

**CITY OF COOPERSVILLE**  
**REGULAR MEETING OF THE CITY OF COOPERSVILLE CITY COUNCIL**  
CITY HALL, 289 DANFORTH ST.; COOPERSVILLE, MICHIGAN

**August 12, 2024**

**Present:** Council Member Bowman Council Member Gerard  
Council Member Bush Council Member Weise  
Council Member Degeus Mayor Young  
Council Member Gavin

**Absent:** NONE

**Additions/Corrections to Agenda** NONE

**Scheduled Guests and Public Hearings**

**Ottawa County Economic Development Coordinator Becky Huttenga to Discuss Brownfield Tax Increment Financing Housing Program**

Becky Huttenga is an Economic Development Coordinator for Ottawa County. Ms. Huttenga has been involved with Brownfield Redevelopment projects for a number of years. The Ottawa County Brownfield Redevelopment Authority is expecting a Brownfield Plan Amendment application for a property within the City. The Amendment to the Brownfield Tax Increment Financing (TIF) program includes eligible housing activities that were authorized by Public Act 90 of 2023.

Ms. Huttenga recently worked with the City of Hudsonville on successfully implementing two Brownfield TIF projects and in the Village of Spring Lake on successfully implementing one Brownfield TIF project.

The state of Michigan has expanded the Brownfield Tax Increment Financing (TIF) program in an effort to generate more affordable housing in Michigan. It is no longer limited to brownfields that once only applied to blight or contaminated properties; that's land that has been abandoned or underutilized due to pollution from industrial use. The new Brownfield Senate Bills allow builders to develop affordable housing anywhere in the state as long as it is on non-agricultural land.

Through TIF, builders are reimbursed for development expenses out of the additional tax money collected on properties they developed. Local and state governments use future tax revenue generated from the developed home or complex to subsidize the development of the housing. The tax base prior to the development will continue to be disbursed to the local jurisdictions.

According to the State of Michigan's Housing Development Authority, one of the reasons behind the new Brownfield TIF program is because of a lack of housing within the state. Building permit applications are down in the state and there are not enough units for our current population.

Right now, it costs more to develop housing than the majority of Michigan residents can afford to pay in rent or in purchase price. The state created the Brownfield TIF program to provide some incentives for developers to develop housing.

A Brownfield TIF Housing Program can offer several advantages and disadvantages.

**Scheduled Guests and Public Hearings continued**

**Ottawa County Economic Development Coordinator Becky Huttenga to Discuss Brownfield Tax Increment Financing Housing Program**

**ADVANTAGES:**

**Environmental Cleanup and Redevelopment**

- Revitalization of Contaminated Sites: Brownfield TIF programs facilitate the cleanup and redevelopment of contaminated sites, turning previously unusable land into productive property.
- Environmental Improvement: The cleanup of Brownfields reduces environmental hazards and improves public health.

• **Economic Development**

- Increased Property Values: Redeveloping Brownfields can increase property values in surrounding areas, boosting local tax revenues.
- Job Creation: Development projects can create jobs both during and after construction, stimulating local economies.

• **Housing Development**

- Affordable Housing Opportunities: TIF can be used to finance affordable housing projects, addressing housing shortages and providing homes for low-to moderate-income families.
- Mixed-Use Development: Encourages mixed-use developments that combine residential, commercial, and recreational spaces, creating vibrant communities.

• **Urban Revitalization**

- Reduction of Urban Sprawl: By focusing on redeveloping existing urban areas, Brownfield TIF programs help reduce urban sprawl and preserve green spaces.
- Infrastructure Improvement: Funds can be used to improve infrastructure, such as roads, utilities, and public transportation, in and around the redevelopment area.

**DISADVANTAGES:**

**Financial Risks**

- Uncertain Returns: The success of TIF projects depends on future increases in property values and tax revenues, which can be uncertain.

• **Displacement Concerns**

- Equity Issues: Benefits of redevelopment may not be equitably distributed among all residents.

