

**OFFICIAL PROCEEDINGS  
OF THE  
City Commission  
OF THE  
CITY OF GRAND RAPIDS, MICHIGAN  
Regular Session, Tuesday, November 12, 2024**

**CALL TO ORDER**

The Commission was called to order by Mayor Bliss at 2:00 p.m.

**ROLL CALL**

**Present: Mayor Bliss, First Ward Commissioner O'Connor, Third Ward Commissioner Perdue, First Ward Commissioner Robbins, Second Ward Commissioner Ysasi, Third Ward Commissioner Goei**

**Absent: Second Ward Commissioner Knight**

The roll was called by the City Clerk.

**Result: Approved**

**Mover: O'Connor. Supporter: Robbins.**

**Yeas: Bliss, O'Connor, Perdue, Robbins, Ysasi, Goei**

Motion to excuse Commissioner Knight.

**APPROVAL OF MINUTES**

On the motion of Com. O'Connor, supported by Com. Robbins, the reading of the minutes of the regular session of October 22, 2024 was waived and said minutes were accepted as presented. Carried.

**PETITIONS AND COMMUNICATIONS**

**94039 Result: Received and Filed**

Communication received from Carson Brown regarding recent events at Meltrotter.

**94040 Result: Referred to Committee on Appointments.**

Communication received from Max Dillivan regarding his resignation from the Vital Streets Oversight Commission.

**94041 Result: Received and Filed**

Communications (91) received expressing opposition to the proposed Fulmar Development "3 Towers" project.

**94042 Result: Received and Filed**

Communication received from Wesley Hoyt expressing support for more public transit in the City of Grand Rapids.

**REPORTS OF CITY OFFICERS**

**94043 Result: Received and Filed**

City Manager's Report – Holiday Parking Payments.

**94044 Result: Received and Filed**

Comptroller's Warrant Report for the period of October 8, 2024 through October 21, 2024 in the amount of \$21,636,882.24 and Small Claims 3rd Qtr. 2024 Report and Monthly Travel Report.

**94045 Result: Received and Filed**

Treasurer's Report for Period of October 8, 2024, through October 29, 2024

**CONSENT AGENDA**

**A. CONSENT AGENDA APPROVAL**

**94046 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

Adoption of the following items under the Consent Agenda.

**B. COMMITTEE ON APPOINTMENTS**

**94047 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

RESOLVED that the appointment of Tim Roseboom as the representative of The Rapid to the Vital Streets Oversight Commission for the remainder of a three-year term ending January 5, 2026 be recognized.

**94048 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

RESOLVED that Mayor Bliss' appointment of David Stoffer to the Uptown Business Improvement District for the remainder of a four-year term ending December 31, 2025, be confirmed.

**94049 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

RESOLVED that Mayor Bliss' appointment of Celeste McIntyre to the Monroe North Tax Increment Finance Authority for the remainder of a three-year term ending December 31, 2025, be confirmed.

**94050 Result: Approved****Mover: Goei. Supporter: Perdue.**

RESOLVED that Mayor Bliss' appointment of Kevin Vos to the Michigan Street Corridor Improvement Authority for the remainder of a three-year term ending January 4, 2027, be confirmed.

**94051 Result: Approved****Mover: Goei. Supporter: Perdue.**

RESOLVED that City Manager Washington's appointment of Daniel Chase to the Urban Forestry Committee for the remainder of a three-year term ending January 4, 2027, be confirmed.

**94052 Result: Approved****Mover: Goei. Supporter: Perdue.**

RESOLVED that Mayor Bliss' appointment of Ashley Huey to the Housing Appeals Board for the remainder of a three-year term ending January 6, 2025 be confirmed.

**C. FISCAL COMMITTEE****94053 Result: Approved****Mover: Goei. Supporter: Perdue.**

RESOLVED:

1. That the City Commission authorizes the acceptance of a grant award in the amount of \$1,475,000 from the U.S. Economic Development Administration's Public Works and Economic Adjustment Assistance Program for the construction of a burn building for live fire training and purchase of equipment; and
2. That a local match of \$1,475,000 will be provided; and
3. That a grant agreement between the City of Grand Rapids and the Economic Development Administration be approved and the Mayor is authorized to execute said agreement and related documents upon approval as to form by the City Attorney.

**94054 Result: Approved****Mover: Goei. Supporter: Perdue.**

RESOLVED:

1. That the City Commission authorizes the acceptance of a grant award for the benefit of traffic enforcement programs in the total amount of \$37,773.82; and

2. That the awarded grant between the City of Grand Rapids and the Office of Highway Safety Planning be approved and the Mayor is authorized to execute said agreement and related documents upon approval as to form by the City Attorney.

**94055 Result: Approved****Mover: Goei. Supporter: Perdue.**

## RESOLVED:

1. That the City of Grand Rapids accepts a grant award in the amount of \$174,821 from the Grand Rapids Community Foundation for services by Our Community's Children T2C Studio for the Challenge Scholars program; and
2. That a grant agreement between the City of Grand Rapids and the Grand Rapids Community Foundation be approved, and the Mayor is authorized to execute said agreement and related documents upon approval as to form by the City Attorney; and
3. That the period of performance is from October 1, 2024, through December 31, 2025.

**94056 Result: Approved****Mover: Goei. Supporter: Perdue.**

RESOLVED that an agreement in an amount "not-to-exceed" \$150,000 between Experience Grand Rapids and the City of Grand Rapids is hereby authorized in a form approved by the City Attorney, and the Mayor is authorized to execute the agreement on behalf of the City.

