller from the Property.

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If Seller occupies the Property after closing, Seller will pay all utilities during such occupancy. Buyer will maintain the structure and mechanical systems at the Property. However, any repairs or replacements necessitated by Seller's misuse, abuse, or neglect of any portion of the Property will be Seller's responsibility and expense.

On the agreed delivery date, Seller shall deliver the Property free of trash and debris and in broom-clean condition, shall remove all personal property (unless otherwise stated in this or an additional written agreement), shall make arrangements for final payment on all utilities, and shall deliver all keys to Buyer. Exceptions:

23. **Earnest Money Deposit:** For valuable consideration, Buyer gives Seller until 7:00pm (time) on 04/04/2021 (date), to deliver the written acceptance of this offer and agrees that this offer, when accepted by Seller, will constitute a binding Agreement between Buyer and Seller. An Earnest Money Deposit in the amount of \$ 1000 shall be submitted to CBWS - Trust (insert name of broker, title company, other) within 72 hours of the Effective Date of this Agreement, and shall be applied against the Purchase Price. If the Earnest Money Deposit is not received within 72 hours of the Effective Date or is returned for insufficient funds, Seller may terminate this Agreement until such time as the Earnest Money Deposit is received. If Seller terminates this Agreement under this provision, Seller waives any claim to the Earnest Money Deposit. If the sale is not closed due to a failure to satisfy a contingency for a reason other than the fault of Buyer, the Earnest Money Deposit shall be refunded to Buyer. If the sale is not closed as provided in this Agreement and Buyer and Seller do not agree to the disposition of the Earnest Money Deposit, then Buyer and Seller agree that the Broker holding the Earnest Money Deposit may notify Buyer and Seller, in writing, of Broker's intended disposition of the Earnest Money Deposit. If Buyer and Seller do not object to such disposition in writing within fifteen (15) days after the date of Broker's notice, they will be deemed to have agreed to Broker's proposed disposition; if either Buyer or Seller object and no mutually agreeable disposition can be negotiated, Broker may deposit the funds by interpleader with a court of proper jurisdiction or await further actions by Buyer and Seller. In the event of litigation involving the deposit, in whole or in part, either the Seller or the Buyer that is not the prevailing party, as determined by the court, will reimburse the other for reasonable attorneys' fees and expenses incurred in connection with the litigation, and will reimburse the Broker for any reasonable attorneys' fees and expenses incurred in connection with any interpleader action instituted. If the entity holding the Earnest Money Deposit is not the Broker, then to the extent that the terms of any escrow agreement conflict with this paragraph, then the terms and conditions of the escrow agreement shall control.
24. **Professional Advice:** Broker hereby advises Buyer and Seller to seek legal, tax, environmental and other appropriate professional advice relating to this transaction. Broker does not make any representations or warranties with respect to the advisability of, or the legal effect of this transaction. Buyer further acknowledges that REALTOR® above named in the Agreement hereby recommends to Buyer that an attorney be retained by Buyer to pass upon the marketability of the title and to ascertain that the required details of the sale are adhered to before the transaction is consummated. Buyer agrees that Buyer is not relying on any representation or statement made by Seller or any real estate salesperson (whether intentionally or negligently) regarding any aspect of the Property or this sale transaction, except as may be expressly set forth in this Agreement, a written amendment to this Agreement, or a disclosure statement separately signed by Seller.
25. **Disclosure of Information:** Buyer and Seller acknowledge and agree that the Purchase Price, terms, and other details with respect to this transaction (when closed) are not confidential, will be disclosed to REALTORS® who participate in the applicable Multiple Listing Service, and may otherwise be used and/or published by that Multiple Listing Service in the ordinary course of its business.
26. **Other Provisions:**
Gas range and gas line installation during the construction process to be included in the purchase price.
27. **Mergers and Integrations:** This Agreement is the final expression of the complete agreement of Buyer and Seller, and there are no oral agreements existing between Buyer and Seller relating to this transaction. This Agreement may be amended only in writing signed by Buyer and Seller and attached to this Agreement.
28. **Fax/Electronic Distribution and Electronic Signatures:** Buyer and Seller agree that any signed copy of this Agreement, and any amendments or addendums related to this transaction, transmitted by facsimile or other electronic means shall be competent evidence of its contents to the same effect as an original signed copy. Buyer and Seller further agree that an electronic signature is the legal equivalent of a manual or handwritten signature, and consent to use of electronic signatures. Buyer and Seller agree that any notice(s) required or permitted under this Agreement may also be transmitted by facsimile or other electronic means.
29. **Wire Fraud:** Seller and Buyer are advised that wire fraud is an increasingly common problem. If you receive any electronic communication directing you to transfer funds or provide nonpublic personal information (such as social security numbers, drivers' license numbers, wire instructions, bank account numbers, etc.), **even if that electronic communication appears to be from the Broker, Title Company, or Lender, DO NOT** reply until you have verified the authenticity of the email by direct communication with Broker, Title Company, or Lender. **DO NOT** use telephone numbers provided in the email. Such requests may be part of a scheme to steal funds or use your identity.

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9:10 PM EDT
dotloop verified

Buyer's Initials


04/11/21
3:44 PM EDT
dotloop verified

Seller's Initials

30. Buyer's Approval and Acknowledgment: Buyer approves the terms of this offer and acknowledges receipt of a copy of this offer.Buyer 1 Address 425 N Martin Luther King Jr Blvd, Lansing, MI 48915

X

*Branden M Goller*dotloop verified
04/10/21 9:10 PM EDT
GMCU-7GB5-UUKQ-YTUP

Buyer

Buyer 1 Phone: (Res.) 616-550-0681 (Bus.) _____

Branden M Goller

Print name as you want it to appear on documents.

Buyer 2 Address _____

X

Buyer 2 Phone: (Res.) _____ (Bus.) _____

Print name as you want it to appear on documents.

31. Seller's Response: The above offer is approved: ☒ As written. ☐ As written except:

Counteroffer, if any, expires _____, at _____ (time). Seller has the right to withdraw this counteroffer and to accept other offers until Seller or Seller's Agent has received notice of Buyer's acceptance.

32. Certification of Previous Disclosure Statement: Seller certifies to Buyer that the Property is currently in the same condition as disclosed in the Seller's Disclosure Statement dated _____ (check one): ☐ Yes ☐ No. Seller agrees to inform Buyer in writing of any changes in the content of the disclosure statement prior to closing.**33. Notice to Seller:** Seller understands that consummation of the sale or transfer of the Property described in this Agreement will not relieve Seller of any liability that Seller may have under the mortgages to which the Property is subject, unless otherwise agreed to by the lender or required by law or regulation. Buyer and Seller are advised that a Notice to Seller & Buyer of Underlying Mortgage form is available from the respective agents via the West Michigan REALTOR® Boards.**34. Listing Office Address:** _____ Listing Broker License # _____Listing Agent Name: Mariana Murillo VanDam Listing Agent License # _____**35. Seller's Approval and Acknowledgment:** Seller approves the terms of this Agreement and acknowledges receipt of a copy. If Seller's response occurs after Buyer's offer expires, then Seller's response is considered a counteroffer and Buyer's acceptance is required below.

X (Seller's Signature, Date, Time):

*Frank Peterson*dotloop verified
04/11/21 4:25 PM EDT
KPIJ-CBLJ-DQYI-H5K9Is Seller a U.S. Citizen? ☒ Yes ☐ No*

Print name as you want it to appear on documents.

X (Seller's Signature, Date, Time):

Is Seller a U.S. Citizen? ☐ Yes ☐ No*

Print name as you want it to appear on documents.

Seller's Address: _____ Seller's Phone (Res.) _____ (Bus.) _____

* If Seller(s) is not a U.S. Citizen, there may be tax implications and Buyer and Seller are advised to seek professional advice.

36. Buyer's Receipt/Acceptance: Buyer acknowledges receipt of Seller's response to Buyer's offer. In the event Seller's response constitutes a counteroffer, Buyer accepts said counteroffer. All other terms and conditions in the offer remain unchanged.

X (Buyer's Signature, Date, Time):

*Branden M Goller*dotloop verified
04/13/21 7:53 PM EDT
PGM6-HIN7-E65V-4E30

X (Buyer's Signature, Date, Time):

37. Seller's Receipt: Seller acknowledges receipt of Buyer's acceptance of counter offer.

X (Seller's Signature, Date, Time):

*Frank Peterson*dotloop verified
04/11/21 3:44 PM EDT
UQKD-I6KO-BAP1-WFCI

X (Seller's Signature, Date, Time):

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Date

Time

Buyer's Initials


 04/11/21
 3:44 PM EDT
 dotloop verified

Seller's Initials

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: 5-25-2021	Title: Muskegon Lakeside Social District plan & map approval
Submitted By: Dave Alexander	Department: Economic Development
Brief Summary: With state enabling legislation for Social Districts, city staff is proposing a second Muskegon Social District in the Lakeside Business District for approval of a plan and district map and filing them with the Michigan Liquor Control Commission.	
Detailed Summary: Public Act 124 of 2020 allows cities to create Social Districts and within them Common Areas where alcoholic beverages from participating licensed establishments can be possessed and consumed outside of the establishments' service areas. A Downtown Muskegon Social District was approved in August 2020 and has created fun and new energy in the downtown, while assisting participating restaurants and bars to expand business during COVID-19 restrictions. Lakeside Business District establishments have requested the City Commission adopt a second, smaller Social District in Lakeside. The Lakeside district would be managed by the city's business development manager in conjunction with a number of city departments. The plan addresses a year-round, seven-day-a-week Social District in terms of marked boundaries, hours of operation, enforcement, security, design of a cup sticker, sanitation, marketing and entertainment. Since the May 10 work session, the draft plan and accompanying map have been developed. The district would include three establishments. Two non-profit social clubs are included along with the Safe Harbor Great Lakes Marina in the common area to provide flexibility of future optional participation. Staff has brought together a working group of participating establishment representatives to agree to the funding model of downtown with a 35-cent sticker per cup charge that would pay for all of the city's cost in implementing and managing the district. A resolution supporting the Muskegon Lakeside Social District plan and accompanying district map is attached. If approved, the resolution, plan and map will be sent to the Michigan Liquor Control Commission, operational details set and implementation begun. Participating licensee permit recommendation approvals will come to the City Commission in separate items if the district is approved.	
Amount Requested: none	Amount Budgeted:
Fund(s) or Account(s):	Fund(s) or Account(s):
Recommended Motion: To approve the Muskegon Lakeside Social District and Map and direct the clerk and mayor to file it with the Michigan Liquor Control Commission and authorize staff to implement.	
Check if the following Departments need to approve the item first: Police Dept. ☐	

Fire Dept. ☐

IT Dept. ☐

For City Clerk Use Only:

Commission Action:

RESOLUTION APPROVING MUSKEGON LAKESIDE SOCIAL DISTRICT

PLAN AND MAP

City of Muskegon

County of Muskegon, Michigan

Minutes of a Regular Meeting of the City Commission of the City of Muskegon, County of Muskegon, Michigan (the "City"), held virtually, live on the city's FaceBook page per the governor's COVID-19 executive order on open meetings, on the 25th day of May, 2021 at 5:30 p.m., prevailing Eastern Time.

PRESENT:

ABSENT:

The following preamble and resolution were offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, in accordance with Public Act 124 of 2020 on the establishment of Social Districts within a Michigan city; and

WHEREAS, COVID-19 pandemic has caused unprecedented economic disruption worldwide and within our local business community; and

WHEREAS, restaurants and bars, which have been key contributors to the historic redevelopment of Muskegon's Lakeside Business District, have been and will continue to be hard hit by the economic impact of the pandemic; and

WHEREAS, increasing availability of outdoor spaces for dining and drinking will help Lakeside and its businesses recover; and

WHEREAS, Public Act 124 of 2020 empowers local governments like the City of Muskegon to enhance its business districts with Social Districts and accompanying Common Areas where purchasers may consume and possess alcoholic beverages sold by multiple qualified Michigan Liquor Commission licensees who obtain Social District Permits; and

WHEREAS, the City Commission has received requests to designate a Lakeside Social District; and

WHEREAS, the City Commission has considered the potential impact of the requested Social District on the public health, safety and welfare of the city; and

WHEREAS, the City Commission desires to designate a Muskegon Lakeside Social District with Common Area,

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The following Muskegon Lakeside Social District containing a Common Area is designated described in the attached plan and map, and
2. That the Common Area within the Social District, the City Manager, or his designee, is authorized to make minor and reasonable adjustments to the Common Area to safeguard public health, safety and welfare, and
3. That the Social District and Common Area have at least two qualified, participating and permitted Liquor Control Commission licensees, and
4. That the signage placed to clearly define and mark the limits of the Common Area shown in the plan and on the Muskegon Lakeside Social District map, and
5. The management and maintenance of the Social District and Common Area shall be conducted by city staff in accordance with the operational details in the plan, and
6. That the Social District and Common Area shall be maintained in a manner that protects the health and safety of the city, and
7. That, if the Muskegon Lakeside Social District and Common Area are deemed to be a public health and safety concern, a public hearing revoking the plan will be held before the City Commission in accordance with Act. 124 of 2020.

Be it Further Resolved that the Mayor and City Clerk are hereby authorized to execute all documents necessary to file the Muskegon Lakeside Social District plan and map with the Michigan Liquor Control Commission.

AYES:

NAYS:

RESOLUTION DECLARED APPROVED.

Stephen J Gawron, Mayor

Ann Marie Meisch, City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, County of Muskegon, State of Michigan, at a regular meeting held on May 25, 2021 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended and modified by the governor's COVID-19 executive order and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Ann Marie Meisch, City Clerk

Muskegon Lakeside Social District Plan

Introduction:

The City of Muskegon seeks to take advantage of Michigan Public Act 124 of 2020 signed in to law on July 1, 2020. This is enabling legislation that would allow Michigan municipalities to establish Social Districts that allows for “common areas” where two or more contiguous licensed establishments (bars, distilleries, breweries, restaurants and tasting rooms) could sell alcoholic beverages in special cups to be taken into the area for consumption. Muskegon city administration through a collaboration of all City Hall departments designated in August 2020 a Muskegon Downtown Social District and the policies, parameters and management of this new community development tool. A second Social District in the City will serve the establishments in the Lakeside Business District. A Muskegon Lakeside Social District Plan has been shared with Lakeside businesses and residents. This Muskegon Lakeside Social District Plan will be presented to the Muskegon City Commission for approval and sent on to the Michigan Liquor Control Commission for state concurrence.

Management:

The Muskegon Lakeside Social District would be created and managed by the city through its economic development department and business development manager. The district management and operations would be assisted by the city’s public safety, public works, clerk and finance departments.

District boundaries:

The Muskegon Lakeside Social District would have a common area along Lakeshore Drive from Addison Street to Moon Street. (map attached)

The Muskegon Lakeside Social District includes properties on the southside of Lakeshore Drive from Addison to Moon and on the northside of Lakeshore Drive from Moon up to but not including the The Lakeside Emporium.

Streets in the Social Districts would remain open to traffic and for parking, unless parking spaces are given to outdoor dining. The district is being proposed with the expectation of certain properties being developed that would include future businesses with liquor licenses that might expand the common area. In the future, the district maybe extended west of Moon Street along Lakeshore Drive to accommodate future growth and development.

Potential participating license holders:

Muskegon Lakeside Social District – The Marine Tap Room, Lakeshore Tavern, Wonderland Distilling Co., Muskegon Recreation Club and the Lakeside Veterans Club.

Participating license holders would be asked to sign a Social District agreement with the city, which must approve social district permits issued by the MLCC. This allows a license holder to sell alcoholic beverages in special district cups in its service area to be taken into the common area for consumption.

Non-alcohol businesses within the district:

There are businesses which could be in the common area and allow for Social District beverages to be brought into those places of business. Examples would be retail outlets such as Art Cats Gallery, BananaDog Tea, Level 6, Lakeside Landing, Bellasimi Boutique among others.

Operations:

The Muskegon Lakeside Social Districts would operate year round. Operations would be seven days a week. The common areas would be open from 11 a.m. until 11 p.m. Before 11 a.m. and after 11 p.m., Social District beverages would not be able to be possessed nor consumed in the common areas. After hours, consumption of alcoholic beverages would have to be contained within the license holders' service areas.

It is the intent of city administration to begin implementing the Muskegon Lakeside Social Districts in the summer of 2021, if possible.

District designation and marking:

The boundaries of the Muskegon Lakeside Social Districts would be clearly designated and marked with signs and graphics on streets and sidewalks. The signs could be accompanied by a trash receptacle for customers to dispose of used district cups as they exit the district.

Social District financing:

The Muskegon Lakeside Social District established, implemented and managed by the City of Muskegon must generate enough revenue to cover its costs. Like the Muskegon Downtown Social District, a surcharge on beverages purchased for possession and consumption in the common areas though an upcharge on stickers purchased through the city for establishments' own cups. Participating establishments could handle the surcharge however they choose within their product price structure. Revenues would pay for initial implementation such as signs and trash receptacles and ongoing costs such as the stickers, security-enforcement, sanitation, marketing-promotion and entertainment.

Social District logo and beverage containers:

The Muskegon Lakeside Social Districts should have a name for branding and marketing purposes but must have a unique logo for use on the non-glass district beverage cups of no more than 16 ounces. The clear plastic cups must also have a logo or name identifying the establishment. Muskegon Lakeside Social District cups may not be reused, must remain in the

establishment where they were purchased or in the common area and may not be taken into an establishment that did not sell the beverage.

Muskegon Lakeside Social District may explore the use of cups that can be recycled or composted.

Security-enforcement:

Security and enforcement in the Muskegon Lakeside Social Districts would be provided by the Muskegon Police Department. The Muskegon Lakeside Social District may hire certified private security personnel to assist within the district.

Insurance:

The city would insure its management and operation of the Muskegon Lakeside Social District through its municipal umbrella insurance policy. Participating license holders would be left to secure their own liability insurance as they deem necessary.

Sanitation:

The Muskegon Public Works Department with heavy assistance from participating establishments would provide sanitation within the district including trash removal, litter pick up on a daily basis and deployment of portable toilets, if needed. Each participating license holder would be required to have a city provided trash receptacle outside of its entrances for the disposal of district cups and empty those receptacles when needed. The city would maintain its current Lakeside trash receptacles and could expand the number in areas where establishments are not available to assist.

Marketing and promotion:

The Muskegon Lakeside Social District should have a branded name for marketing purposes and a unique logo. Marketing would be done through traditional free media and paid advertising along with extensive social media. The district needs its own Facebook page, other social media accounts and website, through the Lakeside District Association and/or the Lakeside Business Improvement District/Lakeside Corridor Improvement Authority.

