CITY OF MUSKEGON

DOWNTOWN DEVELOPMENT AUTHORITY/BROWNFIELD REDEVELOPMENT AUTHORITY MEETING

April 14, 2026 @ 10:30 AM

CONFERENCE ROOM 204

933 TERRACE STREET, MUSKEGON, MI 49440

AGENDA

☐ **CALL TO ORDER:**

☐ **APPROVAL OF MINUTES:**

I. **Tuesday, March 17, 2026 Meeting Minutes** Economic Development

☐ **ROLL CALL:**

☐ **PUBLIC COMMENT ON AGENDA ITEMS:**

☐ **PUBLIC HEARINGS:**

☐ **NEW BUSINESS:**

I. **BRA: Brownfield Plan Amendment, 1937 Lakeshore Dr. — Randers Engineers and Constructors, INC** Economic Development

II. **DDA: Acceptance of Financial Report for March 31, 2026** Economic Development

III. **DDA: Facade Grant for 380 W. Western Ave Suite 140** Economic Development

IV. **DDA: Heritage Village Street Lamps** Manager's Office

V. **DDA: Economic Development Director Position** Economic Development

☐ **ANY OTHER BUSINESS:**

I. **DDA: Western Market Pitch Competition Update** Economic Development

☐ **ADJOURNMENT:**

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705. clerk@shorelinecity.com

CITY OF MUSKEGON

DOWNTOWN DEVELOPMENT AUTHORITY/BROWNFIELD REDEVELOPMENT AUTHORITY MEETING

March 17, 2026 @ 10:30 AM

CONFERENCE ROOM 204

933 TERRACE STREET, MUSKEGON, MI 49440

MINUTES

AGENDA

CALL TO ORDER

M. Bottomley called the meeting to order at 10:32 and and roll was taken.

Introduction of 2 new members were made. Kate Lynnes (present) and Chad Doane (not present)

APPROVAL OF MINUTES

I. **January 13, 2026 DDA/BRA Meeting Minutes** Economic Development

A motion to January 13, 2026 DDA/BRA Meeting Minutes was made by B. Hastings, supported by J. Moore. All in favor.

ROLL CALL

MEMBERS PRESENT: Martha Bottomley, Kiel Reid (arrived at 10:57am), Bob Tarrant, Sherri Black, Michael Kleaveland, James Curtis, Andrew Boyd, Brad Hastings, Jeanette moore, JoAnn Dornbos, Kate Lynnes
MEMBERS ABSENT:
MEMBERS EXCUSED: Jonathan Seyferth, Chad Doane
STAFF PRESENT: J. Hines, W. Webster
OTHERS PRESENT:

PUBLIC COMMENT ON AGENDA ITEMS

None

PUBLIC HEARINGS

None

NEW BUSINESS

I. DDA: Acceptance of Financial Report for January 31, 2026 Economic Development

City staff is requesting approval of the financial report for the period ending January 31, 2026. The current projected fund balance is $454,964.56. Significant January expenses were staffing, snow removal, facade grant, and holiday lights.

A motion to approve the January 31, 2026, financial report as presented was made by M. Kleaveland, supported by B. Tarrant

ROLL VOTE: Ayes: J. Curtis, M. Kleaveland, A. Boyd, K. Lynnes, B. Tarrant, B. Hastings, M. Bottomley, S. Black, J. Moore, J. Dornbos

Nays: None

MOTION PASSES

II. DDA: Acceptance of Financial Report for February 28, 2026 Economic Development

City staff is requesting approval of the financial report for the period ending February 28, 2026. The current projected fund balance is $454,964.56. Our Treasurer informed me that the total property tax capture will be $519,000, as opposed to $537,000 due to property tax adjustments being made during Board of Review. Significant February expenses were staffing and a facade grant.

Motion by B. Hastings, second by S. Black, to approve the February 28, 2026 financial report as presented. .

ROLL VOTE: Ayes: J. Curtis, M. Kleaveland, A. Boyd, K. Lynnes, B. Tarrant, B. Hastings, M. Bottomley, S. Black, J. Moore, J. Dornbos

Nays: None

MOTION PASSES

III. DDA: Western Market Workshop Approval by Stingray Advisory Group Economic Development

Last year, StingRay Advisory Group facilitated three workshops for our Chalet vendors covering a variety of topics, including:

- Transitioning to a Brick-and-Mortar Location
- Marketing Tips and Leveraging Analytics
- Understanding Your Financials

The workshops were attended by an average of seven (7) Chalet vendors. While we did not conduct a formal pre- and post-survey, several vendors shared positive feedback and indicated that the sessions provided valuable information to help them grow their businesses.

In this year's budget, we have allocated funding to host three additional workshops with StingRay Advisory Group, focusing on pricing strategies, market research, and competitor analysis. Northern Initiatives also conducts a business skills needs assessment with each Chalet vendor. Once completed, we will share this information with StingRay Advisory Group, which may provide an opportunity to adjust workshop topics to better meet vendor needs.

This year, we also plan to conduct both pre- and post-workshop surveys to gather more structured feedback from participants and provide more comprehensive reporting to the DDA Board.
Further discussion:
1. Have the first session prior to opening season and possibly require attendance as part of their agreement (J. Hines to check legality)
2. Survey afterwards to share
3. Have success stories from previous and current chalet owners to share with potential new chalet owners.

Motion by B. Tarrant, second by A. Boyd, to approve the invoice from StingRay Advisory Group in the amount of $7,000 for Western Market chalet vendor workshops..

ROLL VOTE: **Ayes: J. Curtis, M. Kleaveland, A. Boyd, K. Lynnes, B. Tarrant, B. Hastings, M. Bottomley, S. Black, J. Moore, J. Dornbos**
Nays: None

MOTION PASSES

IV. **Livability Muskegon Lakeshore Magazine Proposal** Economic Development

The Community Engagement Team is requesting the DDA's consideration to partner with the Lakeside BID/CIA, Muskegon Farmers Market, Western Market, and their respective teams to participate in a shared advertisement in the *Livability Muskegon Lakeshore Magazine*.

The proposed DDA contribution would be up to $1,400 toward the total package cost of $6,960.

The advertising package includes:

- A premium full-page advertisement facing the table of contents
- An online leaderboard advertisement
- First right of refusal for next year's publication
- 100 complimentary copies of the magazine

According to analytics from last year's edition, the publication achieved significant reach:

- 23,300 views of the Livability Muskegon website and related articles
- 20,000 average annual page views of the digital magazine
- 356,000+ impressions through social media promotion of Livability Muskegon content

The primary traffic sources for the publication were Muskegon, Norton Shores, Detroit, Grand Rapids, and Chicago.

Participation in this partnership would provide additional visibility for Muskegon's downtown district while aligning with other local partners promoting the Muskegon Lakeshore region.

Motion by B. Hastings, second by J. Moore, to approve spending $1,400 for the Livability Muskegon Lakeshore Magazine.

ROLL VOTE: **Ayes: J. Curtis, M. Kleaveland, A. Boyd, K. Lynnes, B. Tarrant, B. Hastings, M. Bottomley, S. Black, J. Moore, J. Dornbos, K. Reid**
Nays: None

MOTION PASSES

ANY OTHER BUSINESS

I. Strategic Planning Session — DISCUSSION ONLY Economic Development

As we begin preparing for the 2026–2027 budget discussions, staff recommends that the Board consider engaging a consultant to facilitate a strategic planning session. A consultant could help the Board identify clear goals, set expectations, and evaluate staffing needs and support. Additionally, a consultant could assist with updating the DDA's decades-old Tax Increment Financing (TIF) Plan. Staff will research needs, wants, expectations and guidance. Will present to the board before moving forward with RFP.- **Discussion Only.**

II. Added Western Market Sponsorship - The pitch competition should be revised to incorporate a structured framework of questions, and participants should be informed of these in advance to ensure they are adequately prepared.
K. Reid made a motion to sponsor 2 chalet vendors for the 2026 season so that the rent is paid for the year. The competition to be determined at a later date. J. Moore supported.

ROLL VOTE: **Ayes: Ayes: J. Curtis, M. Kleaveland, A. Boyd, K. Lynnes, B. Tarrant, B. Hastings, M. Bottomley, S. Black, J. Moore, J. Dornbos, K. Reid**
Nays: None

MOTION PASSES

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:39.

Respectfully Submitted,

Ann Marie Meisch, MMC City Clerk

Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: April 14, 2026	**Title:** BRA: Brownfield Plan Amendment, 1937 Lakeshore Dr. — Randers Engineers and Constructors, INC
Submitted by: Jocelyn Hines, Development Analyst	**Department:** Economic Development

Brief Summary:
Randers Engineers and Constructors, INC has submitted a brownfield plan amendment for the site located at 1937 Lakeshore Dr.

Detailed Summary & Background:
The Brownfield Plan Amendment will help facilitate the redevelopment of the former Harbor Theatre site located at 1937 Lakeshore Dr. This amendment will enable the use of Tax Increment Financing (TIF) to reimburse Randers Engineers and Constructors, INC for eligible environmental and site redevelopment activities supporting the creation of new housing units and a commercial space.

The former Harbor Theater, now known as the Encore, has remained vacant and blighted for quite some time and will be programmed into a three-story, 11-unit mixed-use building, with the lower level acting as commercial space with parking. These market rate units will be three 1-bed units, seven 2-bed units, and one 3-bed unit. The total project investment is $3,750,000.

Eligible activities: The plan covers a wide range of eligible activities necessary for site redevelopment, including:

- Infrastructure and Safety Improvements Necessary to Support Housing — $525,000
- Demoliton--$165,000
- Brownfield Plan Amendment Preparation — $20,000
- Brownfield Plan Amendment Implementation — $10,000
- Contingency - $103,500
- Authority Administration Cost — $62,314
- Local Brownfield Revolving Fund (LBRF) — $360,460

The reimbursement period is anticipated to last until 2052, with collection of TIF revenues beginning in 2027. The LBRF could potentially start collecting revenue in 2049. The timeline of the reimbursement period may be adjusted pending approval of a Neighborhood Enterprise Zone (NEZ) certificate or an Obsolete Property Rehabiliation (OPRA) certificate.

Goal/Action Item:
2027 Goal 2: Economic Development Housing and Business

Is this a repeat item?:
Explain what change has been made to justify bringing it back to Commission:

Amount Requested:
$823,500

Budgeted Item:

Yes		No		N/A	■	

Fund(s) or Account(s):
N/A

Budget Amendment Needed:

Yes		No		N/A	■	

Recommended Motion:
I move to approve/disapprove the resolution for the Brownfield Plan Amendment located at 1937 Lakeshore Dr. and further request staff to set a public hearing before the Muskegon City Commision to consider adoption of the plan.

Approvals:

Immediate Division Head	■	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Name the Policy/Ordinance Followed:
Act 381 of 1996, as amended

City of Muskegon
Brownfield Redevelopment Authority
Application for Inclusion in the Muskegon Brownfield Plan

Introduction

The purpose of the City of Muskegon Brownfield Redevelopment Authority is to provide financial incentives for economic development projects within the City of Muskegon where environmental contamination, blight, or functional obsolescence create an impediment to redevelopment of property. Inclusion of a project in the Muskegon Brownfield Plan can result in certain eligible activities being financed through tax increment financing. The statutory authorization for Brownfield Authorities and Brownfield tax increment financing are found in Michigan's Public Act 381 of 1996, as amended, the Brownfield Redevelopment Financing Act (Act 381).

What are the advantages of being included in the Muskegon Brownfield Plan?

Tax Increment Financing

Inclusion in the Brownfield Plan allows the developer/business the use of tax increment financing for reimbursement of "eligible activities". These may include:

1) *Environmental Response Activities, including Baseline Environmental Assessments, Due Care Activities, and other environmental response activities.*
2) *Demolition*
3) *Public Infrastructure Improvements*
4) *Site Preparation*
5) *Lead and Asbestos Abatement*

Do you want to be in the City of Muskegon Brownfield Plan?

First, you need to ask yourself the following questions:

1) Is the property where the project proposed a "facility"? ("Facility" is defined by Part 201 of NREPA as property where the concentration of a hazardous substance in soil or groundwater exceeds the applicable Michigan Residential Generic Cleanup Criteria.)
2) Is a building on the property where the project is proposed considered "Blighted"? Blighted is defined by Act 381, as property that meets any of the following criteria:
    a) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance;
    b) Is an attractive nuisance to children because of physical condition, use, or occupancy;
    c) Is a fire hazard or is otherwise dangerous to the safety of persons or property;
    d) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
3) Is the property where the project is proposed considered "Functionally Obsolete"? Functionally Obsolete is defined by Act 381, as "unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property." The City would be involved in making this determination through a qualified assessor.

If you answer yes to any of the questions above, the following steps should be taken.

1) Contact the City of Muskegon Planning & Economic Development Department to discuss your project and discuss the project feasibility (appropriate development, proper zoning, eligible according to the applicable statute, etc).

2) City staff and/or Brownfield Consultant will work with you to discuss project eligibility and to evaluate the Brownfield incentives as they may apply to the proposed project (does it make sense for your company to pursue this incentive, or are other avenues more appropriate?)

3) Once the decision is made to proceed to prepare an amendment to the Brownfield Plan, the applicant then files an application to the City to be included in the Muskegon Brownfield Plan (see Fees below). The City staff and/or its Brownfield Consultant, and the applicant will identify the "eligible activities" that may be eligible for reimbursement through tax increment financing. Review and approval of eligible activities by the Michigan Strategic Fund (MSF) and/or the Michigan Department of Environmental Quality (MDEQ) will be required if school operating taxes will be captured for certain eligible activities. The applicant must submit a proposed amendment to the Muskegon Brownfield Plan. After review and discussion with the City staff, the proposed amendment to the Brownfield Plan will be presented to the Brownfield Redevelopment Authority for approval, then to the City Commission for a public hearing.

4) If approved by the Muskegon City Commission, the Brownfield Plan will be amended to include the project.

5) If eligible activities are identified and approved for reimbursement through tax increment financing, it will be necessary for the developer/business to pay the initial costs for MDEQ "eligible activities" and/or MSF eligible activities. Public infrastructure improvements may have alternative financing mechanisms. Act 381 also authorizes bonding; this is entirely subject to consideration and approval by the City. The financing and reimbursement of "eligible activities" through the Brownfield Plan amendment will be addressed in a Development and Reimbursement Agreement between the City and the Developer/Business.

Fees

There is an administrative fee for inclusion in the City of Muskegon Brownfield Plan. These costs include staff time to review and evaluate the proposed Plan Amendment and Development and Reimbursement Agreement, coordination between the developer/business, consultants, and city preparation of and mailing of notices, etc. **The fee for inclusion in the Brownfield Plan is $5,000**

Process for Adoption of Brownfield Plan Amendment

I. Potential Brownfield Plan Amendment Applicant contacts the City of Muskegon Department of Planning and Economic Development regarding the City's interest in helping to facilitate the proposed brownfield redevelopment project. If the project is **located in the City of Muskegon**, and is a **"facility"** (as defined in Part 201 of the Natural Resources and Environmental Protection Act, Act 451, Public Acts of Michigan, 1994, as amended), or is **"functionally obsolete"** or **"blighted"**, as defined by the Brownfield Redevelopment Financing Act, Act 318 of 1996, as amended, and it appears that the proposed project is consistent with the City's Master Land Use plan and any associated plan, the developer/business will coordinate with planning staff and/or the City Brownfield Consultant.

II. The applicant works with the City of Muskegon staff/ Brownfield Consultant and evaluates whether inclusion in the Brownfield Plan is appropriate and beneficial to the proposed development project. If it is, the applicant **prepares and submits a Brownfield Plan Application,** (see Fees above**)**. The Plan Amendment is required to be completed by the applicant and/or their consultant/attorney.

III. The Applicant works with the City Planning & Economic Development Staff/Brownfield consultant to refine/ modify the Plan Amendment as necessary

IV. The City schedules a Brownfield Redevelopment Authority (BRA) Meeting. The Brownfield Redevelopment Authority considers a resolution approving the Brownfield Plan Amendment and, if approved, recommends approval to the City Commission.

V. The Developer/business prepares and submits a Development and Reimbursement Agreement to the City. This is reviewed and negotiated. When finalized, it is presented to the BRA for approval and forwarded to the City Commission for approval.

VI. The City Commission adopts a resolution providing notice to taxing jurisdictions and applicable State Agencies (MDEA and/or MSF) setting a public hearing (the City Commission meets on the second and fourth Tuesday of each month, agenda items must be prepared by the Tuesday prior to City Commission meeting).

VII. The City posts a notice of the public hearing. Not less than 10 days prior to the public hearing. The City sends notice of the public hearing to the legislative body of each taxing unit levying taxes subject to capture, as well as the MDEQ for plans including eligible environmental response activities and to the Michigan Strategic Fund (MSF) for plans including eligible non-environmental costs, not less than 10 days prior to the public hearing. The City Commission holds a public hearing on the adoption of the resolution approving the Brownfield Plan (not less than 10 days after sending notice of the proposed Brownfield Plan Amendment to the taxing jurisdictions).

VIII. If the City Commission approves the Brownfield Plan Amendment, the Developer/Business develops an Act 381 work plan for the "eligible activities". The Brownfield Authority submits the Act 381 to the appropriate state agency (MDEQ for eligible environmental response activities, MSF for Demolition, Public Infrastructure Improvements, Site Preparation, Lead and Asbestos Abatement) for review and approval.

IX. The City of Muskegon will notify the County Assessor of the Plan Amendment.

City of Muskegon
Brownfield Redevelopment Authority
Application for Inclusion in the Muskegon Brownfield Plan

This application requests information that may be utilized to amend the "City of Muskegon Brownfield Redevelopment Authority Brownfield Plan", as originally approved by the City Commission of the City of Muskegon on April 14, 1998. Please complete the information requested below and return to the Planning Department, City of Muskegon. In order to process the application, a fee of $5,000 is required.

Applicant Information

Company Name (Developer/Business): Randers Engineers and Constructors, Inc.

Contact Person and Title: Joe Bourdon, Vice President

Contact Person Mailing Address: 3597 Henry Street, Suite 200, Muskegon, MI 49441

Contact Person's Phone Number: 231-780-1200 Fax No. ____________

Contact Person's E-Mail Address: jbourdon@randers.com

Project Information

Location of Eligible Property: 1937 Lakeshore Dr., Muskegon, MI 49441

Legal Description/Parcel Number: 24-205-627-0002-00

Property Ownership: City of Muskegon Revised Plat of 1903 SWLY 55 FT LOT 2 & NELY 22 FT LOT 3 BLK 627

Owner: Bruce Bourdon/Joe Bourdon

Current Use of Property: Vacant former Harbor Theatre

Type of Brownfield Amendment Requesting: (Please check all that apply:)

Tax Increment Financing for Eligible Activities X

Is the proposed site a "facility" (as defined by Part 201)? ____________ (Please provide a copy of the executive summary of any environmental reports available, such as a Phase I or II Environmental Site Assessment, or Baseline Environmental Assessment.)