**94057 Result: Approved****Mover: Goei. Supporter: Perdue.**

## RESOLVED:

That the City enter into an agreement of no more than 3 years with the Urban League of West Michigan for implementation of Black Business Advisory and Consortia framework in an amount "not-to-exceed" \$125,000, and that, upon approval as to form by the City Attorney, the Mayor and City Clerk are hereby authorized to execute the same on behalf of the City.

**94058 Result: Approved****Mover: Goei. Supporter: Perdue.**

## RESOLVED:

1. That an agreement between the City of Grand Rapids and the Grand Rapids Urban League in an amount "not-to-exceed" Seven Hundred and Fifty

Thousand Dollars (\$750,000) to serve as the Lead Agency for Cure Violence Grand Rapids be approved; and

2. That the period of performance for the agreements is from December 1, 2024, through December 1, 2025; and
3. That the Mayor is authorized to execute said agreements upon approval as to form by the City Attorney.

**94059 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

RESOLVED:

1. That the existing contract with Home Repair Services (HRS) expired on December 31, 2023; and
2. That a contract with HRS to administer the City's income-based Refuse Collection program is hereby approved for a period of one year with two one-year renewals beginning January 1, 2024, and authorizes retroactive payments to this date for services previously provided; and
3. That continuing this vital service advances the City Strategic Plan priority of Equity and is in the best interest of the City; and
4. That the Mayor is authorized to execute the contract on behalf of the City upon approval as to form from the City Attorney; and
5. The Comptroller is hereby authorized and directed to issue payments consistent with this resolution.

**94060 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

RESOLVED that a ten-year agreement with Kent County allowing the City of Grand Rapids to retain the interest earned on Kent County tax collections is approved and the Mayor and City Clerk are authorized to sign in a form to be approved by the City Attorney.

**94061 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

RESOLVED:

1. That the proposal submitted by Fishbeck, Inc. to provide services at the Water Resource Recovery Facility and Lake Michigan Filtration Plant to design, execute, and manage the SCADA Modernization Overhaul Project is hereby accepted and authorized in a "not-to-exceed" amount of \$5,849,125; and

2. That the Mayor is authorized to execute the agreements between the City of Grand Rapids and Fishbeck for these services upon approval as to form by the City Attorney; and
3. The Comptroller is hereby authorized and directed to issue payments consistent with this resolution.

**94062 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS, the City has determined to undertake, in cooperation with the City of Grand Rapids – Kent County Convention Arena Authority, among others, capital improvements consisting of: (a) the acquisition and construction of an approximately 8,500 person soccer stadium located at or in the general vicinity of Lake Michigan Drive to the south, Mount Vernon Avenue to the east, Blumrich Street to the north, and Winter Avenue to the west, within the City, as well as all other work, furnishings, fixtures and equipment, and site improvements necessary and incidental thereto, for the benefit of the City (the "Soccer Stadium Project"); and (b) to finance all or a portion of the costs of the Project by the issuance of one or more series of capital improvement bonds (the "Bonds") pursuant to Act 34 of the Public Acts of Michigan of 2001, as amended, MCL 141.2101 et seq. ("Act 34"); and

WHEREAS, it is necessary to publish a notice of intent to issue bonds pursuant to Section 517 of Act 34; and

WHEREAS, the City desires to express its intent to reimburse itself from proceeds of the Bonds for costs related to the Project that are paid prior to issuance of the Bonds.

**RESOLVED:**

1. That the City shall undertake the Project and pay for all or a portion of the costs of the Project through the issuance of the Bonds, in one or more series, in a total amount "not-to-exceed" \$100,500,000.
2. That a notice of intent to issue bonds for the Bonds shall be published in accordance with Section 517 of Act 34.
3. That the City Clerk is authorized and directed to publish the notice of intent to issue bonds in The Grand Rapids Press, a newspaper of general circulation in the City, which notice shall contain the information required by Act 34. Such notice shall not be less than one-quarter page in size in the newspaper.
4. That the City pursuant to Section 1.150-2 of the Treasury Regulations promulgated pursuant to the Internal Revenue Code of 1986, as amended, declares its intent to reimburse itself the costs of the Project, and costs

related thereto, in an amount “not-to-exceed” \$100,500,000 through the issuance of the Bonds.

5. That a copy of this resolution shall be available for public inspection at the office of the City Clerk, 2nd Floor, City Hall, 300 Monroe Avenue, N.W., in the City.
6. That all resolutions or parts of resolutions insofar as they conflict with the provisions of this resolution be, and the same are, rescinded.

**94063 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS, it is necessary to supplement several Parks Project budgets by transferring previously approved unobligated budget amounts of \$356,500 from other completed or delayed Parks Capital Fund accounts; therefore

RESOLVED that the aforesaid Budget Substitution in the amount of \$356,500 for Parks Capital investment at Plaster Creek Park, Garfield Park, Houseman Playground, as well as other Parks Capital projects be approved, and the Budget Office is authorized to execute the transfer on behalf of the City.

