

**OFFICIAL PROCEEDINGS
OF THE
City Commission
OF THE
CITY OF GRAND RAPIDS, MICHIGAN
Regular Session, Tuesday, March 11, 2025**

CALL TO ORDER

The Commission was called to order by Mayor LaGrand at 2:01 p.m.

ROLL CALL

Present: Second Ward Commissioner Knight, Third Ward Commissioner Perdue, First Ward Commissioner Robbins, Second Ward Commissioner Ysasi, Mayor LaGrand, First Ward Commissioner Belchak, Third Ward Commissioner Kilgore

Absent: None.

The roll was called by the City Clerk.

APPROVAL OF MINUTES

On the motion of Com. Ysasi, supported by Com. Robbins, the reading of the minutes of the regular session of February 25, 2025 was waived and said minutes were accepted as presented. Carried.

PETITIONS AND COMMUNICATIONS

94397 Result: Referred to Committee on Appointments.

Communication received from Timothy Gloege regarding his resignation from the Grand Rapids Historical Commission.

94398 Result: Referred to Committee on Appointments.

Communication received from Thomas Wilson regarding his resignation from the Grand Rapids Historical Commission.

94399 Result: Referred to Committee on Appointments.

Communication received from Sam Moore regarding his resignation from the Parks and Recreation Advisory Board.

94400 Result: Referred to Committee on Appointments.

Communication received from Lynee Wells regarding her resignation from the Grand Valley Metropolitan Council.

94401 Result: Received and Filed

Communication received from Charlotte Burns expressing support for the Climate Action and Adaptation Plan.

94402 Result: Received and Filed

Communication received from Arthur J. DeCou III regarding FOIA Request No. 2025-146

REPORTS OF CITY OFFICERS**94403 Result: Received and Filed**

Comptroller's Warrant Report for the period of February 11, 2025 through February 24, 2025 in the amount of \$26,041,909.61 and Monthly Travel.

94404 Result: Received and Filed

Treasurer's Report for Period of February 11, 2025, through February 25, 2025.

CONSENT AGENDA**A. CONSENT AGENDA APPROVAL****94405 Result: Adopted**

Mover: Belchak. Supporter: Knight.

Yeas: Knight, Perdue, Robbins, Ysasi, LaGrand, Belchak, Kilgore

Adoption of the following items under the consent agenda.

B. COMMITTEE ON APPOINTMENTS**94406 Result: Approved**

Mover: Belchak. Supporter: Knight.

RESOLVED that Mayor LaGrand's appointment of Edward Postma to the South Division-Grandville Avenue Corridor Improvement Authority for the remainder of a four-year term ending December 31, 2026, be confirmed.

94407 Result: Approved

Mover: Belchak. Supporter: Knight.

RESOLVED that Mayor LaGrand's appointment of Nathan Orange to the Uptown Business Improvement District for the remainder of a four-year term ending December 31, 2028, be confirmed.

94408 Result: Approved

Mover: Belchak. Supporter: Knight.

RESOLVED that Mayor LaGrand's appointment of Danielle Ellis to the Community Relations Commission for the remainder of a three-year term ending January 4, 2027, be confirmed.

94409 Result: Approved**Mover: Belchak. Supporter: Knight.**

RESOLVED that Mayor LaGrand's appointment of John LoPorto to the Community Relations Commission for the remainder of a three-year term ending January 3, 2028, be confirmed.

94410 Result: Approved**Mover: Belchak. Supporter: Knight.**

RESOLVED that Mayor LaGrand's appointment of Katherine White to the Community Relations Commission for the remainder of a three-year term ending January 3, 2028, be confirmed.

94411 Result: Approved**Mover: Belchak. Supporter: Knight.**

RESOLVED that Mayor LaGrand's appointment of Richard Wilbert to the Community Relations Commission for the remainder of a three-year term ending January 5, 2026, be confirmed.

94412 Result: Approved**Mover: Belchak. Supporter: Knight.**

RESOLVED that Mayor LaGrand's appointment of Stephan Fellows to the Grand Rapids Historical Commission for the remainder of a three-year term ending January 3, 2028, be confirmed.

94413 Result: Approved**Mover: Belchak. Supporter: Knight.**

RESOLVED that Mayor LaGrand's appointment of Stephen Staggs to the Grand Rapids Historical Commission for the remainder of a three-year term ending January 3, 2028, be confirmed.

94414 Result: Approved**Mover: Belchak. Supporter: Knight.**

RESOLVED that Mayor LaGrand's appointment of Jeffrey Sytsma to the Grand Rapids Historical Commission for the remainder of a three-year term ending January 5, 2026, be confirmed.