Is the applicant's property "blighted" (as defined by P.A. 381 of 1996)? ________(Please provide supporting information.)

Is the applicant's property "functionally obsolete" (as defined by P.A. 381 of 1996)? ___________ (Please provide supporting information.)

The propoerty is "housing property" (as defined by P.A. 381 of 1996) X

fishbeck
Engineers | Architects | Scientists | Constructors

Act 381 Brownfield Plan Amendment

Encore at Harbor Theater
1937 Lakeshore Drive
Muskegon, Michigan

City of Muskegon Brownfield
Redevelopment Authority

Project No. 2501897
April 6, 2026

fishbeck
Engineers | Architects | Scientists | Constructors

1515 Arboretum Drive, SE
Grand Rapids, Michigan 49546

616.575.3824 | fishbeck.com

Act 381 Brownfield Plan Amendment

Encore at Harbor Theater
1937 Lakeshore Drive
Muskegon, Michigan

Prepared For:
City of Muskegon Brownfield Redevelopment Authority
Muskegon, Michigan

April 6, 2026
Project No. 2501897

Recommended for Approval by the City of Muskegon
Brownfield Redevelopment Authority on: ________________

Approved by the City of Muskegon
City Commission on: ________________

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List of Abbreviations/Acronyms

Act 381	Brownfield Redevelopment Financing Act, 1996 PA 381, as amended
Authority	City of Muskegon Brownfield Redevelopment Authority
Developer	Randers Engineers and Constructors
LBRF	Local Brownfield Revolving Fund
MBRA	City of Muskegon Brownfield Redevelopment Authority
PA	Public Act
Plan	Brownfield Plan Amendment
TIF	tax increment financing
TIR	tax increment revenue

1.0 Introduction

The City of Muskegon Brownfield Redevelopment Authority (the "Authority" or "MBRA") was established by the City of Muskegon pursuant to Act 381. The primary purpose of the Authority is to encourage the redevelopment of eligible property through the implementation of Brownfield Plans. This Brownfield Plan Amendment (Plan) permits the use of TIF to reimburse the costs of eligible activities required to redevelop eligible property located at 1937 Lakeshore Drive, Muskegon, Michigan (Subject Property).

The Subject Property consists of approximately 0.21 acres of land situated on the south side of Lakeshore Drive, a busy thoroughfare along the south shore of Muskegon Lake within the Lakeside District of Muskegon, approximately 2.0 miles east of Lake Michigan and 2.25 miles west of downtown Muskegon. An existing, vacant functionally obsolete theater building makes up most of the Subject Property. This building was constructed in the early 1920s and served as a movie theater until closing in recent years. Lakeside Development Properties, LLC acquired the Subject Property in late 2025 with the vision of repurposing the former theater into a mixed commercial and residential development called the "Encore at Harbor Theater", paying tribute to the Subject Property's history.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

Randers Engineers and Constructors (the "Developer") plans to repurpose the existing structure into a three-story mixed-use building including lower-level commercial space and integrated parking with upper levels comprised of 11 residential units (the "Project"). The market rate, "for sale" units will consist of three 1-bed units, seven 2-bed units, and one 3-bed unit.

Construction is expected to start in the spring of 2026 and finish by mid to late 2027. The Developer investment is estimated at $3,750,000.

When completed, the Project improvements will total nearly 18,000 square feet, and it is estimated that three to five new jobs will be created to support the commercial business tenant. The Project will repurpose a functionally obsolete and vacant building into new commercial and living space that adds to the growing investment in the Lakeside District. Community benefits include new tax base, new jobs, new residents in the neighborhood, and a significantly improved building that will help increase surrounding tax base and encourage investment nearby.

The Subject Property is located in the qualified local governmental unit of City of Muskegon.

1.2 Eligible Property Information

Parcel ID: 61-24-205-627-0002-00
Address: 1937 Lakeshore Drive, Muskegon, Michigan
Size: Approximately 0.21 acres

Basis of Eligibility

The property qualifies as "eligible property" under Act 381 on the basis of meeting the definition of a "Housing Property" in Section 2(p)(ii). Act 381 defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed. The Project will include construction of 11 residential units. Maps depicting the location and layout of the property are attached as Figures 1 and 2.

According to Section 2(o)(ii), the Housing Property must be "located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan."

Specific Housing Need

The 2023 Muskegon Housing Needs Assessment identified that the vacancy rate for units for sale is approximately 1.2% in the City of Muskegon, showing demand for owner-occupied units. One of the key findings in this study is that approximately 1,313 for-sale units are needed in the City of Muskegon by 2027, including 322 units at price points greater than $286,000. This Project provides 11 units at a price point greater than $286,000. Relevant housing data from the source referenced above is provided in Appendix 3.

Job Growth Data

Both seasonal and year-round employment have grown in the last five years in the Muskegon Metropolitan Area. According to the U.S. Bureau of Labor Statistics, jobs in the Muskegon area have jumped by nearly 6,568 from 2020 to 2025. Growth over five years was about 11% from 56,267 in 2020 to 62,835 in 2025, compared to the overall state increase in job growth around that time, 17%.

Jobs and Labor Force Growth, 2020 to 2025

Muskegon-Norton Shores Statistical Area Employment

Year(s)	Number of Jobs
2025	62,835
2024	62,604
2023	62,441
2022	62,018
2021	60,612
2020	56,267

U.S. Bureau of Labor Statistics, annual reports

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

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Plan has been developed to reimburse eligible brownfield costs incurred by the Developer to support the development of “for sale” market rate housing that meets community needs. New local TIRs will be captured for reimbursement of eligible expenses, to the extent permitted under Act 381, based on actual available new TIR generated from the Project and following approval of this Plan. Baseline local and state taxes associated with the property will continue to be levied and distributed to local and state taxing jurisdictions. No State, local debt, or special assessment taxes will be captured to reimburse eligible activity costs.

The Developer’s total cost of eligible activities, including contingencies, is anticipated to be $823,500. This total cost of eligible activities is further described below and in the attached Table 1. The capture of TIR for the LBRF is estimated to be $360,460.

2.1.1 Infrastructure and Safety Improvements Necessary to Support Housing

Infrastructure improvements necessary to support housing include sidewalks ($1,000), lighting ($4,000), signage ($5,000), storm sewers ($4,000), water mains and connections ($12,500), sanitary sewer mains and connections ($11,000), park/seating areas/patio ($50,000), integrated parking ($270,500), other utilities ($31,500), safety improvements necessary to support housing – fire suppression ($115,000), and related soft costs ($20,500). The total cost of these activities is anticipated to be $525,000.

2.1.2 Demolition (Building and Site)

Selective interior building and exterior site demolition is anticipated to cost $165,000.

2.1.3 Brownfield Plan Amendment Preparation

Preparation of the Plan is expected to cost $20,000.

2.1.4 Brownfield Plan Amendment Implementation

Implementation of the Plan is expected to cost $10,000.

2.1.5 Contingency

A 15% contingency ($103,500) on infrastructure and safety improvements necessary to support housing and building and site demolition is included.

2.1.6 Authority Administration Cost

The MBRA will collect 5% of local tax revenues annually for Plan administration, an estimated total of $62,314.

2.1.7 Local Brownfield Revolving Fund

Up to five years may be captured for deposit into the Local Brownfield Revolving Fund (LBRF), totaling approximately $360,460.

2.2 Summary of Eligible Activities

Infrastructure and Safety Improvements Necessary to Support Housing

To support the construction of new “for sale” units meeting community housing needs, the following infrastructure improvements are necessary to support future residential use: sidewalks to the north and east of the building, exterior lighting, building signage, storm sewer improvements, water main improvements and connections, sanitary sewer mains and connections, park/seating areas/patio, integrated parking, other utility upgrades (Consumers + DTE), safety improvements (fire suppression), and related engineering and architectural soft costs.

Demolition (Building and Site)

Selective interior building demolition is necessary to facilitate construction of new commercial and residential spaces with integrated parking. Additionally, removal of antiquated utilities, manhole, and asphalt to support the Project

Brownfield Plan Amendment Preparation

This includes costs incurred to prepare and develop this Plan, as required per Act 381.

Brownfield Plan Amendment Implementation

This includes costs incurred to implement this Plan, as required per Act 381.

Contingencies

A 15% contingency is included to account for unanticipated costs related to infrastructure and safety improvements necessary to support housing and building and site demolition.

Authority Expenses

Administration of the Brownfield Plan by the MBRA is calculated at 5% of local-only tax increment revenues to support the Project.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The base taxable value for this Plan will be the 2026 taxable value of $153,263. Upon Project completion, the property taxable value is estimated at $1,875,600. Eligible Project activities are anticipated to begin in spring of 2026 with construction completion anticipated in mid to late 2027.

An estimate of the captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in Table 2. This Plan captures real property TIR and assumes a 2% annual increase in the taxable value of the eligible property. An Obsolete Property Rehabilitation Act, Public Act (PA) 146 of 2000, abatement is anticipated to be approved for eight years. Additionally, a Neighborhood Enterprise Zone Act, PA of 1992, abatement is being pursued for up to 15 years. TIR collection will start within five years of the adoption of this Plan and is anticipated to begin in 2027. Reimbursements will be made based on actual TIRs. Once eligible expenses are reimbursed, the MBRA may capture up to five years of the tax increment and deposit the revenues into an LBRF, provided the amount does not exceed the total cost of eligible activities. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this Plan will be financed by the Developer, as outlined in this Plan and the accompanying development and reimbursement agreement (Appendix 2). No advances from the city are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the Authority chooses.

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment as early as 2027. This Plan will then remain in place for 26 years, or until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the cost of eligible activities), whichever occurs sooner. An analysis showing the reimbursement schedule is attached as Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of TIF on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

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

The property is qualified as a “Housing Property.” A map showing eligible property dimensions is attached as Figure 2.

The legal description for the parcel is as follows:

Parcel ID No.: 61-24-205-627-0002-00

CITY OF MUSKEGON REVISED PLAT OF 1903 SWLY 55 FT LOT 2 & NELY 22 FT LOT 3 BLK 627

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the Project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

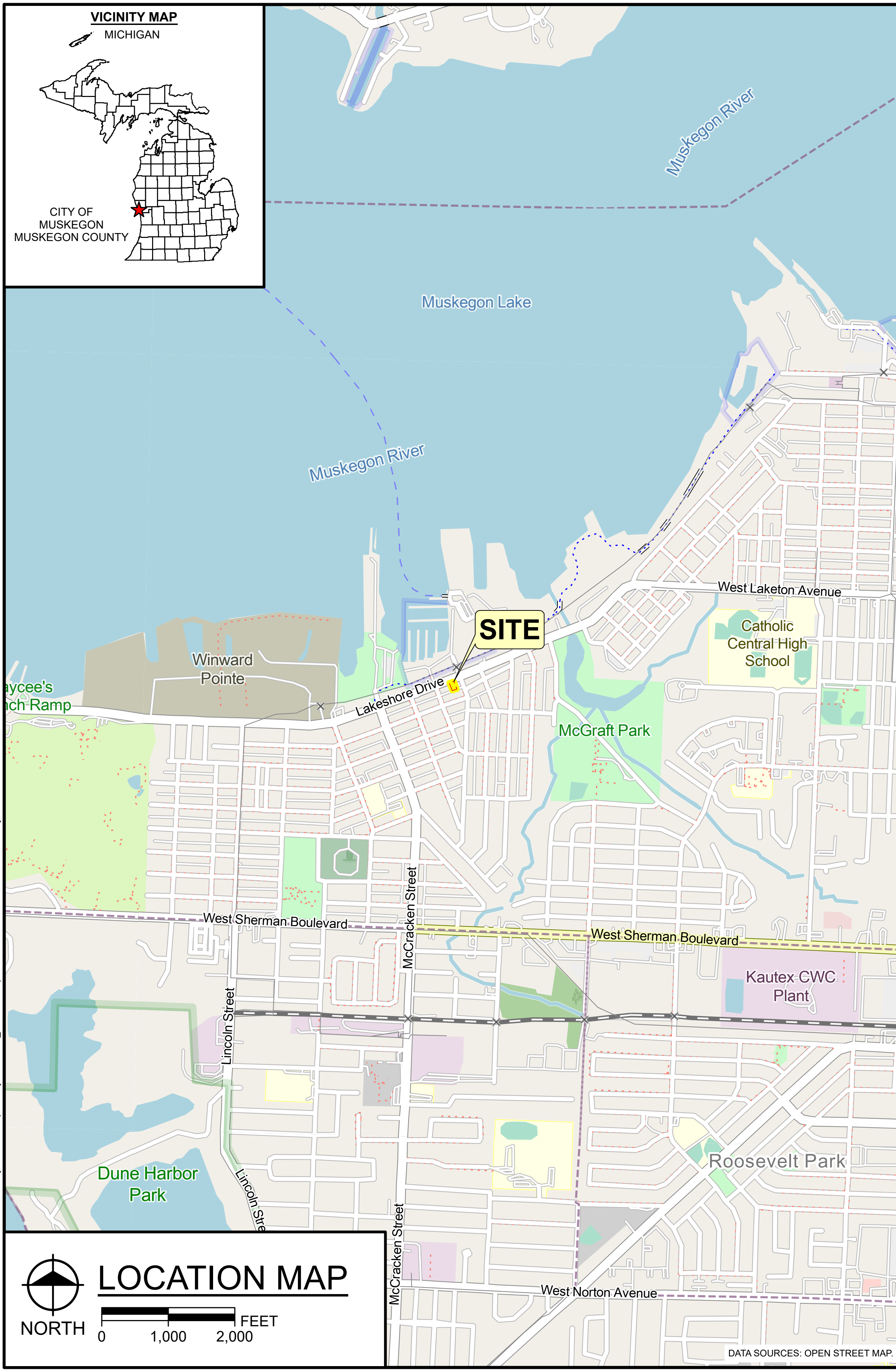
2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside on the eligible property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

No material required.

Figures



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1937 Lakeshore Drive

Muskegon, Michigan

Act 381 Brownfield Plan

PROJECT NO.
2501897

FIGURE NO.
1

PLOT INFO: Z:\2025\2501897\CAD\GIS\ProProj\Brownfield.aprx Layout: FIG01_Location Map Date: 1/14/2026 11:33 AM User: ebuyce

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1937 Lakeshore Drive
Muskegon, Michigan

Act 381 Brownfield Plan

PROJECT NO.
2501897

FIGURE NO.
2

PLOT INFO: Z:\2025\2501897\CAD\GIS\ProProj\Brownfield.aprx Layout: FIG02_Site Map Date: 1/14/2026 11:33 AM User: ebuyce

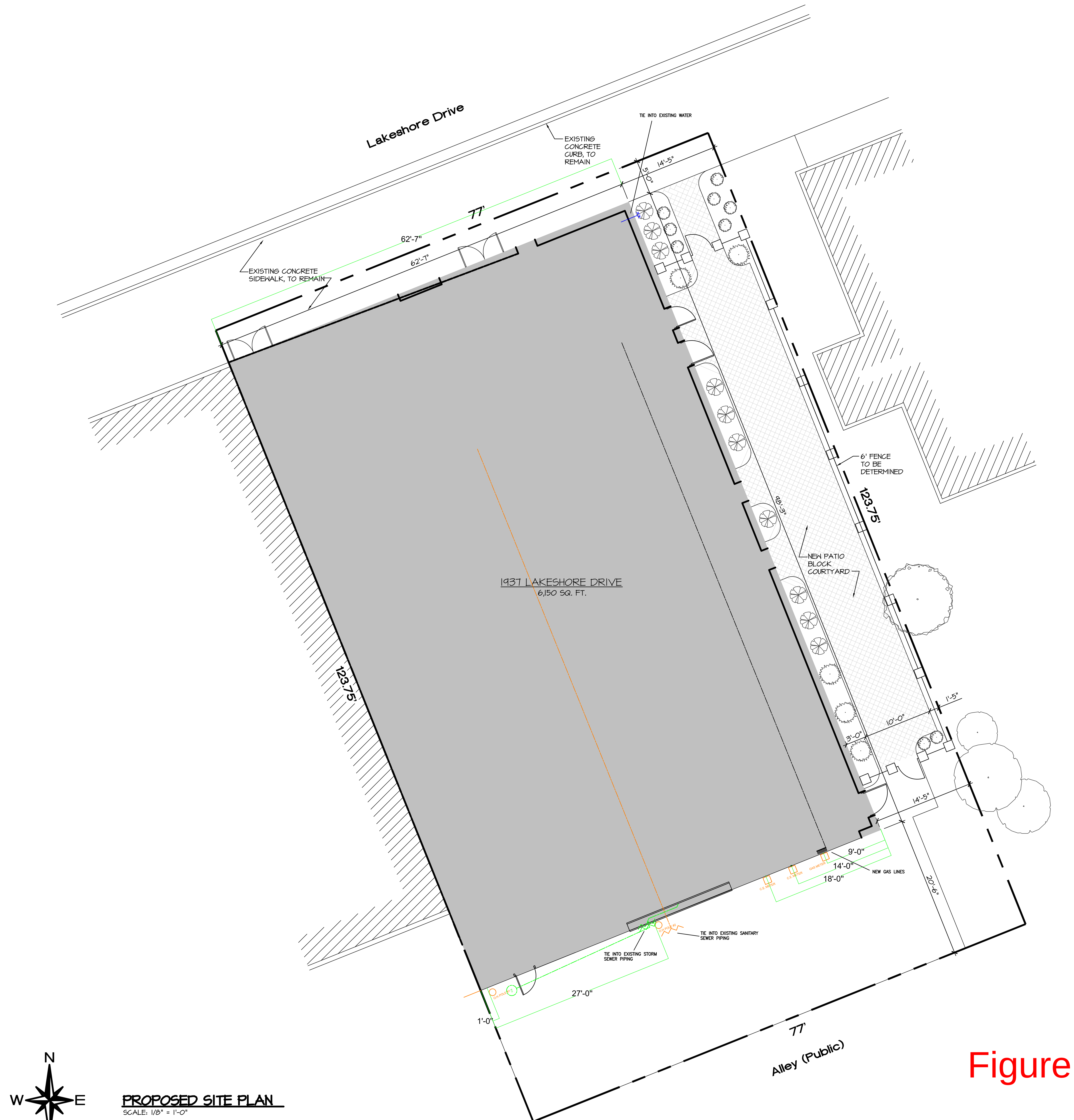

Figure 3A

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

NOTICE:
CONTRACTOR RESPONSIBLE TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

KEYNOTES

0 1 5 10 20
FOR USE WITH 1/8" SCALE

Rev.	Description	Date	By

Drawn
Checked
Scale 1/8"=1'-0"
Date
Rev. By
Rev. Date 1/27/26

HARBOR THEATER CONDOMINIUMS & RETAIL
1937 LAKESHORE DR.
MUSKEGON, MI 49441

PROPOSED SITE PLAN

Randers
Design Development Construction
ENGINEERS & CONSTRUCTORS, INC.
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Date By