Entertainment/food trucks:

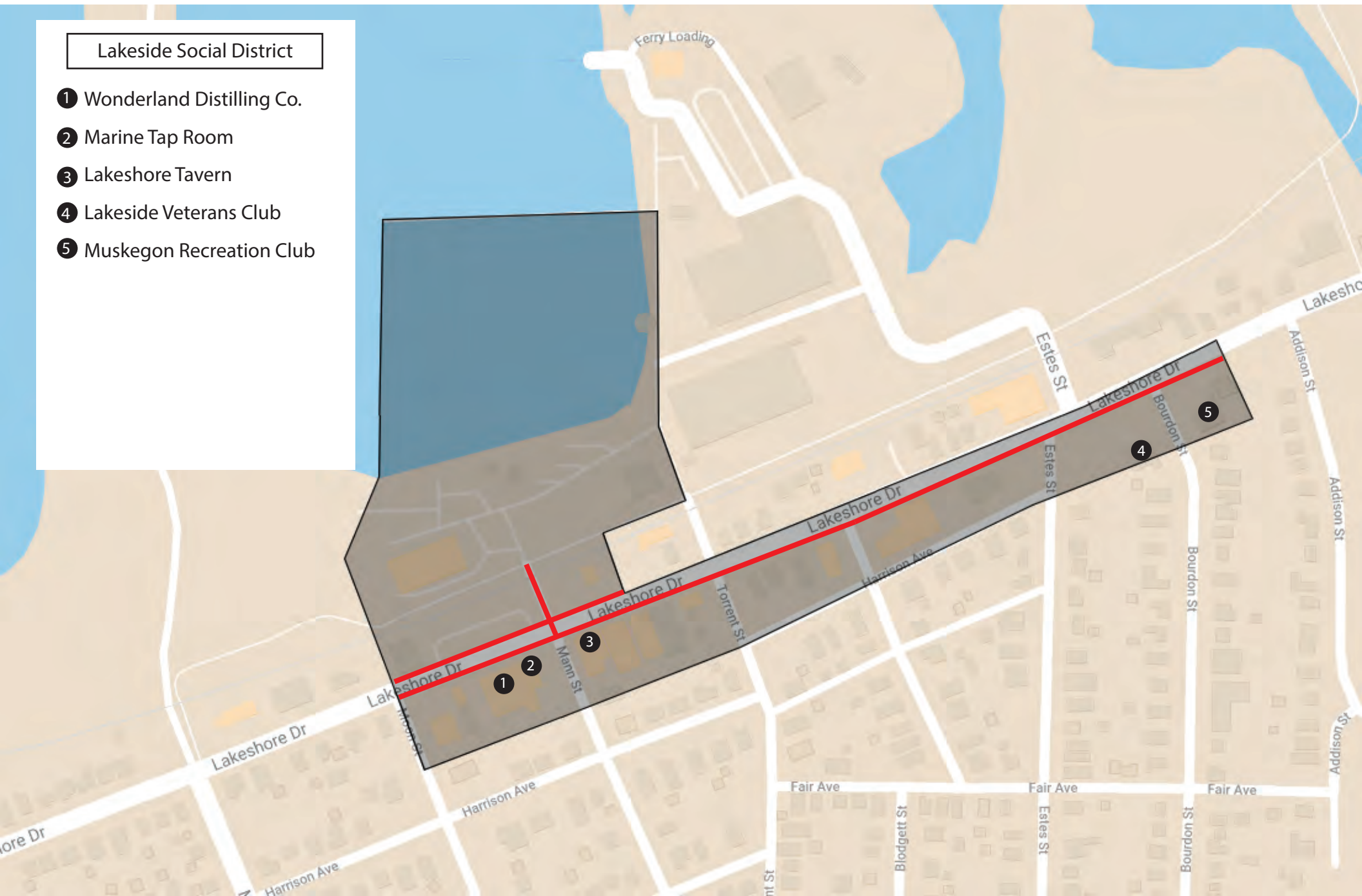
The Muskegon Lakeside Social District has the opportunity to provide entertainment on a regular basis and food trucks when warranted. The district includes common areas that can include a small community pocket park and a private parking lot, both on Lakeshore Drive. The district could also coordinate and promote individual establishments wanting to feature musical entertainment. Finally, food trucks could be introduced to drive visitors into the district and create a street-fair atmosphere when deemed necessary.

Festivals/special events:

The state's Social District law does not allow special event liquor licenses to participate in a Social District. The Muskegon Lakeside Social District will not be closed down due to a non-profit "beer tent" but ongoing coordination and collaboration with Lakeside events and festivals would be needed.

Lakeside Social District

- ❶ Wonderland Distilling Co.
- ❷ Marine Tap Room
- ❸ Lakeshore Tavern
- ❹ Lakeside Veterans Club
- ❺ Muskegon Recreation Club



WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: 5-25-2021	Title: Social District Permit recommendation
Submitted By: Dave Alexander	Department: Economic Development
Brief Summary: The City Commission must recommend approval of the Michigan Liquor Control Commission permits of participating licensed establishments in the Downtown Muskegon Social District.	
Detailed Summary: With the establishment of the Downtown Muskegon Social District, participating licensed establishments must receive a Social District permit from the Michigan Liquor Control Commission. The MLCC must first receive a recommendation for approval from the City Commission before granting the permits. You handled the initial eight such requests at your Aug. 25 and Sept. 8 meetings and added others as they have been since. The attached resolution is for Muskegon Brewing Co. LLC, d/b/a No Name Saloon, which is seeking a Social District permit from the state and seeking City Commission recommended approval. The Social District plan identifies 22 potential participating licensees within the district. Other licensed establishments may file a Social District permit application in the future.	
Amount Requested: None	Amount Budgeted:
Fund(s) or Account(s):	Fund(s) or Account(s):
Recommended Motion: To approve the resolution recommending Michigan Liquor Control Commission approval of Social District permits in the Downtown Muskegon Social District and to direct the City Clerk to certify the City Commission action with the MLCC.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	

RESOLUTION RECOMMENDING DOWNTOWN MUSKEGON SOCIAL DISTRICT

PERMIT APPLICATION APPROVAL

City of Muskegon

County of Muskegon, Michigan

Minutes of a Regular Meeting of the City Commission of the City of Muskegon, County of Muskegon, Michigan (the "City"), held virtually and at Muskegon City Hall, 933 Terrace, Muskegon, MI 49440 on the 25th day of May, 2021 at 5:30 p.m., prevailing Eastern Time.

PRESENT:

ABSENT:

The following preamble and resolution were offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, in accordance with Public Act 124 of 2020 on the establishment of Social Districts within a Michigan city; and

WHEREAS, COVID-19 pandemic has caused unprecedented economic disruption worldwide and within our local business community; and

WHEREAS, restaurants and bars, which have been key contributors to the historic redevelopment of Downtown Muskegon, have been and will continue to be hard hit by the economic impact of the pandemic; and

WHEREAS, increasing availability of outdoor spaces for dining and drinking will help downtown and its businesses recover; and

WHEREAS, Public Act 124 of 2020 empowers local governments like the City of Muskegon to enhance its downtowns with Social Districts and accompanying Common Areas where purchasers may consume and possess alcoholic beverages sold by multiple qualified Michigan Liquor Commission licensees who obtain Social District Permits; and

WHEREAS, the City Commission has designated a Downtown Muskegon Social District and Common Area, and

WHEREAS, the city has received requests from multiple qualified licensees to recommend approval of their Social District Permit applications by the Michigan Liquor Control Commission, and

WHEREAS, the licensed establishments are contiguous to the Common Area within the Social District, and

WHEREAS, the City Commission desires to recommend approval of the Social District Permit applications,

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Social District Permit Applications from the following licensees are recommended by the City Commission to consideration and approval by the Michigan Liquor Control Commission:
 - a. Muskegon Brewing Co. LLC, d/b/a No Name Saloon, 609 W. Western Ave, Muskegon, MI 49440.
 - b.
2. The City Clerk is authorized and directed to provide each applicant with a certification of this action in the form specified by the Michigan Liquor Control Commission.

AYES:

NAYS:

RESOLUTION DECLARED APPROVED.

Stephen J Gawron, Mayor

Ann Marie Meisch, City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, County of Muskegon, State of Michigan, at a regular meeting held on May 25, 2021 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, in addition to Public Act 228 of 2020, and that the minutes of said meeting were kept and will be or have been made available as required by said Acts.

Ann Marie Meisch, City Clerk



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: **Q&.q 1,S7**
Request ID: _____
(For MLCC Use Only)

Social District Permit Application

Part 1 - Licensee Information

Individuals, please state your legal name. Corporations or limited Liability Companies, please state your name as it appears on your Articles of Incorporation/ Organization.

Licensee name: Muskegon Brewing Co. LLC d/b/a No Name Saloon		
Address: 609 W. WESTERN AVE		
City: Muskegon	State: Mi	Zip Code: 49440
Contact Name: MIKE KROCK	Phone: 704-577-7358	Email: Rugleaver@MSN.COM

Part 2 - Required Documents & Fees

☒ Local Governmental Unit Approval <i>Approval from the local governmental unit (city council, township board, village council) is required to be submitted with this application (See page 2 for approval form)</i>	
D \$70.00 Inspection Fee (MLCC Fee code 4036)	TOTAL DUE: Make checks payable to State of Michigan
D \$250.00 Social District Permit Fee (MLCC Fee Code 4081)	

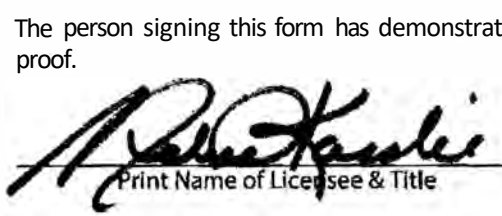
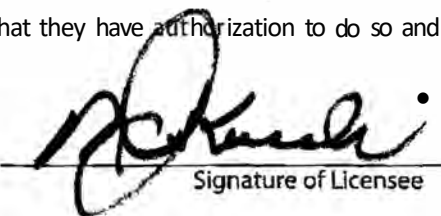
Leave Blank - MLCC Use Only

Part 3 - Signature of Licensee

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this permit for the sale of alcoholic liquor on the licensed premises.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing false or fraudulent information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

 Print Name of Licensee & Title	 Signature of Licensee	5.6.2021 Date
--	---	-------------------------

Please return this completed form and fees to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Hand deliveries: Constitution Hall -525 W. Allegan Street, Lansing, MI 48933
Overnight deliveries: 2407 N Grand River Avenue, Lansing, MI 48906
Fax with Credit Card Authorization to: 517-284-8557

of Mis.,

STATE OF MICHIGAN- LIQUOR CONTROL COMMISSION

This to certify that this establishment is licensed to sell the beer, wine, and spirits for the consumption on the premises and has them for sale at which beer/wine and spirits are to be sold to customers, served to customers, or consumed by customers, and has also paid the required statutory fee.

ADDI: r: IO-N-ALBAR PERMIT

Authorized by Administrative Rule R 436.1023(3)

THIS IS NOT A LICENSE

BUSINESS ID: 0269657
MUSKEGON BREWING CO., LLC

PERMIT#:
20-2954 -1

NO NAME SALOON

LICENSE#:
Class C, L-000435941
MUSKEGON BREWING CO., LLC

609 W WESTERN AVE,
MUSKEGON MI 49440-1026

1

This Permit Expires on The Same Date As The License Expires

1
2020:2021

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: May 25, 2021	Title: Traffic Control Order
Submitted By: Doug Sayles/Leo Evans	Department: Traffic/Engineering
Brief Summary: Approval of Traffic Control Order #68-(2021) for the installation of a "Stop Sign" on the Southwest corner of 4 th Street at Western Avenue.	
Detailed Summary: To approve the submitted Traffic Control Order, #68-(2021) and authorize staff to install a "Stop Sign" on the Southwest corner of 4 th Street at Western Avenue. This location is currently unregulated as the exit from the Convention Center.	
Amount Requested: None	Amount Budgeted:
Fund(s) or Account(s):	Fund(s) or Account(s):
Recommended Motion: To approve the installation of a "Stop Sign" at the Southwest corner of 4 th Street at Western Avenue, per the submitted Traffic Control Order #68-(2021).	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	

City of Muskegon Traffic Control Order No. 68-(2021)

The following regulatory sign(s) shall be Installed/Removed at/from the location(s) specified below under location in accordance with the Michigan Manual of Uniform Traffic Control.

Device/Regulatory Sign(s) to be Installed/Removed: *Installation of a "Stop Sign" at the Southwest corner of 4th Street at Western Avenue*

Location: *Southwest corner of 4th Street @ Western Avenue at the exit from the Convention Center.*

Recommendation:

Director of Public Works Date: ____/____/____

Police Chief Date: ____/____/____

City Manager Date: ____/____/____

Commission Approval (required for Permanent TCO only):

Commission Action # Date: ____/____/____

Installation/removal

Date assigned: ____/____/____ By: _____
Traffic Supervisor

Date completed: ____/____/____ By: _____
Traffic Department Employee

☐ **Temporary;** does not require Commission Action, good for 90-days from Installation/Removal Date.

☐ **Permanent;** requires Commission Action

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: 5-25-2021	Title: Public Hearing on Harbor 31 LLC (Viridian Shores) Redevelopment Brownfield Plan, 150 Viridian Drive
Submitted By: Peter Wills	Department: Economic Development
Brief Summary: To hold a public hearing on the request for a Brownfield Plan Amendment for Harbor 31 LLC (Viridian Shores) and to consider the attached resolution.	
Detailed Summary: Harbor 31 LLC proposes a Brownfield Amendment for its first phase of the Viridian Shores at Harbor 31 residential development on 3.5 acres at 150 Viridian Drive, site of the former Teledyne Continental Motors industrial facility. Plans for the \$15.2 million initial investment for redevelopment activities include the construction of 33 two-story residential homes (including a combination of 15 single-family free-standing homes and 18 multifamily duplex style homes). Development is expected to start in Spring 2021 and continue through 2023. Future project phases include the construction of a 118-unit senior living community, a 134-unit Boardwalk Flats market-rate apartment building, a 44,000 square foot retail and 120-unit apartment complex, a four-story 107 room hotel, a retail boat sales and on-demand boat storage facility and a 100 slip marina with eight dedicated shopper docks. The project is expected to have a significant economic impact to the area through the creation of over 1,200 construction-related jobs along with nearly 550 FTE (full-time equivalent) jobs. The initial plan includes \$4.018M in eligible costs. It is a local-only property tax capture plan, although through statute the plan is eligible for \$76,900 for eligible environmental costs captured by state educational millage through EGLE. The local only EGLE eligible costs are \$782,000 and include \$600,000 for due care and \$80,000 for response activities. Local only MSF eligible costs are \$3.159M and include \$40,000 demolition, \$60,000 asbestos abatement, \$380,000 site preparation and \$730,000 for infrastructure improvements. The initial capture for phase one is estimated at \$1.81M over the 26 years. Capture of tax increment revenues for Developer reimbursement is anticipated to commence in 2025 (after the sunset of the Smart Zone tax abatement for the property) and end in 2047, a total of 26 years. This Plan Amendment assumes approximately five years of additional capture of tax increment revenues (following Developer reimbursement) for deposit into a Local Brownfield Revolving Fund, if available. There is a 15 percent contingency in the plan. A request for 5% interest is included for all accrued and unreimbursed eligible activities on a yearly basis. There is an annual \$10,000 administrative fee paid to the BRA. The BRA approved the Harbor 31 LLC Brownfield Amendment at its May 11, 2021 meeting.	
Amount Requested: N/A	Amount Budgeted: N/A
Fund(s) or Account(s):	Fund(s) or Account(s):
Recommended Motion: To close the public hearing and approve the Brownfield Plan Amendment for Harbor 31 LLC (Viridian Shores) at 150 Viridian Drive with the attached resolution, authorizing the Mayor and City Clerk to sign.	
Check if the following Departments need to approve the item first:	

Police Dept. ☐

Fire Dept. ☐

IT Dept. ☐

For City Clerk Use Only:

Commission Action:

**City of Muskegon
Brownfield Redevelopment Authority
County of Muskegon, State of Michigan**

RESOLUTION APPROVING REVISED BROWNFIELD PLAN AMENDMENT

Viridian Shores at Harbor 31 Redevelopment Project

Minutes of a regular meeting of the Board of the City of Muskegon Brownfield Redevelopment Authority, County of Muskegon, State of Michigan, held on the 11th day of May 2021 at 10:30 a.m., prevailing Eastern Time.

PRESENT: Members M. Bottomley (Muskegon MI), B. Hastings (Muskegon MI.), M. Kleaveland (Muskegon MI.), M. Johnson Sr. (Norton Shores), H. Systema (Muskegon MI.), J. Wallace Jr. (Muskegon MI.), F. Peterson (Muskegon MI.), F. DePung (Muskegon MI.), S. Black (Muskegon MI.), D. Kalisz (Muskegon MI.)

ABSENT: Members D. Pollock, J. Riegler, J. Moore

The following preamble and resolution were offered by Member M. Kleaveland, and supported by Member H. Sytsema.

WHEREAS, a Brownfield Plan has been adopted pursuant to Act 381, Public Acts of Michigan, 1996, as amended ("Act 381"), a copy of which is on file with the Secretary of the City of Muskegon Brownfield Redevelopment Authority (the "Authority"); and

WHEREAS, the Authority is authorized to approve amendments to the Brownfield Plan and recommends the Amendment to add eligible properties within the Viridian Shores at Harbor 31 Redevelopment Project for approval to the City of Muskegon, County of Muskegon, State of Michigan (the "City").

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Approval of Brownfield Plan. The Board hereby adopts and approves the

Brownfield Plan Amendment for the Viridian Shores at Harbor 31 Redevelopment Project and recommends the approval of the Brownfield Plan Amendments by the Muskegon City Commission.

2. Public Hearing. The Board hereby requests city personnel to provide a notice of Public Hearing on the proposed Brownfield Plan Amendments, and further requests that such hearing notice be provided to all taxing jurisdictions. Notice of the time and place of the hearing shall be given pursuant to Act 267, Public Acts of Michigan, 1976, as amended ("Open Meetings Act").

3. Deliver Resolution and Brownfield Plan to City. The Chair of the Authority is directed to deliver a certified copy of this resolution and the Brownfield Plan Amendments to the City Clerk.

4. Disclaimer. By adoption of this resolution and approval of the Brownfield Plan Amendments, the Authority assumes no obligation or liability to the owner, developer or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this resolution and Brownfield Plan Amendments.

5. Work Plan Transmittal. The Chair of the Authority shall be authorized to transmit to the Michigan Strategic Fund, the Michigan Economic Development Corporation and/or the Michigan Department of Environmental Quality, on behalf of the Authority, a final Act 381 Work Plan that has been reviewed and approved by the Authority.

6. Repealer. All resolutions and parts of resolution in conflict with the provisions of this resolution are hereby repealed or amended to the extent of such conflict.

AYES: M Bottomley, B Hastings, M Kleaveland, M Johnson Sr., H Systema, J. Wallace Jr., F. Peterson, F. DePung, S. Black, D. Kalisz

NAYS: None

RESOLUTION DECLARED ADOPTED.

c-f f h t v fl- t1 JJ----A
Martha Bottomley, Chair
City of Muskegon Brownfield Redevelopment Authority

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the City of Muskegon Brownfield Redevelopment Authority, County of Muskegon, State of Michigan, at a regular meeting held on May 11, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Martha Bottomley
Martha Bottomley, Chair
City of Muskegon Brownfield Redevelopment Authority

RESOLUTION APPROVING THE BROWNFIELD PLAN AMENDMENT

Harbor 31 LLC 150 Viridian Drive

(Viridian Shores at Harbor 31 Redevelopment Project)

City of Muskegon

County of Muskegon, Michigan

2021-52(A)

Minutes of a Regular Meeting of the City Commission of the City of Muskegon, County of Muskegon, Michigan (the "City"), virtually on the City of Muskegon's Facebook Page on the 25th day of May, 2021 at 5:30 p.m., prevailing Eastern Time.

PRESENT: Rinsema-Sybenga, Emory, Johnson, Gawron, Hood, Ramsey, and German

ABSENT: None

The following preamble and resolution were offered by Commissioner Rinsema-Sybenga and supported by Commissioner Emory.