**94064 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. On April 11, 2023 (Proceeding No. 92478), the City Commission approved a contract with Highstreet IT Solutions, LLC for training, implementation, integrations, and extended cloud services in an amount “not-to exceed” six million dollars (\$6,000,000); and
2. On June 4, 2024 (Proceeding No. 93602), the City Commission approved a change order to the contract to increase scope to the project to accommodate certain business needs and processes which were unforeseen during the original contract formulation in the amount “not-to-exceed” two million four hundred thousand dollars (\$2,400,000); and
3. The implementation team has determined that due to the impact of staff turnover or capacity of staffing resources, the go-live date must be extended; therefore

RESOLVED:

1. That the City Commission authorizes an agreement with Highstreet IT Solutions, LLC to extend the term of the current contract term to April 30, 2025; and
2. That the Mayor is authorized to execute said Agreements upon approval as to form by the City Attorney; and

3. That the City is hereby authorized and directed to pay invoices consistent with this resolution.

**94065 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS, the Fiscal Committee has considered the attached bids; therefore

RESOLVED that contracts be prepared between the City and the following vendors, and that the Mayor be authorized to sign the contracts on behalf of the City, as follows, in a form to be approved by the City Attorney:

**1. Advantage Benefits Group**

Three-year agreement, with the option of two, one-year renewals, for consulting services for employee health insurance benefits for the Human Resources Department from Advantage Benefits Group (ABG) for the three-year "not-to-exceed" contract amount of \$270,000.00.

**2. Shady Acre Lawn Care**

**JND Snowplowing**

**Lavelle's Lawncare & Snowplowing**

One-year term contracts with two, one-year renewal options for assisted sidewalk snow removal services for the Public Works Department as follows:

<u>Vendor</u>		<u>Annual Amount</u>
Shady Acre Lawn Care Inc	Area: Zone 1 / Ward 2	\$110,000.00
JND Snowplowing	Area: Zone 1 / Ward 1	\$120,000.00
Lavelle's Lawncare & Snowplowing	Area: Zone 1 / Ward 3	\$ 85,000.00

The total annual "not-to-exceed" amount for all contracts is \$315,000.00; the estimated three-year total amount is \$945,255.00.

**3. ATS Fleet Service**

**Meekhof Tire Sales & Service, Inc.**

**K&R Tire and Trailer**

**The Goodyear Tire & Rubber Co.**

One-year term contract with two, one-year renewal options for "as-needed" tire mounting services, retread tire services, new tires, and tire disposal for the Fire Department and Fleet Management as follows:

<u>Vendor</u>	<u>Annual Amount</u>
K&R Tire and Trailer	\$70,000.00
Goodyear Tire & Rubber Co.	\$70,000.00
Meekhof	\$20,000.00
ATS Fleet Services	\$30,000.00

The total annual “not-to-exceed” amount for all contracts is \$190,000.00; the estimated three-year total amount is \$570,000.00.

**4. Escape Velocity Holding, Inc.**

Annual O.E.M. annual licensing and support services for VMWare for the Technology and Change Management and MobileGR Departments through the authorized reseller Escape Velocity Holdings (dba Trace3), as per term and conditions provided by Broadcom, Inc. as the O.E.M. solutions provider, for a three-year term budgeted annually as follows:

Technology and Change Management:

VMware VSphere Foundation 8	12/22/2024-12/21/2025	\$99,144.00
VMware VSphere Foundation 8	12/22/2025-12/21/2026	\$99,144.00
VMware VSphere Foundation 8	12/22/2026-12/21/2027	\$99,144.00

MobileGR:

VMware VSphere Standard	10/06/2024-10/5/2025	\$ 9,600.00
VMware VSphere Standard	10/06/2025-10/5/2026	\$ 9,600.00
VMware VSphere Standard	10/06/2026-10/5/2027	\$ 9,600.00

The three-year total amount for all departments is \$326,232.00

**5. Modii**

Cooperative purchase through Sourcewell contract #120423-MODII for a one-year term contract with one, one-year renewal option of the Modii Parking Asset Digitization & Parking Finder Software-as-a-Service (SaaS) solution for MobileGR for the “not-to-exceed” amount of \$123,750.00 as follows:

Year 1 Purchase, implementation, and annual SaaS fee	\$123,750.00
Year 2 Annual SaaS fee	\$ 41,250.00

**6. Cintas Corporation #301**

Contract extension for an additional one-year term for continued uniform rentals and purchase for the Fleet Management, Water, MobileGR, and Public Works departments from Cintas Corporation #301 for an annual “not-to-exceed” amount of \$110,000.00.

**7. Innovation Emergency Management**

Contract Amendment increasing the total contract amount to \$170,830.00 for development of a live dashboard for the Threat and Hazard Identification Risk Assessment (THIRA) for the Fire Department from Innovation Emergency Management (IEM).

**8. CPS HR Consulting  
Industrial/Organizational Solutions, Inc.**

Contract extension for an additional one-year term contract for entry-level and promotion exams and related services for the Human Resources

Department from CPS HR Consulting for a “not-to-exceed” amount of \$20,000.00, and from Industrial/Organizational Solutions for a “not-to-exceed” amount of \$180,000.00.

FURTHER RESOLVED that the Purchasing Agent be authorized to proceed with awards to the following vendors:

**9. Lunghamer Ford of Owosso**

Cooperative purchase through the State of Michigan MiDEAL Contract #071B7700180 is recommended for the purchase of two (2) 2025 Ford Escape AWD Hybrid vehicles for the Fleet Management Department from Lunghamer Ford of Owosso for the total amount of \$68,136.00.

**10. LaFontaine CDJR-Lansing**

Cooperative purchase through the State of Michigan MiDEAL Contract #071B7700183 is recommended for the purchase of three (3) 2025 Chrysler Pacifica AWD hybrid vehicles for the Fleet Management Department from LaFontaine CDJR-Lansing for the total amount of \$133,566.00.

**11. Windcave, Inc.**

Contract extension for a one-year term with two, one-year renewal options for a real-time payment processing solution for Mobile GR from Windcave, Inc. for the annual “not-to-exceed” amount of \$45,000.00; the estimated three-year total amount is \$135,000.00.