• **Complexity and Management**

- Administrative Complexity: Managing TIF districts requires significant administrative oversight and expertise.
- Long-Term Commitment: TIF projects often require long-term commitments of resources and planning, which can be challenging to sustain.

In conclusion, a Brownfield TIF Housing Program can offer substantial benefits in terms of environmental cleanup, economic development, and urban revitalization. However, it also carries some challenges and risks. Careful planning, community engagement, and oversight are crucial to maximizing the benefits and mitigating the disadvantages of these types of programs.

Mayor Young stated that Developers get a shock when they see how much the property taxes are and people are asking why we would give tax breaks to help someone else.

Ms. Huttenga stated that the Council needs to determine “What the community wants and when.”

**Citizens Input and Suggestions**

City Resident Mary Laug stated that she was not opposed to growth in the city, but there are other vacant parcels where an apartment complex could be built instead of on O’Malley drive. Ms. Laug stated that the traffic on Randall Street is too heavy already and she hears “Jake Brakes” all night long, every night.

### **Citizens Input and Suggestions continued**

City Resident, Terry Michael stated that the number of semi-trucks that travel on River Street every day is ridiculous, and the number of speeding vehicles is out of control as well. Mr. Michael requested that River Street be removed from the Designated Truck Route Ordinance, and for additional monitoring of the speeding vehicles by the Sheriff's Department.

City Resident's, Kevin, and Sue Smoes voiced their disappointment that the "Metten Wall of Honor" in the Council Chambers has been changed/removed as this was in honor of her father who was a former Mayor of Coopersville. They both also stated that the number of semi-trucks on River Street daily is ridiculous. The trucks cannot safely turn on to Skeels off from River Street, and they are going to ruin the new construction. They requested that River Street be removed from the Designated Truck Route Ordinance. They also stated their opposition to the upcoming proposed apartment complex on O'Malley Drive. They stated that this will increase the traffic, and it will increase the number of students for the school making it hard on the school system.

City Resident Tim Vronko stated that the number of semi-trucks on River Street daily is very high, and River Street needs to be removed from the Designated Truck Route Ordinance as a designated truck route. Mr. Vronko stated that the trucks had to find a different route while construction was being performed on River Street for three (3) months," so which way did they go?" Mr. Vronko stated that the number of speeding vehicles on River Street is awful, and the Sheriff's Department needs to monitor this issue more closely and not by using the speed trailer. Mr. Vronko said he witnessed a child almost get hit by a vehicle recently and the city needs a better plan.

A City Resident stated that there are a lot of bare spots where the contractors on River Street planted grass after the construction was completed and he asked if they could come back and reseed it.

Brian Wyns of Flex, 323 Skeels Street stated that the issue of speeding vehicles on River Street needs to be addressed.

Mr. Wyns stated that River Street has been a designated truck route since 1996 and that the dispatchers and logistics departments for Flex does use the River Street designated truck route information for their shipping and receiving purposes. He believes the truck route needs to be changed but requested that trucks still be allowed to use the section of River Street to access their truck drive for shipping and receiving as it would not interfere with any residential areas.

Suggestions were made to Install/Re-Install a traffic light at 64<sup>th</sup> Avenue and Randall Street.

### **Consent Agenda**

Motion by Council Member Gerard with second by Council Member Bush to approve the Consent Agenda which consists of the following: Motion carried unanimously. (2024-079)

- ***Minutes of the City Council Meeting of July 8, 2024***
- ***Kamminga & Roodvoets Pay Application No. 5, Totaling \$620,363.23***
- ***Montgomery Excavating Pay Application No. 3, Totaling \$365,119.39***
- ***Checks through August 12, 2024, Totaling \$2,321,644.42***
- ***Council Information Packet***

### **Petitions and Communications**

#### **Special Land Use for Coopersville MFD, LLC at 49 S. 64<sup>th</sup> Avenue**

Motion by Council Member Degeus with second by Council Member Gavin to approve the Special Land Use for Coopersville MFD, LLC., 49 S. 64<sup>th</sup> Avenue with the following conditions: Motion carried with Council Members Bowman and Young opposing. (2024-080)