WHEREAS, in accordance with the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381"), the City of Muskegon Brownfield Redevelopment Authority (the "Authority") has prepared and approved a Brownfield Plan Amendment to add Harbor 31 LLC, 150 Viridian Drive; and

WHEREAS, the Authority has forwarded the Brownfield Plan Amendment to the City Commission requesting its approval of the Brownfield Plan Amendment; and

WHEREAS, the City Commission has provided notice and a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to express their views and recommendations regarding the Brownfield Plan Amendment, as required by Act 381; and

WHEREAS, not less than 10 days has passed since the City Commission provided notice of the proposed Brownfield Plan to the taxing units; and

WHEREAS, the City Commission held a public hearing on the proposed Brownfield Plan on May 25, 2021.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. That the Brownfield Plan constitutes a public purpose under Act 381.
2. That the Brownfield Plan meets all the requirements of Section 13(1) of Act 381.
3. That the proposed method of financing the costs of the eligible activities, as identified in the Brownfield Plan and defined in Act 381, is feasible and the Authority has the authority to arrange the financing.
4. That the costs of the eligible activities proposed in the Brownfield Plan are reasonable and necessary to carry out the purposes of Act 381.
5. That the amount of captured taxable value estimated to result from the adoption of the Brownfield Plan is reasonable.
6. That the Brownfield Plan in the form presented is approved and is effective immediately.
7. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

Be it Further Resolved that the Mayor and City Clerk are hereby authorized to execute all documents necessary or appropriate to implement the provisions of the Brownfield Plan.

AYES: Hood, Ramsey, German, Rinsema-Sybenga, Emory, Johnson, and Gawron

NAYS: None

RESOLUTION DECLARED APPROVED.

Stephen J Gawron, Mayor

Ann Marie Meisch, City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, County of Muskegon, State of Michigan, at a regular virtual meeting held on May 25, 2021 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and altered under Michigan Governor's Executive Order 2020-75 (COVID-19) and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Ann Marie Meisch, City Clerk

**City of Muskegon
Brownfield Redevelopment Authority**

**Brownfield Plan Amendment for the
Viridian Shores at Harbor 31
150 Viridian Drive
Muskegon, Michigan**

Approved by the City of Muskegon Brownfield Redevelopment Authority

Approved by the City of Muskegon Board of Commissioners

Prepared with the assistance of:

Fishbeck

1515 Arboretum Drive SE

Grand Rapids, Michigan 49546

616-464-3876

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Attachment C Environmental Data Tables and Map

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1.0 Introduction

The City of Muskegon Brownfield Redevelopment Authority (the “Authority” or MBRA) was established by the City of Muskegon pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic development incentives through tax increment financing for certain eligible properties.

This Brownfield Plan Amendment (“Plan Amendment”) serves as an amendment to the City of Muskegon’s existing Brownfield Plan, allowing inclusion of the eligible property described in Sections 1.1 and 1.2 below. Incorporation of eligible property into the City’s Brownfield Plan permits the use of tax increment financing to reimburse Viridian Land Shores Co, LLC (“Developer”) for the cost of eligible activities required to redevelop the eligible property. See Attachment A for copies of Plan Amendment resolutions.

1.1 Proposed Redevelopment and Future Use for the Eligible Property

The Developer is proposing to redevelop a portion of the former Continental Motors industrial site located at 105 Viridian Drive, Muskegon, Michigan (the “Property”). Proposed redevelopment activities include the construction of 33 two-story residential homes (including a combination of 15 single-family free-standing homes and 18 multi-family duplex style homes) with options for rooftop seating overlooking Muskegon Lake (the “Project”). The Project will create a walkable community that provides access to Muskegon Lake, greenspace areas, and downtown Muskegon. Sustainable development concepts are proposed throughout the Project including green building techniques and low-impact development stormwater management. Total private investment, not including property acquisition, is approximately \$15,200,000. The development will create approximately 10-20 new jobs (office and maintenance). Project renderings are provided as Attachment B.

The development is expected to start in Spring 2021 and continue through 2023.

1.2 Eligible Property Information

The 3.5-acre Property is located in downtown Muskegon along the south shore of Muskegon Lake. The Property has been historically utilized for industrial purposes dated back to the 1800s. Based on a recent Phase II Environmental Site Assessment (ESA) completed in 2021 and historical environmental investigations conducted over the past 25 years, these past industrial uses have resulted in widespread contamination across the Property. Known contaminants in the soil with concentrations exceeding Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 Generic Residential Cleanup Criteria (GRCC) include heavy metals and volatile organic compound (VOCs). Groundwater contaminants with concentrations identified above Part 201 GRCC consist of VOCs.

The Developer is not a liable party and completed a Baseline Environmental Assessment (BEA) in accordance with Part 201 of the Natural Resources and Environmental Protection Act, 1995 PA 451, as amended (NREPA).

Given the known contamination, the Property is a “facility” pursuant to Part 201 of NREPA. As such, it is considered an “eligible property” as defined by the Michigan Redevelopment Financing Act, Act 381 of 1996.

Maps depicting the location and layout of the Property are attached as Figures 1 and 2. Environmental data tables are provided in Attachment C.

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

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

Act 381 provides pre-approval for certain activities that have been conducted at the Property. Additional activities require BRA approval for reimbursement from local, school operating, and state education taxes. Tax increment revenues will be used to reimburse the Developer for the following eligible activities.

Tables 1a, 1b and 1c below provide an eligible activity cost summary for the Project.

Table 1a-Summary of Eligible Activity Costs	
EGLE Eligible Activities	Estimated Cost
<u>Department Specific Activities</u>	
Site Assessment and BEA Activities	\$11,200
Due Care Planning	\$30,000
Documentation of Due Care Compliance	\$12,000
Health and Safety Plan/Soil Management Plan	\$3,700
EGLE Eligible Activities Sub-Total	\$56,900
Brownfield Plan Amendment/Act 381 Work Plan Preparation	\$15,000
Brownfield Plan Amendment Implementation	\$5,000
EGLE ELIGIBLE ACTIVITIES TOTAL COST	\$76,900

Table 1b-Summary of Eligible Activity Costs	
Local Only EGLE Eligible Activities	Estimated Cost
Due Care (Sub-Total)	\$600,000
<i>Volatilization to Indoor Air Mitigation</i>	\$360,000
<i>Engineered Barriers</i>	\$100,000
<i>Dewatering</i>	\$140,000
Response Activities (Sub-Total)	\$80,000
<i>Contaminated Soil/Fill Material Removal, Disposal and Oversight</i>	\$80,000
Local Only EGLE Eligible Activities Sub-Total	\$680,000
Contingency (15%)	\$102,000
Local Only EGLE ELIGIBLE ACTIVITIES TOTAL COST	\$782,000

Table 1c-Summary of Eligible Activity Costs	
Local Only MSF Eligible Activities	Estimated Cost
Demolition (Sub-Total)	\$40,000
Asbestos Abatement (Sub-Total)	\$60,000
Infrastructure Improvement (Sub-Total)	\$730,000
<i>Urban Stormwater Management System</i>	\$121,000
<i>Electric</i>	\$136,000
<i>Landscaping</i>	\$90,000
<i>Utility Connection Fees</i>	\$35,000
<i>Signage</i>	\$15,000
<i>Concrete and Asphalt</i>	\$191,000
<i>Water and Sanitary Sewer Mains</i>	\$142,000
Site Preparation (Sub-Total)	\$380,000
<i>Clearing and Grubbing</i>	\$5,000
<i>Geotechnical Engineering & Investigation</i>	\$90,000
<i>Grading and Land Balancing</i>	\$65,000
<i>Engineered Fill Import and Placement</i>	\$100,000
<i>Temporary Erosion Control, Fencing and Security</i>	\$55,000
<i>Relocation of Utilities</i>	\$65,000
Local only MSF Eligible Activities Sub-Total	\$1,210,000
Contingency (15%)	\$181,500
Brownfield Plan Amendment/Act 381 Work Plan Preparation	\$15,000
Brownfield Plan Amendment Implementation	\$6,500
Interest (5%)*	\$1,746,180
LOCAL ONLY MSF ELIGIBLE ACTIVITIES TOTAL COST	\$3,159,180

*Interest calculated yearly based on eligible activity costs accrued

Total EGLE and local only MSF eligible activities costs is **\$4,018,080**.

2.2 Summary of Eligible Activities

Eligible activities as defined by Act 381 and included in this Plan Amendment consist of the following:

Pre-Approved Department Specific Activities: These activities are permitted to occur prior to Plan Amendment approval. Preparation of a Phase I ESA, BEA and due care documents are necessary to protect the new Property owner/Developer from liability for environmental contamination. Additional due care assessment and/or planning activities are anticipated, including but not limited to preparation of a soil management plan and health and safety plan. Pre-approved activities can be reimbursed from state school and local tax increment revenues.

Due Care Activities: Due care activities will include implementation of vapor intrusion mitigation systems, as applicable, to prevent unacceptable exposures to potential indoor air inhalation concerns. Engineered barriers will be utilized to protect against direct contact concerns related to known contamination. During construction activities, dewatering is anticipated. Contaminated groundwater will be properly managed to comply with due care. Due care costs will include environmental consultant oversight and management.

Asbestos Abatement: An asbestos wrapped pipe was identified on the property during assessment activities and will need to be properly abated prior to redevelopment activities.

Demolition: Select Site demolition will be necessary to facilitate safe redevelopment and reuse of the Property.

Infrastructure Improvements: Infrastructure improvements include urban stormwater management, electric utilities, landscaping, utility connection fees, signage, concrete and asphalt pavement and water and sanitary sewer main upgrades. Costs will include oversight, management, and professional fees associated with these activities.

Site Preparation: Site preparation is expected to include clearing and grubbing, geotechnical engineering, grading and land-balancing, engineered fill import and placement, temporary erosion control, fencing and security and relocation of utilities. Costs will include oversight, management, and professional fees associated with these activities.

Contingency: A 15% is included for all eligible activities not already completed to accommodate unexpected conditions encountered during the project.

Plan Amendment and Act 381 Work Plan (if necessary) Preparation: This Plan Amendment was required for authorization of reimbursement to the Developer from tax increment revenues under Public Act 381 of 1996, as amended. An Act 381 Work Plan may be prepared in the future.

Interest: 5% interest is included for all accrued and unreimbursed eligible activity on a yearly basis.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

For the purposes of this Plan Amendment, the taxable value base year is 2021. The 2021 taxable value of the eligible property is \$400,000. After completion of the development, the taxable value is estimated at \$7,433,369. This Plan Amendment assumes a 1.5% annual increase in the taxable value of the eligible property. Initial capture is anticipated to begin in 2025 (after the sunset of the Smart Zone tax abatement for the property).

The estimated captured taxable value for the redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2: Tax Increment Revenue Capture). Actual taxable values and tax increment revenues may vary year to year based on economic and market conditions, tax incentives, building additions, and property improvements, among other factors.

A summary of the estimated reimbursement schedule by year and in aggregate is presented as Table 3: Tax Increment Revenue Reimbursement Allocation.

Method of Financing and Description of Advances Made by the Municipality

The cost of the eligible activities included in this Plan Amendment will be paid for by the Developer. The Developer will seek reimbursement for eligible activity costs through capture of available local and state (as applicable) tax increment revenues as permitted by Act 381. Refer to Attachment D for a copy of the Reimbursement Agreement.

2.4 Maximum Amount of Note or Bonded Indebtedness

Bonds will not be issued for this Project.

2.5 Duration of Brownfield Plan

Capture of tax increment revenues for Developer reimbursement is anticipated to commence in 2025 and end in 2047, a total of 26 years. This Plan Amendment assumes approximately five years of additional capture of tax increment revenues (following Developer reimbursement) for deposit into a Local Brownfield Revolving Fund, if available.

2.6 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdiction

The estimated amount of tax increment revenues to be captured for this redevelopment from each taxing jurisdiction by year and in aggregate is presented in Tables 2 and 3.

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

- The legal description is as follows:

150 Viridian Drive

CITY OF MUSKEGON LAKESHORE SMARTZONE SITE CONDOMINIUM UNIT A 3RD AMENDMENT TO MASTER DEED L4189/P164 MASTER DEED RECORDED L3505/P491 SUBJ TO ELECTRIC ESMNT L3591/P578 SBJT TO ELECTRIC ESMNT L3630/P646 SBJT TO UNDERGROUND ELECTRIC LN ESMNT L3719/P211 SBJT TO UNDERGROUND ELECTRIC LN ESMNT L3728/P997

- The Property layout is depicted on Figure 2.
- The Property is considered an “eligible property” as defined by Act 381 because the Property is a facility pursuant to Part 201. Facility verification is included in Attachment C.
- New personal property added to the Property is included as part of the Eligible Property to the extent it is taxable.

2.8 Estimates of Residents and Displacement of Individuals/Families

No residents or families will be displaced because of the Project.

2.9 Plan for Relocation of Displaced Persons

Not applicable.

2.10 Provisions for Relocation Costs

Not applicable.

2.11 Strategy for Compliance with Michigan's Relocation Assistance Law

Not applicable.

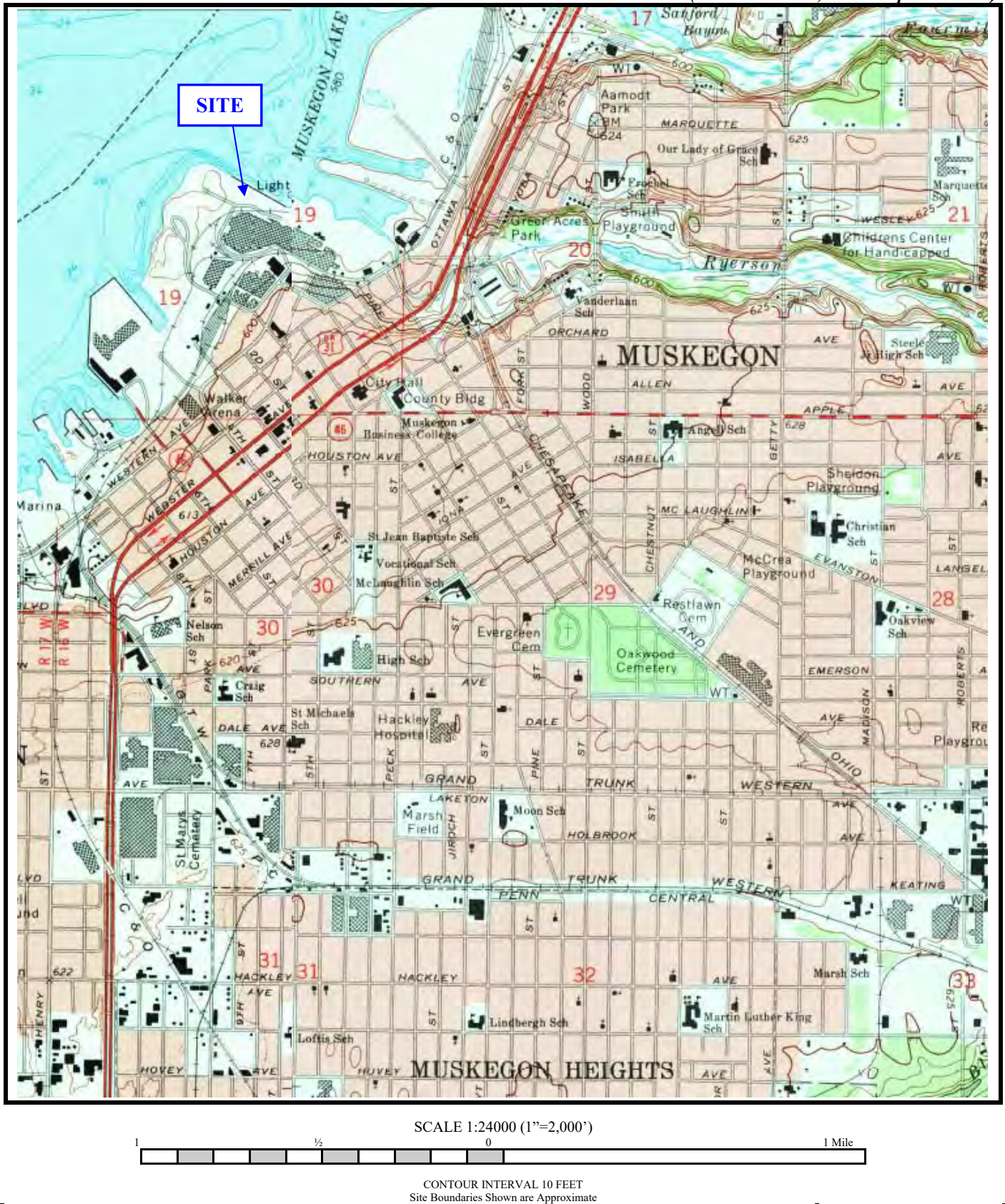
2.12 Other Material that the Authority or Governing Body Considers Pertinent

The Project will significantly improve the Muskegon Lake shoreline through revitalization of Property once used for industrial purposes. The new condominium units are part of a larger developer that will increase the City's tax base, bring new permanent residences to the City of Muskegon, create new jobs and increase the local workforce.