**12. Sinclair Recreation**

Cooperative purchase as per the State of Michigan MiDEAL Contract #180000001296 is recommended for the purchase of Original Equipment Manufacturer (O.E.M.) Gametime playground equipment to be installed at Houseman Field for the Parks and Recreation Department from Sinclair Recreation for the total amount of \$115,278.53.

**13. TargetSolutions Learning, LLC**

Contract extension for a one-year term with two, one-year renewal options for a training management solution for the Fire Department from TargetSolutions Learning, LLC (dba Vector Solutions) for the first-year annual “not-to-exceed” amount of \$33,058.02. Subsequent renewals will be processed as per the costs received from TargetSolutions; the estimated three-year total amount is \$99,174.06.

**D. COMMUNITY DEVELOPMENT COMMITTEE**

**94066 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

RESOLVED that the request to grant ImageSFX a Fireworks Discharge Permit to be used in conjunction with the Creed – Are You Ready? Tour on November 19, 2024, is approved, pending an inspection by the Fire Department.

**94067 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

RESOLVED that the City enter into a two-year Professional Services Agreement with the Greater Grand Rapids Chamber Foundation, acting through Housing Next, for Housing Practice Services in an amount “not-to-exceed” \$100,000, and that, upon approval as to form by the City Attorney, the Mayor and City Clerk are hereby authorized to execute the same on behalf of the City.

**94068 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. The County and the City entered into a Joint Endeavor Agreement for Survey Services dated February 1, 2012 (Proceeding No. 81212); and
2. By mutual agreement, the City and the County previously extended the agreement (Proceeding No. 82141, 83016, 86241, 89429, 90363, 91064); and
3. The County and the City desire to extend the Joint Endeavor Agreement pursuant to Municipal Partnership Act (2011 PA 258) to memorialize their respective roles and responsibilities in providing said services for the County of Kent residents; therefore

RESOLVED:

1. That the City of Grand Rapids hereby approves an extension of the Joint Endeavor Agreement between the County of Kent and the City of Grand Rapids for Survey Services in connection with the State Re-monumentation Program for the term of January 1, 2025, through December 31, 2025, with two additional one-year extensions on the same terms and conditions, upon written approval by the County of Kent and the City of Grand Rapids.
2. That the City of Grand Rapids authorizes survey services to be performed by the City Surveyor through its Engineering Department and that the Engineering Services Fund, acting within the Internal Services Fund, to be reimbursed for the services of the City Surveyor as provided in the Joint Endeavor Agreement and the extensions of said Agreement.
3. That upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the extension of the Joint Endeavor Agreement.

**94069 Result: Approved**  
**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. On July 30, 2024 (Proceeding No. 93756), the City approved entering into a Construction Management agreement with McGraw Construction Co for the following project:

Accessibility Improvements at 300 Monroe Ave NW  
(hereinafter referred to as the "Project"); and
2. On August 27, 2024 (Proceeding No. 93833), the City authorized an increase to the scope of work and expenditures for the project; and
3. It is necessary to increase the scope of work and authorize expenditures for the aforesaid project; therefore

RESOLVED:

1. That the total expenditures and scope of work, be increased at a cost of \$310,690 with total expenditures "not-to-exceed" \$3,505,760 which includes costs of the construction phase services by Progressive AE, Inc., construction phase services by Restore Consulting, LLC, administration, contingencies, and previously authorized fees. Said amount of \$3,505,760 to be charged to the applicable codes currently defined as follows: \$1,921,402 to Code No. 4010-265-9000-9750-401023005, \$1,133,291 to Code No. 6311-265-3060-9750, and \$451,067 to the applicable Parking System Fund Codes.

**94070 Result: Approved**  
**Mover: Goei. Supporter: Perdue.**

WHEREAS, bids were received on October 17, 2024 for the following project:

Lighting Control System Upgrades at City County Complex  
(hereinafter referred to as the "Project")

and Highpoint Electric, Inc. (Highpoint) submitted a bid of \$185,788 for which the engineer's estimate, prepared by Geotech, Inc. (Geotech), is \$276,000; therefore

## RESOLVED:

1. That the bid of Highpoint be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.
2. That total expenditures for the Project be authorized in an amount "not-to-exceed" \$251,820 which includes the costs of the construction contract, previously authorized design phase services by Geotech, construction phase services including inspection by Geotech, administration, and contingencies. Said amount of \$251,820 to be charged to the applicable Facilities Management Fund codes.
3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

**94071 Result: Approved****Mover: Goei. Supporter: Perdue.**

## WHEREAS:

1. On October 13, 2020 (Proceeding No. 90286) the City approved a grant application to the Michigan Department of Transportation for grant funding and on January 25, 2022 (Proceeding No. 91363) the City authorized final design engineering services in connection with Grand River Edges Trail East – Leonard Street to Ann Street (Project); and
2. It is necessary to accept a Sidewalk and Utility Easement and a Nonmotorized Trail Easement related to the real property located at 1661 Monroe Ave. NW and to authorize payments in connection with the aforesaid Project; therefore

## RESOLVED:

1. That the City hereby accepts a Sidewalk and Utility Easement and a Nonmotorized Trail Easement from the following property owner for the described property for the compensation amount noted:

Remco Realty, LLC (\$160,602.00)  
 1830 Beard Drive SE  
 Grand Rapids, Michigan 49546

1661 Monroe Ave. NW, Parcel No. 41-13-13-276-008

Sidewalk and Utility Easement (\$80,620.00)  
 contains 1,390 sq. ft., more or less  
 Nonmotorized Trail Easement (\$79,982.00)  
 Contains 2,758 sq. ft., more or less; and

2. That the City Comptroller is hereby authorized and directed to make payments, in amounts and to said payees as the City Engineer or designee requests in connection with the aforesaid easements, Temporary Grading Permits, legal and administrative fees, and closing costs in an amount “not-to-exceed” \$250,000; and
3. That the City Clerk is hereby authorized and directed to record the aforesaid Sidewalk and Utility Easement and Nonmotorized Trail Easement with the Kent County Register of Deeds.