Job 12513
File Name 12513SD01
Sheet SD-1

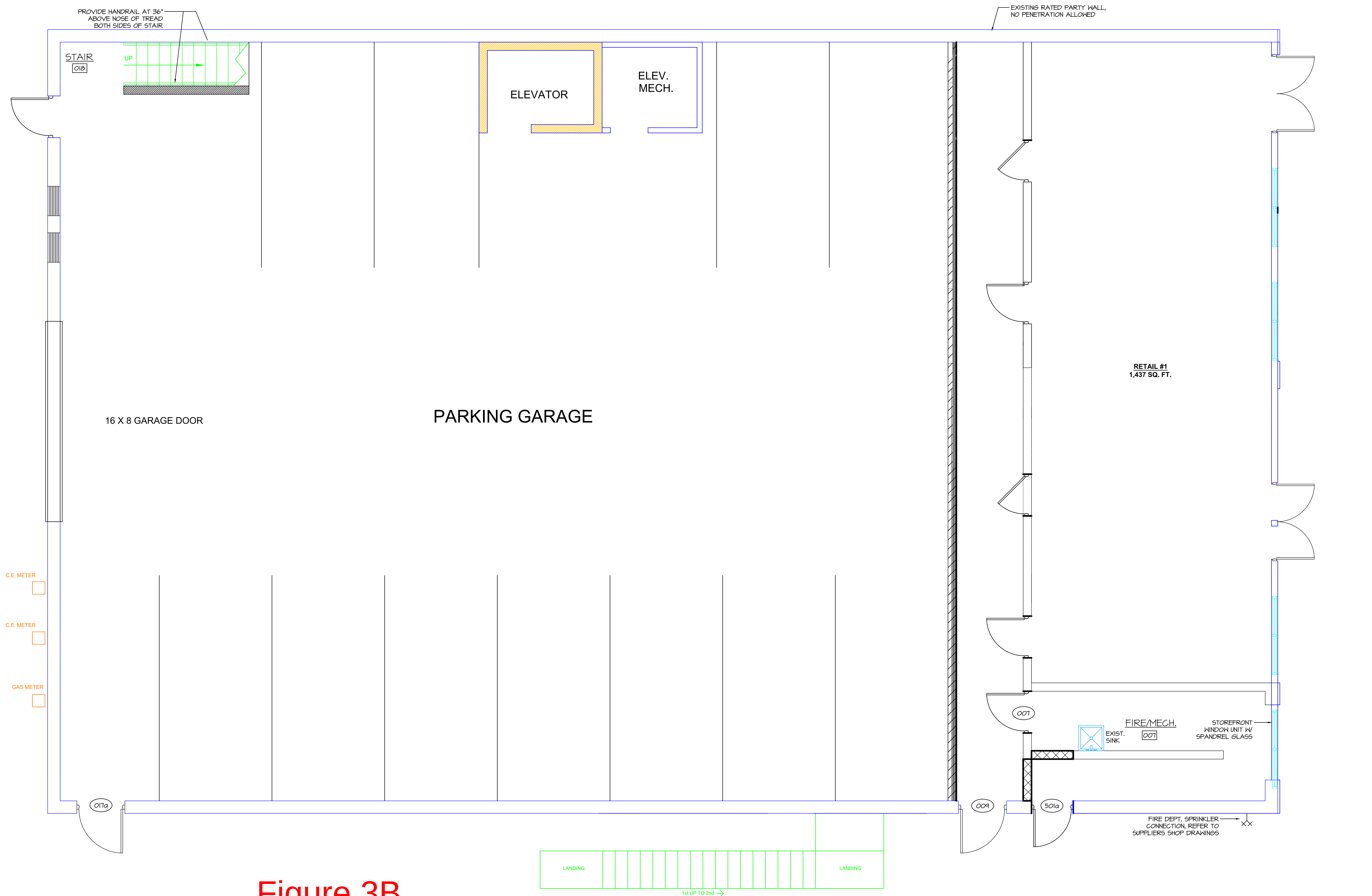

Figure 3B

1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTICE:
CONTRACTOR RESPONSIBLE TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

PLAN LEGEND:

- EXISTING WALL OR FIXTURE TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WD. STUD WALL, REFER TO SHEETS A3.1 & A4.1
- NEW 8" C.M.U. WALL, REFER TO SHEETS A3.1 & A4.1

KEYNOTES

Rev.	Description	Date	By

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Scale 1/4"=1'-0"
Date
Rev. By
Rev. Date 1/27/26

HARBOR THEATER CONDOMINIUMS & RETAIL
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1ST FLOOR PLAN

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Date By

Job 12513
File Name 12513A01
Sheet A-1

KEYNOTES

Figure 3C

2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTICE:
CONTRACTOR RESPONSIBLE TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

PLAN LEGEND:
- EXISTING WALL OR FIXTURE TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WD. STUD WALL, REFER TO SHEETS A3.1 & A4.1
- NEW 8" C.M.U. WALL, REFER TO SHEETS A3.1 & A4.1

Rev.	Description	Date	By

Drawn —
Checked —
Scale 1/4"=1'-0"
Date —
Rev. By —
Rev. Date 1/28/26

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1937 LAKESHORE DR.
MUSKEGON, MI 49441

2ND FLOOR PLAN

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Date By

Job 12513
File Name 12513A02
Sheet A-2

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Tables

Table 1 – Summary of Eligible Costs

Act 381 Brownfield Plan
1937 Lakeshore Drive, Muskegon

Local-Only Eligible Activities Costs and Schedule

Local-Only Eligible Activities	Cost	Completion Season/Year
Infrastructure and Safety Improvements Necessary to Support Housing	**$ 525,000**	**Winter 2026**
Sidewalks	$ 1,000	
Lighting	$ 4,000	
Signage	$ 5,000	
Storm Sewers	$ 4,000	
Water Mains and Connections	$ 12,500	
Sanitary Sewer Mains and Connections	$ 11,000	
Park/Seating Areas/Patio	$ 50,000	
Integrated Parking (concrete, steel, lighting, ventilation, structural support, elevator portion for parking level only, soil removal)	$ 270,500	
Other Utilities	$ 31,500	
Safety Improvements Necessary to Support Housing- Fire Suppression	$ 115,000	
Soft Costs (associated with safety improvements)	$ 20,500	
Demolition (Building and Site)	**$ 165,000**	**Spring/Summer 2026**
Local-Only Eligible Activities Subtotal	**$ 690,000**	
Contingency (15%)	**$ 103,500**	
Brownfield Plan Preparation	**$ 20,000**	
Brownfield Plan Implementation	**$ 10,000**	
Local-Only Eligible Activities Total Costs	**$ 823,500**	

Table 2 – Total Captured Incremental Taxes Schedule

Land

Act 381 Brownfield Plan

1937 Lakeshore Drive, Muskegon

Estimated Taxable Value (TV) Increase Rate: 2% increase per year

	Millage Rate	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Plan Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Calendar Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
*Base Taxable Value		$ -	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000
Future Taxable Value		$ -	$ 30,000	$ 30,600	$ 31,212	$ 31,836	$ 32,473	$ 33,122	$ 33,785	$ 34,461	$ 35,150	$ 35,853	$ 36,570	$ 37,301	$ 38,047	$ 38,808
Incremental Difference (New TV - Base TV)		**$ -**	**$ -**	**$ 600**	**$ 1,212**	**$ 1,836**	**$ 2,473**	**$ 3,122**	**$ 3,785**	**$ 4,461**	**$ 5,150**	**$ 5,853**	**$ 6,570**	**$ 7,301**	**$ 8,047**	**$ 8,808**
Local Capture	**Millage Rate**															
County Operating	5.5069	$ -	$ -	$ 3	$ 7	$ 10	$ 14	$ 17	$ 21	$ 25	$ 28	$ 32	$ 36	$ 40	$ 44	$ 49
County Museum	0.3110	$ -	$ -	$ 0	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 2	$ 2	$ 2	$ 2	$ 3	$ 3
County Veterans	0.0724	$ -	$ -	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 1	$ 1	$ 1
Senior Cit Svc	0.4830	$ -	$ -	$ 0	$ 1	$ 1	$ 1	$ 2	$ 2	$ 2	$ 2	$ 3	$ 3	$ 4	$ 4	$ 4
Central Dispatch	0.2897	$ -	$ -	$ 0	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 2	$ 2	$ 2	$ 2	$ 3
Muskegon Community College	2.1295	$ -	$ -	$ 1	$ 3	$ 4	$ 5	$ 7	$ 8	$ 9	$ 11	$ 12	$ 14	$ 16	$ 17	$ 19
M.A.I.S.D	4.5939	$ -	$ -	$ 3	$ 6	$ 8	$ 11	$ 14	$ 17	$ 20	$ 24	$ 27	$ 30	$ 34	$ 37	$ 40
City Operating	9.4470	$ -	$ -	$ 6	$ 11	$ 17	$ 23	$ 29	$ 36	$ 42	$ 49	$ 55	$ 62	$ 69	$ 76	$ 83
City Sanitation	2.8174	$ -	$ -	$ 2	$ 3	$ 5	$ 7	$ 9	$ 11	$ 13	$ 15	$ 16	$ 19	$ 21	$ 23	$ 25
Hackley Library	2.2586	$ -	$ -	$ 1	$ 3	$ 4	$ 6	$ 7	$ 9	$ 10	$ 12	$ 13	$ 15	$ 16	$ 18	$ 20
MPS Sinking	0.9390	$ -	$ -	$ 1	$ 1	$ 2	$ 2	$ 3	$ 4	$ 4	$ 5	$ 5	$ 6	$ 7	$ 8	$ 8
Local Total	**28.8484**	**$ -**	**$ -**	**$ 17**	**$ 35**	**$ 53**	**$ 71**	**$ 90**	**$ 109**	**$ 129**	**$ 149**	**$ 169**	**$ 190**	**$ 211**	**$ 232**	**$ 254**
Non-Capturable Millages	**Millage Rate**															
Comm College Debt	0.2000	$ -	$ -	$ 0	$ 0	$ 0	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 2	$ 2
Hackley Debt	0.2500	$ -	$ -	$ 0	$ 0	$ 0	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 2	$ 2	$ 2	$ 2
MPS Debt 2020	0.6500	$ -	$ -	$ 0	$ 1	$ 1	$ 2	$ 2	$ 2	$ 3	$ 3	$ 4	$ 4	$ 5	$ 5	$ 6
MPS Debt 2021	6.8500	$ -	$ -	$ 4	$ 8	$ 13	$ 17	$ 21	$ 26	$ 31	$ 35	$ 40	$ 45	$ 50	$ 55	$ 60
Non-Capturable Total	**7.9500**	**$ -**	**$ -**	**$ 5**	**$ 10**	**$ 15**	**$ 20**	**$ 25**	**$ 30**	**$ 35**	**$ 41**	**$ 47**	**$ 52**	**$ 58**	**$ 64**	**$ 70**
Total Tax Increment Revenue (TIR) Available for Capture		$ -	$ -	$ 17	$ 35	$ 53	$ 71	$ 90	$ 109	$ 129	$ 149	$ 169	$ 190	$ 211	$ 232	$ 254

NOTES:

Table 2 – Total Captured Incremental Taxes Schedule
Land
Act 381 Brownfield Plan
1937 Lakeshore Drive, Muskegon

Estimated Taxable Value (TV) Increase Rate:

	Plan Year	15	16	17	18	19	20	21	22	23	24	25	26	Totals
	Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
	*Base Taxable Value	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ -
	Future Taxable Value	$ 39,584	$ 40,376	$ 41,184	$ 42,007	$ 42,847	$ 43,704	$ 44,578	$ 45,470	$ 46,379	$ 47,307	$ 48,253	$ 49,218	$ -
	Incremental Difference (New TV - Base TV)	**$ 9,584**	**$ 10,376**	**$ 11,184**	**$ 12,007**	**$ 12,847**	**$ 13,704**	**$ 14,578**	**$ 15,470**	**$ 16,379**	**$ 17,307**	**$ 18,253**	**$ 19,218**	**$ -**
Local Capture	Millage Rate													
County Operating	5.5069	$ 53	$ 57	$ 62	$ 66	$ 71	$ 75	$ 80	$ 85	$ 90	$ 95	$ 101	$ 106	$ 1,267
County Museum	0.3110	$ 3	$ 3	$ 3	$ 4	$ 4	$ 4	$ 5	$ 5	$ 5	$ 5	$ 6	$ 6	$ 72
County Veterans	0.0724	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ 17
Senior Cit Svc	0.4830	$ 5	$ 5	$ 5	$ 6	$ 6	$ 7	$ 7	$ 7	$ 8	$ 8	$ 9	$ 9	$ 111
Central Dispatch	0.2897	$ 3	$ 3	$ 3	$ 3	$ 4	$ 4	$ 4	$ 4	$ 5	$ 5	$ 5	$ 6	$ 67
Muskegon Community College	2.1295	$ 20	$ 22	$ 24	$ 26	$ 27	$ 29	$ 31	$ 33	$ 35	$ 37	$ 39	$ 41	$ 490
M.A.I.S.D	4.5939	$ 44	$ 48	$ 51	$ 55	$ 59	$ 63	$ 67	$ 71	$ 75	$ 80	$ 84	$ 88	$ 1,057
City Operating	9.4470	$ 91	$ 98	$ 106	$ 113	$ 121	$ 129	$ 138	$ 146	$ 155	$ 163	$ 172	$ 182	$ 2,174
City Sanitation	2.8174	$ 27	$ 29	$ 32	$ 34	$ 36	$ 39	$ 41	$ 44	$ 46	$ 49	$ 51	$ 54	$ 648
Hackley Library	2.2586	$ 22	$ 23	$ 25	$ 27	$ 29	$ 31	$ 33	$ 35	$ 37	$ 39	$ 41	$ 43	$ 520
MPS Sinking	0.9390	$ 9	$ 10	$ 11	$ 11	$ 12	$ 13	$ 14	$ 15	$ 15	$ 16	$ 17	$ 18	$ 216
Local Total	**28.8484**	**$ 276**	**$ 299**	**$ 323**	**$ 346**	**$ 371**	**$ 395**	**$ 421**	**$ 446**	**$ 473**	**$ 499**	**$ 527**	**$ 554**	**$ 6,639**
Non-Capturable Millages	Millage Rate													
Comm College Debt	0.2000	$ 2	$ 2	$ 2	$ 2	$ 3	$ 3	$ 3	$ 3	$ 3	$ 3	$ 4	$ 4	$ 46
Hackley Debt	0.2500	$ 2	$ 3	$ 3	$ 3	$ 3	$ 3	$ 4	$ 4	$ 4	$ 4	$ 5	$ 5	$ 58
MPS Debt 2020	0.6500	$ 6	$ 7	$ 7	$ 8	$ 8	$ 9	$ 9	$ 10	$ 11	$ 11	$ 12	$ 12	$ 150
MPS Debt 2021	6.8500	$ 66	$ 71	$ 77	$ 82	$ 88	$ 94	$ 100	$ 106	$ 112	$ 119	$ 125	$ 132	$ 1,576
Non-Capturable Total	**7.9500**	**$ 76**	**$ 82**	**$ 89**	**$ 95**	**$ 102**	**$ 109**	**$ 116**	**$ 123**	**$ 130**	**$ 138**	**$ 145**	**$ 153**	**$ 1,830**
	Total Tax Increment Revenue (TIR) Available for Capture	$ 276	$ 299	$ 323	$ 346	$ 371	$ 395	$ 421	$ 446	$ 473	$ 499	$ 527	$ 554	**$ 6,639**

NOTES:

Table 2 – Total Captured Incremental Taxes Schedule

Residential

Act 381 Brownfield Plan

1937 Lakeshore Drive, Muskegon

Estimated Taxable Value (TV) Increase Rate:			2% increase per year	NEZ Yr 1	NEZ Yr 2	NEZ Yr 3	NEZ Yr 4	NEZ Yr 5	NEZ Yr 6	NEZ Yr 7	NEZ Yr 8	NEZ Yr 9	NEZ Yr 10	NEZ Yr 11	NEZ Yr 12	NEZ Phase In
Plan Year			0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Calendar Year			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
*Base Taxable Value			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Future Taxable Value			$ -	$ 797,500	$ 1,595,000	$ 1,626,900	$ 1,659,438	$ 1,692,627	$ 1,726,479	$ 1,761,009	$ 1,796,229	$ 1,832,154	$ 1,868,797	$ 1,906,173	$ 1,944,296	$ 1,983,182	$ 2,022,846
Incremental Difference (New TV - Base TV)			**$ -**	**$ 797,500**	**$ 1,595,000**	**$ 1,626,900**	**$ 1,659,438**	**$ 1,692,627**	**$ 1,726,479**	**$ 1,761,009**	**$ 1,796,229**	**$ 1,832,154**	**$ 1,868,797**	**$ 1,906,173**	**$ 1,944,296**	**$ 1,983,182**	**$ 2,022,846**
Local Capture	Millage Rate	NEZ Rate															
County Operating	5.5069	2.2633	$ -	$ 1,805	$ 3,610	$ 3,682	$ 3,756	$ 3,831	$ 3,908	$ 3,986	$ 4,065	$ 4,147	$ 4,230	$ 4,314	$ 4,401	$ 6,826	$ 8,355
County Museum	0.3110	0.1278	$ -	$ 102	$ 204	$ 208	$ 212	$ 216	$ 221	$ 225	$ 230	$ 234	$ 239	$ 244	$ 249	$ 617	$ 629
County Veterans	0.0724	0.0298	$ -	$ 24	$ 47	$ 48	$ 49	$ 50	$ 51	$ 52	$ 53	$ 55	$ 56	$ 57	$ 58	$ 144	$ 146
Senior Cit Svc	0.4830	0.1985	$ -	$ 158	$ 317	$ 323	$ 329	$ 336	$ 343	$ 350	$ 357	$ 364	$ 371	$ 378	$ 386	$ 958	$ 977
Central Dispatch	0.2897	0.1191	$ -	$ 95	$ 190	$ 194	$ 198	$ 202	$ 206	$ 210	$ 214	$ 218	$ 223	$ 227	$ 231	$ 359	$ 440
Muskegon Community College	2.1295	0.8752	$ -	$ 698	$ 1,396	$ 1,424	$ 1,452	$ 1,481	$ 1,511	$ 1,541	$ 1,572	$ 1,604	$ 1,636	$ 1,668	$ 1,702	$ 4,223	$ 4,308
M.A.I.S.D	4.5939	1.8881	$ -	$ 1,506	$ 3,011	$ 3,072	$ 3,133	$ 3,196	$ 3,260	$ 3,325	$ 3,391	$ 3,459	$ 3,528	$ 3,599	$ 3,671	$ 9,111	$ 9,293
City Operating	9.4470	3.8827	$ -	$ 3,096	$ 6,193	$ 6,317	$ 6,443	$ 6,572	$ 6,703	$ 6,837	$ 6,974	$ 7,114	$ 7,256	$ 7,401	$ 7,549	$ 11,709	$ 14,332
City Sanitation	2.8174	1.1579	$ -	$ 923	$ 1,847	$ 1,884	$ 1,922	$ 1,960	$ 1,999	$ 2,039	$ 2,080	$ 2,122	$ 2,164	$ 2,207	$ 2,251	$ 3,492	$ 4,274
Hackley Library	2.2586	0.9283	$ -	$ 740	$ 1,481	$ 1,510	$ 1,540	$ 1,571	$ 1,603	$ 1,635	$ 1,667	$ 1,701	$ 1,735	$ 1,769	$ 1,805	$ 4,479	$ 4,569
MPS Sinking	0.9390	0.3859	$ -	$ 308	$ 616	$ 628	$ 640	$ 653	$ 666	$ 680	$ 693	$ 707	$ 721	$ 736	$ 750	$ 1,862	$ 1,899
Local Total	**28.8484**	**11.8566**	**$ -**	**$ 9,456**	**$ 18,911**	**$ 19,289**	**$ 19,675**	**$ 20,069**	**$ 20,470**	**$ 20,880**	**$ 21,297**	**$ 21,723**	**$ 22,158**	**$ 22,601**	**$ 23,053**	**$ 43,780**	**$ 49,222**
Non-Capturable Millages	Millage Rate	NEZ Rate															
Comm College Debt	0.2000	0.0822	$ -	$ 66	$ 131	$ 134	$ 136	$ 139	$ 142	$ 145	$ 148	$ 151	$ 154	$ 157	$ 160	$ 248	$ 303
Hackley Debt	0.2500	0.1027	$ -	$ 82	$ 164	$ 167	$ 171	$ 174	$ 177	$ 181	$ 185	$ 188	$ 192	$ 196	$ 200	$ 310	$ 379
MPS Debt 2020	0.6500	0.2671	$ -	$ 213	$ 426	$ 435	$ 443	$ 452	$ 461	$ 470	$ 480	$ 489	$ 499	$ 509	$ 519	$ 806	$ 986
MPS Debt 2021	6.8500	2.8153	$ -	$ 2,245	$ 4,490	$ 4,580	$ 4,672	$ 4,765	$ 4,861	$ 4,958	$ 5,057	$ 5,158	$ 5,261	$ 5,366	$ 5,474	$ 8,490	$ 10,392
Non-Capturable Total	**7.9500**	**3.2674**	**$ -**	**$ 2,606**	**$ 5,212**	**$ 5,316**	**$ 5,422**	**$ 5,531**	**$ 5,641**	**$ 5,754**	**$ 5,869**	**$ 5,986**	**$ 6,106**	**$ 6,228**	**$ 6,353**	**$ 9,854**	**$ 12,061**
Total Tax Increment Revenue (TIR) Available for Capture			$ -	$ 9,456	$ 18,911	$ 19,289	$ 19,675	$ 20,069	$ 20,470	$ 20,880	$ 21,297	$ 21,723	$ 22,158	$ 22,601	$ 23,053	$ 43,780	$ 49,222

