CITY OF FERRYSBURG
2023 BOARD OF REVIEW MEETINGS NOTICE

The Ferrysburg Board of Review will meet on Monday, March 13 from 2:00 p.m. to 4:30 p.m. and from 7:30 p.m. to 9:30 p.m. and on Tuesday, March 14 from 2:00 p.m. to 4:30 p.m. and from 6:30 p.m. to 8:30 p.m. at Ferrysburg City Hall, 17520 Ridge Avenue, Ferrysburg, Michigan, to hear appeals of 2023 property assessments. Appeals will be heard by appointment only. To schedule an appointment, please call 616-842-5803 between 8 a.m. and 5 p.m. by March 14.

TENTATIVE 2023 RATIOS AND MULTIPLIERS:

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<th>Ratio</th>
<th>Multiplier</th>
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<td>Residential Real</td>
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<td>Commercial Real</td>
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<td>Industrial Real</td>
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All ratios are expected to be 50% and all multipliers are expected to be 1.0000 after 2023 assessment adjustments are made.

In 2023, Property taxes are based upon taxable value, not on state equalized value (SEV). A parcel’s taxable value will be indicated on the assessment change notice. Except for parcels with assessment increases resulting from new construction, and except for parcels which have experienced a transfer of ownership in 2022, 2023 taxable values will increase 5.0% more than 2022 taxable values.

Questions about individual parcel assessments may be directed to Heather Singleton, City Assessor, 616-842-5803.

February 21, 2023
Amber Schaner
City Clerk
NORTHWEST OTTAWA RECREATION AUTHORITY
1415 Beechtree Street, Grand Haven, MI 49417
Phone: 616.850.5125 www.norarec.org

NORA ADVISORY BOARD MEETING AGENDA

Date: February 23, 2023 Time: 5:30 P.M. Location: ESC Building (GHAPS)

Cancelled due to the weather - reScheduled for March 23.

1. Call to order: Chairperson – Taylor Schriber, GHAPS

2. Roll Call.
   Ron Redick, Grand Haven Twp.
   Frank Johnson - Robinson Twp.
   Ryan Cummings, Grand Haven
   William Montgomery, Ferrysburg
   Marc Eickholt, GHAPS
   Rebecca Hopp - At Large
   Mary Jane Belter, Grand Haven Twp.
   Rick Mikkelsen – Robinson Twp
   Vacant - Grand Haven
   Craig Bessinger, Ferrysburg
   Taylor Schriber, GHAPS

3. Approval of Meeting Agenda –

4. Approval of Consent Agenda –
   A. Approval of Board Meeting Minutes of December 15, 2022 as printed.
   B. Financial Reports:
      1. 2021-2022 NORA Audit
      1. January 2023 Financials – Revenue & Expense Sheet

6. New Business
   A. Winter programming updates – Programs/classes/camps
   B. Staffing – 2023 planning
C. – Spring/Summer Planning

6. Old Business
   A. Grand Haven City Appointed Board Member Opening
   B. Kennari Consulting updates/ NORA next steps

7. Public Comments

8. Advisory Board Comments

9. Next Scheduled Meeting – April 27, 2023

10. Adjournment
NORTHWEST OTTAWA RECREATION AUTHORITY
1415 Beechtree Street, Grand Haven, MI 49417
Phone: 616.850.5125  www.norarec.org

NORA ADVISORY BOARD MEETING MINUTES

Date: December 15, 2022  Time: 5:30 P.M.  Location: ESC Building (GHAPS)

1. Call to order: Chairperson – Taylor Schriber, GHAPS

2. Present:
   Mary Jane Belter, Grand Haven Twp.
   Rick Mikkelson – Robinson Twp
   William Montgomery, Ferrysburg
   Craig Bessinger, Ferrysburg
   Chris Streng, GHAPS
   Taylor Schriber, GHAPS
   Rebecca Hopp - At Large
   Chris Van Hekken & Jackie Rowland – NORA
   Kirstin VanderMolen & Julie Hordyk – Kennari Consulting

   Absent: Ron Redick – Grand Haven Twp
   Frank Johnson – Robinson Twp
   Ryan Cummings – Grand Haven City

3. Approval of Meeting Agenda – Motion by Mikkelson 2nd by Bessinger. Approved unanimously

4. Kennari Consulting – NORA presentation – Presentation by Kennari Consulting with the focus on fundraising possibilities and plan. A written overview of the process, plan was reviewed.