Figure 1

Location Map

Muskegon East, Michigan 7.5 Minute Quadrangle Map
(Published 1972; Photinspected 1980)



Topographic Map

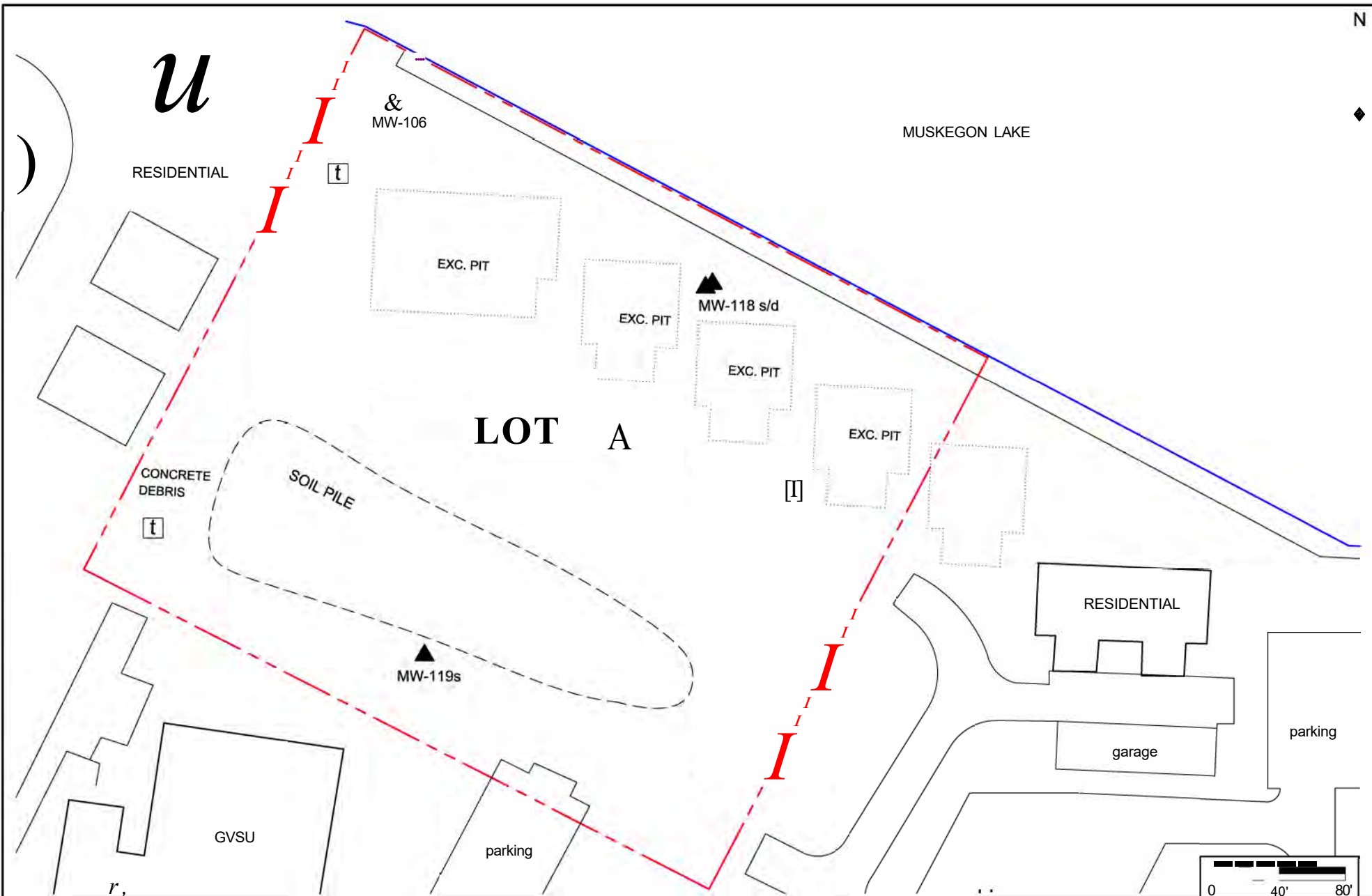
Vacant Commercial Property
150 Viridian Drive (Lot A)
Muskegon, Michigan 49440
SES Project 2020-846

Figure 1



Figure 2

Site Layout Map



TITLE SITE MAP Site Location Map	LOCATION Vacant Commercial Property 150 Viridian Drive Muskegon, Muskegon County, Michigan
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LEGEND - - - - - APPROXIMATE SITE BOUNDARY A MONITORING WELL [t] TRANSFORMER	
— SHORELINE	

PROJECT 2020846	
SCALE 1"=80'	DATE 11/14/2020
DRAWN amh	CHECKED ss
FILE 2020846	FIGURE 2



Table 2

Tax Increment Revenue Capture

Table 2 - Estimate of Total Incremental Taxes Available for Capture
Viridian Shores, Muskegon, Muskegon County, Michigan

Estimated Taxable Value (TV) Increase Rate: 1.5%

	Plan Year	1	2	3	4	5	6	7	8	9	10	11
	Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Base Taxable Value	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
	Estimated New TV	\$ -	\$ 3,042,320	\$ 5,279,880	\$ 7,323,516	\$ 7,433,369	\$ 7,544,869	\$ 7,658,042	\$ 7,772,913	\$ 7,889,507	\$ 8,007,849	\$ 8,127,967
	Incremental Difference (New TV - Base TV) ¹	\$ -	\$ 2,642,320	\$ 4,879,880	\$ 6,923,516	\$ 7,033,369	\$ 7,144,869	\$ 7,258,042	\$ 7,372,913	\$ 7,489,507	\$ 7,607,849	\$ 7,727,967
School Capture	Millage Rate											
State Education Tax (SET)	6.00000	\$ -	\$ 15,854	\$ 29,279	\$ 41,541	\$ 42,200	\$ 42,869	\$ 43,548	\$ 44,237	\$ 44,937	\$ 45,647	\$ 46,368
School Operating Tax	17.98380	\$ -	\$ 47,519	\$ 87,759	\$ 124,511	\$ 126,487	\$ 128,492	\$ 130,527	\$ 132,593	\$ 134,690	\$ 136,818	\$ 138,978
School Total	23.9838	\$ -	\$ 63,373	\$ 117,038	\$ 166,052	\$ 168,687	\$ 171,361	\$ 174,075	\$ 176,830	\$ 179,627	\$ 182,465	\$ 185,346
Local Capture	Millage Rate											
County Museum	0.32200	\$ -	\$ 851	\$ 1,571	\$ 2,229	\$ 2,265	\$ 2,301	\$ 2,337	\$ 2,374	\$ 2,412	\$ 2,450	\$ 2,488
County Veterans	0.07150	\$ -	\$ 189	\$ 349	\$ 495	\$ 503	\$ 511	\$ 519	\$ 527	\$ 535	\$ 544	\$ 553
Senior Citizens Services	0.49990	\$ -	\$ 1,321	\$ 2,439	\$ 3,461	\$ 3,516	\$ 3,572	\$ 3,628	\$ 3,686	\$ 3,744	\$ 3,803	\$ 3,863
Central Dispatch	0.29999	\$ -	\$ 793	\$ 1,464	\$ 2,077	\$ 2,110	\$ 2,143	\$ 2,177	\$ 2,212	\$ 2,247	\$ 2,282	\$ 2,318
Community College	2.20340	\$ -	\$ 5,822	\$ 10,752	\$ 15,255	\$ 15,497	\$ 15,743	\$ 15,992	\$ 16,245	\$ 16,502	\$ 16,763	\$ 17,028
M.A.I.S.D	4.75410	\$ -	\$ 12,562	\$ 23,199	\$ 32,915	\$ 33,437	\$ 33,967	\$ 34,505	\$ 35,052	\$ 35,606	\$ 36,168	\$ 36,740
City Operating	10.07540	\$ -	\$ 26,622	\$ 49,167	\$ 69,757	\$ 70,864	\$ 71,987	\$ 73,128	\$ 74,285	\$ 75,460	\$ 76,652	\$ 77,862
City Sanitation	2.99790	\$ -	\$ 7,921	\$ 14,629	\$ 20,756	\$ 21,085	\$ 21,420	\$ 21,759	\$ 22,103	\$ 22,453	\$ 22,808	\$ 23,168
Hackley Library	2.39970	\$ -	\$ 6,341	\$ 11,710	\$ 16,614	\$ 16,878	\$ 17,146	\$ 17,417	\$ 17,693	\$ 17,973	\$ 18,257	\$ 18,545
MPS Sinking	0.99810	\$ -	\$ 2,637	\$ 4,871	\$ 6,910	\$ 7,020	\$ 7,131	\$ 7,244	\$ 7,359	\$ 7,475	\$ 7,593	\$ 7,713
County Operating	5.69780	\$ -	\$ 15,055	\$ 27,805	\$ 39,449	\$ 40,075	\$ 40,710	\$ 41,355	\$ 42,009	\$ 42,674	\$ 43,348	\$ 44,032
Local Total	30.3198	\$ -	\$ 80,115	\$ 147,957	\$ 209,920	\$ 213,250	\$ 216,631	\$ 220,062	\$ 223,545	\$ 227,080	\$ 230,668	\$ 234,310
Non-Capturable Millages	Millage Rate											
Community College Debt	0.34000	\$ -	\$ 898	\$ 1,659	\$ 2,354	\$ 2,391	\$ 2,429	\$ 2,468	\$ 2,507	\$ 2,546	\$ 2,587	\$ 2,628
Hackley Debt	0.45320	\$ -	\$ 1,197	\$ 2,212	\$ 3,138	\$ 3,188	\$ 3,238	\$ 3,289	\$ 3,341	\$ 3,394	\$ 3,448	\$ 3,502
MPS Debt - 1995	3.86000	\$ -	\$ 10,199	\$ 18,836	\$ 26,725	\$ 27,149	\$ 27,579	\$ 28,016	\$ 28,459	\$ 28,909	\$ 29,366	\$ 29,830
MPS Debt - 2009	3.50000	\$ -	\$ 9,248	\$ 17,080	\$ 24,232	\$ 24,617	\$ 25,007	\$ 25,403	\$ 25,805	\$ 26,213	\$ 26,627	\$ 27,048
Total Non-Capturable Taxes	8.1532	\$ -	\$ 21,543	\$ 39,787	\$ 56,449	\$ 57,344	\$ 58,254	\$ 59,176	\$ 60,113	\$ 61,063	\$ 62,028	\$ 63,008

¹Assumes 1% annual increase for inflation

Total Tax Increment Revenue (TIR) Available for Capture	\$	-	\$ 143,487	\$ 264,995	\$ 375,972	\$ 381,937	\$ 387,992	\$ 394,138	\$ 400,376	\$ 406,707	\$ 413,134	\$ 419,656
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Note-

For the purpose of Table 2 the new taxable value is estimated based on 40% of a total overall investment of \$19,000,000 divided over the three years estimated for construction of the project

Table 2 - Estimate of Total Incremental Taxes Available for Capture
Viridian Shores, Muskegon, Muskegon County, Michigan

Estimated Taxable Value (TV) Increase Rate:

Plan Year	12	13	14	15	16	17	18	19	20	21	22
Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Base Taxable Value	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Estimated New TV	\$ 8,249,886	\$ 8,373,635	\$ 8,499,239	\$ 8,626,728	\$ 8,756,129	\$ 8,887,471	\$ 9,020,783	\$ 9,156,095	\$ 9,293,436	\$ 9,432,838	\$ 9,574,330
Incremental Difference (New TV - Base TV) ¹	\$ 7,849,886	\$ 7,973,635	\$ 8,099,239	\$ 8,226,728	\$ 8,356,129	\$ 8,487,471	\$ 8,620,783	\$ 8,756,095	\$ 8,893,436	\$ 9,032,838	\$ 9,174,330

School Capture	Millage Rate																							
State Education Tax (SET)	6.00000	\$	47,099	\$	47,842	\$	48,595	\$	49,360	\$	50,137	\$	50,925	\$	51,725	\$	52,537	\$	53,361	\$	54,197	\$	55,046	
School Operating Tax	17.98380	\$	141,171	\$	143,396	\$	145,655	\$	147,948	\$	150,275	\$	152,637	\$	155,034	\$	157,468	\$	159,938	\$	162,445	\$	164,989	
School Total	23.9838	\$	188,270	\$	191,238	\$	194,251	\$	197,308	\$	200,412	\$	203,562	\$	206,759	\$	210,004	\$	213,298	\$	216,642	\$	220,035	

Local Capture	Millage Rate																							
County Museum	0.32200	\$	2,528	\$	2,568	\$	2,608	\$	2,649	\$	2,691	\$	2,733	\$	2,776	\$	2,819	\$	2,864	\$	2,909	\$	2,954	
County Veterans	0.07150	\$	561	\$	570	\$	579	\$	588	\$	597	\$	607	\$	616	\$	626	\$	636	\$	646	\$	656	
Senior Citizens Services	0.49990	\$	3,924	\$	3,986	\$	4,049	\$	4,113	\$	4,177	\$	4,243	\$	4,310	\$	4,377	\$	4,446	\$	4,516	\$	4,586	
Central Dispatch	0.29999	\$	2,355	\$	2,392	\$	2,430	\$	2,468	\$	2,507	\$	2,546	\$	2,586	\$	2,627	\$	2,668	\$	2,710	\$	2,752	
Community College	2.20340	\$	17,296	\$	17,569	\$	17,846	\$	18,127	\$	18,412	\$	18,701	\$	18,995	\$	19,293	\$	19,596	\$	19,903	\$	20,215	
M.A.I.S.D	4.75410	\$	37,319	\$	37,907	\$	38,505	\$	39,111	\$	39,726	\$	40,350	\$	40,984	\$	41,627	\$	42,280	\$	42,943	\$	43,616	
City Operating	10.07540	\$	79,091	\$	80,338	\$	81,603	\$	82,888	\$	84,191	\$	85,515	\$	86,858	\$	88,221	\$	89,605	\$	91,009	\$	92,435	
City Sanitation	2.99790	\$	23,533	\$	23,904	\$	24,281	\$	24,663	\$	25,051	\$	25,445	\$	25,844	\$	26,250	\$	26,662	\$	27,080	\$	27,504	
Hackley Library	2.39970	\$	18,837	\$	19,134	\$	19,436	\$	19,742	\$	20,052	\$	20,367	\$	20,687	\$	21,012	\$	21,342	\$	21,676	\$	22,016	
MPS Sinking	0.99810	\$	7,835	\$	7,958	\$	8,084	\$	8,211	\$	8,340	\$	8,471	\$	8,604	\$	8,739	\$	8,877	\$	9,016	\$	9,157	
County Operating	5.69780	\$	44,727	\$	45,432	\$	46,148	\$	46,874	\$	47,612	\$	48,360	\$	49,119	\$	49,890	\$	50,673	\$	51,467	\$	52,273	
Local Total	30.3198	\$	238,007	\$	241,759	\$	245,567	\$	249,433	\$	253,356	\$	257,338	\$	261,380	\$	265,483	\$	269,647	\$	273,874	\$	278,164	

Non-Capturable Millages	Millage Rate																						
Community College Debt	0.34000	\$	2,669	\$	2,711	\$	2,754	\$	2,797	\$	2,841	\$	2,886	\$	2,931	\$	2,977	\$	3,024	\$	3,071	\$	3,119
Hackley Debt	0.45320	\$	3,558	\$	3,614	\$	3,671	\$	3,728	\$	3,787	\$	3,847	\$	3,907	\$	3,968	\$	4,031	\$	4,094	\$	4,158
MPS Debt - 1995	3.86000	\$	30,301	\$	30,778	\$	31,263	\$	31,755	\$	32,255	\$	32,762	\$	33,276	\$	33,799	\$	34,329	\$	34,867	\$	35,413
MPS Debt - 2009	3.50000	\$	27,475	\$	27,908	\$	28,347	\$	28,794	\$	29,246	\$	29,706	\$	30,173	\$	30,646	\$	31,127	\$	31,615	\$	32,110
Total Non-Capturable Taxes	8.1532	\$	64,002	\$	65,011	\$	66,035	\$	67,074	\$	68,129	\$	69,200	\$	70,287	\$	71,390	\$	72,510	\$	73,647	\$	74,800

¹Assumes 1% annual increase for inflation

Total Tax Increment Revenue (TIR) Available for Capture	\$	426,277	\$	432,997	\$	439,818	\$	446,741	\$	453,768	\$	460,900	\$	468,139	\$	475,487	\$	482,946	\$	490,516	\$	498,199
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Note-

For the purpose of Table 2 the new taxable value is estimated based on 40% of a total overall investment of \$19,000,000 divided over the three years estimated for construction of the project

Table 2 - Estimate of Total Incremental Taxes Available for Capture
Viridian Shores, Muskegon, Muskegon County, Michigan

Estimated Taxable Value (TV) Increase Rate:

	Plan Year	23	24	25	26	27	TOTAL
	Calendar Year	2043	2044	2045	2046	2047	
	Base Taxable Value	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
	Estimated New TV	\$ 9,717,945	\$ 9,863,714	\$ 10,011,670	\$ 10,161,845	\$ 10,314,273	\$ -
Incremental Difference (New TV - Base TV) ¹		\$ 9,317,945	\$ 9,463,714	\$ 9,611,670	\$ 9,761,845	\$ 9,914,273	\$ -
School Capture	Millage Rate						
State Education Tax (SET)	6.00000	\$ 55,908	\$ 56,782	\$ 57,670	\$ 58,571	\$ 59,486	\$ 1,245,721
School Operating Tax	17.98380	\$ 167,572	\$ 170,194	\$ 172,854	\$ 175,555	\$ 178,296	\$ 3,733,801
School Total	23.9838	\$ 223,480	\$ 226,976	\$ 230,524	\$ 234,126	\$ 237,782	\$ 4,979,522
Local Capture	Millage Rate						
County Museum	0.32200	\$ 3,000	\$ 3,047	\$ 3,095	\$ 3,143	\$ 3,192	\$ 66,854
County Veterans	0.07150	\$ 666	\$ 677	\$ 687	\$ 698	\$ 709	\$ 14,845
Senior Citizens Services	0.49990	\$ 4,658	\$ 4,731	\$ 4,805	\$ 4,880	\$ 4,956	\$ 103,789
Central Dispatch	0.29999	\$ 2,795	\$ 2,839	\$ 2,883	\$ 2,928	\$ 2,974	\$ 62,284
Community College	2.20340	\$ 20,531	\$ 20,852	\$ 21,178	\$ 21,509	\$ 21,845	\$ 457,470
M.A.I.S.D	4.75410	\$ 44,298	\$ 44,991	\$ 45,695	\$ 46,409	\$ 47,133	\$ 987,047
City Operating	10.07540	\$ 93,882	\$ 95,351	\$ 96,841	\$ 98,354	\$ 99,890	\$ 2,091,857
City Sanitation	2.99790	\$ 27,934	\$ 28,371	\$ 28,815	\$ 29,265	\$ 29,722	\$ 622,425
Hackley Library	2.39970	\$ 22,360	\$ 22,710	\$ 23,065	\$ 23,425	\$ 23,791	\$ 498,226
MPS Sinking	0.99810	\$ 9,300	\$ 9,446	\$ 9,593	\$ 9,743	\$ 9,895	\$ 207,226
County Operating	5.69780	\$ 53,092	\$ 53,922	\$ 54,765	\$ 55,621	\$ 56,490	\$ 1,182,979
Local Total	30.3198	\$ 282,518	\$ 286,938	\$ 291,424	\$ 295,977	\$ 300,599	\$ 6,295,002
Non-Capturable Millages	Millage Rate						
Community College Debt	0.34000	\$ 3,168	\$ 3,218	\$ 3,268	\$ 3,319	\$ 3,371	\$ 70,591
Hackley Debt	0.45320	\$ 4,223	\$ 4,289	\$ 4,356	\$ 4,424	\$ 4,493	\$ 94,093
MPS Debt - 1995	3.86000	\$ 35,967	\$ 36,530	\$ 37,101	\$ 37,681	\$ 38,269	\$ 801,414
MPS Debt - 2009	3.50000	\$ 32,613	\$ 33,123	\$ 33,641	\$ 34,166	\$ 34,700	\$ 726,671
Total Non-Capturable Taxes	8.1532	\$ 75,971	\$ 77,160	\$ 78,366	\$ 79,590	\$ 80,833	\$ 1,692,769
¹ Assumes 1% annual increase for inflation							
Total Tax Increment Revenue (TIR) Available for Capture		\$ 505,998	\$ 513,914	\$ 521,948	\$ 530,103	\$ 538,381	\$ 11,274,525

Note-

For the purpose of Table 2 the new taxable value is esstimated based on 40% of a total overall investment of \$19,000,000 divided over the three years est

Table 3

Tax Increment Revenue Reimbursement Allocation

Table 3 - Estimate of Total Incremental Taxes Available for Reimbursement
Viridian Shores, Muskegon, Muskegon County, Michigan

Developer Maximum Reimbursement	School & Local Taxes
State	\$ 38,450
Local	3,979,630
TOTAL	\$ 4,018,080
EGLE	N/A
MSF	N/A

Estimated Years of Capture: 26 years (including 5 years of LBRF capture)