**94072 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. On November 14, 2023 (Proceeding No. 93069), the City authorized acceptance of a proposal and terms of service with Environmental Consulting & Technology, Inc. (ECT) for the following project:

Grand River Revitalization  
(hereinafter referred to as the “Project”); and

2. It is necessary to increase the scope of work and authorize additional expenditures for the aforesaid agreement; therefore

RESOLVED:

1. That the scope of work for the agreement with ECT, be increased at a cost of \$27,000 with total expenditures “not-to-exceed” \$109,650 be approved, and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the agreement for services on behalf of the City; and
2. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project; and
3. The total expenditures for this work be authorized in an amount “not-to-exceed” \$109,650 for the Professional Services Agreement. Said amount to be charged to the Capital Improvement Fund.

**94073 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. On September 10, 2024 (Proceeding No. 93895), the City authorized professional design services and additional phase services with Progressive AE, Inc. (Progressive) in connection with:

Refrigeration System Improvements at Belknap Park Griff's Icehouse  
(hereinafter referred to as the "Project"); and

2. It is now necessary to authorize Progressive for additional phase and construction phase services in the amount of \$3,251,486 for a total "not-to-exceed" of \$5,412,065; therefore

RESOLVED:

1. That the proposal of Progressive be accepted and that total expenditures for the Project be authorized in an amount "not-to-exceed" \$5,412,065 which includes the costs of additional phase services by Progressive, soil borings, construction inspection services by Progressive, contingencies, and prior authorization. Said amount to be charged to the applicable Fund codes for this project.
2. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.
3. That the City of Grand Rapids, pursuant to Section 1.150-2 of the Treasury Regulations promulgated pursuant to the Internal Revenue Code of 1986, as amended, declares its intent to reimburse itself the costs of the Project and other related costs in an amount "not-to-exceed" \$5,412,065 (Capital Improvement Fund) through the issuance of tax-exempt bonds.
4. That a copy of this resolution be available for inspection at the City Clerk's Office, 2nd Floor, City Hall, 300 Monroe Avenue N.W., Grand Rapids, Michigan 49503.

**94074 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

RESOLVED:

1. That a public hearing be held on Tuesday, December 3, at 7:00 p.m. in the City Commission Chambers, on the 9th Floor of the City Hall, 300 Monroe Avenue NW, in the City of Grand Rapids, to consider the request of 2 Fulton St W, LLC to establish a Commercial Redevelopment District for property located at 2 Fulton Street W, as permitted by Public Act 255 of 1978, which application describing the district remains on file for inspection by the public in the Economic Development Department; and
2. That written notice be mailed to property owners within the proposed district and that the City Clerk shall publish said notice.

**94075 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

## RESOLVED:

1. That the application of 2 Fulton St W, LLC for a Commercial Facilities Exemption Certificate for property located at 2 Fulton Street W, pursuant to PA 255 of 1978, shall remain on file for inspection by the public in the Economic Development Department; and
2. That a public hearing be held on Tuesday, December 3, 2024, at 7:00 p.m. in the City Commission Chambers, on the 9th Floor of the City Hall, 300 Monroe Avenue NW, in the City of Grand Rapids, to consider the request of 2 Fulton St W, LLC to approve a Commercial Facilities Exemption Certificate for property located at 2 Fulton Street W, pursuant to PA 255 of 1978, at which time and place the City Commission shall afford the applicant, the City Assessor, and a representative of each of the taxing units an opportunity to be heard; and
3. That the City Clerk shall notify in writing the City Assessor and the legislative body of each taxing unit which levies ad valorem property taxes in the City of the receipt of the application and also the date, time, and location at which the City Commission shall afford the applicant, the Assessor, and a representative of each affected taxing unit an opportunity for a hearing.

**94076 Result: Approved****Mover: Goei. Supporter: Perdue.**

WHEREAS the City Commission, after due and legal notice to all interested parties, has duly met as a Board of Review for the purpose of reviewing Special Assessment Nuisance Roll Number 8790 prepared by the City Assessor; and

WHEREAS Special Assessment Nuisance Roll Number 8790 has been open to review before the City Assessor for the length of time required by Chapter 10 of the Ordinance Code of the City of Grand Rapids, the Charter of the City of Grand Rapids, and the laws of the State; and

WHEREAS the City Commission, acting as such Board of Review, has given opportunity to all persons interested in and affected by said Special Assessment Nuisance Roll Number 8790 to appear before said Board of Review, has carefully considered all objections and appeals made thereto; and

WHEREAS the City Commission is of the opinion that Special Assessment Nuisance Roll Number 8790, is in all respects fair, just and equitable.