5. Approval of Consent Agenda – Motion by Belter, 2nd by Hopp. Approved unanimously

   A. Approval of Board Meeting Minutes of October 27, 2022 as printed.

   B. Financial Reports:

      1. November 2022 Financials – Revenue & Expense Sheet – Grant funding was received from Dick’s Sporting Goods.
6. New Business

A. Fall & Winter programming updates – Programs/classes/camps:

Numbers were good for fall programming. Winter programming, registration in online. Upcoming programs to include – archery, dance, dodge ball, pickleball, 3on3 basketball league, 4th, 5th & 6th grade boys basketball, ice skating, sanchin ryu.

B. Staffing – 2023 planning

Jackie is returning to the office on December 19. There is a need to bring in additional staffing to help run the Adult leagues. Jackie will focus on youth activities and Chris will be focusing on fundraising and donor recruitment. Looking to bring in someone familiar with our organization and with a background in organized athletics.

C. – Next steps for NORA

With the millage not passing, what is our next step? $55,000 is needed to run the Rec Summer school program. Discussion item for next board meeting.

6. Old Business

A. Grand Haven City Appointed Board Member Opening –

Possible interest from Grand Haven resident. Will be discussing with candidate next week

7. Public Comments - none

8. Advisory Board Comments – William amount we raised

9. Next Scheduled Meeting – February 23, 2022

10. Adjournment - 7:02pm

______________________________
NORA Secretary

______________________________
Date
2021-22 Economic Development Task Force Report

December 7, 2022

Mission Statement: The EDTF will analyze Ferrysburg’s current economic development. Through an exploration of alternative ways to promote further development congruent with the City’s Master Plan, the EDTF will make recommendations to City Council where appropriate.

Members: John Reifel, Chairperson Planning Commission
          Roger Jonas, Vice Chairperson Planning Commission
          Travis Andrews Representive at Large
          Scott Blease Ferrysburg Mayor
          Elizabeth Butler The Chamber of Commerce
          Alec Magaluk Representative at Large
          Jerry Sias Ferrysburg Councilperson

Note: After all appointments were made by City Council the first meeting was held on July 14, 2021 and for the remainder of that year Mayor Rebecca Hopp and Councilperson Bill Cate served on the EDTF. City Manager Craig Bessinger served as Recorder for EDTF meetings.

Activities

At its regular monthly and additional special meetings, the EDTF did the following:

- Developed a Mission Statement
- Reviewed recommendations from the 2005 EDTF and what has been accomplished
- Reviewed status of plans for new fixed span bridge to replace US-31 drawbridge and of new Smith Bayou bridge
- Ferrysburg authorized a Brownfield Redevelopment Finance Authority in 2008. Volunteer Roman Wilson of Fishbeck tutored the Task Force on how brownfield programs work
- Sent information to all business owners in Ferrysburg about state sanctioned programs to help businesses ((Downtown Development Authority (DDA), Industrial Property Tax Abatement (PA of 1974, as amended), Commercial Rehabilitation Act (PA 210 of 2005), and Brownfield Redevelopment opportunities)) and invited them to a Public Forum / Information Session about the programs on October 20, 2021. Also, included a questionnaire (with return postage) asking what Ferrysburg could do better to assist their businesses
- Held a Public Forum / Information Session about the various programs designed to help businesses on Wednesday, October 20, 2021 at 7 p.m. Roman Wilson from Fishbeck
explained Brownfield Redevelopment Authorities while Elizabeth Butler, Task Force member and Director of Economic Development Strategic Directions of The Chamber of Commerce, explained the remaining programs