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total State Incremental Revenue		\$ -	\$ 63,373	\$ 117,038	\$ 166,052	\$ 168,687	\$ 171,361	\$ 174,075	\$ 176,830	\$ 179,627	\$ 182,465	\$ 185,346	\$ 188,270	\$ 191,238	\$ 194,251	\$ 197,308	\$ 200,412
State Brownfield Redevelopment Fund (50% of SET)		\$ -				\$ 21,100											
State TIR Available for Reimbursement		\$ -	\$ 63,373	\$ 117,038	\$ 166,052	\$ 147,587	\$ 171,361	\$ 174,075	\$ 176,830	\$ 179,627	\$ 182,465	\$ 185,346	\$ 188,270	\$ 191,238	\$ 194,251	\$ 197,308	\$ 200,412
Total Local Incremental Revenue		\$ -	\$ 80,115	\$ 147,957	\$ 209,920	\$ 213,250	\$ 216,631	\$ 220,062	\$ 223,545	\$ 227,080	\$ 230,668	\$ 234,310	\$ 238,007	\$ 241,759	\$ 245,567	\$ 249,433	\$ 253,356
BRA Administrative Fee		\$ -	\$ 500	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Neighborhood Enterprise Zone (NEZ) Tax Abatement		\$ -	\$ 40,057	\$ 73,978	\$ 104,960	\$ 106,625	\$ 108,315	\$ 110,031	\$ 111,773	\$ 113,540	\$ 115,334	\$ 117,155	\$ 119,003	\$ 120,879			
Local TIR Available for Reimbursement		\$ -	\$ 39,557	\$ 63,978	\$ 94,960	\$ 96,625	\$ 98,315	\$ 100,031	\$ 213,545	\$ 217,080	\$ 220,668	\$ 224,310	\$ 228,007	\$ 231,759	\$ 235,567	\$ 239,433	\$ 243,356
Total State & Local TIR Available		\$ -	\$ 102,930	\$ 181,017	\$ 261,012	\$ 244,212	\$ 269,677	\$ 274,107	\$ 390,376	\$ 396,707	\$ 403,134	\$ 409,656	\$ 416,277	\$ 422,997	\$ 429,818	\$ 436,741	\$ 443,768
DEVELOPER	Beginning Balance																
Developer Reimbursement Balance	\$ -	\$ -	\$ 1,818,567	\$ 2,132,318	\$ 2,461,755	\$ 2,580,998	\$ 2,568,220	\$ 2,593,401	\$ 2,618,039	\$ 2,524,719	\$ 2,423,021	\$ 2,312,471	\$ 2,192,570	\$ 2,062,792	\$ 1,922,585	\$ 1,771,369	\$ 1,608,533
Environmental Eligible Costs	\$ 76,900	\$ -	\$ 76,900	\$ 76,900	\$ 76,900	\$ 76,900											
State Tax Reimbursement	\$ 38,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,450										
Local Tax Reimbursement	\$ 38,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,450										
Total Environmental Reimbursement Balance		\$ -	\$ 76,900	\$ 76,900	\$ 76,900	\$ 76,900	\$ -										
Local Only Eligible Costs	\$ 2,195,000	\$ -	\$ 1,741,667	\$ 2,055,418	\$ 2,384,855	\$ 2,504,098	\$ 2,568,220	\$ 2,593,401	\$ 2,618,039	\$ 2,524,719	\$ 2,423,021	\$ 2,312,471	\$ 2,192,570	\$ 2,062,792	\$ 1,922,585	\$ 1,771,369	\$ 1,608,533
Local Tax Reimbursement	\$ 3,941,180	\$ -	\$ -	\$ -	\$ -	\$ 58,175	\$ 98,315	\$ 100,031	\$ 213,545	\$ 217,080	\$ 220,668	\$ 224,310	\$ 228,007	\$ 231,759	\$ 235,567	\$ 239,433	\$ 243,356
Interest (5%)	\$ 1,746,180	\$ -	\$ 87,084	\$ 102,771	\$ 119,243	\$ 122,297	\$ 123,496	\$ 124,669	\$ 120,225	\$ 115,382	\$ 110,118	\$ 104,409	\$ 98,229	\$ 91,552	\$ 84,351	\$ 76,597	\$ 68,259
Total Non Environmental Reimbursement Balance		\$ 1,828,751	\$ 2,158,189	\$ 2,504,098	\$ 2,568,220	\$ 2,593,401	\$ 2,618,039	\$ 2,524,719	\$ 2,423,021	\$ 2,312,471	\$ 2,192,570	\$ 2,062,792	\$ 1,922,585	\$ 1,771,369	\$ 1,608,533	\$ 1,433,436	
Total Annual Developer Reimbursement	\$ 4,018,080	\$ -	\$ -	\$ -	\$ -	\$ 135,075	\$ 98,315	\$ 100,031	\$ 213,545	\$ 217,080	\$ 220,668	\$ 224,310	\$ 228,007	\$ 231,759	\$ 235,567	\$ 239,433	\$ 243,356

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *

State Tax Capture	\$ 38,450
Local Tax Capture	\$ 1,322,408
Total LBRF Capture	\$ 1,360,858

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from Local TIR only.

Attachment A

Conceptual Renderings



03.30.2021



HARBOR 31 OPPORTUNITY ZONE - MASTER PLAN



HENRICKSON
ARCHITECTURE + PLANNING



Attachment B

Environmental Data Tables and Map

TABLE 1 (Page 2 of 3)
CLEANUP CRITERIA COMPARISON FOR SOILS
UNIT A - VIRIDIAN SHORES
150 VIRIDIAN DRIVE
MUSKEGON, MUSKEGON COUNTY, MICHIGAN

Unit A - Viridian Shores (RESIDENTIAL) Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PNAs), and Metals (µg/Kg)			Acenaphthene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenzo(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene	Other PNAs
Chemical Abstract Service Number (CAS#)			83329	120127	56553	50328	205992	191242	207089	218019	53703	206440	86737	193395	91576	91203	85018	129000	Various
Sample ID	Sample Date	Sample Depth (bgs)	PNAs																
			Soil Pile Samples																
EX-1	2021	Soil Pile West	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NA
EX-2	2021	Soil Pile Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NA
EX-3	2021	Soil Pile East	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NA
HAB-1	2009	3-4'	-	84	290	250	47	65	170	330	-	500	-	61	1,100	670	820	520	ND
HAB-2	2009	2-3'	-	490	ND	ND	ND	ND	ND	ND	-	950	-	ND	3,200	980	2,500	ND	ND
HAB-3	2009	1-2'	-	110	240	210	330	53	79	290	-	480	-	51	1,200	670	1,100	650	ND
			Historic Site Soil Samples																
B-1	2006	0.5-1.5'	ND	ND	ND	ND	3,100	ND	ND	4,300	ND	3,400	ND	ND	8,500	< 1400	13,000	3,300	ND
B-2	2006	2-3'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	3,100	< 1300	4,300	ND	ND
B-3	2006	1.5-2.5'	ND	1,100	ND	ND	2,200	ND	ND	2,400	ND	2,300	ND	ND	7,700	< 1300	9,600	2,500	ND
B-4	2006	3-4.5'	ND	ND	ND	ND	90	ND	83	ND	ND	ND	ND	ND	ND	< 47	66	ND	ND
B-8	2006	4-5'	2,200	6,900	15,000	10,000	10,000	6,700	9,200	17,000	2,400	41,000	2,700	5,900	3,700	5,600	32,000	3,100	ND
B-9	2006	2-3'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	< 58	ND	ND	ND
B-10	2006	5-6'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	< 1300	1,100	ND	ND
E-22	1994	1-3'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	-	490	480	ND	ND
E-23	1994	1-3'	ND	ND	ND	ND	ND	ND	ND	710	ND	ND	ND	ND	-	< 330	ND	ND	ND
E-24	1994	1-3'	800	1,100	1,600	ND	ND	ND	ND	1,300	ND	2,100	1,500	ND	-	27,000	11,000	2,600	ND
F-22	1994	1-3'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	-	< 330	ND	ND	ND
G-24	1994	2.5-4.5'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NA
G-26	1994	1-3'	ND	ND	1,200	ND	ND	ND	ND	1,300	ND	590	ND	ND	-	< 330	ND	1,500	ND
G-26	1998	1-3'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NA
G-26.1	2001	1-3'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NA
			EGLE Residential Vapor Intrusion Screening Levels (VIAP 2020)																
Soil Residential Screening Levels (2020 VIAP) / Site Specific EGLE (Confirmed October 2017)			2.00E+05	1.30E+07	1.60E+05	-	-	-	-	-	-	-	4.70E+05	-	1,700	67	1,700	2.50E+07	-
MDEQ-RRD Operational Memorandum No. 1: Part 201 Cleanup Criteria , December 30, 2013; Revised June 25, 2018. Attachment 1: Soil Tables 2 and 3 Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels																			
			Residential (µg/Kg)																
Statewide Default Background Levels			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Drinking Water Protection (DWP)			3.00E+05	41,000	NLL	NLL	NLL	NLL	NLL	NLL	NLL	7.30E+05	3.90E+05	NLL	57,000	35,000	56,000	4.80E+05	Various
Groundwater Surface Water Interface Protection (GSIP)			8,700	ID	NLL	NLL	NLL	NLL	NLL	NLL	NLL	5,500	5,300	NLL	4,200	730	2,100	ID	Various
Ambient Air Infinite Source Volatile Soil Inhalation (VSI)			8.10E+07	1.40E+09	NLV	NLV	ID	NLV	NLV	ID	NLV	7.40E+08	1.30E+08	NLV	1.50E+06	3.00E+05	1.60E+05	6.50E+08	Various
Ambient Air Particulate Soil Inhalation (PSI)			1.40E+10	6.70E+10	ID	1.50E+06	ID	8.00E+08	ID	ID	ID	9.30E+09	9.30E+09	ID	6.70E+08	2.00E+08	6.70E+06	6.70E+09	Various
Direct Contact (DC)			4.10E+07	2.30E+08	20,000	2,000	20,000	2.50E+06	2.00E+05	2.00E+06	2,000	4.60E+07	2.70E+07	20,000	8.10E+06	1.60E+07	1.60E+06	2.90E+07	Various
			Non-Residential (µg/Kg)																
Drinking Water Protection (DWP)			8.80E+05	41,000	NLL	NLL	NLL	NLL	NLL	NLL	NLL	7.30E+05	8.90E+05	NLL	1.70E+05	1.00E+05	1.60E+05	4.80E+05	Various
Groundwater Surface Water Interface Protection (GSIP)			8,700	ID	NLL	NLL	NLL	NLL	NLL	NLL	NLL	5,500	5,300	NLL	4,200	730	2,100	ID	Various
Direct Contact (DC)			1.30E+08	7.30E+08	80,000	8,000	80,000	7.00E+06	8.00E+05	8.00E+06	8,000	1.30E+08	8.70E+07	80,000	2.60E+07	5.20E+07	5.20E+06	8.40E+07	Various
			Screening Levels (µg/Kg)																
Soil Saturation Concentration Screening Levels (Csat)			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Various

ND Not Detected above laboratory Method Detection (MDL) or Minimum Quantitative Level (MQL)
NA / - Not analyzed or Not Available
NLV / NLL Not Likely to Volatilize / Not Likely to Leach
ID Insufficient Data
µg/Kg micrograms per Kilogram or parts per billion
bgs Below Grade Surface (feet)
Bold Exceeds Part 201 Cleanup Criteria

Identified Part 201 Cleanup Criteria exceeded

Exceeds EGLE VIAP Screening Levels

TABLE 2 (Page 1 of 2)
CLEANUP CRITERIA COMPARISON FOR GROUNDWATER
UNIT A - VIRIDIAN SHORES
150 VIRIDIAN DRIVE
MUSKEGON, MUSKEGON COUNTY, MICHIGAN

Unit A - Viridian Shores (RESIDENTIAL) Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PNAs), and Metals (µg/L)			Benzene	Ethylbenzene	2-Methylnaphthalene	Methylene Chloride	Naphthalene	Tetrachloroethylene	Toluene	Trichloroethylene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl chloride	Xylenes	Other VOCs
Chemical Abstract Service Number (CAS#)			71432	100414	91576	75092	91203	127184	108883	79016	95636	108678	75014	1330207	Various
Sample ID	Sample Date	Screen Depth (bgs)	VOCs												
			Recent Groundwater Samples												
MW-106s	12/8/20	1.7-6.7'	< 1	< 1	-	-	-	-	< 1	-	< 1	< 1	-	< 3	NA
MW-118s	12/8/20	3.5-8.5'	< 1	< 1	-	-	-	-	< 1	-	< 1	< 1	-	< 3	NA
MW-118s	1/21/21	3.5-8.5'	-	-	-	< 5	< 5	-	-	< 1	-	-	-	-	NA
MW-118d	12/8/20	49-54'	-	-	-	-	-	-	-	-	-	-	-	-	NA
MW-119s	12/8/20	6-11'	< 1	< 1	-	-	-	-	< 1	-	< 1	< 1	-	< 3	NA
			Historic Groundwater Samples												
B-1	2006	< 10'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B-2	2006	< 10'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B-3	2006	< 10'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B-4	2006	< 10'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B-8	2006	< 10'	ND	ND	ND	ND	ND	ND	ND	ND	42	ND	ND	ND	ND
B-9	2006	< 10'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B-10	2006	< 10'	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
			EGLE Residential Vapor Intrusion Screening Levels (VIAP 2020)												
Groundwater Residential Shallow (< 10 ft bgs) (2020 VIAP)			1.0	2.8	66	79	4.2	1.5	300	0.073	25	18	0.12	75	Various
			MDEQ-RRD Operational Memorandum No. 1: Part 201 Cleanup Criteria , December 30, 2013; Revised June 25, 2018. Attachment 1: Groundwater Table 1 Residential and Non-residential Part 201 Generic Cleanup Criteria and Screening Levels and Part 213 Tier 1 RBSLs												
			Residential (µg/L)												
Residential Drinking Water (DW)			5.0 (A)	74 (E)	260	5.0 (A)	520	5.0 (A)	790 (E)	5.0 (A)	63 (E)	72 (E)	2.0 (A)	280	Various
Groundwater Surface Water Interface (GSI)			200 (X)	18	19	1,500 (X)	11	60 (X)	270	200 (X)	17	45	13 (X)	41	Various
			Non-Residential (µg/L)												
Non-Residential Drinking Water (DW)			5.0 (A)	74 (E)	750	5.0 (A)	1,500	5.0 (A)	790 (E)	5.0 (A)	63 (E)	72 (E)	2.0 (A)	280	Various
Groundwater Surface Water Interface (GSI)			200 (X)	18	19	1,500 (X)	11	60 (X)	270	200 (X)	17	45	13 (X)	41	Various

ND Not Detected above the laboratory Method Detection
Limit (MDL) or Minimum Quantitative Level (MQL)
NA / - Not analyzed or Not Available
NVL No value listed
µg/L micrograms per Liter or parts per billion
bgs Below Grade Surface (feet)
Bold Exceeds Cleanup Criteria

Cleanup Criteria exceeded

Exceeds EGLE VIAP Screening Levels

TABLE 2 (Page 2 of 2)
CLEANUP CRITERIA COMPARISON FOR GROUNDWATER
UNIT A - VIRIDIAN SHORES
150 VIRIDIAN DRIVE
MUSKEGON, MUSKEGON COUNTY, MICHIGAN

Unit A - Viridian Shores (RESIDENTIAL) Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PNAs), and Metals (µg/L)			PNAs	Cadmium	Copper	Lead	Mercury	Nickel	Selenium	Zinc	Metals
Chemical Abstract Service Number (CAS#)			Various	7440439	7440508	7439921	Varies	7440020	7782492	7440666	Various
Sample ID	Sample Date	Screen Depth (bgs)	PNAs	Metals							
			Recent Groundwater Samples								
MW-106s	12/8/20	1.7-6.7'	ND	< 1	< 5	< 5	< 0.2	6.0	< 5	< 10	NA
MW-118s	12/8/20	3.5-8.5'	ND	< 2	< 5	-	< 0.2	< 3	< 5	< 10	NA
MW-118s	1/21/21	3.5-8.5'	NA	-	-	-	-	-	-	-	NA
MW-118d	12/8/20	49-54'	NA	< 2	< 5	-	< 0.2	< 5	< 1	< 10	NA
MW-119s	12/8/20	6-11'	ND	-	-	-	-	-	-	-	NA
			Historic Groundwater Samples								
B-1	2006	< 10'	NA	-	-	-	-	-	-	-	NA
B-2	2006	< 10'	NA	-	-	-	-	-	-	-	NA
B-3	2006	< 10'	NA	-	-	-	-	-	-	-	NA
B-4	2006	< 10'	NA	-	-	-	-	-	-	-	NA
B-8	2006	< 10'	NA	-	-	-	-	-	-	-	NA
B-9	2006	< 10'	NA	-	-	-	-	-	-	-	NA
B-10	2006	< 10'	NA	-	-	-	-	-	-	-	NA
Groundwater Residential Shallow (< 10 ft bgs) (2020 VIAP)			EGLE Residential Vapor Intrusion Screening Levels (VIAP 2020)								
			Various	-	-	-	0.088	-	-	-	Various
			MDEQ-RRD Operational Memorandum No. 1: Part 201 Cleanup Criteria , December 30, 2013; Revised June 25, 2018. Attachment 1: Groundwater Table 1 Residential and Non-residential Part 201 Generic Cleanup Criteria and Screening Levels and Part 213 Tier 1 RBSLs								
			Residential (µg/L)								
Residential Drinking Water (DW)			Various	5.0 (A)	1,000 (E)	4.0 (L)	2.0 (A)	100 (A)	50 (A)	2400	Various
Groundwater Surface Water Interface (GSI)			Various	3.6 (G,X)	15 (G)	41 (G,X)	0.0013	90 (G)	5.0	200 (G)	Various
			Non-Residential (µg/L)								
Non-Residential Drinking Water (DW)			Various	5.0 (A)	1,000 (E)	4.0 (L)	2.0 (A)	100 (A)	50 (A)	5,000 (E)	Various
Groundwater Surface Water Interface (GSI)			Various	3.6 (G,X)	15 (G)	41 (G,X)	0.0013	90 (G)	5.0	200 (G)	Various

ND Not Detected above the laboratory Method Detection
Limit (MDL) or Minimum Quantitative Level (MQL)
NA / - Not analyzed or Not Available
NVL No value listed

µg/L micrograms per Liter or parts per billion
bgs Below Grade Surface (feet)

Exceeds Cleanup Criteria

Cleanup Criteria exceeded

Exceeds EGLE VIAP Screening Levels

Table 11 - Groundwater Data Summary (2015-2020) - Volatile Organic Compounds

Former Teledyne Continental Motors Site

Muskegon, Michigan

Monitoring Location	Collection Date	Field Duplicate	1,2,4-Trimethylbenzene [95-63-6]	1,3,5-Trimethylbenzene [108-67-8]	Benzene [71-43-2]	Ethylbenzene [100-41-4]	Toluene [108-88-3]	Xylenes, Total [1330-20-7]
MW-102RS	11/17/15		100	26	53	41	23	230
	02/17/16		offsite					
	07/01/20							
	12/08/20							
MW-106S	11/17/15		1 U	1 U	1 U	1 U	1 U	3 U
	02/18/16		1 U	1 U	1 U	1 U	1 U	3 U
	07/01/20		1 U	1 U	1 U	1 U	1 U	3 U
	12/08/20		1 U	1 U	1 U	1 U	1 U	3 U
MW-107S	11/17/15		offsite					
	02/17/16							
	07/02/20							
	12/08/20							
	12/08/20	X						
MW-109S	11/16/15							
	02/18/16							
	07/02/20							
MW-110S	11/16/15							
	02/17/16							
	07/01/20							
MW-112RS	11/17/15							
	02/18/16							
	07/02/20							
	12/08/20							
MW-116S	11/16/15							
	02/17/16							
	07/01/20							
	12/08/20							
MW-118S	11/17/15		1 U	1 U	1 U	1 U	1 U	3 U
	02/18/16		1 U	1 U	1 U	1 U	1 U	3 U
	07/01/20		1 U	1 U	1 U	1 U	1 U	3 U
	12/08/20		1 U	1 U	1 U	1 U	1 U	3 U
MW-119S	11/17/15		1 U	1 U	1 U	1 U	1.2	3 U
	02/18/16		1 U	1 U	1 U	1 U	2.1	3 U
	07/01/20		1 U	1 U	1 U	1 U	1 U	3 U
	12/08/20		1 U	1 U	1 U	1 U	1 U	3 U
MW-120S	11/16/15		offsite					
	02/18/16							
	07/02/20							
	12/08/20							
MW-121S	11/16/15							
	11/16/15	X						
	02/17/16							
	02/17/16	X						
	07/01/20							
Trip Blank	07/01/20	X						
	11/16/15		1 U	1 U	1 U	1 U	1 U	3 U
	11/17/15		1 U	1 U	1 U	1 U	1 U	3 U
	02/17/16		1 U	1 U	1 U	1 U	1 U	3 U
	02/18/16		1 U	1 U	1 U	1 U	1 U	3 U
	07/01/20		1 U	1 U	1 U	1 U	1 U	3 U
	07/02/20		1 U	1 U	1 U	1 U	1 U	3 U
	12/08/20		1 U	1 U	1 U	1 U	1 U	3 U
Residential DWc ⁽¹⁾			63 (E)	72 (E)	5.0	74 (E)	790 (E)	280 (E)
Nonresidential DWc ⁽¹⁾			63 (E)	72 (E)	5.0	74 (E)	790 (E)	280 (E)
GSI Criteria ⁽¹⁾			17	45	200 (X)	18	270	49

Results expressed in µg/L.