NOTES:		
NEZ PRE Tax Rate	17.590	17.5900
Reduction Proportion	0.410996673	

Table 2 – Total Captured Incremental Taxes Schedule

Residential

Act 381 Brownfield Plan

1937 Lakeshore Drive, Muskegon

Estimated Taxable Value (TV) Increase Rate:

		Plan Year	15	16	17	18	19	20	21	22	23	24	25	26	Totals
		Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
		*Base Taxable Value	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Future Taxable Value	$ 2,063,303	$ 2,104,569	$ 2,146,660	$ 2,189,593	$ 2,233,385	$ 2,278,053	$ 2,323,614	$ 2,370,086	$ 2,417,488	$ 2,465,838	$ 2,515,154	$ 2,565,457	$ -
		Incremental Difference (New TV - Base TV)	**$ 2,063,303**	**$ 2,104,569**	**$ 2,146,660**	**$ 2,189,593**	**$ 2,233,385**	**$ 2,278,053**	**$ 2,323,614**	**$ 2,370,086**	**$ 2,417,488**	**$ 2,465,838**	**$ 2,515,154**	**$ 2,565,457**	**$ -**
Local Capture	Millage Rate	NEZ Rate													
County Operating	5.5069	2.2633	$ 9,942	$ 11,590	$ 11,821	$ 12,058	$ 12,299	$ 12,545	$ 12,796	$ 13,052	$ 13,313	$ 13,579	$ 13,851	$ 14,128	$ 211,888
County Museum	0.3110	0.1278	$ 642	$ 655	$ 668	$ 681	$ 695	$ 708	$ 723	$ 737	$ 752	$ 767	$ 782	$ 798	$ 12,435
County Veterans	0.0724	0.0298	$ 149	$ 152	$ 155	$ 159	$ 162	$ 165	$ 168	$ 172	$ 175	$ 179	$ 182	$ 186	$ 2,895
Senior Cit Svc	0.4830	0.1985	$ 997	$ 1,017	$ 1,037	$ 1,058	$ 1,079	$ 1,100	$ 1,122	$ 1,145	$ 1,168	$ 1,191	$ 1,215	$ 1,239	$ 19,312
Central Dispatch	0.2897	0.1191	$ 523	$ 610	$ 622	$ 634	$ 647	$ 660	$ 673	$ 687	$ 700	$ 714	$ 729	$ 743	$ 11,147
Muskegon Community College	2.1295	0.8752	$ 4,394	$ 4,482	$ 4,571	$ 4,663	$ 4,756	$ 4,851	$ 4,948	$ 5,047	$ 5,148	$ 5,251	$ 5,356	$ 5,463	$ 85,146
M.A.I.S.D	4.5939	1.8881	$ 9,479	$ 9,668	$ 9,862	$ 10,059	$ 10,260	$ 10,465	$ 10,674	$ 10,888	$ 11,106	$ 11,328	$ 11,554	$ 11,785	$ 183,683
City Operating	9.4470	3.8827	$ 17,056	$ 19,882	$ 20,279	$ 20,685	$ 21,099	$ 21,521	$ 21,951	$ 22,390	$ 22,838	$ 23,295	$ 23,761	$ 24,236	$ 363,490
City Sanitation	2.8174	1.1579	$ 5,087	$ 5,929	$ 6,048	$ 6,169	$ 6,292	$ 6,418	$ 6,547	$ 6,677	$ 6,811	$ 6,947	$ 7,086	$ 7,228	$ 108,404
Hackley Library	2.2586	0.9283	$ 4,660	$ 4,753	$ 4,848	$ 4,945	$ 5,044	$ 5,145	$ 5,248	$ 5,353	$ 5,460	$ 5,569	$ 5,681	$ 5,794	$ 90,308
MPS Sinking	0.9390	0.3859	$ 1,937	$ 1,976	$ 2,016	$ 2,056	$ 2,097	$ 2,139	$ 2,182	$ 2,226	$ 2,270	$ 2,315	$ 2,362	$ 2,409	$ 37,545
Local Total	**28.8484**	**11.8566**	**$ 54,865**	**$ 60,713**	**$ 61,928**	**$ 63,166**	**$ 64,430**	**$ 65,718**	**$ 67,033**	**$ 68,373**	**$ 69,741**	**$ 71,135**	**$ 72,558**	**$ 74,009**	**$ 1,126,253**
Non-Capturable Millages	Millage Rate	NEZ Rate													
Comm College Debt	0.2000	0.0822	$ 361	$ 421	$ 429	$ 438	$ 447	$ 456	$ 465	$ 474	$ 483	$ 493	$ 503	$ 513	$ 7,695
Hackley Debt	0.2500	0.1027	$ 451	$ 526	$ 537	$ 547	$ 558	$ 570	$ 581	$ 593	$ 604	$ 616	$ 629	$ 641	$ 9,619
MPS Debt 2020	0.6500	0.2671	$ 1,174	$ 1,368	$ 1,395	$ 1,423	$ 1,452	$ 1,481	$ 1,510	$ 1,541	$ 1,571	$ 1,603	$ 1,635	$ 1,668	$ 25,010
MPS Debt 2021	6.8500	2.8153	$ 12,367	$ 14,416	$ 14,705	$ 14,999	$ 15,299	$ 15,605	$ 15,917	$ 16,235	$ 16,560	$ 16,891	$ 17,229	$ 17,573	$ 263,566
Non-Capturable Total	**7.9500**	**3.2674**	**$ 14,353**	**$ 16,731**	**$ 17,066**	**$ 17,407**	**$ 17,755**	**$ 18,111**	**$ 18,473**	**$ 18,842**	**$ 19,219**	**$ 19,603**	**$ 19,995**	**$ 20,395**	**$ 305,890**
		Total Tax Increment Revenue (TIR) Available for Capture	$ 54,865	$ 60,713	$ 61,928	$ 63,166	$ 64,430	$ 65,718	$ 67,033	$ 68,373	$ 69,741	$ 71,135	$ 72,558	$ 74,009	**$ 1,126,253**

NOTES:		
NEZ PRE Tax Rate	17.590	17.5900
Reduction Proportion	0.410996673	

Table 2 – Total Captured Incremental Taxes Schedule

Commercial

Act 381 Brownfield Plan

1937 Lakeshore Drive, Muskegon

Estimated Taxable Value (TV) Increase Rate:		2% increase per year	OPRA Yr 1	OPRA Yr 2	OPRA Yr 3	OPRA Yr 4	OPRA Yr 5	OPRA Yr 6	OPRA Yr 7	OPRA Yr 8						
Plan Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Calendar Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
*Base Taxable Value		$ -	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263
OPRA Frozen Value			$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	123,263						
Future Taxable Value		$ -	$ 125,000	$ 250,000	$ 255,000	$ 260,100	$ 265,302	$ 270,608	$ 276,020	$ 281,541	$ 287,171	$ 292,915	$ 298,773	$ 304,749	$ 310,844	$ 317,060
Incremental Difference (New TV - Base TV)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 163,908**	**$ 169,652**	**$ 175,510**	**$ 181,486**	**$ 187,581**	**$ 193,797**
															$ -	
Local Capture	**Millage Rate**															
County Operating	5.5069	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 903	$ 934	$ 967	$ 999	$ 1,033	$ 1,067
County Museum	0.3110	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 51	$ 53	$ 55	$ 56	$ 58	$ 60
County Veterans	0.0724	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12	$ 12	$ 13	$ 13	$ 14	$ 14
Senior Cit Svc	0.4830	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 79	$ 82	$ 85	$ 88	$ 91	$ 94
Central Dispatch	0.2897	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 47	$ 49	$ 51	$ 53	$ 54	$ 56
Muskegon Community College	2.1295	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 349	$ 361	$ 374	$ 386	$ 399	$ 413
M.A.I.S.D	4.5939	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 753	$ 779	$ 806	$ 834	$ 862	$ 890
City Operating	9.4470	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,548	$ 1,603	$ 1,658	$ 1,714	$ 1,772	$ 1,831
City Sanitation	2.8174	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 462	$ 478	$ 494	$ 511	$ 528	$ 546
Hackley Library	2.2586	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 370	$ 383	$ 396	$ 410	$ 424	$ 438
MPS Sinking	0.9390	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 154	$ 159	$ 165	$ 170	$ 176	$ 182
Local Total	**28.8484**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,728**	**$ 4,894**	**$ 5,063**	**$ 5,236**	**$ 5,411**	**$ 5,591**
Non-Capturable Millages	**Millage Rate**															
Comm College Debt	0.2000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 33	$ 34	$ 35	$ 36	$ 38	$ 39
Hackley Debt	0.2500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41	$ 42	$ 44	$ 45	$ 47	$ 48
MPS Debt 2020	0.6500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 107	$ 110	$ 114	$ 118	$ 122	$ 126
MPS Debt 2021	6.8500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,123	$ 1,162	$ 1,202	$ 1,243	$ 1,285	$ 1,328
Non-Capturable Total	**7.9500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,303**	**$ 1,349**	**$ 1,395**	**$ 1,443**	**$ 1,491**	**$ 1,541**
Total Tax Increment Revenue (TIR) Available for Capture		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,728	$ 4,894	$ 5,063	$ 5,236	$ 5,411	$ 5,591

NOTES:
Land not included
8 Year OPRA Tax Abatement

Table 2 – Total Captured Incremental Taxes Schedule

Commercial

Act 381 Brownfield Plan

1937 Lakeshore Drive, Muskegon

Estimated Taxable Value (TV) Increase Rate:

		Plan Year	15	16	17	18	19	20	21	22	23	24	25	26	Totals
		Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
		*Base Taxable Value	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ 123,263	$ -
		OPRA Frozen Value													
		Future Taxable Value	$ 323,402	$ 329,870	$ 336,467	$ 343,196	$ 350,060	$ 357,062	$ 364,203	$ 371,487	$ 378,917	$ 386,495	$ 394,225	$ 402,109	$ -
		Incremental Difference (New TV - Base TV)	**$ 200,139**	**$ 206,607**	**$ 213,204**	**$ 219,933**	**$ 226,797**	**$ 233,799**	**$ 240,940**	**$ 248,224**	**$ 255,654**	**$ 263,232**	**$ 270,962**	**$ 278,846**	**$ -**

Local Capture	Millage Rate	15	16	17	18	19	20	21	22	23	24	25	26	Totals
County Operating	5.5069	$ 1,102	$ 1,138	$ 1,174	$ 1,211	$ 1,249	$ 1,288	$ 1,327	$ 1,367	$ 1,408	$ 1,450	$ 1,492	$ 1,536	$ 21,644
County Museum	0.3110	$ 62	$ 64	$ 66	$ 68	$ 71	$ 73	$ 75	$ 77	$ 80	$ 82	$ 84	$ 87	$ 1,222
County Veterans	0.0724	$ 14	$ 15	$ 15	$ 16	$ 16	$ 17	$ 17	$ 18	$ 19	$ 19	$ 20	$ 20	$ 285
Senior Cit Svc	0.4830	$ 97	$ 100	$ 103	$ 106	$ 110	$ 113	$ 116	$ 120	$ 123	$ 127	$ 131	$ 135	$ 1,898
Central Dispatch	0.2897	$ 58	$ 60	$ 62	$ 64	$ 66	$ 68	$ 70	$ 72	$ 74	$ 76	$ 78	$ 81	$ 1,139
Muskegon Community College	2.1295	$ 426	$ 440	$ 454	$ 468	$ 483	$ 498	$ 513	$ 529	$ 544	$ 561	$ 577	$ 594	$ 8,370
M.A.I.S.D	4.5939	$ 919	$ 949	$ 979	$ 1,010	$ 1,042	$ 1,074	$ 1,107	$ 1,140	$ 1,174	$ 1,209	$ 1,245	$ 1,281	$ 18,055
City Operating	9.4470	$ 1,891	$ 1,952	$ 2,014	$ 2,078	$ 2,143	$ 2,209	$ 2,276	$ 2,345	$ 2,415	$ 2,487	$ 2,560	$ 2,634	$ 37,129
City Sanitation	2.8174	$ 564	$ 582	$ 601	$ 620	$ 639	$ 659	$ 679	$ 699	$ 720	$ 742	$ 763	$ 786	$ 11,073
Hackley Library	2.2586	$ 452	$ 467	$ 482	$ 497	$ 512	$ 528	$ 544	$ 561	$ 577	$ 595	$ 612	$ 630	$ 8,877
MPS Sinking	0.9390	$ 188	$ 194	$ 200	$ 207	$ 213	$ 220	$ 226	$ 233	$ 240	$ 247	$ 254	$ 262	$ 3,691
Local Total	**28.8484**	**$ 5,774**	**$ 5,960**	**$ 6,151**	**$ 6,345**	**$ 6,543**	**$ 6,745**	**$ 6,951**	**$ 7,161**	**$ 7,375**	**$ 7,594**	**$ 7,817**	**$ 8,044**	**$ 113,382**

Non-Capturable Millages	Millage Rate	15	16	17	18	19	20	21	22	23	24	25	26	Totals
Comm College Debt	0.2000	$ 40	$ 41	$ 43	$ 44	$ 45	$ 47	$ 48	$ 50	$ 51	$ 53	$ 54	$ 56	$ 786
Hackley Debt	0.2500	$ 50	$ 52	$ 53	$ 55	$ 57	$ 58	$ 60	$ 62	$ 64	$ 66	$ 68	$ 70	$ 983
MPS Debt 2020	0.6500	$ 130	$ 134	$ 139	$ 143	$ 147	$ 152	$ 157	$ 161	$ 166	$ 171	$ 176	$ 181	$ 2,555
MPS Debt 2021	6.8500	$ 1,371	$ 1,415	$ 1,460	$ 1,507	$ 1,554	$ 1,602	$ 1,650	$ 1,700	$ 1,751	$ 1,803	$ 1,856	$ 1,910	$ 26,922
Non-Capturable Total	**7.9500**	**$ 1,591**	**$ 1,643**	**$ 1,695**	**$ 1,748**	**$ 1,803**	**$ 1,859**	**$ 1,915**	**$ 1,973**	**$ 2,032**	**$ 2,093**	**$ 2,154**	**$ 2,217**	**$ 31,246**

	15	16	17	18	19	20	21	22	23	24	25	26	Totals
Total Tax Increment Revenue (TIR) Available for Capture	$ 5,774	$ 5,960	$ 6,151	$ 6,345	$ 6,543	$ 6,745	$ 6,951	$ 7,161	$ 7,375	$ 7,594	$ 7,817	$ 8,044	**$ 113,382**