- Held detailed discussions about the Pine Street, Van Wagoner, and 174th Avenue corridors
- Held detailed discussions about how Ferrysburg can make a favorable impression to the growing number of visitors to the new Ottawa Sands County Park
- Held detailed discussions about designating and developing a clearly identifiable downtown
- On Friday, June 17 held a walking tour with Pine Street corridor business owners mobilized by Elizabeth Butler
- On Friday, August 19 held a walking tour with Service District business owners mobilized by Elizabeth Butler
- Held joint meeting on October 19, 2022 with the Ferrysburg Brownfield Redevelopment Authority. Roman Wilson of Fishbeck provided guidance on how economic synergy could be generated by replacing the current BRA with a new body that has both BRA and economic development responsibilities. EDTF and BRA members agreed that this should be one of the EDTF’s recommendations.

**Economic Overview**

Population growth is the best measure of a city’s economic health. Ferrysburg’s population grew 6.57% between 2010 and 2020 and this is comparable to Grand Haven’s 5.75% and Spring Lake’s 6.84% growth rates. The good news is that increasing numbers of households want to live here. Business community feedback from our multiple outreach efforts did not reveal major, pressing issues. So, before listing recommendations to City Council we would like to share thoughts on five specific areas of general interest: drawbridge replacement, downtown Ferrysburg, Johnston Boiler, Ottawa Sands County Park, and Zip code.

1. **Replacement of drawbridge with fixed span bridge**

Michigan is currently investing a large amount of money to upgrade and improve the Bascule Bridge over the Grand River and five other structures nearby on US-31 / M-104. The state informs us that though there are plans to eventually replace the drawbridge with a fixed span bridge that will not happen for decades to come. It is important to know this as construction of a higher, fixed span bridge would greatly affect Ferrysburg and business investment decisions in the city.

2. **Where is downtown Ferrysburg?**

Ferrysburg does not have a clearly defined downtown. Most would probably say that if we have a downtown, it is the Pine Street corridor. But, topography and state road restrictions combine to make that a challenging call. As Task Force member Andrews observed, urban planners would call Pine Street a “stroad” meaning it is a critical road for moving traffic quickly, while simultaneously trying to be a street with slow traffic, businesses and pedestrians, and
ultimately failing at both. Our Pine Street walk with business owners also revealed a deafening amount of noise on the section south of Third Street. Perhaps Pine Street north of Third Street and the Service District could collectively evolve into a “downtown,” but City Hall is not there and parking is limited. Alternatively, undeveloped property on 174th Avenue north of Dogwood would allow for a clean start to creating a downtown. This would require a zoning change for this stretch of 174th Avenue.

3. Johnston Boiler property

Johnston Boiler dates back to 1864 and has been an integral part of Ferrysburg’s economic development. Though it was built on the water for transportation needs, trucks now serve that purpose. The Johnston Boiler property constitutes Ferrysburg’s LI-3 zoning district. It has that special designation because the Planning Commission recognizes that its waterfront location is not the highest and best use for that parcel of land. Should Johnston Boiler ever decide to move the property would probably be converted to a waterfront amenity type use. The EDTF recognizes Johnston Boiler’s great citizenship over the years and is opposed to any effort to encourage Johnston Boiler to move.

4. Ottawa Sands County Park

As the park develops and the word spreads about this gem, growing numbers of visitors will come. Non-residents will reach the park from the north using Van Wagoner Road and 174th Avenue or from the south using Third Street and 174th Avenue. These trips to the park will give Ferrysburg an opportunity to positively impress non-residents with how great a place Ferrysburg is to live.

5. Zip Code

Interactions with the business community revealed a continuing desire by many for a single zip code for the entire city. This was one of the recommendations from the 2005 Economic Development Task Force. But, follow up at that time revealed that the U.S. Post Office did not support it. Those hoping for a single zip code do so even though it would mean that they would need to update their stationery, directory listings, etc.