Bolded values exceed an applicable criterion.

Data Qualifiers:

U Not detected

Footnotes/Abbreviations:

⁽¹⁾ Part 201 Groundwater Generic Cleanup Criteria/Part 213 Tier 1 Risk-based Screening Levels, January 10, 2018 (GSI Criteria Updated June 25, 2018).

(E) Aesthetic drinking water value. Notice of aesthetic impact may be employed as an institutional control if concentration exceeds the aesthetic DWc but not the health-based DW value.

(X) Criterion not protective for surface water used as a drinking water source.

DWc drinking water criterion

GSI groundwater surface water interface

Table 13 - Groundwater Data Summary (2015-2020) - Metals and Cyanide
Former Teledyne Continental Motors Site
Muskegon, Michigan

Monitoring Location (Receiving Surface Water)	Collection Date	Field Duplicate	Antimony [7440-36-0]	Arsenic (B) [7440-38-2]	Barium (B) [7440-39-3]	Cadmium (B) [7440-43-9]	Copper (B) [7440-50-8]	Lead (B) [7439-92-1]	Mercury (B) [7439-97-6]	Nickel (B) [7440-02-0]	Selenium (B) [7782-49-2]	Zinc, Dissolved (B) [7440-66-6]	Zinc, Total (B) [7440-66-6]	Cyanide ⁽⁴⁾ [57-12-5]
MW-106S (Muskegon Lake)	11/17/15		--	--	--	2.4	4 U	3 U	0.2 U	20 U	5.9	--	50 U	--
	02/18/16		--	--	--	1.1	4 U	3 U	0.2 U	20 U	5 U	--	50 U	--
	04/07/16		--	--	--	--	--	--	--	--	5 U	--	--	--
	07/01/20		--	--	--	0.25 J	4 U	3 U	0.18 J	7.7	5 U	--	10 U	--
	12/08/20		--	--	--	0.56 J	5 U	5 U	0.2 U	6.0	5 U	--	10 U	--
MW-107D (Muskegon Lake)	11/17/15		offsite											
	02/18/16													
	07/01/20													
	12/08/20													
MW-107S (Muskegon Lake)	11/17/15													
	02/17/16													
	07/02/20													
	12/08/20													
	12/08/20	X												
MW-109D (Ryerson Creek)	11/16/15													
	02/17/16													
	03/23/17													
	07/02/20													
MW-109S (Ryerson Creek)	11/16/15													
	02/18/16													
	03/23/17													
	07/02/20													
MW-110S (Ryerson Creek)	11/16/15													
	02/17/16													
	03/23/17													
	07/01/20													
MW-112RS (Muskegon Lake)	11/17/15													
	02/18/16													
	07/02/20													
	12/08/20													
MW-116D (Ryerson Creek)	11/16/15													
	02/17/16													
	07/01/20													
	12/08/20													
MW-116S (Ryerson Creek)	11/16/15													
	02/17/16													
	04/07/16													
	05/25/16													
	03/23/17													
	07/01/20													
	12/08/20													
MW-118D (Muskegon Lake)	11/17/15		--	--	--	1 U	4 U	--	0.2 U	20 U	5 U	--	50 U	--
	02/18/16		--	--	--	1 U	4 U	--	0.2 U	20 U	5 U	--	50 U	--
	07/01/20		--	--	--	1 U	4 U	--	0.2 U	5 U	5 U	--	14 J	--
	12/08/20		--	--	--	2 U	5 U	--	0.2 U	5 U	0.56 J	--	10 U	--

Former Teledyne Continental Motors Site
Muskegon, Michigan

Monitoring Location (Receiving Surface Water)	Collection Date	Field Duplicate	Antimony [7440-36-0]	Arsenic (B) [7440-38-2]	Barium (B) [7440-39-3]	Cadmium (B) [7440-43-9]	Copper (B) [7440-50-8]	Lead (B) [7439-92-1]	Mercury (B) [7439-97-6]	Nickel (B) [7440-02-0]	Selenium (B) [7782-49-2]	Zinc, Dissolved (B) [7440-66-6]	Zinc, Total (B) [7440-66-6]	Cyanide ⁽⁴⁾ [57-12-5]
MW-118S (Muskegon Lake)	11/17/15		--	--	--	1 U	4 U	--	0.2 U	20 U	5 U	--	50 U	--
	02/18/16		--	--	--	1 U	4 U	--	0.2 U	20 U	5 U	--	50 U	--
	07/01/20		--	--	--	1 U	4 U	--	0.2 U	2.2 J	0.64 J	--	4.9 J	--
	12/08/20		--	--	--	2 U	5 U	--	0.2 U	2.0 J	5 U	--	10 U	--
MW-120S (Muskegon Lake)	11/16/15		offsite											
	02/18/16													
	03/23/17													
	07/02/20													
	12/08/20													
MW-121S (Ryerson Creek)	11/16/15													
	11/16/15	X												
	02/17/16													
	02/17/16	X												
	04/07/16													
	03/23/17													
	03/23/17	X												
	07/01/20													
	07/01/20	X												
Residential DWC ⁽¹⁾			6.0	10	2,000	5.0	1,000 (E)	4.0 (L)	2.0	100	50	2,400	2,400	200
GSI Criteria (Muskegon Lake) ⁽¹⁾			130 (X)	10	870 (G)	3.6 (G,X)	15 (G)	41 (G,X)	0.0013 ⁽³⁾	90 (G)	5.0	200 (G)	200 (G)	5.2
GSI Criteria (Ryerson Creek) ⁽¹⁾			130 (X)	10	4,800/5,800 ⁽²⁾	4.2 (G,X)	18 (G)	48 (G,X)	0.0013 ⁽³⁾	110 (G)	5.0	240 (G)	240 (G)	5.2

Results expressed in µg/L; total metals concentrations unless otherwise noted.

Bolded values exceed an applicable criterion.

Data Qualifiers:

U Not detected

Footnotes/Abbreviations:

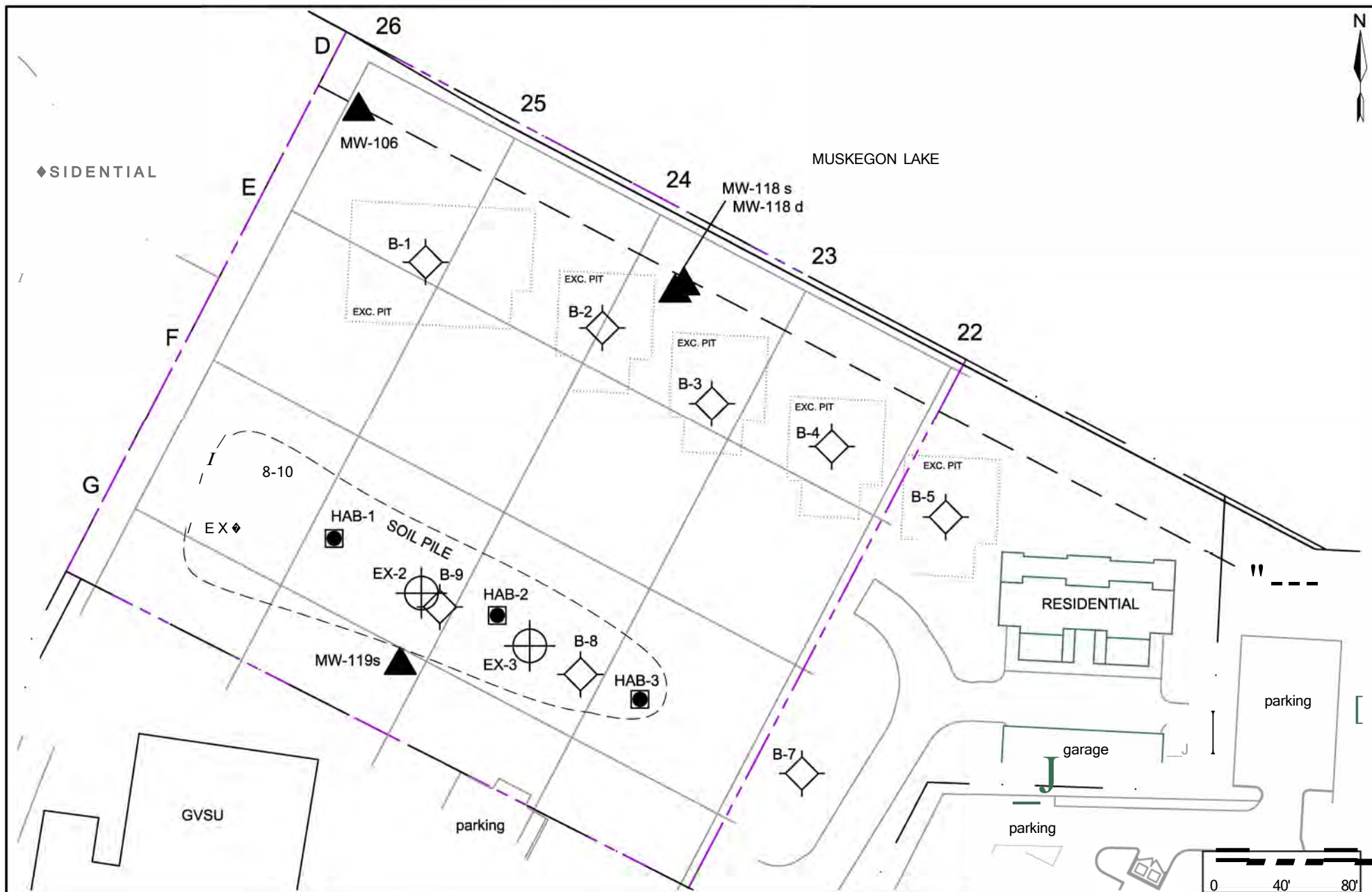
⁽¹⁾ Part 201 Groundwater Generic Cleanup Criteria/Part 213 Tier 1 Risk-based Screening Levels, January 10, 2018 (GSI Criteria Updated June 25, 2018).

⁽²⁾ Values represent chronic/acute mixing zone-based criteria per mixing zone determination dated December 11, 2018.

⁽³⁾ Criterion is applicable only if action level of 0.2 µg/L is exceeded.

⁽⁴⁾ Amenable cyanide results are reported for 2015 through 2017 monitoring events; available cyanide results are reported for 2020 sampling event.

- (B) Background, as defined in R 299.5701(b), may be substituted if higher than the calculated criterion.
- (E) Aesthetic drinking water value. Notice of aesthetic impact may be employed as an institutional control if concentration exceeds the aesthetic DWC but not the health-based DW value.
- (G) Criterion dependent on receiving surface water hardness; On 11/16/15, Muskegon Lake water hardness was measured at 190 mg/L, Ryerson Creek water hardness was measured at 232 mg/L. MW-106S, MW-107S, MW-107D, MW-112RS, MW-118S, MW-118D, and MW-120S should be evaluated against the GSI criteria calculated with the Muskegon Lake water hardness of 190 mg/L. MW-109S, MW-109D, MW-110S, MW-116S, MW-116D, and 121S should be evaluated against the GSI criteria calculated with the Ryerson Creek water hardness of 232 mg/L.
- (L) Concentrations up to the State action level of 15 µg/L may still allow for drinking water use if soil concentrations are below 400 mg/Kg.
- (X) Criterion not protective for surface water used as a drinking water source.
- DWC drinking water criterion
- GSI groundwater surface water interface
- ID Insufficient data to develop criterion.
- NA not available



TITLE
 SITE MAP
 Soil and Groundwater Sample Locations

LOCATION
 UNIT A - Viridian Shores (RESIDENTIAL)
 150 Viridian Drive
 Muskegon, Muskegon County, Michigan

LEGEND
 - - - - - APPROXIMATE SITE BOUNDARY

▲ MONITORING WELL
 ◇ SOIL BORING (2006)
 III SOIL SAMPLE STOCKPILE (2009)
 \$ SOIL SAMPLE STOCKPILE (2021)

GRIDLINES IDENTIFY HISTORIC
 SAMPLE LOCATIONS (1994 & 1995)

NOTE: FILL SOILS STOCKPILED ON SOUTH PORTION OF SITE IN 2007

PROJECT
 2020846

SCALE
 1"=100'

DATE
 01/07/2021

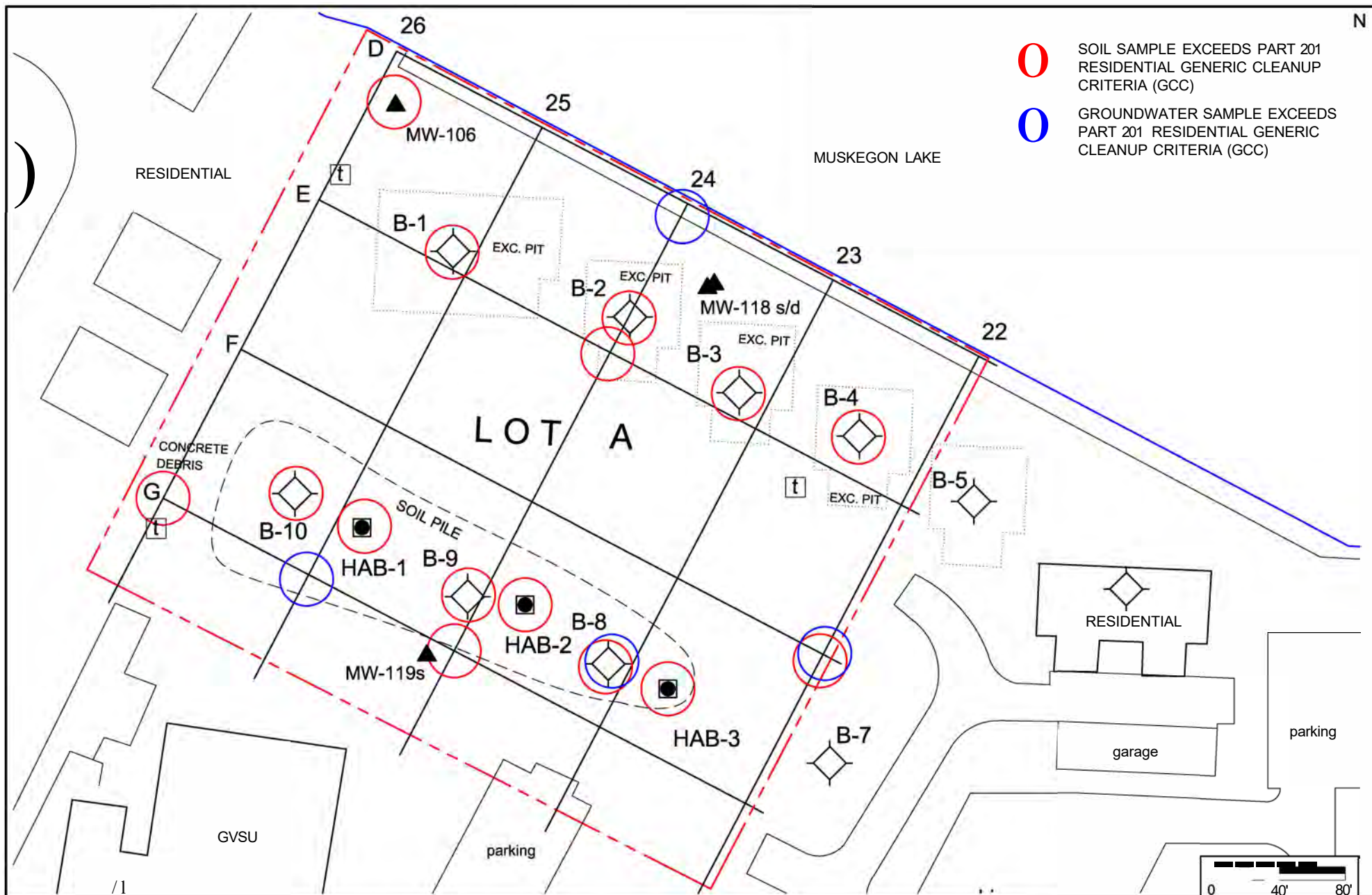
DRAWN
 amh

CHECKED

FILE
 2020846

FIGURE
 2





TITLE	SITE MAP
	Previous Sampling Locations
LOCATION	Vacant Commercial Property
	150 Viridian Drive Muskegon, Muskegon County, Michigan

LEGEND	- - - - - APPROXIMATE SITE BOUNDARY	- - - - - SHORELINE
	A MONITORING WELL	GRIDLINES PRESENT HISTORIC SAMPLE LOCATIONS (1994 & 1995)
◇	SOIL BORING (2006)	
III	SOIL BORING (2009)	
[I]	TRANSFORMER	

PROJECT	2020846
SCALE	1"=80'
DATE	11/23/2020
DRAWN	amh
CHECKED	ss
FILE	2020846
FIGURE	3



Attachment C

Resolutions Approving the Brownfield Plan
Amendment

Attachment D

Reimbursement Agreement

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: 5/25/21	Title: Final PUD for 151 N Causeway
Submitted By: Mike Franzak	Department: Planning
Brief Summary: Request for final Planned Unit Development approval at 151 N Causeway for the redevelopment of the former power plant site for new bulk materials storage for shipping, by Verplank Family Holding Company.	
Detailed Summary: The plans include a new 10,000 sf storage/office building. Please see the enclosed site plan.	
Amount Requested:	Amount Budgeted:
Fund(s) or Account(s):	Fund(s) or Account(s):
Recommended Motion: To approve the final Planned Unit Development approval at 151 N Causeway for the redevelopment of the former power plant site for new bulk materials storage for shipping, with the following conditions: 1. The raised drain field must not impede drainage from the bike path or impact the use of that facility in any way. 2. There must be at least two foot of clearance along the edge of the paved trail, free of any obstructions. 3. The applicant must also receive a stormwater permit from the Muskegon County Drain Commissioners office.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	

PLANNING COMMISSION STAFF REPORT EXCERPT

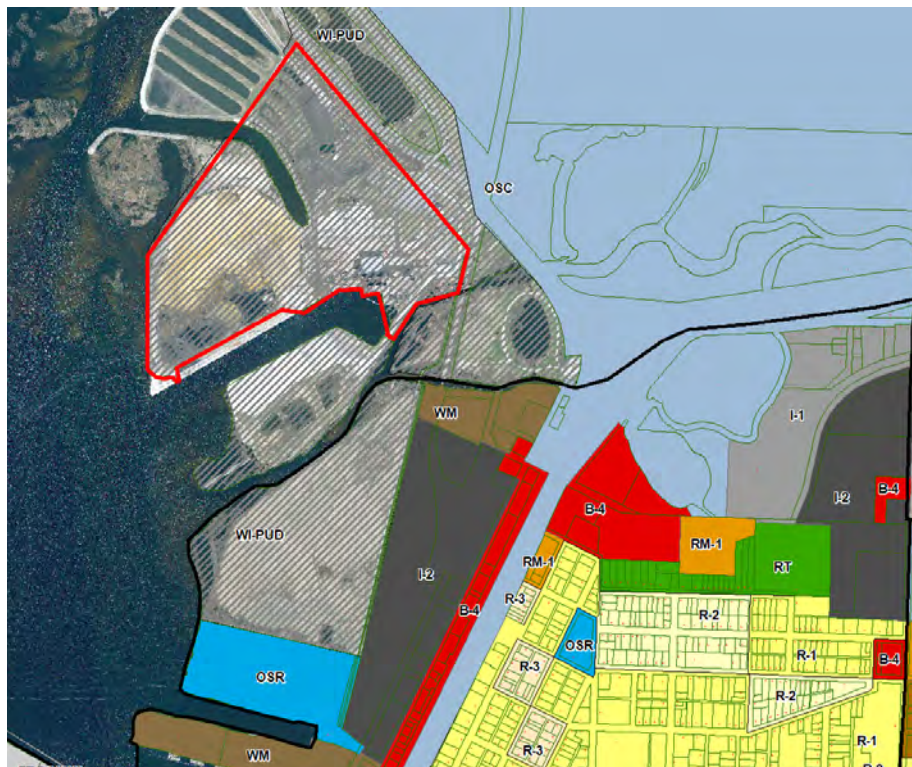
May 13, 2021

Hearing, Case 2021-10: Request for Final Planned Unit Development approval at 151 N Causeway for the redevelopment of the former power plant site for new bulk materials storage for shipping, by Verplank Family Holding Company.