NOTES:
Land not included
8 Year OPRA Tax Abatement

Table 2 – Total Captured Incremental Taxes Schedule

Total Summary

Act 381 Brownfield Plan

1937 Lakeshore Drive, Muskegon

Estimated Taxable Value (TV) Increase Rate: 2% increase per year

Plan Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Calendar Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
*Base Taxable Value		$ -	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263
Future Taxable Value		$ -	$ 952,500	$ 1,875,600	$ 1,913,112	$ 1,951,374	$ 1,990,402	$ 2,030,210	$ 2,070,814	$ 2,112,230	$ 2,154,475	$ 2,197,564	$ 2,241,516	$ 2,286,346	$ 2,332,073	$ 2,378,714
Incremental Difference (New TV - Base TV)		**$ -**	**$ 797,500**	**$ 1,595,600**	**$ 1,628,112**	**$ 1,661,274**	**$ 1,695,100**	**$ 1,729,602**	**$ 1,764,794**	**$ 1,800,690**	**$ 2,001,212**	**$ 2,044,301**	**$ 2,088,253**	**$ 2,133,083**	**$ 2,178,810**	**$ 2,225,451**
Local Capture	Millage Rate															
County Operating	5.5069	$ -	$ 1,805	$ 3,613	$ 3,689	$ 3,766	$ 3,845	$ 3,925	$ 4,007	$ 4,090	$ 5,078	$ 5,196	$ 5,317	$ 5,440	$ 7,903	$ 9,470
County Museum	0.3110	$ -	$ 102	$ 204	$ 208	$ 213	$ 217	$ 222	$ 226	$ 231	$ 287	$ 293	$ 300	$ 307	$ 678	$ 692
County Veterans	0.0724	$ -	$ 24	$ 48	$ 48	$ 50	$ 51	$ 52	$ 53	$ 54	$ 67	$ 68	$ 70	$ 72	$ 158	$ 161
Senior Cit Svc	0.4830	$ -	$ 158	$ 317	$ 324	$ 330	$ 337	$ 344	$ 351	$ 359	$ 445	$ 456	$ 466	$ 477	$ 1,052	$ 1,075
Central Dispatch	0.2897	$ -	$ 95	$ 190	$ 194	$ 198	$ 202	$ 206	$ 211	$ 215	$ 267	$ 273	$ 280	$ 286	$ 416	$ 498
Muskegon Community College	2.1295	$ -	$ 698	$ 1,397	$ 1,426	$ 1,456	$ 1,487	$ 1,518	$ 1,549	$ 1,582	$ 1,964	$ 2,009	$ 2,056	$ 2,104	$ 4,640	$ 4,739
M.A.I.S.D	4.5939	$ -	$ 1,506	$ 3,014	$ 3,077	$ 3,142	$ 3,207	$ 3,274	$ 3,342	$ 3,412	$ 4,236	$ 4,335	$ 4,435	$ 4,538	$ 10,009	$ 10,224
City Operating	9.4470	$ -	$ 3,096	$ 6,199	$ 6,328	$ 6,460	$ 6,595	$ 6,733	$ 6,873	$ 7,016	$ 8,711	$ 8,914	$ 9,121	$ 9,333	$ 13,558	$ 16,246
City Sanitation	2.8174	$ -	$ 923	$ 1,849	$ 1,887	$ 1,927	$ 1,967	$ 2,008	$ 2,050	$ 2,092	$ 2,598	$ 2,658	$ 2,720	$ 2,783	$ 4,043	$ 4,845
Hackley Library	2.2586	$ -	$ 740	$ 1,482	$ 1,513	$ 1,545	$ 1,577	$ 1,610	$ 1,643	$ 1,677	$ 2,083	$ 2,131	$ 2,181	$ 2,231	$ 4,921	$ 5,026
MPS Sinking	0.9390	$ -	$ 308	$ 616	$ 629	$ 642	$ 656	$ 669	$ 683	$ 697	$ 866	$ 886	$ 907	$ 928	$ 2,046	$ 2,090
Local Total	**28.8484**	**$ -**	**$ 9,456**	**$ 18,929**	**$ 19,324**	**$ 19,728**	**$ 20,140**	**$ 20,560**	**$ 20,989**	**$ 21,426**	**$ 26,600**	**$ 27,221**	**$ 27,853**	**$ 28,499**	**$ 49,423**	**$ 55,067**
Non-Capturable Millages	Millage Rate															
Comm College Debt	0.2000	$ -	$ 66	$ 131	$ 134	$ 137	$ 140	$ 143	$ 146	$ 149	$ 193	$ 197	$ 202	$ 207	$ 297	$ 354
Hackley Debt	0.2500	$ -	$ 82	$ 164	$ 168	$ 172	$ 176	$ 179	$ 183	$ 187	$ 298	$ 306	$ 314	$ 322	$ 437	$ 511
MPS Debt 2020	0.6500	$ -	$ 213	$ 430	$ 443	$ 456	$ 469	$ 483	$ 496	$ 510	$ 1,648	$ 1,701	$ 1,756	$ 1,813	$ 2,146	$ 2,374
MPS Debt 2021	6.8500	$ -	$ 2,245	$ 4,495	$ 4,590	$ 4,686	$ 4,785	$ 4,885	$ 4,988	$ 5,092	$ 6,502	$ 6,657	$ 6,814	$ 6,975	$ 10,046	$ 12,003
Non-Capturable Total	**7.9500**	**$ -**	**$ 2,606**	**$ 5,212**	**$ 5,316**	**$ 5,422**	**$ 5,531**	**$ 5,641**	**$ 5,754**	**$ 5,869**	**$ 5,986**	**$ 6,106**	**$ 6,228**	**$ 6,353**	**$ 9,854**	**$ 12,061**
Total Tax Increment Revenue (TIR) Available for Capture		$ -	$ 9,456	$ 18,929	$ 19,324	$ 19,728	$ 20,140	$ 20,560	$ 20,989	$ 21,426	$ 26,600	$ 27,221	$ 27,853	$ 28,499	$ 49,423	$ 55,067

NOTES:
TOTAL Capture

Table 2 – Total Captured Incremental Taxes Schedule

Total Summary

Act 381 Brownfield Plan

1937 Lakeshore Drive, Muskegon

Estimated Taxable Value (TV) Increase Rate:

		15	16	17	18	19	20	21	22	23	24	25	26	Totals
Plan Year		15	16	17	18	19	20	21	22	23	24	25	26	Totals
Calendar Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
*Base Taxable Value		$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ 153,263	$ -
Future Taxable Value		$ 2,426,289	$ 2,474,814	$ 2,524,311	$ 2,574,797	$ 2,626,293	$ 2,678,819	$ 2,732,395	$ 2,787,043	$ 2,842,784	$ 2,899,639	$ 2,957,632	$ 3,016,785	$ -
Incremental Difference (New TV - Base TV)		**$ 2,273,026**	**$ 2,321,551**	**$ 2,371,048**	**$ 2,421,534**	**$ 2,473,030**	**$ 2,525,556**	**$ 2,579,132**	**$ 2,633,780**	**$ 2,689,521**	**$ 2,746,376**	**$ 2,804,369**	**$ 2,863,522**	**$ -**
Local Capture	Millage Rate													
County Operating	5.5069	$ 11,097	$ 12,785	$ 13,057	$ 13,335	$ 13,619	$ 13,908	$ 14,203	$ 14,504	$ 14,811	$ 15,124	$ 15,443	$ 15,769	$ 234,799
County Museum	0.3110	$ 707	$ 722	$ 737	$ 753	$ 769	$ 785	$ 802	$ 819	$ 836	$ 854	$ 872	$ 891	$ 13,729
County Veterans	0.0724	$ 165	$ 168	$ 172	$ 175	$ 179	$ 183	$ 187	$ 191	$ 195	$ 199	$ 203	$ 207	$ 3,196
Senior Cit Svc	0.4830	$ 1,098	$ 1,121	$ 1,145	$ 1,170	$ 1,194	$ 1,220	$ 1,246	$ 1,272	$ 1,299	$ 1,326	$ 1,355	$ 1,383	$ 21,322
Central Dispatch	0.2897	$ 584	$ 673	$ 687	$ 702	$ 716	$ 732	$ 747	$ 763	$ 779	$ 796	$ 812	$ 830	$ 12,352
Muskegon Community College	2.1295	$ 4,840	$ 4,944	$ 5,049	$ 5,157	$ 5,266	$ 5,378	$ 5,492	$ 5,609	$ 5,727	$ 5,848	$ 5,972	$ 6,098	$ 94,006
M.A.I.S.D	4.5939	$ 10,442	$ 10,665	$ 10,892	$ 11,124	$ 11,361	$ 11,602	$ 11,848	$ 12,099	$ 12,355	$ 12,617	$ 12,883	$ 13,155	$ 202,795
City Operating	9.4470	$ 19,037	$ 21,932	$ 22,399	$ 22,876	$ 23,363	$ 23,859	$ 24,365	$ 24,881	$ 25,408	$ 25,945	$ 26,493	$ 27,052	$ 402,793
City Sanitation	2.8174	$ 5,677	$ 6,541	$ 6,680	$ 6,822	$ 6,968	$ 7,116	$ 7,266	$ 7,420	$ 7,577	$ 7,738	$ 7,901	$ 8,068	$ 120,126
Hackley Library	2.2586	$ 5,134	$ 5,243	$ 5,355	$ 5,469	$ 5,586	$ 5,704	$ 5,825	$ 5,949	$ 6,075	$ 6,203	$ 6,334	$ 6,468	$ 99,705
MPS Sinking	0.9390	$ 2,134	$ 2,180	$ 2,226	$ 2,274	$ 2,322	$ 2,371	$ 2,422	$ 2,473	$ 2,525	$ 2,579	$ 2,633	$ 2,689	$ 41,452
Local Total	**28.8484**	**$ 60,915**	**$ 66,973**	**$ 68,401**	**$ 69,857**	**$ 71,343**	**$ 72,858**	**$ 74,404**	**$ 75,980**	**$ 77,588**	**$ 79,229**	**$ 80,902**	**$ 82,608**	**$ 1,246,274**
Non-Capturable Millages	Millage Rate													
Comm College Debt	0.2000	$ 414	$ 475	$ 485	$ 496	$ 507	$ 517	$ 529	$ 540	$ 552	$ 563	$ 575	$ 588	$ 8,735
Hackley Debt	0.2500	$ 588	$ 667	$ 683	$ 698	$ 714	$ 730	$ 747	$ 764	$ 781	$ 799	$ 817	$ 835	$ 12,323
MPS Debt 2020	0.6500	$ 2,610	$ 2,854	$ 2,932	$ 3,012	$ 3,093	$ 3,176	$ 3,261	$ 3,347	$ 3,435	$ 3,524	$ 3,616	$ 3,709	$ 53,509
MPS Debt 2021	6.8500	$ 14,034	$ 16,141	$ 16,489	$ 16,843	$ 17,204	$ 17,572	$ 17,948	$ 18,331	$ 18,722	$ 19,121	$ 19,528	$ 19,943	$ 296,641
Non-Capturable Total	**7.9500**	**$ 14,353**	**$ 16,731**	**$ 17,066**	**$ 17,407**	**$ 17,755**	**$ 18,111**	**$ 18,473**	**$ 18,842**	**$ 19,219**	**$ 19,603**	**$ 19,995**	**$ 20,395**	**$ 305,890**
Total Tax Increment Revenue (TIR) Available for Capture		$ 60,915	$ 66,973	$ 68,401	$ 69,857	$ 71,343	$ 72,858	$ 74,404	$ 75,980	$ 77,588	$ 79,229	$ 80,902	$ 82,608	**$ 1,246,274**
														$ 1,246,274

NOTES:
TOTAL Capture

Table 3 – Estimated Reimbursement Schedule

Act 381 Brownfield Plan

1937 Lakeshore Drive, Muskegon

Developer Maximum Reimbursement	Proportionality	Local Taxes	Total
Local	100.0%	$ 823,500	$ 823,500
TOTAL			
Local	100.0%	$ 823,500	$ 823,500

Estimated Total Years of Plan:	26

Estimated Capture	$ 823,500
Administrative Fees	$ 62,314
State Brownfield Redevelopment Fund	$ -
Local Brownfield Revolving Fund	$ 360,460

	Beginning Balance	0 2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038
Total Local Incremental Revenue		$ -	$ 9,456	$ 18,929	$ 19,324	$ 19,728	$ 20,140	$ 20,560	$ 20,989	$ 21,426	$ 26,600	$ 27,221	$ 27,853	$ 28,499
BRA Administrative Fee (5%)		$ -	$ 473	$ 946	$ 966	$ 986	$ 1,007	$ 1,028	$ 1,049	$ 1,071	$ 1,330	$ 1,361	$ 1,393	$ 1,425
Local TIR Available for Reimbursement		$ -	$ 8,983	$ 17,982	$ 18,358	$ 18,742	$ 19,133	$ 19,532	$ 19,939	$ 20,355	$ 25,270	$ 25,860	$ 26,461	$ 27,074
Total Local TIR Available		$ -	$ 8,983	$ 17,982	$ 18,358	$ 18,742	$ 19,133	$ 19,532	$ 19,939	$ 20,355	$ 25,270	$ 25,860	$ 26,461	$ 27,074
DEVELOPER														
Reimbursement Balance	$ 823,500	$ 823,500	$ 814,517	$ 796,535	$ 778,177	$ 759,435	$ 740,302	$ 720,770	$ 700,830	$ 680,476	$ 655,206	$ 629,346	$ 602,885	$ 575,811
Local Only Eligible Costs	$ 823,500	$ 823,500	$ 823,500	$ 814,517	$ 796,535	$ 778,177	$ 759,435	$ 740,302	$ 720,770	$ 700,830	$ 680,476	$ 655,206	$ 629,346	$ 602,885
Local Tax Reimbursement	$ 823,500	$ -	$ 8,983	$ 17,982	$ 18,358	$ 18,742	$ 19,133	$ 19,532	$ 19,939	$ 20,355	$ 25,270	$ 25,860	$ 26,461	$ 27,074
Total Local-Only Reimbursement Balance		$ 823,500	$ 814,517	$ 796,535	$ 778,177	$ 759,435	$ 740,302	$ 720,770	$ 700,830	$ 680,476	$ 655,206	$ 629,346	$ 602,885	$ 575,811
Total Annual Developer Reimbursement		$ -	$ 8,983	$ 17,982	$ 18,358	$ 18,742	$ 19,133	$ 19,532	$ 19,939	$ 20,355	$ 25,270	$ 25,860	$ 26,461	$ 27,074
LOCAL BROWNFIELD REVOLVING FUND														
LBRF Deposits *		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Capture		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Capture		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -
Total LBRF Capture		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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

Table 3 – Estimated Reimbursement Schedule
Act 381 Brownfield Plan
1937 Lakeshore Drive, Muskegon

Developer Maximum Reimbursement
Local
TOTAL
Local

	13	14	15	16	17	18	19	20	21	22	23	24	25	26	
	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	TOTAL
Total Local Incremental Revenue	$ 49,423	$ 55,067	$ 60,915	$ 66,973	$ 68,401	$ 69,857	$ 71,343	$ 72,858	$ 74,404	$ 75,980	$ 77,588	$ 79,229	$ 80,902	$ 82,608	$ 1,246,274
BRA Administrative Fee (5%)	$ 2,471	$ 2,753	$ 3,046	$ 3,349	$ 3,420	$ 3,493	$ 3,567	$ 3,643	$ 3,720	$ 3,799	$ 3,879	$ 3,961	$ 4,045	$ 4,130	$ 62,314
Local TIR Available for Reimbursement	$ 46,952	$ 52,314	$ 57,869	$ 63,624	$ 64,981	$ 66,365	$ 67,776	$ 69,215	$ 70,684	$ 72,181	$ 73,709	$ 75,267	$ 76,856	$ 78,478	$ 1,183,960
Total Local TIR Available	$ 46,952	$ 52,314	$ 57,869	$ 63,624	$ 64,981	$ 66,365	$ 67,776	$ 69,215	$ 70,684	$ 72,181	$ 73,709	$ 75,267	$ 76,856	$ 78,478	$ 1,183,960
DEVELOPER															
Reimbursement Balance	$ 528,859	$ 476,545	$ 418,676	$ 355,052	$ 290,071	$ 223,706	$ 155,931	$ 86,715	$ 16,032	$ -	$ -	$ -	$ -	$ -	$ -
Local Only Eligible Costs	$ 575,811	$ 528,859	$ 476,545	$ 418,676	$ 355,052	$ 290,071	$ 223,706	$ 155,931	$ 86,715	$ 16,032	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement	$ 46,952	$ 52,314	$ 57,869	$ 63,624	$ 64,981	$ 66,365	$ 67,776	$ 69,215	$ 70,684	$ 16,032	$ -				$ 823,500
Total Local-Only Reimbursement Balance	$ 528,859	$ 476,545	$ 418,676	$ 355,052	$ 290,071	$ 223,706	$ 155,931	$ 86,715	$ 16,032	$ -	$ -	$ -	$ -	$ -	$ 823,500
Total Annual Developer Reimbursement	$ 46,952	$ 52,314	$ 57,869	$ 63,624	$ 64,981	$ 66,365	$ 67,776	$ 69,215	$ 70,684	$ 16,032	$ -	$ -	$ -	$ -	$ 823,500
LOCAL BROWNFIELD REVOLVING FUND															
LBRF Deposits *	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 56,150	$ 129,859	$ 205,126	$ 281,982	$ 360,460
State Tax Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 56,150	$ 73,709	$ 75,267	$ 76,856	$ 78,478	$ 360,460
Total LBRF Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 56,150	$ 73,709	$ 75,267	$ 76,856	$ 78,478	$ 360,460

* Up to five years of capture for LBRF Deposits af

Appendix

1

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Brownfield Plan Resolution(s) and Notices Pending

Appendix

2

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Development and Reimbursement Agreement Pending

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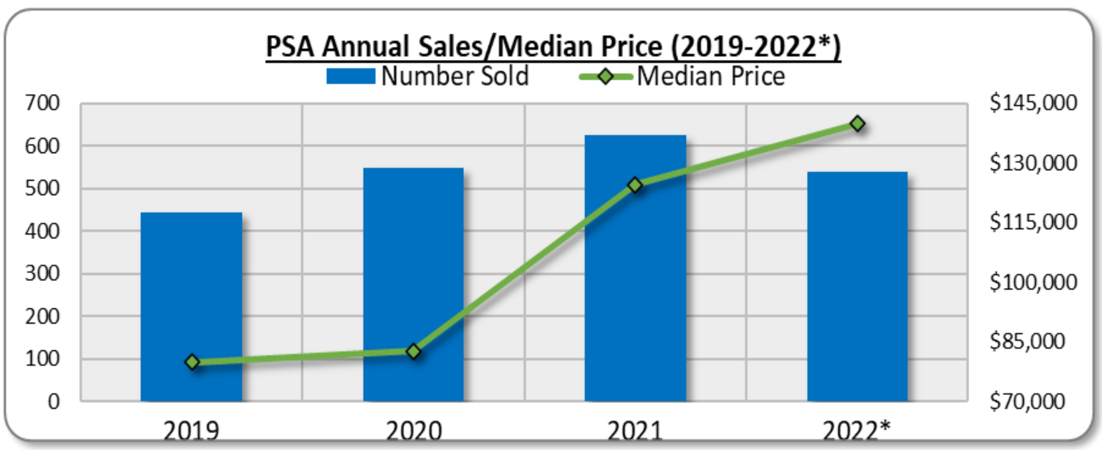
Appendix

3

200% in the number of seasonal/recreational properties between 2010 and 2020. While vacation rentals and seasonal/recreational housing are an important component of the local economy, this portion of the housing market should be closely monitored to ensure sufficient permanent housing is available for current and potential future residents.

Home sales activity in the PSA appears to have slowed in 2022 after two years of increases, while the median sale price increased in each of the past three years and increased by 75% since 2019 – Home sales within the PSA (Muskegon) increased each full year between 2019 and 2021, reaching its peak of 627 homes sold in 2021. Based on sales activity from January 2022 to November 2022, it appears that homes are selling at a slower rate in the PSA compared with past years. Note that the median sale price increased by 75% between 2019 and 2022, primarily impacted by the 50.8% increase between 2020 and 2021. Given the rapid increases in median sale prices, many households, particularly lower-income households, are likely finding homebuying a greater challenge in recent years.