## RESOLVED:

1. That the City Assessor be authorized and instructed to make deletions from said Special Assessment Nuisance Roll Number 8790 in accordance with the report from the Community Development Committee.
2. The City Commission, sitting as a Board of Review, is satisfied with Special Assessment Nuisance Roll Number 8790, is of the opinion that said Special Assessment Nuisance Roll Number 8790 results in the assessments being levied in accordance with the benefits to be derived by such public improvements, and has caused and does hereby cause such determination to be entered upon its minutes.
3. Special Assessment Nuisance Roll Number 8790, as prepared by the City Assessor and as reviewed, corrected, and changed by the City Commission, acting as a Board of Review, is hereby ratified and confirmed.
4. Special Assessment Nuisance Roll Number 8790, with a certified copy of this resolution attached to it, shall be delivered by the City Clerk to the City Treasurer, with the warrant signed by the Mayor, commanding the City Treasurer to collect all special assessments and fees, interest and penalties thereon in a manner required by Chapter 10 of the City Ordinance Code.
5. Said Special Assessment Nuisance Roll Number 8790 shall be billed on December 1, 2024, with the 2024 winter real property tax bills. The bills shall be due on February 15, 2025. In the event that any assessment shall not be paid by the due date, the assessment shall remain a lien upon said property and penalties shall thereafter be charged and added to said past due assessment as prescribed by state law. The entire assessment may be paid on or before February 15, 2025, without penalty.

#### **E. COMMITTEE OF THE WHOLE**

**94077 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

##### WHEREAS:

1. The City Commission wishes to elect John Globensky as City Treasurer; and
2. The City Commission wishes to elect Joel Hondorp as City Clerk; and
3. The City Commission wishes to elect Anita Hitchcock as City Attorney; and
4. The City Commission wishes to elect Mark Washington as City Manager; therefore

##### RESOLVED:

1. That the City Commission elects John Globensky as City Treasurer and authorizes an Employment Agreement with City Treasurer John Globensky

for a three-year term beginning January 1, 2025, and expiring December 31, 2027; and

2. That the City Commission elects Joel Hondorp as City Clerk and authorizes an Employment Agreement with City Clerk Joel Hondorp for a three-year term beginning January 1, 2025, and expiring December 31, 2027; and
3. That the City Commission elects Anita Hitchcock as City Attorney and authorizes an Employment Agreement with City Attorney Anita Hitchcock for a three-year term beginning January 1, 2025, and expiring December 31, 2027; and
4. That the City Commission elects Mark Washington as City Manager and authorizes an Employment Agreement with City Manager Mark Washington for a three-year term beginning January 1, 2025, and expiring December 31, 2027; and
5. That the Mayor is authorized to execute these employment agreements on behalf of the City in a form approved by legal counsel.

**94078 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

RESOLVED, that the request for Mayor-elect David LaGrand to attend the US Conference of Mayors Winter Meeting and Mayors Innovation Project's Winter Meeting from January 14 - 20, 2025, and the Mackinac Policy Conference on Mackinac Island from May 27 - 30, 2025, is approved.

**94079 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. The City Planning Commission is designated to lead and recommend to the City Commission any Master Plan in accordance with Act 33 of 2008, the Michigan Planning Enabling Act, as amended; and
2. The Planning Commission, with guidance from a Steering Committee made up of individuals reflective of the city with regards to race, ethnicity, gender, geography, sector, and disability status, helped to create and conduct robust community engagement and outreach over the course of four years, which resulted in over 4,700 participants engaged; and
3. On October 24, 2024, the Planning Commission held a public hearing on the Community Master Plan, which incorporated applicable comments received during the 63-day comment period from the public, city staff, and the Planning and City Commissions; and

4. The Planning Commission voted 7-0 to adopt the 2024 Community Master Plan and Future Land Use Map and recommended that it be forwarded to the City Commission for their acceptance and approval.

RESOLVED:

1. That the City Commission hereby schedules a public hearing on November 19, 2024 at 7:00 p.m., or soon thereafter, at 300 Monroe Avenue NW, Grand Rapids, MI 49503 to take public testimony on Bridge to the Future, the City of Grand Rapids Community Master Plan; and
2. That the City Commission hereby directs the City Clerk to publish notice of the public hearing in a newspaper of general circulation.

**94080 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. The designation of the 648 Bridge Street Neighborhood Enterprise Zone is in accordance with the Neighborhood Enterprise Zone Act, Act 147 of the Public Acts of Michigan of 1992, as amended; and
2. The City Commission on January 30, 2018, approved Resolution No. 87390 and adopted an amended City Commission Policy No. 900-45 for Neighborhood Enterprise Zones, which contains a statement of the City's goals, objectives, and requirements to designate an eligible area; and
3. The City Commission on November 12, 2013, approved Resolution No. 82916 and adopted an Ordinance to amend Chapter 69 of Title V of the City Code entitled, Neighborhood Enterprise Zones (NEZ); and
4. The adopted goals of this NEZ designation are to: revitalize existing neighborhoods and promote the creation of new residential areas; promote new construction and the rehabilitation of housing; encourage investment, advance City strategies for homeownership, economic development, mixed-income development, sustainability, infill, and elimination of blight; and to implement the Master Plan; and
5. Designation of the 648 Bridge Street NEZ is consistent with the Master Plan and City neighborhood preservation and economic development goals; and
6. The NEZ designation addresses the strategic goals for the area relative to the maintenance, preservation, and improvement of the existing housing, and promoting homeownership and development of housing for all persons regardless of income level living within the proposed NEZ; and
7. The owner or developer or prospective owner or developer of a proposed new facility or an owner or developer or prospective developer proposing to substantially rehabilitate property located in the 648 Bridge Street NEZ may

file an application for a 15-year neighborhood enterprise zone exemption certificate with the City Clerk in accordance with the Neighborhood Enterprise Zone Act, Act 147 of the Public Acts of Michigan of 1992, as amended, and in accordance with the Chapter 69 of Title V of the Code of the City of Grand Rapids, and City Commission Policy 900-45, as amended; and