**Recommendations to City Council for Economic Development**

1. Pursue the addition of wider sidewalks, a fishing platform, and a bike lane to the critical new Smith Bayou bridge that has been approved for MDOT funding. This should have immediate attention as MDOT may already have begun bridge design engineering.
2. Work with Grand Haven and Spring Lake Village to jointly select a preferred plan when MDOT begins planning for a replacement for the drawbridge over the Grand River.
3. Recommend to MDOT that Ferrysburg exit signs be placed on southbound US-31 before the two Ferrysburg exits.
4. To avoid projecting a depressed look on the south end of Pine Street, do all the city can
to promote/encourage repurposing or replacing the vacant Pizza Hut and developing
the undeveloped lots to the north.
5. Citywide periodically clean and remove vegetation from curbs and streets to make them
visually attractive.
6. Work with MDOT to replace and maintain their fence along the US-31 right of way.
7. Recommend that Johnston Boiler, the oldest continuously operating business in
Ferrysburg, and other historically significant places be brought into Ferrysburg’s identity
with historical markers.
8. Encourage the Planning Commission to continue its efforts to promote economic
development in the Core Commercial (CC) and Service (S) zoning districts by reduced
setbacks, increased lot coverage, and mixed commercial/residential construction (allow
residential on second floor of retail businesses).
9. To increase parking in the Core Commercial (CC) and Service (S) districts consider
reconfiguring the traffic lanes on Pine Street north of 4th Street to Ridge Avenue so as to
make the curb lane on the east side of Pine Street available for parking.
10. Revise the Zoning Ordinance to make signage options more business friendly.
11. Promote economic development on the currently undeveloped stretches of LI-2 and GC
zoned property on Van Wagoner Street.
12. Promote economic development on undeveloped parcels on both sides of 174th Avenue.
   See the last two sentences in item #2 (Where is downtown Ferrysburg?) above.
13. The railroad crossing on Third Street should be frequently inspected and, if in need of
   repair, the city should promptly make the needed repairs.
14. Install helpful signage for visitors to travel to Ottawa Sands County Park and make
certain that the approaches from the north (Van Wagoner and 174th Avenue) and from
the south (Third Street and 174th Avenue) are well maintained so as to provide a
favorable impression of Ferrysburg.
15. Now that the Zoning Ordinance has been updated to allow/encourage Electric Vehicle
Charging Stations pursue policies that encourage their installation.
16. Replace the current Brownfield Redevelopment Authority with a newly constituted body
that has both BRA and economic development responsibilities. This new body should be
encouraged to work with the Chamber of Commerce to identify economic development
possibilities. The new body would be small and would meet four times per year or as
circumstances warrant.
TRANSPORTATION TECHNICAL COMMITTEE

AGENDA
March 2, 2023

I. CALL TO ORDER

II. APPROVAL OF THE PREVIOUS MINUTES (FEBRUARY 2, 2023) - (ATTACHMENT I) (ACTION)

III. PUBLIC COMMENT (AGENDA ITEMS)

IV. TRANSPORTATION IMPROVEMENT PROGRAM
   A. FY2023-2026 TIP (AMENDMENT VI) (ATTACHMENT II) (ACTION)

V. 2045 LONG RANGE PLAN
   A. WESTPLAN 2045 LONG RANGE PLAN (INFORMATION)

VI. MPO ROUNDTABLE

VII. PUBLIC COMMENT

VIII. ADJOURNMENT
WEST MICHIGAN METROPOLITAN TRANSPORTATION PLANNING PROGRAM
(WESTPLAN)
TECHNICAL COMMITTEE MEETING

MEETING MINUTES
February 2, 2023

Members Present: Brett Laughlin, Ottawa County Road Commission
Derek Gajdos, City of Grand Haven
Matthew Schindblech, City of Ferrysburg
Wally Delamater, Village of Spring Lake
Paul Bouman, MCRC
Amy Haack, Village of Fruitport
Marc Fredrickson, MDOT- Muskegon TSC
John Nash, Spring Lake Township
Dana Appel, Harbor Transit
Brian Armstrong, City of Whitehall
Scott Beishuizen, City of Montague
Todd Myers, City of Norton Shores
Ben VanHoeven, City of Roosevelt Park
Jeff Marcinkowski, Rural Township Rep