*Through November

Overall, there is a relatively limited amount of for-sale housing available for purchase in the PSA, and while a notable portion of available housing is affordable to lower-income households, these homes a generally over 70 years old and likely have additional costs associated with repairs or improvements that many households cannot afford. Based on information provided by the Multiple Listing Service and the Muskegon County Equalization Department, we identified 84 housing units within the PSA (Muskegon) and 219 housing units within the SSA (Balance of County) that were listed as *available* for purchase as of November 2022. Overall, the 84 homes listed as available for purchase represent less than two months (1.9 months) of supply. Typically, healthy and well-balanced markets have an available supply that should take about four to six months to absorb (if no other units are added to the market). The PSA's less than two months of inventory is considered low and indicates limited available supply. Additionally, the 84 homes available for sale in the city of Muskegon represent 1.2% of the 5,246 owner-occupied units in the city. Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for

Housing Gap Estimates

The PSA has an overall housing gap of 2,924 units for rental and for-sale product at a variety of affordability levels - It is projected that the city has a five-year **rental** housing gap of 1,611 units and a **for-sale** housing gap of 1,313 units. While there are housing gaps among all affordability levels of both rental and for-sale product, the rental housing gap is distributed most heavily among the lower priced product (rents of $1,430 or less) and the for-sale housing gap is primarily for product priced at $190,668 or higher. Details of this analysis, including our methodology and assumptions, are included in Section VIII.

The following table summarizes the approximate potential number of new residential units that could be supported in the PSA (Muskegon) over the next five years.

PSA (Muskegon) Housing Gap Estimates (2022 to 2027) – Number of Units Needed		
Housing Segment		Number of Units
Rentals	Extremely Low-Income Rental Housing (≤$536/Month Rent)	385
	Very Low-Income Rental Housing ($537-$894/Month Rent)	321
	Low-Income Rental Housing ($895-$1,430/Month Rent)	**403**
	Moderate-Income Rental Housing ($1,431-$2,145/Month Rent)	295
	High-Income Market-Rate Rental Housing ($2,146+/Month Rent)	207
	TOTAL UNITS	**1,611**
For-Sale	Entry-Level For-Sale Homes (≤$71,500 Price Point)	238
	Very Low-Income For-Sale Homes ($71,501-$119,167)	176
	Low-Income For-Sale Homes ($119,168-$190,667 Price Point)	164
	Moderate-Income For-Sale Homes ($190,668-$286,000 Price Point)	**413**
	High-Income Upscale For-Sale Housing ($286,001+ Price Point)	322
	TOTAL UNITS	**1,313**

The preceding estimates are based on current government policies and incentives, recent and projected demographic trends, current and anticipated economic trends, and available and planned residential units. Numerous factors impact a market's ability to support new housing product. This is particularly true of individual housing projects or units. Certain design elements, pricing structures, target market segments (e.g., seniors, workforce, families, etc.), product quality and location all influence the actual number of units that can be supported. Demand estimates could exceed those shown in the preceding table if the community changes policies or offers incentives to encourage people to move into the market or for developers to develop new housing product.

Encore at Harbor Theater - 1937 Lakeshore Drive, Muskegon, MI

Developer:	Bruce Bourdon/Joe Bourdon	Plan Date:	February 27, 2026
Property:	Parcel 61-24-205-627-0002-00 (~0.21 ac)	Consultant:	Fishbeck (Proj. 2501897)
Eligibility:	Housing Property, §2(p)(ii)	Reviewer:	Jeff Salowitz, Coalition Companies LLC

KEY METRICS

$3.75M Developer Investment	$823,500 Eligible Activities	$1.25M Total TIR (26 yr)	$359,526 LBRF Capture	11 Residential Units Created

ELIGIBLE ACTIVITIES COMPLIANCE

Activity	Amount	Status	Notes
Infrastructure & Safety	$525,000	Eligible	Local-only TIF; sidewalks, utilities, parking, fire suppression
Demolition (Bldg & Site)	$165,000	Eligible	Interior demo + antiquated utility/asphalt removal
Integrated Parking	$270,000	Clarify	Parking is a large number and needs to be broken out.
Plan Prep + Implementation	$30,000	Eligible	Standard plan costs per Act 381
Contingency (15%)	$103,500	Clarify	Confirm treatment in signed reimbursement agreement
BRA Admin (5%)	$62,265	Clarify	Confirm cap/method in governing documents
LBRF Capture	$359,526	Clarify	Post-reimbursement; up to 5 yr per §13(15)
School/State Capture	-	N/A	Not requested; local-only plan
Dev/Reimb. Agreement	-	Clarify	Appendix 1, 2 marked “Pending”

TAX ABATEMENT OVERLAY

PA 255 (Commercial Redevelopment Act)	NEZ (Neighborhood Enterprise Zone)
• 8-year abatement, 50% of local + school operating taxes • Status: Approved per plan narrative	• Up to 15-year abatement; PRE rate 17.59 mills with phase-in • Status: Being pursued — NOT YET APPROVED

Combined effect: Abatements reduce annual TIR, extending developer reimbursement to 26 years. If NEZ is denied, TIF model must be rerun.

PRIORITY OPEN ITEMS

#	Item	Action Required
1	NEZ Abatement Status	Confirm approval or document timeline; TIF model depends on this assumption
2	Dev/Reimbursement Agreement	Finalize and execute; controls contingency, admin, LBRF, and draw procedures
3	BRA Resolution + Public Hearing	Schedule BRA meeting, then City Commission hearing with 10-day taxing jurisdiction notice
4	Final Table Reconciliation	Verify narrative and table totals match before submission
5	County Assessor Notification	Confirm base TV of $153,263 for 2026; notify assessor upon plan approval

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

RESOLUTION APPROVING REVISED BROWNFIELD PLAN AMENDMENT

Encore at Harbor Theatre 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 14th day of April 2026 at 10:30 a.m., prevailing Eastern Time.

PRESENT: Members ____

____

ABSENT: Members ____

The following preamble and resolution were offered by Member ___________________and supported by Member ___________________:

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 Encore at Harbor Theatre Project for approval to the City of Muskegon, County of Muskegon, State of Michigan (the "City").

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. <u>Approval of Brownfield Plan</u>. The Board hereby adopts and approves the Brownfield Plan Amendment for the Encore at Harbor Theatre Project and recommends the approval of the Brownfield Plan Amendments by the Muskegon City Commission.

2. <u>Public Hearing</u>. 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:

NAYS:

RESOLUTION DECLARED ADOPTED.

____
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 April 14, 2026, 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, Chair
City of Muskegon Brownfield Redevelopment Authority

Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: April 14, 2026	**Title:** DDA: Acceptance of Financial Report for March 31, 2026
Submitted by: Jocelyn Hines, Development Analyst	**Department:** Economic Development

Brief Summary:
City staff is requesting approval of the financial report for the period ending March 31, 2026.

Detailed Summary & Background:
City staff is requesting approval of the financial report for the period ending March 31, 2026. The current projected fund balance is $454,964.56. Significant March revenues were Property Tax Revenue in the amount of $513,921 and reimbursement of TIF loss from the State of Michigan in the amount of $2,057.91 Significant March expenses were staffing.

Goal/Action Item:

Is this a repeat item?:
Explain what change has been made to justify bringing it back to Commission:

Amount Requested:
N/A

Budgeted Item:

Yes		No		N/A		

Fund(s) or Account(s):
N/A

Budget Amendment Needed:

Yes		No		N/A		

Recommended Motion:
I move to approve the March 31, 2026 financial report as presented.

Approvals:

Immediate Division Head		
Information Technology		
Other Division Heads		
Communication		

Name the Policy/Ordinance Followed:

Legal Review			

GL Number	Description	YTD Balance 03/31/2025	25-26 Amended Budget	YTD Balance 03/31/2026	Activity For 03/31/2026
Fund: 394 DOWNTOWN DEVELOPMENT AUTH DS					
Account Category: Assets					
Department: 000					
394-000-001	CASH IN BANK	680,368.24		738,514.02	501,334.60
	Total Department 000:	680,368.24		738,514.02	501,334.60
	Assets	680,368.24		738,514.02	501,334.60
Account Category: Liabilities					
Department: 000					
394-000-202	ACCOUNTS PAYABLE	68.84		222.75	(5,156.10)
	Total Department 000:	68.84		222.75	(5,156.10)
	Liabilities	68.84		222.75	(5,156.10)
Account Category: Fund Equity					
Department: 000					
394-000-399	FUND BALANCE UNRESERVED	460,986.12		454,964.56	0.00
	Total Department 000:	460,986.12		454,964.56	0.00
	Fund Equity	460,986.12		454,964.56	0.00
Account Category: Revenues					
Department: 000					
394-000-402	PROPERTY TAX	516,659.00	537,000.00	513,921.00	513,921.00
394-000-428	REIMBURSEMENT STATE	0.00	0.00	39,469.06	0.00
394-000-540	STATE GRANTS	12,000.00	0.00	0.00	0.00
394-000-569	STATE GRANTS OTHER	0.00	0.00	4,015.84	2,057.91
394-000-613	EVENT REVENUE	23,311.06	100,000.00	17,078.79	5,890.08
394-000-665-004970	INTEREST INCOME	1,333.18	1,300.00	1,131.54	0.00
394-000-679-004847	SPONSORSHIP REVENUE - MUSK ART FAIR	6,500.00	12,000.00	16,500.00	0.00
394-000-699-200000	OP. TRANS FROM SPECIAL REVENUE	600.00	0.00	0.00	0.00
	Total Department 000:	560,403.24	650,300.00	592,116.23	521,868.99
	Revenues	560,403.24	650,300.00	592,116.23	521,868.99
Account Category: Expenditures					
Department: 703 DOWNTOWN MUSKEGON BID					
394-703-702	BUDGETED SALARIES & BENEFITS	0.00	138,284.00	0.00	0.00
394-703-703	SALARY PERMANENT	60,199.33	0.00	60,577.14	6,713.77
394-703-707	OVERTIME	2,442.90	0.00	2,473.51	0.00
394-703-708	VACATION PAY	2,614.26	0.00	2,780.90	0.00
394-703-710	PERSONAL & OTHER LEAVE	72.21	0.00	1,795.36	381.91
394-703-711	HOLIDAY PAY	3,334.63	0.00	3,476.50	0.00
394-703-712	RETIREE HEALTHCARE - GENERAL	1,986.73	0.00	1,907.08	209.92
394-703-714	MERS RETIREMENT SYSTEM	6,197.29	0.00	5,877.54	635.66
394-703-717	HEALTH INSURANCE	17,417.93	0.00	5,205.27	792.38
394-703-718	LIFE INSURANCE	273.75	0.00	268.76	29.71
394-703-719	DENTAL INSURANCE	853.36	0.00	410.39	37.22
394-703-721	DISABILITY INSURANCE	250.37	0.00	245.21	27.11
394-703-722	SOCIAL SECURITY	5,129.93	0.00	4,942.79	522.12
394-703-723	WORKERS' COMPENSATION	620.49	0.00	550.13	34.50
394-703-724	UNEMPLOYMENT	9.36	0.00	5.77	0.00
394-703-727	BUDGETED SUPPLIES	4,460.00	0.00	3,129.40	0.00
394-703-801	CONTRACTUAL SERVICES	26,967.12	100,000.00	30,130.28	544.50
394-703-850	TELEPHONE	210.10	0.00	61.42	0.00
394-703-861	CONFERENCE, TRAINING AND TRAVEL	0.00	0.00	450.00	0.00
394-703-944	VEHICLE RENTAL	0.00	0.00	7,355.31	125.62
	Total Department 703:	133,039.76	238,284.00	131,642.76	10,054.42
Department: 778 LAKESHORE ART FESTIVAL					
394-778-749	MISCELLANEOUS MATERIAL & SUPPLIES	1,588.19	2,000.00	7,136.70	3,973.32
394-778-801	CONTRACTUAL SERVICES	11,016.43	20,000.00	10,141.76	124.45
394-778-850	TELEPHONE	618.55	700.00	68.71	0.00
394-778-903	ADVERTISING	6,462.58	7,000.00	8,329.16	118.41
	Total Department 778:	19,685.75	29,700.00	25,676.33	4,216.18
Department: 780 TASTE OF MUSKEGON					
394-780-801	CONTRACTUAL SERVICES	25,115.20	0.00	0.00	0.00
	Total Department 780:	25,115.20	0.00	0.00	0.00
Department: 808 FARMERS & FLEA MARKET					
394-808-801	CONTRACTUAL SERVICES	1,023.00	0.00	0.00	0.00
	Total Department 808:	1,023.00	0.00	0.00	0.00

GL Number	Description	YTD Balance 03/31/2025	25-26 Amended Budget	YTD Balance 03/31/2026	Activity For 03/31/2026
Fund: 394 DOWNTOWN DEVELOPMENT AUTH DS					
Account Category: Expenditures					
Department: 809 EVENTS					
394-809-749	MISCELLANEOUS MATERIAL & SUPPLIES	2,393.58	0.00	2,455.94	0.00
Total Department 809:		2,393.58	0.00	2,455.94	0.00
Department: 906 DEBT SERVICE					
394-906-801	CONTRACTUAL SERVICES	159,832.67	145,000.00	149,014.49	1,107.69
394-906-995-400000	OPER. TRANS TO CAPITAL PROJECT	0.00	130,000.00	0.00	0.00
Total Department 906:		159,832.67	275,000.00	149,014.49	1,107.69
Expenditures		341,089.96	542,984.00	308,789.52	15,378.29

Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: April 14, 2026	**Title:** DDA: Facade Grant for 380 W. Western Ave Suite 140
Submitted by: Jocelyn Hines, Development Analyst	**Department:** Economic Development

Brief Summary:
ZINI LLC is requesting a facade grant in the amount of $12,551 for an exterior sign.

Detailed Summary & Background:
ZINI LLC submitted a façade improvement grant request in the amount of $12,551 to assist with the purchase and installation of an exterior sign, with a total project cost of $25,103.

ZINI will be operating out of the former Subway location at 380 W. Western Ave., Suite 140. The business plans to offer premium craft cocktails, mocktails, and Asian-inspired small bites.

In addition, the owner intends to utilize the space as a hospitality training hub and incubator for aspiring hospitality entrepreneurs.

Goal/Action Item:
2027 Goal 2: Economic Development Housing and Business - Progress toward new and ongoing economic development projects

Is this a repeat item?:
Explain what change has been made to justify bringing it back to Commission:

Amount Requested:
$12,551

Budgeted Item:

Yes	■	No		N/A		

Fund(s) or Account(s):
394-906-801

Budget Amendment Needed:

Yes		No	■	N/A		

Recommended Motion:
I move to approve/disapprove a facade improvement grant up to $12,551 for ZINI LLC.

Approvals:

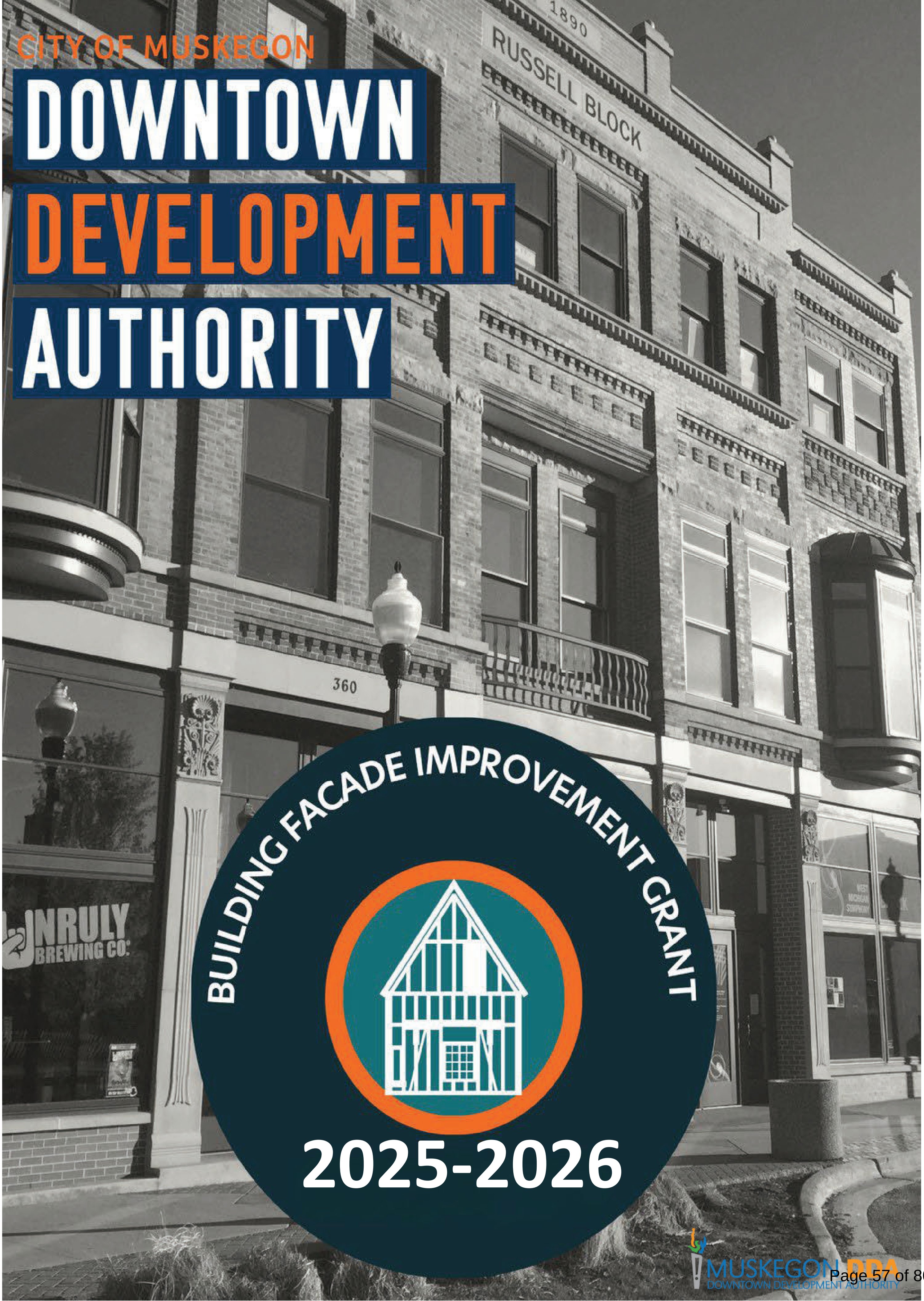
Immediate Division		

Name the Policy/Ordinance Followed:
DDA Building Facade Improvement Grant 2025-2026

Head			
Information Technology			
Other Division Heads			
Communication			
Legal Review			

CITY OF MUSKEGON

DOWNTOWN DEVELOPMENT AUTHORITY



BUILDING FACADE IMPROVEMENT GRANT

2025-2026

MUSKEGON DDA
DOWNTOWN DEVELOPMENT AUTHORITY

City of Muskegon - Downtown Development Authority

2025-26 Building Façade Improvement Grant Program Guidelines

Goal:

To upgrade the look and function of commercial buildings within the Muskegon Downtown Development Authority (DDA) by encouraging tenant businesses or building owners to make exterior improvements. Such improvements will enhance the individual property's value; and uplift the block in which the property is located and the overall district.

Available Funding:

The DDA has budgeted $100,000 for the 2025-26 fiscal year, to be available to applicants on a first-come, first-serve basis. The number of grants will be limited by the budgeted amount.

Terms:

The Building Façade Improvement Grants are for up to $25,000, with an applicant match of one to one. Thus, a $5,000 grant would need to have the applicant propose a project of at least $10,000. This is a reimbursement-oriented program to ensure that proposed work is done appropriately and consistent with the character of the downtown district.