1. Per Section 1264.03(k), at the recommendation of the Planning Commission, the City Council authorizes the road within the development to be designated as private and Chapter 1030 must be complied with. Authorizing this with the planned unit development via the special land use application process takes

**Petitions and Communications continued**

**Special Land Use for Coopersville MFD, LLC at 49 S. 64<sup>th</sup> Avenue**

the place of the private road application process so no separate application for the private road will have to be submitted.

- a.) The private road shall be located within a private road easement which shall be a minimum of 50 feet in width.  
Provide to the City a recorded road maintenance agreement, access easement agreement, and deed restrictions, which shall provide for the perpetual private (nonpublic) maintenance of such roads and/or easements to a necessary and reasonable standard to serve the parties having an interest in the private road per Section 1030.05.
- b.) Provide a letter from the Ottawa County Road Commission indicating that there is no known duplication of the proposed private road name.
2. Per Section 1264.03(k), at the recommendation of the Planning Commission, the City Council grants a modification to Section 1264.09(3)(a), which only allows up to 16 units per building for multifamily dwellings, and for that number to be increased to 36 units per building.
3. The setbacks as required in Section 1264.09(4)(b) are adequate.
4. Per Section 1264.03(k), at the recommendation of the Planning Commission, the City Council grants a modification to the maximum building height of 35 feet in Section 1264.09(4)(c)(3) and to allow the proposed building height of 36'-9 3/8".
5. The two ground signs shown on the site plan – one at the entrance on 64th Ave. and one at the entrance on Conran Dr. – are permitted and each shall not exceed seventy (70) square feet, each shall not exceed ten (10) feet in height, and each shall be set back at least five (5) feet from the road right-of-way. The sign drawings shall be submitted to the Zoning Administrator prior to erecting the signs.
6. If the site plan is approved, all the conditions stipulated with it shall be met.

**Site Plan Review for Coopersville MFD, LLC at 49 S. 64<sup>th</sup> Avenue**

Motion by Council Member Weise with second by Council Member Degeus to approve the Site Plan for Coopersville MFD, LLC., at 49 S. 64<sup>th</sup> Avenue with the following conditions: Council Member Weise also recommended that three (3) bedroom units be added back in to the site plan. The Developer, Peter Oleszczuk stated that he removed the three (3) bedroom units based on the community's need, but he will add them back to the site plan. Motion carried with Council Members Bowman and Young opposing: (2024 – 081)

1. Obtain a Flat Work Permit before beginning construction.
2. Obtain a Right-of-Way Permit before beginning any work in the right-of-way.
3. The Fire Department shall be provided with a way to access the garage buildings in case of an incident without causing additional damage (i.e., universal key).
4. Obtain an SESC Permit from Ottawa County Water Resources Commissioner, if applicable.
5. All of the following items pertain to storm water drainage:
  - a.) Ottawa County Water Resources Commissioner shall review and approve the storm water system proposed that includes usage of an existing storm water detention basin along with additional detention areas. Drainage calculations and geotechnical reports shall be provided as part of the construction plan approval of the storm water system.
  - b.) A drain use permit will be required from Ottawa County Water Resources Commissioner as a portion of the Laug Drain is proposed to be relocated.