C. FISCAL COMMITTEE**94415 Result: Approved****Mover: Belchak. Supporter: Knight.**

WHEREAS, the City of Grand Rapids (the "City") has determined to undertake 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) the acquisition and construction of an approximately 12,000 person capacity amphitheater facility located at or in the vicinity of 201 Market Avenue, S.W. within the City as well all other work, furnishings, fixtures and equipment, and site improvements necessary and incidental thereto for the benefit of the City (the "Amphitheater Project" and together with the Soccer Stadium Project, collectively herein the "Project").

WHEREAS, the City is authorized to issue bonds under Section 517 of Act 34 of the Public Acts of Michigan of 2001, as amended, MCL 141.2101, et seq. ("Act 34"), and use the proceeds of the sale of such bonds to pay all or part of the cost of the Project; and

WHEREAS, the City published notices of intent to issue bonds in the maximum aggregate principal amount of \$128,000,000 to finance all or part of the cost of the Project; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to issue bonds under Section 517 of Act 34 for the purpose of paying all or part of the costs of the Project.

RESOLVED, as follows:

Section 1. Necessity of Improvements; Useful Life. It is necessary for the public health, safety and welfare of the City to undertake the Project and issue one or more series of general obligation limited tax bonds of the City therefor pursuant to Section 517 of Act 34 to pay for all or a portion of the costs of the Project. The estimated period of usefulness of the Soccer Stadium Project is determined to be not less than 30 years, the estimated period of usefulness of the Amphitheater Project is determined to be not less than 30 years.

Section 2. Bonds Authorized; Security. The City shall issue one or more series of bonds entitled "Limited Tax General Obligation Bonds, Series 2025" (the "Bonds"), with such other or additional title or series designation as may be determined by the Chief Financial Officer, Interim Chief Financial Officer or Deputy Chief Financial Officer (each, an "Authorized Officer"), in the principal sum of not to exceed \$128,000,000 to pay for all or a portion of the Project and the costs of issuance of the Bonds. The Bonds shall be limited tax general obligations of the City. The full faith and credit of the City are pledged for the prompt payment of the principal of and interest on the Bonds as the same shall become due. Each year the City shall include in its budget as a first budget obligation an amount sufficient to pay such principal and interest as the same shall become due. The ability of the City to raise funds to pay such amounts is

subject to applicable constitutional, statutory, and charter limitations on the taxing power of the City.

Section 3. Continuance of Security for Bonds. The security pledged for the Bonds pursuant to this resolution shall continue until payment in full of the principal of and interest on all the Bonds or, until the Bonds are defeased as provided in Section 15 hereof.

Section 4. Bond Details. Bonds shall be issued in one or more series in fully registered form without coupons as serial and/or term bonds and substantially in the form set forth in Section 11 hereof. The interest rate or rates on the Bonds shall not exceed an average net interest rate of 6.00% per annum. The Bonds shall not be sold at a price that is less than 99% of the par value of the Bonds. The principal of each series of Bonds shall be repaid and retired in not more than 30 principal payments. Within the limitations of applicable law and this resolution (including specifically this Section 4) the Authorized Officer is hereby authorized, with respect to the Bonds, to approve the date, title or designation of the Bonds, principal amount, maturities, interest payment date, interest rates, discounts, premiums, optional or mandatory redemption, underwriter's discount, the place of delivery and payment and other matters and procedures necessary to complete the issuance and sale of each of the series of the Bonds as permitted by law.

Section 5. Notice of Optional and Mandatory Redemption. Principal designated as a term bond maturity shall be subject to mandatory redemption, in whole or in part, by lot, at par plus accrued interest, on the redemption dates and in the amounts determined by the Authorized Officer. When term bonds are purchased by the City and delivered to the Paying Agent for cancellation or are redeemed in a manner other than by mandatory redemption, the principal amount of the term bonds affected shall be reduced by the principal amount of the Bonds so redeemed in the order determined by the City.

The Bonds shall be subject to optional redemption prior to maturity as determined by the Authorized Officer at the time of sale.

Notice of the call of any Bonds subject to optional or mandatory redemption shall be given by first-class mail by the Bond Registrar/Paying Agent (identified in Section 9 hereof) not less than 30 days prior to the date fixed for redemption to the registered owners of record of the Bonds or portions thereof to be redeemed, at the address shown on the registration books of the City kept by the Bond Registrar/Paying Agent; provided, however, that failure to give such notice by mail, or any defect in the notice mailed to the owner of any Bonds, shall not affect the validity of the proceedings for the redemption of any other Bonds. The notice of redemption shall specify the Bonds to be redeemed, the redemption date and the place or places where amounts due upon such redemption will be payable and, if less than all of the Bonds are to be redeemed, the numbers of such Bonds to be so redeemed, and, in the case of Bonds to be redeemed in part only, such

notice shall also specify the respective portions of the principal amount thereof to be redeemed. Bonds so called for redemption shall not bear interest after the date fixed for redemption, whether presented for redemption or not, provided funds are on hand with the Bond Registrar/Paying Agent to redeem said Bonds.