Eligibility:

- Applicant must be a business or commercial building owner located within the Muskegon Downtown Development Authority district. Leaseholder businesses must receive the written permission of the building owner.
- The building must be an existing commercial structure at the sidewalk level, but can be mixed-use on the floors above. Grants can assist redevelopment, remodeling or renovations to existing commercial buildings but are not for new buildings.
- All city taxes and other city accounts must be current.
- All work must be done in compliance with all city regulations and ordinances, including obtaining necessary building permits and the approval of the Historic District Commission when applicable.
- All work must be done by a licensed contractor.
- All changes in access to a building must strictly comply with the federal Americans with Disabilities Act.
- Work receiving grant funding must not begin until a grant is awarded and work must be completed in 12 months. The applicant can request a 6-month extension in writing if the project is not completed within 12 months of the approval date.

Eligible Costs:

The DDA board will have the final decision on the eligibility of any items receiving grant funding. Improvements must be to the exterior of the building and may include:

> Exterior walls, windows, doors, exterior brick staining, cleaning or tuck-pointing of masonry or stone, ADA improvements to exits and entrances, awnings, decorative signs improving the aesthetics of the building, exterior lighting for safety and aesthetics and unique exterior architectural features.

Exterior Brick Staining:
This item is eligible only if there is noticeable paint deterioration present. Proof must be provided with your application.

Ineligible Costs:

Among other items, grants are not available for:

Property acquisition, site plans, building fees, appraisal or attorney fees, business equipment taxed as personal property, wages associated with the project paid the applicant or applicant's relatives, parking lots and landscaping. (Although parking lot improvements and landscaping are encouraged, they are not grant eligible.)

Application Process:

- Provide a brief statement of intent demonstrating the need for financial assistance; how the project will improve the building, its block and the district; and a commitment to future property maintenance.
- Provide a description of the proposed project, submitting photos of the existing building and if available drawings of the improvement.
- Provide detailed cost estimates with at least two competitive quotes from licensed contractors and their suppliers.
- Provide a timeline for commencing the project and its completion.
- Provide evidence of financial ability to complete the project with the understanding that the grant funds will only be disbursed upon completion of the project.

Review/Approval Process:

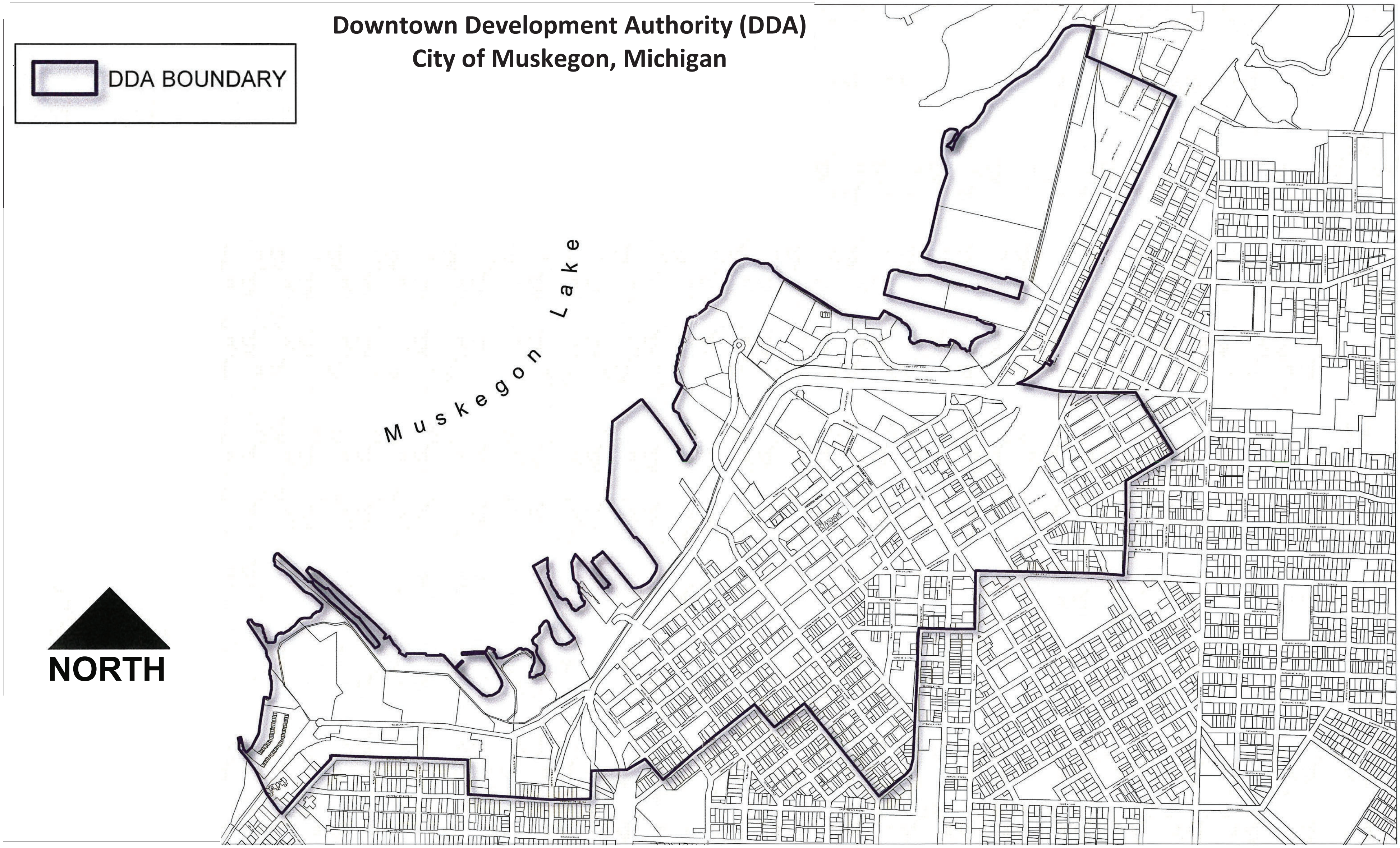
Applications received in the City of Muskegon's Development Services Division Office (Muskegon City Hall, 933 Terrace St, Room 202) will be reviewed by city staff. The DDA board authorized staff will review and approve grant requests up to $2,500. Grant requests of more than $2,500 will be evaluated by a design/review committee of city staff and board members appointed by the DDA. Grants of $10,000 or more must receive final approval by the DDA board.

All reviews will consider the grant program goals, along with the long-term economic development benefits to the DDA district and the enhancement of the architectural appeal of the applicant building. Changes in project scope or design must be DDA approved for final reimbursement. If approved, City staff will request an update on each project after 6 months of the approval date.

Project Reimbursement:
Upon completion of the project, grant recipient must submit final invoices marked as paid along with copies of grant recipient proof of payment to the contractors and/or suppliers.

Program Authority:
The DDA board has final decisions on all matters related to the Building Façade Improvement Grant Program. Any decision by the DDA board is final.

Downtown Development Authority (DDA)
City of Muskegon, Michigan



City of Muskegon - Downtown Development Authority

2025-26 Building Façade Improvement Grant Program Application

Applicant Name	**Business Address**
ZINI LLC	380 W WESTERN SUITE 140 MUSKEGON MI
Email	**Phone**
ZINIVODKA@GMAIL.COM	616.298.4735
Project Address	**Parcel Number**
380 W WESTERN SUITE 140	
Requested Amount	**Total Façade Project Cost**
$12,551	25,103

Statement of Intent/Need for Funding:

“We are requesting $12,551.50 in grant support, representing approximately 50% of the total eligible exterior and façade improvement costs of $25,103. Ownership will fund the remaining portion, demonstrating our strong commitment to the project and the continued investment in the downtown district.

Description of Project-Attach: Photos, Project Plans & 2 Competitive Bids:

See attached description and project write up.

Project Timeline/Estimated Completion Date:

May 15, 2026 fully installed

By signing the grant application, if awarded, applicant commits to future property maintenance and certifies the ability to fund the project to completion before grant funds reimbursements are made.

Applicant Signature:

Please email application to: economicdevelopment@shorelinecity.com

For more information:
Contact Jocelyn Hines, Staff Liaison, DDA/BRA
jocelyn.hines@shorelinecity.com
231-724-6722

ZINI CULTURAL EXPERIENCE SIGN

Project Description

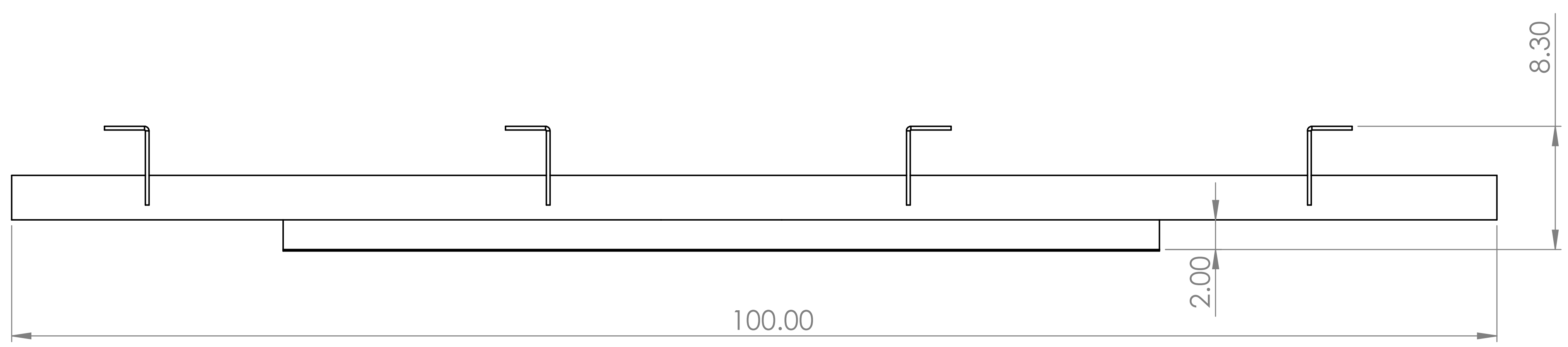
The proposed project includes the design, fabrication, and installation of a custom exterior sign for the ZINI Cultural Experience Tasting Room located at 380 W Western Ave, Suite 140 in downtown Muskegon.

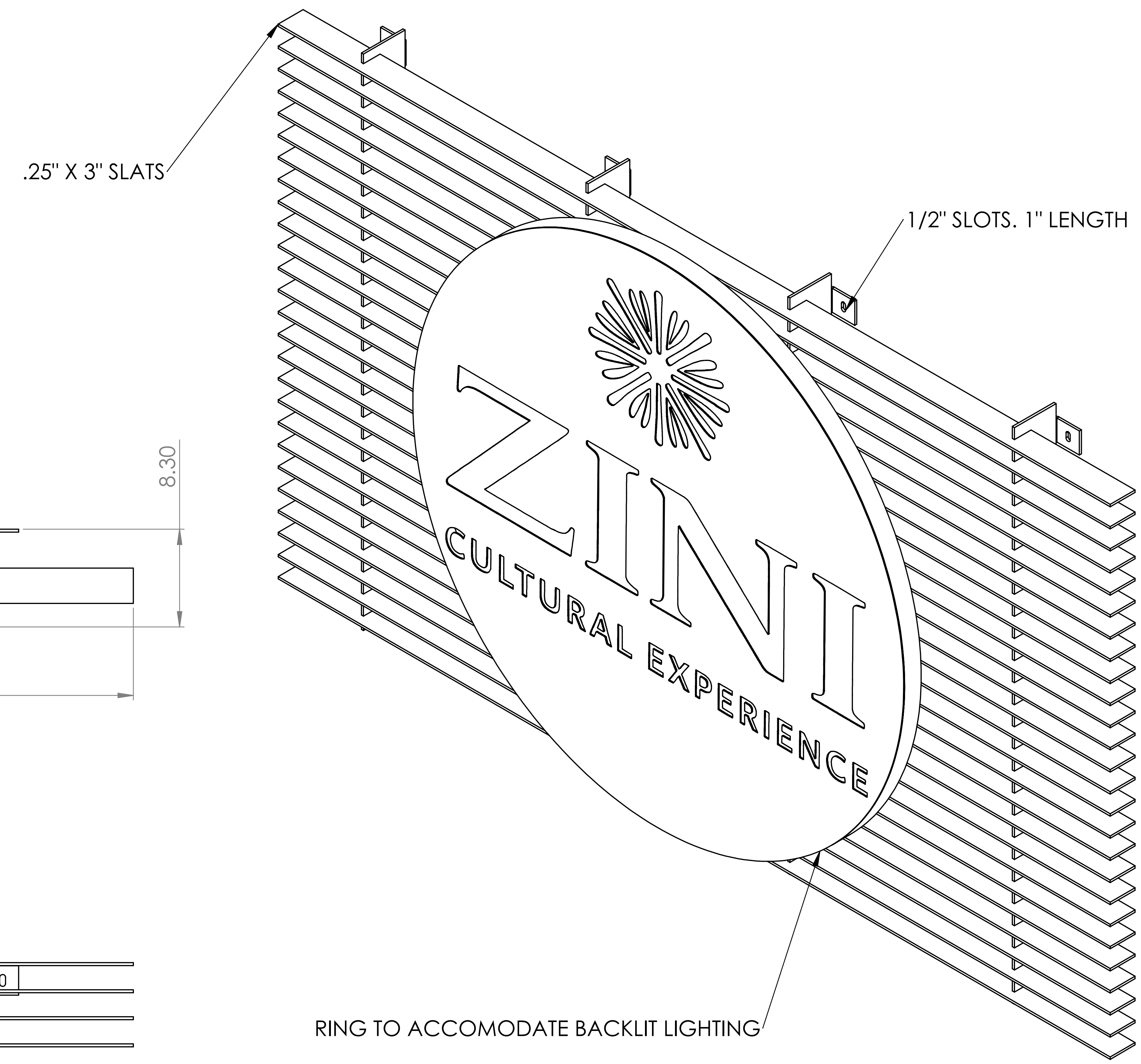
The signage will feature a modern, architectural design constructed primarily of sheet steel, which will be powder-coated in selected brand colors to align with the ZINI identity and enhance the visual appeal of the building façade. The design incorporates a raised circular logo element mounted on a structural backer plate, supported by steel tubing and horizontal slats to create depth and dimension.

The sign will be securely mounted to the building using masonry anchors engineered to safely support the weight of the structure with an added safety factor. The design has been developed to ensure durability, longevity, and minimal maintenance.

Additionally, the signage includes provisions for integrated lighting. The raised logo component is designed to accommodate future installation of LED lighting strips, allowing illumination of the sign to enhance nighttime visibility and contribute to the vibrancy of the downtown district. The modular construction allows for easy access to lighting components for maintenance or future updates without requiring full removal of the sign.

This project will significantly improve the exterior appearance of the building, strengthen brand visibility, and contribute to the overall aesthetic and economic vitality of the downtown Muskegon district.





NOTES:
FINISH- POWDER COAT ALL PIECES, COLOR(S) TBD
ATTACHMENT TO BUILDING- 1/2" STAINLESS MASONRY ANCHORS
ASSEMBLY ON SITE NEEDED, ATTACH LOGO PLATE TO SLAT GRATE AFTER ANCHORING SLAT GRATE TO WALL.

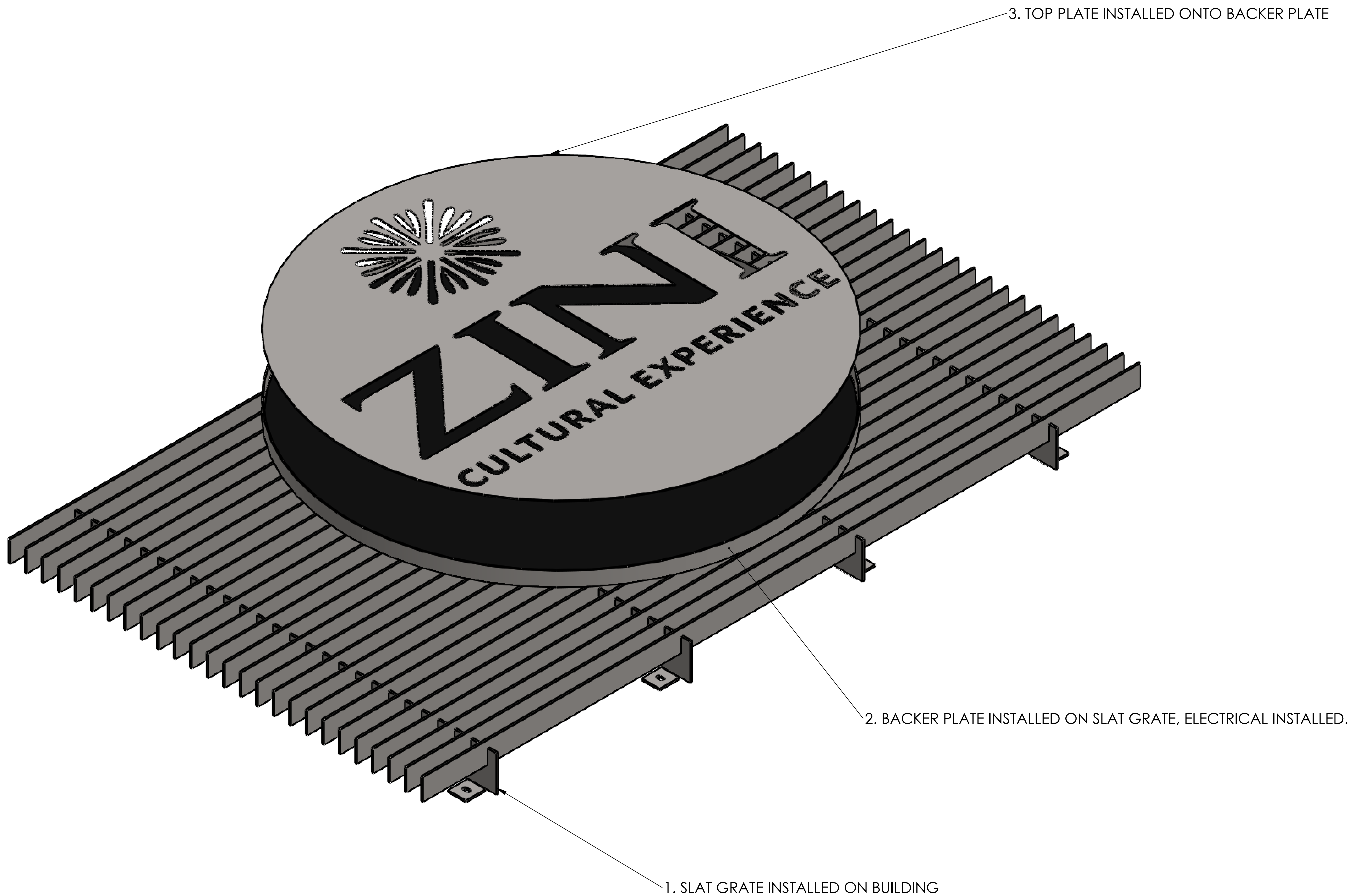
ACCURATE
ENGINEERING & MANUFACTURING, LLC
12491 Superior Ct.
Holland, MI, 49424
Ph. 616.738.1261