8. As part of the NEZ designation process, the City Commission establishes the 648 Bridge Street NEZ as a Qualified Downtown Revitalization District in accordance with the Neighborhood Enterprise Zone Act, Act 147 of the Public Acts of Michigan of 1992, as amended, and in accordance with the Chapter 69 of Title V of the Code of the City of Grand Rapids, and City Commission Policy 900-45, as amended; therefore

RESOLVED:

1. That the City Commission establishes the 648 Bridge Street NEZ as a Qualified Downtown Revitalization District in accordance with the Neighborhood Enterprise Zone Act, Act 147 of the Public Acts of Michigan of 1992, as amended; and
2. That the City Commission hereby establishes the 648 Bridge Street NEZ as that area consisting of the parcel of land known as 648 Bridge Street NW (PPN 41-13-25-103-001); and
3. That the City Clerk shall forward a certified copy of this resolution to the Michigan State Tax Commission.

**94081 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. The designation of the 385 Leonard Street NE Neighborhood Enterprise Zone is in accordance with the Neighborhood Enterprise Zone Act, Act 147 of the Public Acts of Michigan of 1992, as amended; and
2. The City Commission on January 30, 2018, approved Resolution No. 87390 and adopted an amended City Commission Policy No. 900-45 for Neighborhood Enterprise Zones, which contains a statement of the City's goals, objectives, and requirements to designate an eligible area; and
3. The City Commission on November 12, 2013, approved Resolution No. 82916 and adopted an Ordinance to amend Chapter 69 of Title V of the City Code entitled, Neighborhood Enterprise Zones (NEZ); and
4. The adopted goals of this NEZ designation are to: revitalize existing neighborhoods and promote the creation of new residential areas; promote

new construction and the rehabilitation of housing; encourage investment, advance City strategies for homeownership, economic development, mixed-income development, sustainability, infill, and elimination of blight; and to implement the Master Plan; and

5. Designation of the 385 Leonard Street NE NEZ is consistent with the Master Plan and City neighborhood preservation and economic development goals; and
6. The NEZ designation addresses the strategic goals for the area relative to the maintenance, preservation, and improvement of the existing housing, and promoting homeownership and development of housing for all persons regardless of income level living within the proposed NEZ; and
7. The owner or developer or prospective owner or developer of a proposed new facility or an owner or developer or prospective developer proposing to substantially rehabilitate property located in the 385 Leonard Street NE NEZ may file an application for a 15-year neighborhood enterprise zone exemption certificate with the City Clerk in accordance with the Neighborhood Enterprise Zone Act, Act 147 of the Public Acts of Michigan of 1992, as amended, and in accordance with the Chapter 69 of Title V of the Code of the City of Grand Rapids, and City Commission Policy 900-45, as amended; and
8. As part of the NEZ designation process, the City Commission establishes the 385 Leonard Street NE NEZ as a Qualified Downtown Revitalization District in accordance with the Neighborhood Enterprise Zone Act, Act 147 of the Public Acts of Michigan of 1992, as amended, and in accordance with the Chapter 69 of Title V of the Code of the City of Grand Rapids, and City Commission Policy 900-45, as amended; therefore

RESOLVED:

1. That the City Commission establishes the 385 Leonard Street NE NEZ as a Qualified Downtown Revitalization District in accordance with the Neighborhood Enterprise Zone Act, Act 147 of the Public Acts of Michigan of 1992, as amended; and
2. That the City Commission hereby establishes the 385 Leonard Street NE NEZ as that area consisting of the parcel of land known as 385 Leonard Street NE (PPN 41-14-18-383-004); and
3. That the City Clerk shall forward a certified copy of this resolution to the Michigan State Tax Commission.

**94082 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. The City of Grand Rapids (the "City") and the City of Walker ("Walker") have previously entered into the Grand Rapids-Walker Development Cooperation Agreement (the "PA 425 Agreement") that conditionally transferred approximately 200 acres of vacant land located in Walker east of Walker Avenue, south of Four Mile Road, west of Bristol Avenue and north of Interstate Highway I-96 (the "Property") to the City of Grand Rapids, pursuant to Act 425 of the Public Acts of Michigan of 1984, as amended, MCL 124.21 et seq. ("Act 425"); and
2. The terms and conditions of the conditional transfer of such property were set forth in the PA 425 Agreement approved by the City Commission on May 24, 2016 (via Proceeding No. 85699); and
3. On October 23, 2018, the City Commission approved (via Proceeding No. 88263) a First Amendment to the PA 425 Agreement, extending the termination date to allow for more time to reimburse the developer of the Property for eligible Brownfield activities; and
4. The City and Walker now propose a Second Amendment to the PA 425 Agreement to enable the developer to be reimbursed for additional eligible Brownfield expenses, specifically public infrastructure on Walker Avenue, south of Four Mile Road; therefore

RESOLVED:

1. That the Second Amendment to the Agreement is approved and the Mayor is authorized to execute the Second Amendment for and on behalf of the City, upon approval as to form by the City Attorney or Special Counsel; and
2. That upon execution of the Second Amendment to the Agreement by the City and Walker, the City Clerk is authorized and directed to file a copy of the Second Amendment to the Agreement with the Kent County Clerk and the Michigan Secretary of State; and
3. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

**94083 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

RESOLVED:

1. That the attached 2025 City Commission meeting schedule be adopted.

**94084 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. The City Commission and Kent County outlined the conditions that should be satisfied in order to consider construction and operation of a professional soccer stadium in Grand Rapids in that certain Memorandum of Understanding Relating to Public Soccer Stadium approved in November 2023; and
2. The City Commission finds that such conditions have been satisfactorily completed, with the exception of items 3(b) and 3(c) which are waived as unnecessary; therefore

RESOLVED:

1. That the City enter into the Restated Grand Rapids-Kent County Convention/Arena Authority Operating Agreement, and that, upon approval as to form by the City Attorney, the Mayor and City Clerk are hereby authorized to execute the same on behalf of the City; and
2. That the Grand-Rapids-Kent County Convention/Arena Authority (CAA) is authorized to execute same.