## **Site Plan Review for Coopersville MFD, LLC at 49 S. 64<sup>th</sup> Avenue continued**

- c.) A Storm Water Drain Maintenance Agreement shall be executed with the City.
- d.) Provide storm water system information, which will be reviewed with construction plan approval.
- 6. The following items pertain to curb and gutter, parking areas, and roads:
  - a.) Parking space requirement of 1.75 spaces per family unit is approved as authorized by Section 1288.08
  - b.) Off-street parking space size of 9' x 20' is approved as authorized by Section 1288.08.
- 7. The following items pertain to utilities:
  - a.) Public utilities shall be coordinated with the City Engineer, Department of Public Utilities, and Department of Public Works prior to beginning any utility work.
  - b.) A public utility easement shall be granted to the City. The easement shall be wide enough to encompass the roads, water, sanitary, and storm sewer infrastructures.
  - c.) Sanitary sewer castings shall include the City of Coopersville standard casting and logo.
  - d.) A hydrant must be added off the proposed watermain on the east end near the community center's drive.
  - e.) A Non-Domestic User Survey must be completed and submitted to the Department of Public Utilities Superintendent.
  - f.) Private utilities shall be coordinated with private companies.
- 8. The following items pertain to landscaping:
  - a.) A greenbelt in front of the commercial parcel(s) will be required when development is requested in the future.

### **Brownfield Tax Increment Financing Housing Program**

Roman Wilson, Vice President of Fishbeck Consultants & Brownfield Program Manager was hired by Westwind Development to help them navigate through the financing portion of their Coopersville MFD, LLC. project at 49 S. 64<sup>th</sup> Avenue. Mr. Wilson explained how the financing, terms of financing, and the process of approval work.

Ottawa County Board of Commissioners must approve the Brownfield TIF first, then it is sent to the State for final approval. Council Member Bush asked if either the Ottawa County Board of Commissioners or the State can overrule the time or term length of the plan once it has been set. Mr. Wilson stated that yes, they could change it, but it is very unlikely to happen.

Peter Oleszczuk, of Westwind Construction stated that the final proposal will take place next.

Council Member Bowman asked what the rental rates would be and how they are calculated. Roman Wilson stated the rental rates will range from \$1094 to \$2037 per unit and they are based on a twenty (20) percent AMI.

City Manager Dennis Luce requested the Council give directions for Staff as far as what the Council would like to see for duration, etc. on the Brownfield Proposal if they choose to pursue this further. Some Council Members requested further information as they would like to see a separate agreement for additional funding for Fire and Police services and Council Member Gerard stated that he was not in favor of any subsidizing for this project.

### **River Street Truck Route**

Discussion was held on removing River Street from the Designated Truck Route Ordinance. Council Member Weise stated that adding several all-way stops, (River & Randall, 64<sup>th</sup> & Randall, East and Randall) along Randall Street may help in reducing the amount of semi-truck traffic on Randall Street, and also deter some trucks from utilizing Randall Street for their truck route. Council Member Weise recommended the removal of River Street from the Designated Truck Route Ordinance. Council Members agreed to have Staff amend the ordinance for their review at the next meeting.

**Merlin Enclosure Project, Totaling \$35,000.00**

Motion by Council Member Gavin with second by Council Member Bowman to approve Tailored Building Systems to continue with Phase II of the Merlin Enclosure Construction Project totaling \$35,000.00 to completely enclose the structure. Motion carried unanimously. (2024 – 082)

**Vermeer LP573XDT Vacuum Excavator Totaling \$66,990.00**

Motion by Council Member Gerard with second by Council Member Bush to approve the purchase of a Vermeer LP573XDT Vacuum Excavator totaling \$66,990.00. Motion carried unanimously. (2024 – 083)

**Long-Term Lease Agreement with Muskegon County-Southeast Regional Force Main**

Motion by Council Member Bowman with second by Council Member Gerard to approve Agreement to Lease Property. Motion carried unanimously. (2024 – 084)

Motion by Council Member Bowman with second by Council Member Degeus to approve the Lease Agreement. Motion carried unanimously. (2024 – 085)

Motion by Council Member Bowman with second by Council Member Gerard to approve the Resolution Authorizing Lease. Motion carried unanimously. (2024 – 086)

Motion by Council Member Bowman with second by Council Member Degeus to approve the Memorandum of Lease Agreement. Motion carried unanimously. (2024 – 087)