Section 6. Payment of Bonds and Record Date. The principal of the Bonds shall be payable by the City to the holder thereof in lawful money of the United States of America upon delivery and surrender of the Bonds at the designated office of the Bond Registrar/Paying Agent (identified in Section 9 hereof). Interest on the Bonds shall be paid when due by check or draft drawn on the Bond Registrar/Paying Agent by first class mail to the registered owners thereof at the addresses shown on the registration books of the City kept by the Bond Registrar/Paying Agent as of the close of business on the 15th day of the month preceding the month a payment of interest on the Bonds is due, provided, however, that if such day is a Saturday, Sunday or legal holiday in the State of Michigan (the "State"), then to the registered owners at the addresses shown on the registration books as of the close of business on the day next preceding such 15th day of the month which is not a Saturday, Sunday or legal holiday in the State (the "Record Date"); provided, however, that the Record Date may be changed by the City to conform to market practice.

Section 7. Denomination and Numbering. The Bonds shall be issued in the denomination of \$5,000 or any multiple thereof within a series and within a single maturity in such series, not exceeding the principal amount of the Bonds of such series maturing in such year. Each Bond shall be numbered by the Bond Registrar/Paying Agent (identified in Section 9 hereof) in such a fashion as to reflect the fact that it is one of the Bonds, and to identify the owner thereof on the bond register of the City kept by the Bond Registrar/Paying Agent.

Section 8. Book-Entry System. Initially, one fully-registered bond for each maturity of the Bonds within a series, in the aggregate amount of such maturity, shall be issued in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC") for the benefit of other parties (the "Participants") in the book-entry-only transfer system of DTC. In the event the City determines that it is in the best interest of the City not to continue the book-entry system of transfer or that the interests of the holders of the Bonds might be adversely affected if the book-entry system of transfer is continued, the City may notify DTC and the Bond Registrar/Paying Agent (identified in Section 9 hereof), whereupon DTC will notify the Participants of the availability through DTC of bond certificates. In such event, the Bond Registrar/Paying Agent shall deliver, transfer and exchange bond certificates as requested by DTC and any Participant or "beneficial owner" in appropriate amounts in accordance with this resolution. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and the Bond Registrar/Paying Agent and discharging its responsibilities with respect thereto.

under applicable law or the City may determine that DTC is incapable of discharging its duties and may so advise DTC. In either such event, the City shall use reasonable efforts to locate another securities depository. Under such circumstances (if there is no successor securities depository), the City and the Bond Registrar/Paying Agent shall be obligated to deliver bond certificates in accordance with the procedures established by this resolution. In the event bond certificates are issued, the provisions of this resolution shall apply to, among other things, the transfer and exchange of such certificates and the method of payment of principal of and interest on such certificates. Whenever DTC requests the City and the Bond Registrar/Paying Agent to do so, the City and the Bond Registrar/Paying Agent shall cooperate with DTC in taking appropriate action after reasonable notice to make available one or more separate certificates evidencing the Bonds to any Participant having Bonds credited to its DTC account or to arrange for another securities depository to maintain custody of certificates evidencing the Bonds.

Notwithstanding any other provision of this resolution to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to the principal of, interest on and redemption premium, if any, on such Bonds and all notices with respect to the Bonds shall be made and given, respectively, to DTC as provided in the Blanket Issuer Letter of Representations between DTC and the City. The Authorized Officer is authorized to sign a Blanket Issuer Letter of Representations or any other related document on behalf of the City in such form approved by the Authorized Officer.

Notwithstanding any other provision of this resolution to the contrary, if the Authorized Officer deems it to be in the best interest of the City, the Bonds shall not initially be issued through the book-entry-only transfer system of DTC.

Section 9. Bond Registrar and Paying Agent. From time to time the Authorized Officer shall designate and appoint a paying agent, transfer agent and bond registrar (the "Paying Agent") and is authorized to remove the Paying Agent and appoint a successor Paying Agent. The initial Paying Agent shall be appointed by the Authorized Officer. In the event of a change in the Paying Agent, notice shall be given in writing, by certified mail, to each Registered Owner not less than sixty (60) days prior to the next interest payment date. The Paying Agent shall keep the official books for the recordation of the Registered Owners of the Bonds.