SUMMARY

1. The property is zoned Waterfront Industrial PUD (WI-PUD). Please see the enclosed ordinance, which states that the intent of this district is to require planned unit developments for all projects to ensure a mix of port uses that enhances the industrial economic base of the city.
2. The project is located at the former Consumers Energy power plant.
3. The applicant is proposing to construct a new 10,000 sf bulk materials storage building for shipping operations.
4. The master plan indicates that all shipping activities should be moved to the east end of the lake.
5. The development will occur within 500 feet of the lake, so the applicant is required to obtain a stormwater permit from the Muskegon County Drain Commissioners office. The applicant has already applied for the permit, but has not received an answer yet.
6. The Public Works Director has indicated that the drain filed location is directly adjacent to the bike path. The raised drain field must not impede drainage from the bike path or impact the use of that facility in any way. In addition to any potential drainage impacts we need to maintain at least two foot of clearance along the edge of the paved trail, free of any obstructions.
7. Notice was sent to applicants within 300 feet of the property. At the time of this writing, staff had not received any comments from the public.

Zoning Map



**CITY OF MUSKEGON
RESOLUTION #2021-**

**RESOLUTION TO APPROVE THE FINAL PLANNED UNIT DEVELOPMENT FOR
151 N CAUSEWAY**

WHEREAS, a petition to amend the Planned Unit Development at 151 N Causeway has been received; and,

WHEREAS, proper notice was given by mail and publication and public hearings were held by the City Planning Commission and by the City Commission to consider said petition, during which all interested persons were given an opportunity to be heard in accordance with provisions of the Zoning Ordinance and State Law; and

WHEREAS, the Planning Commission and staff have recommended approval of the Final Planned Unit Development and associated site plan with the following conditions: 1) The raised drain field must not impede drainage from the bike path or impact the use of that facility in any way. 2) There must be at least two foot of clearance along the edge of the paved trail, free of any obstructions. 3) The applicant must also receive a stormwater permit from the Muskegon County Drain Commissioners office. Any variation from the site plan in terms building placement is acceptable as long as it meets the underlying zoning requirements; and

NOW, THEREFORE, BE IT RESOLVED that the recommendation by staff and the Planning Commission be accepted and the amendment to the final Planned Unit Development is hereby approved.

Adopted this 25th day of 2021

Ayes:

Nays:

Absent:

By: _____
Stephen J. Gawron
Mayor

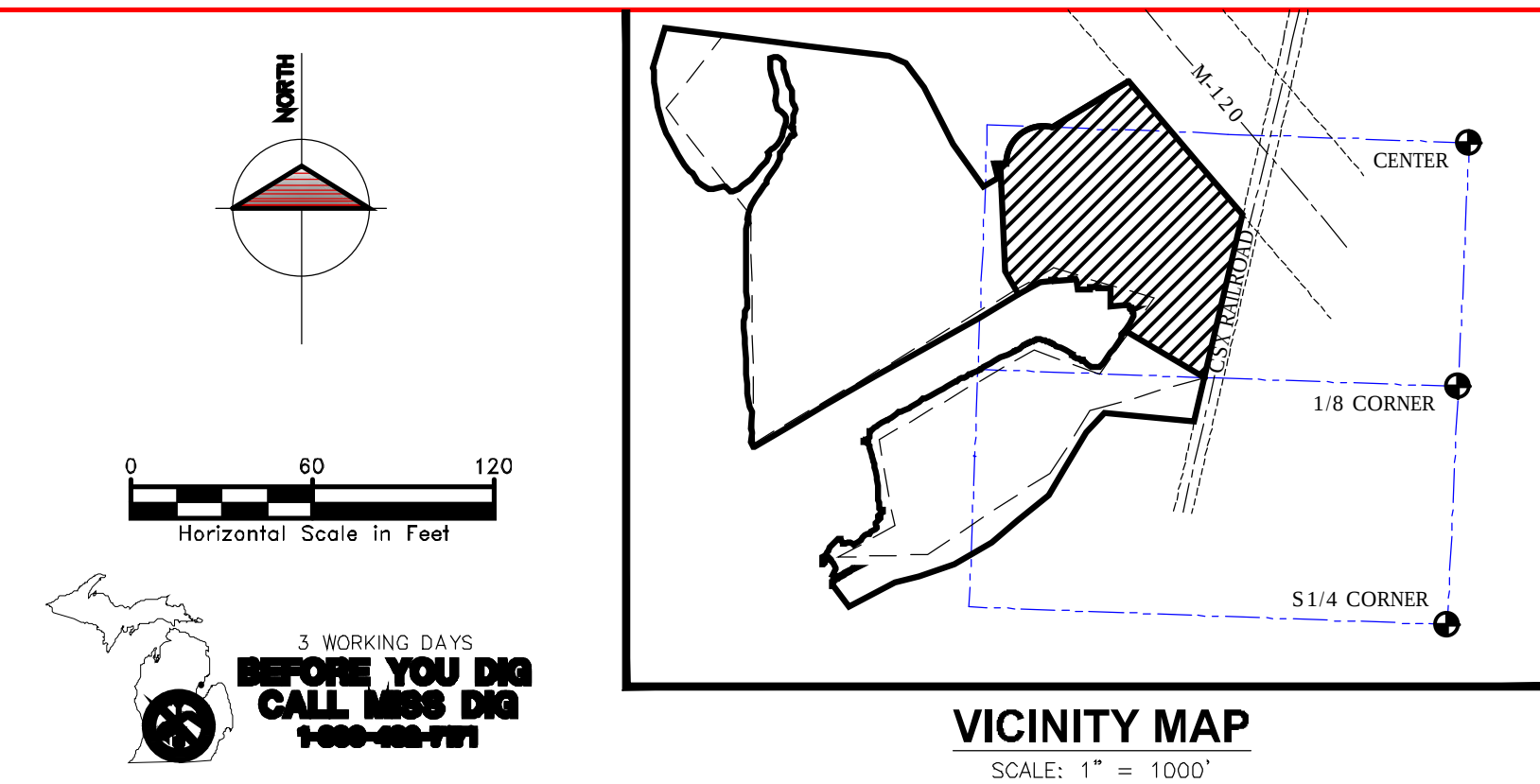
Attest: _____
Ann Meisch
Clerk, City of Muskegon

CERTIFICATE
(Final PUD at 600 151 N Causeway)

The undersigned, being the duly qualified clerk of the City of Muskegon, Muskegon County, Michigan, does hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, at a regular meeting of the City Commission on the 25th day of January, 2021, at which meeting a quorum was present and remained throughout, and that the original of said ordinance is on file in the records of the City of Muskegon. I further certify that the meeting was conducted and public notice was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

DATED: _____, 2021.

Ann Meisch
Clerk, City of Muskegon



- | | |
|----------------------------|--|
| → Section Corner | ⚡ -- Electric Meter |
| ● -- Found Survey Marker | ☐ -- Sanitary Cleanout |
| ○ -- Set Survey Marker | → -- Culvert |
| △ -- Control Point | ⚡ -- Hydrant |
| □ -- Utility Pole | ⚡ -- Gas Valve |
| □ -- Light Pole | ⚡ -- Water Valve |
| ← -- Guy Anchor | ⚡ -- Gas Line Marker |
| OP -- Flag Pole | 1 -- Fiberoptic Line Marker |
| ● -- Post | 1 -- Water Line Marker |
| → -- Sign | 🌳 -- Deciduous Tree |
| Ⓜ -- Monitor Well | 🌳 -- Coniferous Tree |
| ⚡ -- Soil Boring | 🌳 -- Bush |
| Ⓜ -- Sanitary Manhole | 🌳 -- Tree Stump |
| ① -- Telephone Manhole | → Wetland (per aerial survey,
not delineated in field) |
| Ⓜ -- Electric Manhole | → Concrete |
| Ⓜ -- Water manhole | → Gravel |
| Ⓜ -- Unknown Manhole | → Asphalt |
| Ⓜ -- Round Catchbasin | → Drainfield |
| Ⓜ -- Square Catchbasin | → Building |
| Ⓜ -- Curb Catchbasin | |
| Ⓜ -- Telephone Pedestal | |
| Ⓜ -- Electric Box | |
| Ⓜ -- Utility Box (unknown) | |
| | → Approx. Ordinary High Water Mark
(Elevation 501.5, IGLD1985)
(501.9, NAVD88) |
| | → 138 kV Line |
| | → 46 kV Line |
| | → CE Property Line |

That part of Section 17, Township 10 North, Range 16 West,
Muskegon County, Michigan, described as:

Commencing at a bar abraded at the South 1/4 corner of said Section 17; thence North 02°35'44" East 265.9, 13 feet along the North-South 1/4 line of said Section 17 to an iron pipe known as "POINT A"; thence continuing North 02°35'44" East 250.63 feet along said North-South 1/4 line; thence North 07°23'42" West 180.7, 21 feet to a point on the Southwesterly right-of-way line of CSA Railroad (100' wide); thence North 02°35'44" East 180.7, 21 feet to the beginning of THIS DESCRIPTION; thence North 04°26'45" East 96.4, 46 feet along said right-of-way line to a point on the Westerly right-of-way line of CSA Railroad (100' wide); thence North 02°35'44" East 180.7, 21 feet to the intersection of the right-of-way line of said Intake Channel; thence North 59°28'13" West 486.83 feet to a point known as "POINT B"; thence continuing North 59°28'13" West 22.94 feet to the water's edge of an Intake Channel; thence North 02°35'44" East 22.94 feet to the intersection of the right-of-way line of said Intake Channel; thence North 30°18'08" West 22.94 feet to a point known as "POINT D"; thence North 30°18'08" West 11.81 feet; thence North 02°54'03" West 11.81 feet to the intersection of the right-of-way line of said Intake Channel; thence North 08°19'57" East 16.85 feet; thence North and Easterly 350.04 feet along a 204.49 foot radius curve to the north, chord bearing and distance North 53°47'40" East, 350.04 feet; thence North 02°35'44" East 22.94 feet to the place of beginning.

The Intermediate Traverse Line for the Intake Channel is described as follows: Commencing at aforescribed "POINT A"; thence North 35°51'53" East 233.25 feet; thence North 73°15'24" West 575.00 feet; thence South 59°46'09" West 238.77 feet to "POINT B" for the place of ending of this Intermediate Traverse Line.

The metes-and-bounds portion of this description, along with the Intermediate Traverse Line, contains 1,254,730 square feet (28.80 acres), more or less. However, property lines shall extend to the water's edge where applicable.

March 9, 2018

Date

ALTA/ACSM LAND TITLE SURVEY

MAP OF SURVEY OF
PART OF THE W 1/2 OF SECTION 17 T10N, R16W
CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN
AS PREPARED FOR
FORSITE DEVELOPMENT

williams&works
engineers | surveyors | planners
616.224.1500 phone | <http://williams-works.com>
549 Ottawa Ave NW | Grand Rapids, MI 49503

NO.	REVISIONS	BY	DATE

**IN, R16W
Y, MICHIGAN**

MAP OF SURVEY OF
THE W 1/2 OF SECTION 17 T10
S30E03, MUSKEGON COUNTY
AS PREPARED FOR
FORSITE DEVELOPMENT

PART OF
CITY OF MUSKOGEE

DATE	1/10/18
SURVEYED BY	T. MILANOWSKI
PROJECT	217207
DATE	3/8/18
DRAWN BY	J.S. LEITCH
FILE	217207BM.dwg
DATE	3/9/18
CHECKED BY	J. LEITCH

ALTA

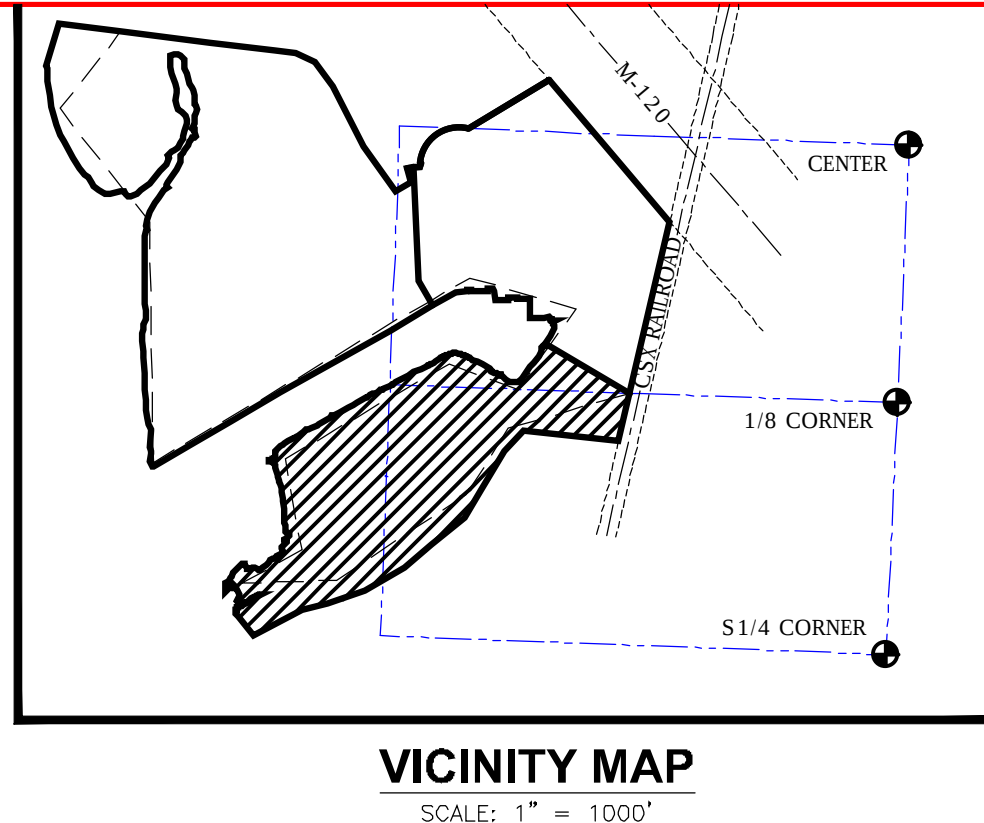
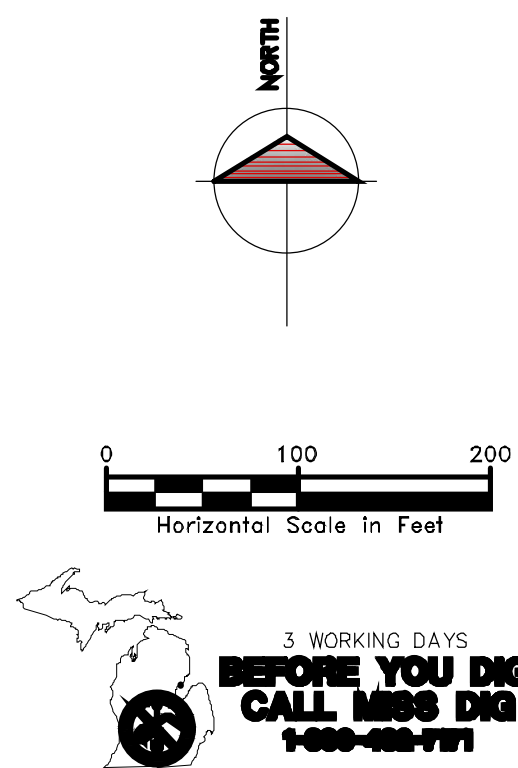
SHEET NO.

That part of Sections 17 & 18, Township 10 North, Range 16 West, Muskegon County, Michigan, described as:

Commencing at a rebar found at the South West corner of said Section 17; thence North 02°35'44" East 2658, 13 feet along the North-South 1/4 line of said Section 17 to an iron pipe found at the center of said Section; thence North 02°36'12" East 250.63 feet along said North-South 1/4 line; thence North 87°14'48" West 1887.21 feet to a point on the Southwesterly right-of-way line of M-120 (680' wide); thence South 40°26'45" East 964.46 feet along said right-of-way line to a point on the Westerly right-of-way line of CSX Railroad (100' wide); thence South 13°05'15" West 919.33 feet along said right-of-way line to a point known as "POINT E" for THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence continuing South 13°05'15" West ±250' to the centerline of a channel; thence Westerly ±500 feet along the said channel centerline to the centerline of the Muskegon River; thence Southwesterly ±1800 feet along said Muskegon River centerline to the edge of an Intake Channel; thence Northwesterly and Northerly ±3400 feet along the perimeter of said Intake Channel; thence South 59°28'13" East ±24 feet to a point known as "POINT A"; thence South 59°28'13" East 486.83 feet to "POINT E" and the place of beginning of this description.

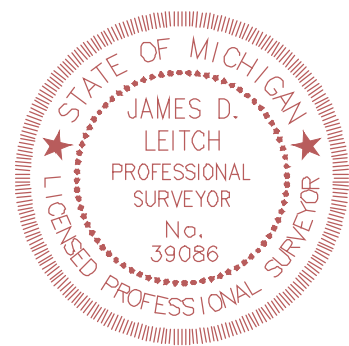
The Intermediate Traverse Line for the Channel, Muskegon River, and Intake Channel is described as: Commencing at aforesaid "POINT E", West North 73°45'56" East 527.09 feet; thence South 33°02'21" West 407.82 feet; thence South 56°16'44" West 81.0335 feet; thence South 88°31'55" West 490.35 feet; thence North 60°26'19" East 356.53 feet; thence North 10°49'21" West 476.35 feet; thence North 59°46'09" East 991.07 feet; thence South 69°30'41" East 381.77 feet; thence North 35°51'53" East 279.08 feet to "POINT A" for the place of ending of this Intermediate Traverse Line.