**Hydrocorp Two Year Contract Renewal Totaling \$13,488.00**

Motion by Council Member Gerard with second by Council Member Bush to approve the Two-Year Contract Renewal with Hydrocorp totaling \$13,488.00. Motion carried unanimously. (2024 – 088)

**Asphalt Restoration Crack Sealing Project Totaling \$18,231.48**

Motion by Council Member Gavin with second by Council Member Bowman to approve Asphalt Restoration for crack sealing totaling \$18,231.48. Motion carried unanimously. (2024 – 089)

**The Right Place MEDC Sub-Grant Agreement**

Motion by Council Member Gerard with second by Council Member Gavin to approve grant reimbursement totaling \$56,000.00 from the MEDC to be used for site readiness at 151 N. 68<sup>th</sup> Avenue. Motion carried unanimously. (2024 – 090)

**Effluent Flow Meter Purchase and Installation Totaling \$12,550.00**

Motion by Council Member Bush with second by Council Member Bowman to approve the purchase and installation of a new Effluent Pump for the WWTP totaling 12,550.00. Motion carried unanimously. (2024 – 091)

**Setters Pointe Apartments PILOT Renewal Request**

City Manager Dennis Luce informed the Council of an upcoming PILOT Renewal Request, for Setters Pointe Apartments. Discussion only.

**O'Malley Drive Sidewalk Project Totaling \$18,000.00**

Motion by Council Member Gerard with second by Council Member Degeus to approve the O'Mally Drive Sidewalk Project totaling \$18,000.00. Motion carried unanimously. (2024 – 092)

**Citizens Input & Suggestions**

Josh Zondervan, Plant Manager of Fairlife requested a flow increase to the WWTP. Fairlife is sending twenty-eight (28) trucks per day to WWTP in Muskegon. Mr. Zondervan stated that the city has the potential to make more revenue until the Southeast Regional Main Project is completed. if they allow them an increase in the flows.

### **Citizens Input & Suggestions continued**

City Resident, Anthony Henry stated that he has issues with the Brownfield Project as he is against any subsidizing, and this is an unreasonable amount for tax breaks.

City Resident, Sue Smoes stated her appreciation to the Council for listening to their concerns on River Street and their request to remove River Street as a designated truck route. Ms. Smoes also stated that everyone in Coopersville is against the Westwind Project.

City Resident Mary Laug asked if the City has approached any other developers or businesses to build on the property on O'Malley Drive.

Candidate for Probate Judge Derek Dalman introduced himself.

### **City Manager, Dennis Luce reported on the following:**

- *CAPS Football celebrating 100 years of Football on August 29 @ 7 P.M. vs. Otsego*
- *Back to School Bash August 20<sup>th</sup> @ Vet's Park 5-7 P.M.*
- *Second Annual Cemetery Walk @ Coop/Polkton Cemetery September 14<sup>th</sup>.*
- *Recognize Coop/Marne Railroad for taking some steps in beautifying the corner of Eastmanville and Danforth by refurbishing the steam engine. It looks amazing.*
- *Great job to DPW Crew for making the City look great for Summerfest even through all the construction projects.*
- *Great job to Lydia and Kim for running the Primary Election and the Early Voting activities.*
- *Reminder: It is ok to have conversations with opposing views and beliefs. It brings out new ideas and serves a greater portion of the community that may have different views. It is important to remember to understand that everyone doesn't need to agree with our views and respect each other and their opposing views.*

### **City Clerk's Report**

City Clerk Kimberly Borgman informed the Council on the Election Results for August 2024 Primary Election and the Early Voting.

### **City Treasurer's Report** None – On Vacation

### **Mayor Duane Young Comments**

Mayor Young informed all who were present that he may not be finishing his term as Mayor as he has some personal and family issues that he needs to address. Mayor Young stated that he would update the City Manager, Dennis Luce, in the next couple of days.

### **Adjournment**

Motion by Council Member Degeus with second by Council Member Bush to adjourn the meeting at 9:37 P.M.  
Motion carried unanimously. (2024 - 093)