MATERIAL: ALUMINUM

DO NOT SCALE DRAWING

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL ± .125"
ANGULAR: BEND ±1Degree
TWO PLACE DECIMAL ±.0625"
THREE PLACE DECIMAL ±.03125"

FINISH: P.C. - TBD
DATE: 3/18/2026
TITLE: ZINI SIGN
DWG. NO. ZIN-26031600
REV
SHEET 1 OF 2



ACCURATE ENGINEERING & MANUFACTURING, LLC 12491 Superior Ct. Holland, MI, 49424 Ph. 616.738.1261	UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± .125" ANGULAR: BEND ±1Degree TWO PLACE DECIMAL ±.0625" THREE PLACE DECIMAL ±.03125"	FINISH	DATE
MATERIAL	**PROPRIETARY AND CONFIDENTIAL** THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ACCURATE ENG. AND MFG. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ACCURATE ENG. AND MFG. IS PROHIBITED.	TITLE:	
DO NOT SCALE DRAWING		DWG. NO. ZIN-26031600	REV
			SHEET 2 OF 2


ZINI
CULTURAL EXPERIENCE
CLOSED

Quote 1969

House Account

Chad Hill
chad@accurateengmfg.com

Accurate Engineering & Manufacturing
12491 Superior Ct.
Holland, MI 49424
USA
www.accurateengmfg.com
616-738-1261

QUOTED	EXPIRATION
3/16/2026	4/15/2026

BILLING

PAYMENT TERMS
Net 30

SHIPPING

METHOD

	PRODUCT	PRICE	QTY	UNIT	SUBTOTAL
1	**ZIN-26031600** ZINI STORE FRONT SIGN	$19,603.00	1	Piece	$19,603.00
2	**Installation** Rental Equipment + Labor	$5,500.00			$5,500.00
				Subtotal	$25,103.00

Total $25,103.00

ESTIMATE
EST-1088

Estimate Date: 04/03/26

Fresh Coast Signs and Graphics
17339 Taft Rd
Suite D
Spring Lake, MI 49456

(616) 414-4996

Follow Up Date : 04/08/26

Payment Terms: 50% Down, 50% on Completion

Description: Lit Sign

Bill To:	ZINI Cultural Experience 380 West Western Avenue Muskegon MI 49440 US	Pickup :	Kavy Lenon
Ordered By:	Kavy Lenon zinivodka@gmail.com	Salesperson:	House Account (Fresh Coast Signs and Graphics)
		Entered By:	Brett Jeltema

	ITEMS	QTY	UNIT PRICE	LINE TOTAL
1	Electrical Signs	1	$14,099.06	$14,099.06

Total Quantity: 1ea
Part Notes:
ZINI
60" DIA Halo Illuminated cabinet
LED Illuminated
Aluminum face & welded 2" returns painted
Paper Pattern
Remote Power Supplies with switch
Photocell
Fabricated 60" x 100" x 3.5" Slate backer painted
.25" Aluminum routed to shape & welded

Fee Notes (Credit Card Processing Fee (3%)):
Processing Fee: Cash, EFT, or Check will avoid this fee.

Information: Township **Permit Price:** $350

Part Name: Installation
Total Quantity: 1ea

ITEMS	QTY	UNIT PRICE	LINE TOTAL

Subtotal	$14,099.06
Pre-Tax Total	$14,099.06
Tax	$661.61
Total	$14,760.67
Deposit Required	$7,380.34

Signature: ______________________ Date: ______________

Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: April 14, 2026	**Title:** DDA: Heritage Village Street Lamps
Submitted by: LeighAnn Mikesell, Deputy City Manager	**Department:** Manager's Office

Brief Summary:
Staff is requesting the DDA consider funding repairs to the street lamps within the Heritage Village section of the DDA.

Detailed Summary & Background:
The City Commission approved a contract for street lighting with the Muskegon Heritage Association, Inc. in late 2016. At that time, the Heritage Association owned the lamps and desired to retrofit them to LED fixtures such that the city would take ownership of them. Several of the lamps and wiring need to be repaired, and the estimated cost of repair is $6,000. The city's entire budget for street lighting repairs this year is $10,000 leaving little for the rest of the city after the Heritage Village lamp expense.

Goal/Action Item:
2027 Goal 1: Destination Community & Quality of Life

Is this a repeat item?:
Explain what change has been made to justify bringing it back to Commission:

Amount Requested:
$3,000

Budgeted Item:

Yes		No	X	N/A		

Fund(s) or Account(s):
394-703-801

Budget Amendment Needed:

Yes	X	No		N/A		

Recommended Motion:
To approve the $3,000 expense toward repairing the street lamps in Heritage Village.

Approvals:

Immediate Division Head		
Information Technology		
Other Division Heads		

Name the Policy/Ordinance Followed:

Communication			
Legal Review			

Outlook

RE: Historic District Lighting

From Tim VanderPloeg <tvanderploeg@windemuller.us>
Date Thu 12/11/2025 4:22 PM
To LeighAnn Mikesell <leighann.mikesell@shorelinecity.com>; Dan VanderHeide <dan.vanderheide@shorelinecity.com>
Cc Patrick McCrary <pmccrary@windemuller.us>; Todd Myers <Todd.myers@shorelinecity.com>

External sender <tvanderploeg@windemuller.us>
Make sure you trust this sender before taking any actions.

Hi LeighAnn,
Sorry about not getting back to you sooner.
Pat did the investigation and found a few pole lights that he could repair when he was on site. There is a total of 17 light poles that were still not working at this time. Pat did find that there is some underground wire issues, and we also have several of them that need new LED lamps along with some socket repair issues. These are some very old poles and fixtures, so no telling what will be found when we get into them again.

An estimated cost to repair them would be approximately $5,000 to $5700 if everything goes as planned.

Let me know if you have any questions or would like to move forward on these repairs.

Thanks.

From: LeighAnn Mikesell <leighann.mikesell@shorelinecity.com>
Sent: Thursday, December 11, 2025 3:15 PM
To: Tim VanderPloeg <tvanderploeg@windemuller.us>; Dan VanderHeide <dan.vanderheide@shorelinecity.com>
Cc: Patrick McCrary <pmccrary@windemuller.us>; Todd Myers <Todd.myers@shorelinecity.com>
Subject: Re: Historic District Lighting

Hello,

I'm curious what you found and what the costs to repair are likely to be.

Thanks,
LeighAnn Mikesell
Deputy City Manager
231-724-6944
www.shorelinecity.com

CITY OF MUSKEGON

From: Tim VanderPloeg <tvanderploeg@windemuller.us>
Sent: Tuesday, November 18, 2025 11:31 AM
To: Dan VanderHeide <dan.vanderheide@shorelinecity.com>
Cc: Patrick McCrary <pmccrary@windemuller.us>; LeighAnn Mikesell <leighann.mikesell@shorelinecity.com>; Todd Myers <Todd.myers@shorelinecity.com>
Subject: RE: Historic District Lighting

Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: April 14, 2026	**Title:** DDA: Economic Development Director Position
Submitted by: Jake Eckholm, Development Services Director	**Department:** Economic Development

Brief Summary:
The City of Muskegon seeks to partner with the DDA to fund the vacant Economic Development Director Position

Detailed Summary & Background:
The Development Services Division has not had the Economic Development Director department head role filled since 2021. We decided to grow the operations of ED from the bottom up and created the Development Analyst position to serve as board liaison to various entities and conduct outreach to the city's various commercial corridors. That initiative has proven very fruitful, and the workload has grown beyond the capacity of 2 FTEs. The intention since 2021 has always been to build capacity in conducting community-wide economic development services and programming in order to justify the Economic Development Director role, and this has been successful.

A pivot that we are faced with is that we wish to be responsive to the DDA's expressed desire to have a full-time Development Analyst focused solely on the DDA area and BRA work. We are proposing that the City of Muskegon fund 75% of the Economic Development Director role, with the DDA funding the other 25%. As a result, this individual will take the additional outreach and liaison responsibilities for smaller corridors from one Analyst role and allow a full-time DDA/BRA focused FTE. Additionally, this person will be the direct supervisor for the DDA/BRA Analyst, so they will be working on its behalf as well. They will also have primary responsibility for business retention, expansion, and attraction projects in the DDA. Budgeting conservatively at the top of the wage schedule, the pay and benefits for this department head role will cost $192,000. We propose the DDA/BRA cover $48,000 of this budgeted expense and the city fund the remainder. This would be incorporated into the upcoming fiscal year beginning July 1, 2026.

Goal/Action Item:
2027 Goal 2: Economic Development Housing and Business

Is this a repeat item?:
Explain what change has been made to justify bringing it back to Commission:

Amount Requested:
$48,000 (25% of salaries and wages)

Budgeted Item:

Yes	■	No		N/A		

Fund(s) or Account(s): 394 (DDA)	**Budget Amendment Needed:**

Yes		No		N/A		

Recommended Motion:
Motion to agree to incorporate 25% of the Economic Development Director role salaries and wages into the Muskegon DDA budget as presented

Approvals:

Immediate Division Head		
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Name the Policy/Ordinance Followed:
City of Muskegon Organizational Chart

CITY OF MUSKEGON

Goal: Establish a standardized list of city **departments** to be used consistently across the staff directory, ID badges, website directory, HR systems, and all official internal and external materials.

OFFICE OF THE CITY MANAGER
**City Manager, Deputy City Manager, Government Relations and Strategic Operations Director

- Human Resources
  - *Human Resources Manager (vacant)
- Community Engagement
  - *Community Engagement Manager
- EEO and Employee Relations
  - *EEO and Employee Relations Director

DEVELOPMENT SERVICES DIVISION
**Development Services Director

- Community and Neighborhood Services
  - *CNS Director
- Economic Development
  - **Development Services Director
  - *Economic Development Director
- Planning
  - *Planning Director

FINANCE & ADMINISTRATION DIVISION
**Finance & Adminstration Director

- Arena
  - *Arena Director
- Finance
  - *Assistant Finance Director
- Information Technology
  - *Information Technology Director
- Treasury
  - *City Treasurer
  - Unit: Income Tax
  - *Income Tax Administrator
- Clerk's Office
  - *City Clerk
- Farmers Market
  - *Farmers Market Director

PUBLIC SAFETY DIVISION
**Public Safety Director

- Building & Inspections
  - *Chief Building Official
- Fire
  - **Public Safety Director
  - *Deputy Director of Fire Services
- Police
  - **Public Safety Director
  - (Units: Parking/Records, Patrol, Investigations, Administrative)

PUBLIC WORKS DIVISION
**Public Works Director

- Administration
  - *Finance & Administrative Services Superintendent
  - Unit: Builing Maintenance
- Engineering
  - **Public Works Director
- Parks & Recreation
  - *Parks & Recreation Director
  - Units: Cemetery, Forestry & Marina, Parks
- Public Works
  - *Public Works Superintendent
  - Units: Highway, Equipment, Sanitation, Water and Sewer
- Water Filtration
  - *Deputy Director Public Works

** = Senior Staff
* = Department Head

Division

Department

Units: distinct operations not discreate functions

Draft 2026

CITY OF MUSKEGON
JOB DESCRIPTION

ECONOMIC DEVELOPMENT DIRECTOR

Supervised By: Development Services Director
Supervises: Development Analyst Positions

Position Summary:
Under the general supervision of the Development Services Director, develops and implements the City's economic development program. Maintains close relationships with local governments, businesses, property owners, commercial real estate professionals, developers and other economic development agencies and partners in order to support existing business and promote investment and development within the City. The Economic Development Director will manage public improvement projects related to economic development and redevelopment with the City, including public-private partnerships.

Essential Job Functions:
An employee in this position may be called upon to do any or all of the following essential functions. These examples do not include all of the duties which the employee may be expected to perform. To perform this job successfully, an individual must be able to perform each essential function satisfactorily.

1. Develops and manages the economic development program, policies, procedures, and work plans.

2. Acts as strategic partner with the City's local government and the business community to identify, formulate and implement economic development programs, projects and partnerships throughout the city. Coordinates local economic development efforts with other jurisdictions and economic development agencies around the region.

3. Works with and supports City public and private organizations including but not limited to business and industry interests, local public officials, economic development agencies, regional entities, state agencies, and the community in general.

4. Develops and implements economic development goals, policies, programs and projects. Evaluates program effectiveness and recommends actions for improvement as necessary to the Development Services Director.

5. Develops strategies, work plans, timelines and resource allocations for programs. Monitors progress to ensure objectives are met.

6. Serves as supervisor to Development Analysts to provide services to Business Improvement Districts, Development Authorities, Corridor Authorities, and the Citizen's Commission on Economic Equity.

7. Develops the annual economic development budget for approval by the Development Services Director

8. Develops and recommends financing strategies for various forms of public and private development.

9. Prepares and presents reports and agenda items regarding various economic development and redevelopment programs and projects for the City Commissioners, Planning Commissioners and various committees and advisory boards. Attends and participates in other public meetings as required.

10. Responds to inquiries from local government, businesses, and the general public, including explaining rules, regulations, policies, procedures, and addressing issues concerning tax incentives, local companies, sites and infrastructure.

11. Develops productive working relationships to provide quality customer service to local government, business owners, property owners, state agencies, citizens, stakeholders, elected officials and other employees. Serves as the main point of contact for primary business corridors as well as industrial retention, attraction, and expansion.

12. May assist other jurisdictions with economic development activities as required under contractual relationships between the City and other entities.

13. Prepares and processes grant applications. Monitors and implements grant funding for City programs in the area of redevelopment. Reports on grant funding activities according to applicable grant regulations.

14. Attends various conferences, events and trade shows to provide information to site coordinators and corporate real estate professionals on various City economic development programs, incentives and available properties.

15. Assists in creation/revision of the Economic Development portion of the City website, and provides guidance in the creation of collateral materials for economic development purposes.

16. Performs other related work as required.

Required Knowledge, Skills, Abilities and Minimum Qualifications:

The requirements listed below are representative of the knowledge, skills, abilities and minimum qualifications necessary to perform the essential functions of the position. Reasonable accommodations may be made to enable individuals with disabilities to perform the job.

- Possess a Bachelor's degree from an accredited college or university.

- A minimum of three (3) years of directly related experience in economic development, business attraction and/or development research, community development planning, local government management, or a related field.

- Knowledge of the principles and practices of economic development strategies, knowledge of public policy theory, public policy analysis techniques, and program evaluation techniques.

- Knowledge of the principles and practices of modern public administration particularly with local/municipal government and its functions and services including budgetary and administrative systems.

- Skill in using personal computers (particularly spreadsheets and database software to conduct statistical analyses), phone equipment, copy machines and fax machines.

- Ability to manage records, ability to establish and maintain effective working relationships with other county personnel and officials, ability to write complete, clear and concise reports, ability to identify and analyze procedural problems.

- Ability to effectively present information orally and in writing, displays excellent interpersonal skills and awareness of controversial and/or sensitive issues.

- Ability to work effectively with government officials and the general public and provide good customer service.

- State of Michigan Vehicle Operator’s License, a satisfactory driving record, and the ability to maintain one throughout employment.

Physical Demands and Work Environment:

The physical demands and work environment characteristics described here are representative of those an employee encounters while performing the essential functions of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee regularly works in an office setting with a controlled climate where they sit and work on a computer, communicate by telephone, email or in person, and move around the office to travel to other locations. The employee must occasionally work outside the office and may need to lift and/or move items of light weight. The noise level in the work environment is usually quiet.

While performing the duties of this job, the employee is occasionally required to travel to various locations within the City and work outside the office at field sites to inspect various properties and other works in progress. This may require the employee to traverse uneven ground, stand, walk, stoop, kneel, crouch, or crawl, and encounter fumes, dust, chemicals or other hazardous materials and equipment. The employee is occasionally exposed to adverse weather conditions, loud noises, or moving mechanical parts. The noise level in the work environment is usually quiet, and may be loud in field situations.

CITY OF
MUSKEGON

Agenda Item Review Form

Muskegon Downtown Development Authority/Brownfield Redevelopment Authority

Commission Meeting Date: April 14, 2026	**Title:** DDA: Western Market Pitch Competition Update
Submitted by: Jocelyn Hines, Development Analyst	**Department:** Economic Development

Brief Summary:
City staff would like to provide an update on the Western Market Pitch Competition.

Detailed Summary & Background:
At the March 17, 2026 meeting, the Downtown Development Authority (DDA) approved covering the cost of two chalet vendor spaces, consistent with prior years.
City staff are tentatively planning for the DDA to host the Western Market Pitch Competition on Thursday, May 7, 2026, at 5:00 p.m. at Aldea Roastery. Following the DDA meeting, all accepted chalet vendors will be notified of this opportunity.

An outline of the proposed pitch competition format is attached. Kiel will present a judging rubric for the DDA's review and consideration. All currently accepted vendors will be eligible to participate.

Goal/Action Item:
2027 Goal 2: Economic Development Housing and Business - Improved customer service and streamlined business development processes

Is this a repeat item?:
Explain what change has been made to justify bringing it back to Commission:

Amount Requested:
Up to $5,650

Budgeted Item:

Yes		No		N/A		

Fund(s) or Account(s):

Budget Amendment Needed:

Yes		No		N/A		

Recommended Motion:
Discussion Only

Approvals:

Immediate Division Head		

Name the Policy/Ordinance Followed:

Information Technology		
Other Division Heads		
Communication		
Legal Review		

Western Market Pitch Competition

The Downtown Development Authority (DDA) will host and judge the Western Market Pitch Competition, offering aspiring chalet vendors the chance to secure funding for their seasonal rent. After receiving acceptance for one of the 17 Western Market chalets, vendors may compete by delivering a compelling 5-minute pitch showcasing their business concept, products or services, and plans for activating their chalet space. The winners, selected by a panel of DDA Board members, will receive full rental coverage for the season, allowing them to establish and grow their business in a prime downtown location without financial strain.

Eligibility

Applicants must:

- Be accepted to operate in one of the Western Market chalets for the 2026 season.
- Adhere to all deadlines outlined by the DDA.

Competition Details

- **Date:** May 7, 2026
- **Time:** 5pm-7pm
- **Location:** Aldea Roastery (1537 South Getty St., Muskegon, MI 49442)
- **Format:** Each participant will have up to **5 minutes** to present their pitch.
- **Judging Panel:** Members of the DDA Board will evaluate pitches based on **presentation quality, business viability, and alignment with downtown goals**.

Pitch Criteria

Participants must address the following in their pitch:

- **Business Plan** – Overview of the business concept and goals for operating in the Western Market.
- **Product & Services** – Clear explanation of offerings and unique features that contribute to Downtown Muskegon.
- **Target Audience** – Identification of key customers in Muskegon.
- **Why Muskegon?** – Reasons for launching or expanding their business in Muskegon.

Submission Process

- **Deadline:** Interest must be submitted by **Thursday, April 30, 2026**

We look forward to seeing your pitches!