**94085 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. Grand Action 2.0 and the Grand Rapids-Kent County Convention/Arena Authority have submitted a formal request in the amount of \$27 million for the purpose of constructing the Acrisure Amphitheater; and
2. Grand Action 2.0 and the Grand Rapids-Kent County Convention/Arena Authority have submitted a formal request in the amount of \$100 million for the purpose of constructing the Soccer Stadium; and
3. The City of Grand Rapids and Kent County have finalized an agreement which would commit revenue from three-eighths of the Lodging Excise Tax in an amount needed to pay the principal and interest on \$128 million (accounting for the costs of issuance of two series of bonds) issued by the City. The payment schedules will be finalized when the bonds are issued in early 2025; and
4. A one-time distribution from Kent County will fund debt reserve and debt service accounts to be held by the City in amounts equaling 1.5 times the average annual debt service for each bond series, which will be held and used in accordance with the terms of an Agreement with Kent County; and
5. The Kent County Commission approved an agreement consistent with these terms to commit three-eighths of the Lodging Excise Tax revenues to cover the principal and interest on \$128 million (accounting for the costs of

issuance of two series of bonds) issued by the City at their meeting on November 7, 2025; therefore

RESOLVED:

1. That the Grand Rapids City Commission approves an agreement with Kent County to allocate sufficient revenue from the Lodging Excise Tax to cover principal and interest payments on \$128 million of bonds (accounting for the costs of issuance of two series) issued by the City; and
2. That the Mayor is hereby authorized to sign said agreement with Kent County for a term of 40 years, unless extended, in a form to be approved by the City Attorney.

**94086 Result: Approved**

**Mover: Goei. Supporter: Perdue.**

WHEREAS:

1. The City, Kent County, and the Grand Rapids-Kent County Convention/Arena Authority (CAA) support construction of the Acrisure Amphitheater and the Soccer Stadium; and
2. The CAA has determined it has adequate funds to establish certain debt reserve and debt service accounts to provide additional assurance that adequate resources are available to pay required amounts on bonds issued to support construction of such facilities; and
3. Pursuant to the CAA authorizing documents and operating agreements, the City and County each have reserved the authority to approve execution of agreements with terms exceeding five years; therefore

RESOLVED:

1. That the CAA is authorized and approved to enter into an agreement with Kent County to provide adequate funds for establishment of the Debt Reserve Accounts and Debt Service Accounts described in the Restated Agreement Regarding Use of Kent County Lodging Excise Tax Revenues; and
2. That this resolution constitutes approval of the agreement with Kent County regarding such reserve accounts, which may be for a period of more than five years, to be entered into by the CAA in a final form to be approved by the CAA Board, Kent County Administrator/Controller, the City Manager, and their respective counsel.

**CITY COMMISSION RESOLUTIONS****Result: Approved****Mover: Perdue. Supporter: Goei.**

Motion to suspend the rules to consider the following City Commission Resolution.

**94087 Result: Approved****Mover: Robbins. Supporter: Goei.****Yeas: Bliss, O'Connor, Perdue, Robbins, Ysasi, Goei**

**RESOLVED** that the City Attorney is authorized to compromise and settle on behalf of the City of Grand Rapids, the Kent County Circuit Court Case No. 23-00218-CZ, captioned, Brandon Flood and Marcey Flood v City of Grand Rapids and all potential claims related thereto by the cash payment of Twenty-One Thousand Eight Hundred Seventy-Eight and 24/100ths Dollars (\$21,878.24), payable to Brandon & Marcey Flood and their attorneys, Field & Field, P.C. by the City of Grand Rapids.

FURTHER RESOLVED that the Comptroller be and is hereby authorized and directed to issue a check to Brandon and Marcey Flood and their attorneys, Field & Field, P.C., in the amount of Twenty-One Thousand Eight Hundred Seventy-Eight and 24/100ths Dollars (\$21,878.24).

**PUBLIC HEARINGS****94088 Result: Referred to Committee of the Whole.**

Public Hearing to consider a Transformational Brownfield Plan for the Fulton and Market Redevelopment Project at 3, 17, 21, 37, 41, 45, 47, 53, and 63 Market Avenue SW, and 216 Fulton Street W.

**DOCUMENTS FILED****94089 Result: Received and filed.**

Memorandum requesting City Manager approval to fund Degage Ministries day center operations for five months in an amount "not-to-exceed" \$20,000 submitted for the public record.

**94090 Result: Received and filed.**

Memorandum requesting City Manager approval for ARPA (American Rescue Plan Act) expenses submitted for the public record.

**94091 Result: Received and filed.**

Bylaws of the City of Grand Rapids Urban Forestry Committee submitted for the public record.

**94092 Result: Received and filed.**

Licensing Agreement with Ergometrics & Applied Personnel Research, Inc. submitted for the public record.

**94093 Result: Received and filed.**

Services Agreement between Aerotek, Inc. and the City of Grand Rapids submitted for the public record.

**ADJOURNMENT**

Commission Adjourned at 4:59 p.m.

JOEL H. HONDORP  
City Clerk