The metes-and-bounds portion of this description, along with the Intermediate Traverse Line, contains 920,591 square feet (21.13 acres), more or less. However, property lines shall extend to the water's edge where applicable.



	Section Corner		Electric Meter
	Found Survey Marker		Sanitary Cleanout
	Set Survey Marker		Culvert
	Control Point		Hydrant
	Utility Pole		Gas Valve
	Light Pole		Water Valve
	Guy Anchor		Gas Line Marker
	Flag Pole		Fiberoptic Line Marker
	Post		Water Line Marker
	Sign		Deciduous Tree
	Monitor Well		Coniferous Tree
	Soil Boring		Bush
	Sanitary Manhole		Tree Stump
	Telephone Manhole		Wetland (per aerial survey, not delineated in field)
	Electric Manhole		Concrete
	Water manhole		Gravel
	Unknown Manhole		Asphalt
	Round Catchbasin		Drainfield
	Square Catchbasin		Building
	Curb Catchbasin		
	Telephone Pedestal		
	Electric Box		
	Utility Box (unknown)		
			Approx. Ordinary High Water Mark (Elevation 581.5, IGLD1985) (581.9, NAVD88)
			138 kV Line
			46 kV Line
			CE Property Line

VERPLANK LEASED PARCEL - SOUTH OF THE INTAKE CHANNEL




James D. Leitch, P.S. No. 39086

March 9, 2018
Date

MAP OF SURVEY OF
PART OF THE W 1/2 OF SECTION 17 & E 1/2 OF SECTION 18, T10N, R16W
CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN
AS PREPARED FOR
FORSITE DEVELOPMENT

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549 Ottawa Ave NW | Grand Rapids, MI 49503

NO.	REVISIONS	BY	DATE

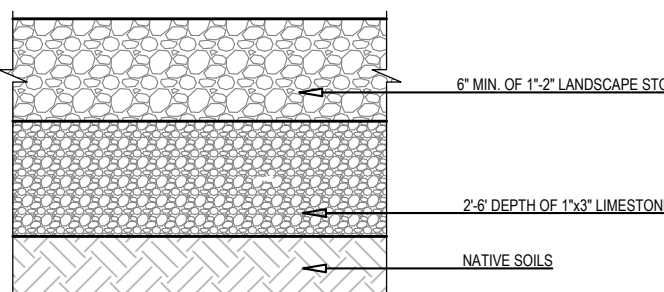
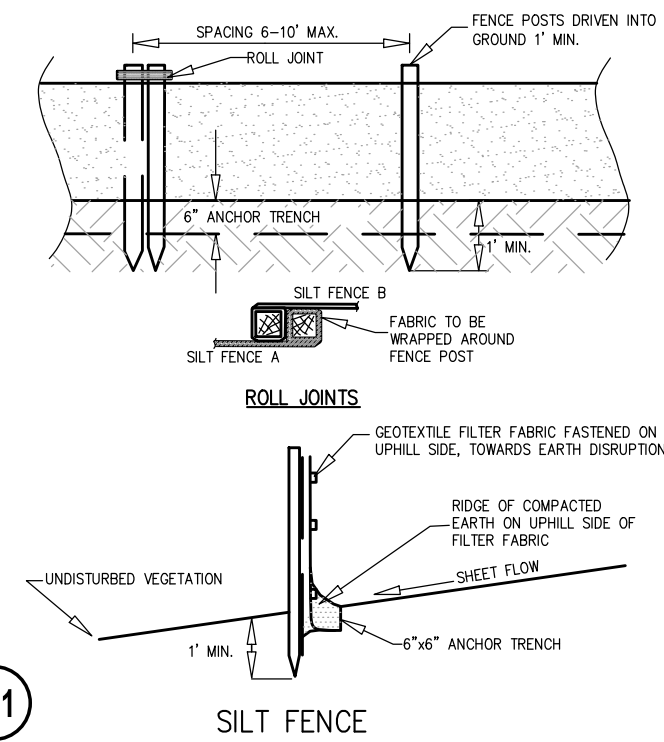
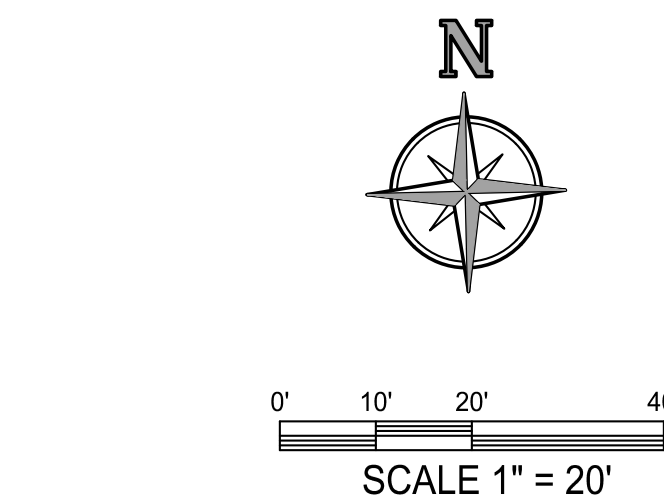
MAP OF SURVEY OF
PART OF THE W 1/2 OF SECTION 17 & E 1/2 OF SECTION 18, T10N, R16W
CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN
AS PREPARED FOR
FORSITE DEVELOPMENT

DATE	1/10/18
SURVEYED BY	T. MILANOWSKI
DATE	3/9/18
DRAWN BY	J.S. LEITCH
DATE	3/9/18
CHECKED BY	J. LEITCH

PROJECT 217207

FILE 217207BM.dwg

ALTA
SHEET NO.



B1 INFILTRATION BED DETAIL

SESC NOTES:

1. CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION WHICH MAY AFFECT THE SITE DESIGN. EARTHWORKS QUANTITIES, USABLE RILLS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS DIFFER FROM THE INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
3. CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE MUSKEGON COUNTY DEPARTMENT OF PUBLIC WORKS (MCDPW) SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NURPS NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REGULATIONS OF THE AGENCIES HAVING JURISDICTION.
4. BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
5. CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
6. THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE MCDPW REQUIREMENTS.
7. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MUSKEGON AND MUSKEGON COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING AND MAINTAINING EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
10. THE STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED FIRST. CONSTRUCTION OF THE DETENTION BASIN SHALL BE PLACED PRIOR TO EARTH MOVING OR FILL. UNTIL THE SITE IS FULLY STABILIZED.
11. ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
12. THE PAVED ROADWAY SHALL BE SWEEP CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
13. TEMPORARY CONSTRUCTION ENTRANCES SHALL BE PLACED AS LOCATED ON THE DEMOLITION SHEET (CD-101).
14. SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION.
15. CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
16. STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE MCDPW SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
17. ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UNPAVED AREA NOT ENCUMBERED BY WETLANDS OR FLOODPLAIN.
18. THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHIN THE LIMITS OF DISTURBANCE MCDPW.
19. THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES FOR MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
20. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.

**VERPLANK FAMILY
HOLDING COMPANY**

ATTN: MR. DULANE COVAL
705 W 2ND STREET
FERRYSBURG, MI 49409

/ERPLANK PORT FACILITY, LLC

151 N CAUSEWAY
MUSKEGON, MICHIGAN 49445

CITY OF MUSKEGON, MUSKEGON CO., MI

Issued for:			No.
Date	Description		
12/03/23	PRELIMINARY	A	
04/12/2021	PROGRESS SET	B	
04/16/2021	ISSUED FOR BID	C	

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager	
RYAN T. YSSELDYKE, P.E.	

NAVD88	SOUTH ZONE
Drawn by	

MARK BROOKHOUSE

Checked by	Date
------------	------

Survey	N/A	N/A
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Civil	.	.
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Struc.	.	.
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L. A.	.	.
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HEI Project Number		
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21-02-036A

Sheet Title

GRADING

DRAINAGE &

DRAINAGE &
SECC PLAN

SESC PLAN

Sheet No. **001A**

(C-201A)

Summary



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: May 25, 2021	Title: Public Hearing – Sewer Project Plan
Submitted By: Leo Evans	Department: Public Works
Brief Summary: To host a public hearing relative to the updated City of Muskegon Project Plan for Sanitary Sewer upgrades. The plan highlights the next few years of sewer improvement projects.	
Detailed Summary: Staff contracted with Prein & Newhof to complete a required update to our previous project plan which is required to maintain eligibility for State Revolving Fund (SRF) financing and grants. These programs are used to finance a relatively large portion of our water and sewer work in recent years including projects on Peck Street and Amity Avenue that are currently underway. This plan represents and update to the previously published 2019 plan which includes a continuation of many of the project identified in that plan, as well as a shift in future focus towards reduction/elimination of inflow and infiltration issues within the City sewer system as a result of last years record high water levels and treatment costs. The project plan is currently available on the City website for review. Prein & Newhof will offer a short presentation of the project plan and public comment on the plan is encouraged.	
Amount Requested: \$0	Amount Budgeted: \$0
Fund(s) or Account(s): N/A	Fund(s) or Account(s): N/A
Recommended Motion: Close the Public Hearing, approve the wastewater collection system project plan, and authorize the Mayor and Clerk to sign a resolution in support of the plan.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐	

For City Clerk Use Only:

Commission Action:

**A RESOLUTION ADOPTING A FINAL PROJECT PLAN
FOR WASTEWATER SYSTEM IMPROVEMENTS AND
DESIGNATING AN AUTHORIZED PROJECT REPRESENTATIVE**

WHEREAS, the City of Muskegon recognizes the need to make improvements to its existing wastewater collection system; and

WHEREAS, the City of Muskegon authorized Prein&Newhof to prepare a Project Plan, which recommends the rerouting, rehabilitation and replacement of sanitary sewers and associated appurtenances to provide a more reliable and resilient wastewater collection system, replace aging and structurally deficient sewers, provide accessibility for operation and maintenance, and improve system capacity; and

WHEREAS, said Project Plan was presented at a Public Hearing held on May 25, 2021 and all public comments at the hearing or written comments submitted during the public comment period have been considered and addressed.

NOW THEREFORE BE IT RESOLVED, that the City of Muskegon formally adopts said Project Plan and agrees to implement the selected FY 2022 projects based on the selected alternatives for those projects.

BE IT FURTHER RESOLVED, that the Director of Public Works, a position currently held by Leo Evans, is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Plan as the first step in applying to the State of Michigan for a State Revolving Fund Loan to assist in the implementation of the selected alternative.

Yeas:

Nays:

I certify that the above Resolution was adopted by the City Commission of the City of Muskegon on May 25th, 2021.

BY: Ann Meisch, City Clerk

Signature

Date

WATCH MUSKEGON

Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: 5/25/2021	Title: Public Hearing on Request for Industrial Development District from Camcar Plastics
Submitted By: Jake Eckholm	Department: Economic Development
Brief Summary: Camcar Plastics is requesting the establishment of an Industrial Development District at their 1732 Glade Street location so that they may apply for an Industrial Facilities Tax Exemption for a planned addition.	
Detailed Summary: Pursuant to Michigan Public Act 198 of 1974, industrial entities may request a local unit of government create an Industrial Development District around one or more parcels which makes these eligible for Industrial Facilities Tax Exemptions (IFTs). The statute requires a public hearing take place prior to the City Commission's consideration of any such district, which can take place during the same meeting. The only required mailing is to those entities in the district, which is only the applicant.	
Amount Requested: N/A	Amount Budgeted: N/A
Fund(s) or Account(s): N/A	Fund(s) or Account(s): N/A
Recommended Motion: A motion to open the public hearing on the request from Camcar Plastics to establish an Industrial Development District at 1732 Glade Street.	
For City Clerk Use Only: Commission Action:	

Muskegon County Equalization Department

231-724-6386 (FAX #231-724-1129)

173 E. Apple Avenue Muskegon, Mi. 49442

www.co.11111skgoni.11111sleqllairv1011

LEGAL LAND DIVISION OR COMBINATION NOTIFICATION

AS THE PROPERTY OWNER I AM REQUESTING THE FOLLOWING:

EFFECTIVE FOR TAX YEAR 20 20

☒ There will be a split:

fil

☐ There will be a combination:

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PARCEL #61-24- ----- ADDRESS -----

- 1) I AM AWARE THAT I MAY NOT BE ABLE TO SPLIT THESE PARCELS IN THE FUTURE.
- 2) I AM AWARE THAT IF THERE ARE ANY DELINQUENT PROPERTY TAXES OWED ON ANY OF THE PARCELS LISTED; THEY CANNOT BE SPLIT OR COMBINED UNTIL THEY ARE PAID
- 3) I AM AWARE THAT IF THERE IS ANY KIND OF MORTGAGE/LAND CONTRACT ON ONE OR MORE OF THESE PARCELS; THEY CANNOT BE SPLIT OR COMBINED UNTIL THEY ARE COMBINED IN A MORTGAGE/LAND CONTRACT.

ALL SPLITS MUST BE APPROVED BY THE PLANNING DEPARTMENT.

SEE SIGNATURES, DATES AND MAILING ADDRESSES
OWNERS SIGNATURE _____ DATE _____

ON THE ATTACHED EXPLANATION
MAILING ADDRESS _____

DEPARTMENT STAMP _____

BOUNDARY LINE ADJUSTMENT EXPLANATION

Brunswick Corporation owns property located at 1700 Messler St., Muskegon, MI 49441 (Tax Parcel No. 61-24-205-451-0001-00) (the "Brunswick Property").

Camcar Properties LLC owns property located at 1732 Glade St., Muskegon, MI 49441 (Tax Parcel No. 61-24-205-452-0001-10) (the "Camcar Property").

The Camcar Property is contiguous to the Brunswick Property.

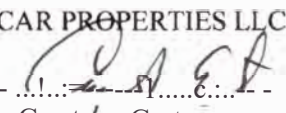
Camcar Properties LLC is proposing to purchase approximately 1.8 acres of the Brunswick Property as shown on the survey attached hereto. In particular, the area described as the "Acquisition Parcel" on the survey is the 1.8 acres of the Brunswick Parcel which Camcar Properties LLC is proposing to purchase.

In order for Camcar Properties LLC and Brunswick Corporation to close on the sale described above, a boundary line adjustment between the Brunswick Property and the Camcar Property must be approved by the City of Muskegon and the County of Muskegon.

Accordingly, Brunswick Corporation and Camcar Properties LLC are hereby requesting that the City of Muskegon and the County of Muskegon approve the boundary line adjustment described above.

Further, once the boundary line adjustment is approved as described above, Camcar Properties LLC requests that the 1.8 acre parcel be combined with the Camcar Property into a single tax parcel.

CAMCAR PROPERTIES LLC

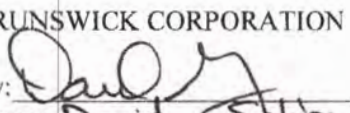
By: 
Name: Courtney Gust
Its: Member

Date: November 21, 2019

Mailing Address:

1732 Glade St.
Muskegon, MI 49441

BRUNSWICK CORPORATION

By: 
Name: David Selig
Its: Director - EHS

Date: November 21, 2019

Mailing Address:

26125 N. Riverwoods Boulevard
Suite 500
Mettawa, IL 60045

4/16/2021

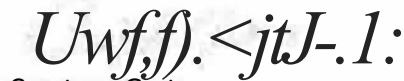
Mayor Steve Gawron
933 Terrace
Muskegon, MI 49440

Dear Mayor Gawron,

Camcar Plastics, located at 1732 Glade St, Muskegon, MI 49441, will be expanding in the City of Muskegon. With our expansion we will be adding 3 new jobs and completing over \$230,000 in capital investment upgrades to our facility. With our investment and continued growth in the City we would like to utilize tax abatement incentives to help offset the financial investment. However, this is not available to us at this time. We request that the City of Muskegon City Council approve an Industrial Development District in the industrial area including Camcar Plastics. This opportunity will allow us to apply for a PA 198 tax abatement as we complete the addition to our facility.

Currently our loading docks are inefficient as semi-trucks cannot get into the current dock and stand out in the center of the road. The loading docks will be relocated just to the south of the building with a small traffic building to attach the new loading docks to the current facility. A 20' X 40" steel building and a 50' X 40' X 6" concrete slab will be completed as a part of our expansion.

Thank you for your consideration,


Courtney Gust
Owner, Camcar Plastics

COMPETITIVE WORLDWIDE+ INNOVATIVE+ EXPERIENCED+ TEAM

1732 Glade Street • Muskegon, MI 49441 • Phone 231.726.5000 • Fax 231.726.3553
www.ccplasticparts.com • sales@ccplasticparts.com

WATCH MUSKEGON

Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: 5/25/2021	Title: Resolution Establishing Industrial Development District at 1732 Glade Street
Submitted By: Jake Eckholm	Department: Economic Development
Brief Summary: Camcar Plastics is requesting the establishment of an Industrial Development District at their 1732 Glade Street location so that they may apply for an Industrial Facilities Tax Exemption for a planned addition.	
Detailed Summary: Pursuant to Michigan Public Act 198 of 1974, industrial entities may request a local unit of government create an Industrial Development District around one or more parcels which makes these eligible for Industrial Facilities Tax Exemptions (IFTs). The statute requires a public hearing take place prior to the City Commission's consideration of any such district, which can take place during the same meeting. The only required mailing is to those entities in the district, which is only the applicant. In 2019 the City of Muskegon Economic Development Department worked with the Camcar ownership to support their acquisition of 1.8 acres surrounding their building that was formerly part of the vacant Brunswick property. This was completed, and their intention is to build an addition that will allow their shipping trucks to stop blocking the street. They plan to apply for an Industrial Facilities Tax Exemption, which requires the establishment of the proposed district. The City Commission will have the opportunity to hear cause, ask questions, and get feedback regarding that application. The approval of the district does not automatically guarantee the tax abatement.	
Amount Requested: N/A	Amount Budgeted: N/A
Fund(s) or Account(s): N/A	Fund(s) or Account(s): N/A
Recommended Motion: A motion to approve the resolution establishing an Industrial Development District at 1732 Glade Street as presented.	
For City Clerk Use Only: Commission Action:	

City of Muskegon
Muskegon County, Michigan

RESOLUTION NO. _____

A Resolution establishing an Industrial Development District at 1732 Glade Street

The City Commission of the City of Muskegon hereby resolves:

1. Public Act 198 of the Michigan Public Acts of 1974, MCL 207.554, et seq., the Plant Rehabilitation and Industrial Development Districts Act, provides for the establishment of Industrial Facilities Tax exemption from a portion of ad valorem property taxes for a period of years determined by local units of government.
2. The property in question meets all the criteria set forth in Section 4 (d) (i) of the Act and therefore meets the industrial designation criteria of the Act.
3. The City Commission hereby finds that the designation of these areas as industrial is in keeping with the current zoning and Master Land Use Plan of the community, and is conducive to industrial development eligible for Industrial Facilities Tax Exemptions.

NOW THEREFORE BE IT RESOLVED that the following area is approved as a Industrial Development District for new facilities as defined within Public Act 198 of 1974, and as allowed in accordance with section 4 (4) of the Act:

PIN: 61-24-205-452-0001-10

***Address: 1732 GLADE ST
MUSKEGON, MI 49441***

This resolution passed.

Ayes_____

Nays_____

CITY OF MUSKEGON

By_____
Ann Meisch, City Clerk

CERTIFICATE

This resolution was adopted at a meeting of the City Commission, held on _____, 2021. The meeting was properly held and noticed pursuant to the Open meetings Act of the State of Michigan, Act 267 of the Public Acts of 1976.

CITY OF MUSKEGON

By _____
Ann Meisch - MMC, City Clerk