Members Absent: Andrew Sibold, FHWA (Non-Voting)
Mike Jarvis, MDOT- OPT
Steve Biesiada, Muskegon Urban Township Rep
Troy Bell, City of Muskegon Heights
Mark Disselkoen, City of North Muskegon
Dan VanderHeide, City of Muskegon
James Koens, MATS

Others Present:

Staff Present: Brian Mulnix, WMSRDC
Joel Fitzpatrick, WMSRDC
I. CALL TO ORDER

The meeting was called to order at 1:33. A quorum was present. Attendance was taken via roll call.

II. APPROVAL OF PREVIOUS MINUTES

A motion was made and supported to approve the minutes from the December 2022 meeting. Motion approved. *M/S Haack/Bouman*

III. PUBLIC COMMENT

The WestPlan Public Participation Plan procedure was followed to achieve public participation for this meeting. No members of the public spoke.

IV. TRANSPORTATION IMPROVEMENT PROGRAM

A. **FY2023-2026 TIP (Amendment 5)** - Mr. Brian Mulnix presented the proposed 2023-2026 TIP Amendment as shown on the attached page. A motion was made and supported to approve the amendment. Motion approved. *M/S Haack/Beishuizen*

V. SAFETY PERFORMANCE MEASURE TARGETS

A. Mr. Brian Mulnix presented the proposed Safety Performance Measure targets. He explained that MPO’s have the choice to agree with MDOT targets or come up with their own. Staff is recommending approval of the State targets. A motion was made and supported to approve the targets. Motion approved. *M/S Haack/Nash*

VI. FY2023 MDOT STATE AND UNIFIED NATIONAL PERFORMANCE MEASURE TARGETS

A. Mr. Brian Mulnix presented the proposed State and Unified National Performance Measures. He explained that as with the previous agenda item, MPO’s have the choice to agree with MDOT targets or come up with their own. Staff is recommending approval of the State targets. A motion was made and supported to approve the targets. Motion approved. *M/S Bouman/VanHoeven*

VII. 2050 LONG RANGE PLAN UPDATE

No update at this time.

VIII. MPO ROUNDTABLE

- Mr. Marc Fredrickson gave an update on MDOT road projects in the area.
• Mr. Joel Fitzpatrick gave updates on HPMS, MPO Safety Plan, and the Transit Coordinated Plan.

IX. PUBLIC PARTICIPATION

The WestPlan Public Participation Plan procedure was followed to achieve public participation for this meeting. No members of the public spoke.

X. ADJOURN- Meeting adjourned at 2:00 p.m.
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*Note: This table represents hypothetical data for a project search standard report.*
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Total Job Phases Reported: 1

Job Phase(s) highlighted in yellow are delayed to future STIP cycle

Preferences:
- Report Format: Standard
- Fiscal Year(s): 2023, 2024, 2025, 2026
- MPO/Non-MPO: West Michigan Metropolitan Transportation Planning Program (Muskegon)
- County: ALL
- Prosperity Region: ALL
- MDOT Region: ALL
- STIP Cycle: Fiscal Year 2023 - Fiscal Year 2026
- STIP Status: Pending (A - Approved, P - Pending)
- Job Type: Trunkline, Local, Multi-Modal
- Phase Type: ALL
- Phase Status: ALL
- Amendement Type: ALL
- Template: Trunkline - ALL, Local - ALL, Multi-Modal - ALL
Attachment II

WestPlan FY2-23-2026 TIP Amendment VI
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