Section 10. Execution, Authentication and Delivery of Bonds. The Mayor and the City Clerk shall sign said Bonds in each case manually or, to the extent authorized by law, by facsimile, for and on behalf of the City and shall cause the seal of the City (or a facsimile thereof) to be affixed thereto or printed thereon. The Bonds, when executed, shall be delivered to the Bond Registrar/Paying Agent for authentication and delivery by it to the purchaser thereof upon receipt of the purchase price therefor. The Bond Registrar/Paying Agent shall indicate

on each Bond the date of its authentication. Additional Bonds bearing the manual or facsimile signatures of the Mayor and City Clerk and upon which the seal of the City (or a facsimile thereof) is affixed thereto or imprinted thereon may be delivered to the Bond Registrar/Paying Agent for authentication and delivery in connection with the exchange and transfer of Bonds. The Bond Registrar/Paying Agent shall authenticate and deliver the Bonds as directed by the City. The Mayor, City Clerk, City Manager, Deputy City Manager, City Treasurer and the Authorized Officer are hereby authorized to execute such certificates, affidavits or other documents or instruments as may be required in connection with the issuance, sale and delivery of the Bonds.

Section 11. Form of Bonds; Exchange and Transfer of Bonds. The Bonds shall be substantially in the form attached hereto as Exhibit A, and incorporated herein, with such changes as are recommended by the City's Bond Counsel and approved by the officers of the City signing the Bonds, whose signature thereon shall be conclusive evidence of such approval.

The City and the Bond Registrar/Paying Agent may deem and treat the person in whose name any Bond shall be registered upon the Bond Register as the absolute owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment of the principal of, premium, if any, and interest on such Bond and for all other purposes, and all payments made to any such registered owner, or upon its order, in accordance with the provisions of Section 6 of this resolution shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the City nor the Bond Registrar/Paying Agent shall be affected by any notice to the contrary. The City agrees to indemnify and save the Bond Registrar/Paying Agent harmless from and against any and all loss, cost, charge, expense, judgment or liability incurred by it, acting in good faith and without negligence hereunder, in so treating the registered owner.

For every exchange or transfer of Bonds the City or the Bond Registrar/Paying Agent may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to the exchange or transfer, which sum or sums shall be paid by the person requesting the exchange or transfer as a condition precedent to the exercise of the privilege of making the exchange or transfer.

The Bond Registrar/Paying Agent shall not be required to transfer or exchange Bonds or portions of Bonds which have been selected for redemption.

Section 12. Debt Service Fund. There shall be established and maintained on the books of the City a separate fund to be designated the "LIMITED TAX GENERAL OBLIGATION BONDS DEBT SERVICE FUND, SERIES 2025" (the "Debt Service Fund") for the Bonds. The Authorized Officer may provide for such other or additional designation of the Debt Service Fund,

and may create one or more subaccounts therein, as the Authorized Officer may deem necessary or advisable. The Debt Service Fund for the Bonds shall be maintained at a bank or trust company designated by the City. Into said Debt Service Fund for the Bonds there shall be placed the accrued interest for such Bonds, if any, received at the time of delivery of said series of Bonds. All payments made by the City pursuant to Section 6 of this resolution are pledged for the payment of principal of and interest on the Bonds and as made shall be placed in the Debt Service Fund for the Bonds. The principal of and interest on the Bonds when due shall be paid directly out of the Debt Service Fund.

Section 13. Improvement Fund. Prior to delivery and sale of the Bonds, there shall be established and maintained on the books of the City a separate account to be designated the "LIMITED TAX GENERAL OBLIGATION BONDS IMPROVEMENT FUND, SERIES 2025" including a subaccount designated the "SOCCER STADIUM ACCOUNT", a subaccount designated the "AMPHITHEATER ACCOUNT", (collectively, the "Improvement Fund") for the Bonds. The Authorized Officer may provide for such other or additional designation of the Improvement Fund, and may establish such other or additional subaccounts thereof that the Authorized Officer may deem necessary or advisable. The Improvement Fund for the Bonds shall be maintained at a bank or trust company designated by the City. After deducting a sum equal to the amount of accrued interest from the date of the Bonds to the date of delivery thereof, if any, which sums shall be deposited in the Debt Service Fund, the balance of the proceeds of the Bonds shall be deposited into the applicable subaccount of the Improvement Fund the amount determined by the Authorized Officer. The moneys on deposit in the Improvement Fund from time to time shall be used solely for the purpose for which the Bonds were issued. Any unexpended balance shall be used for such purposes as allowed by law. After completing the Project and disposition of remaining proceeds of the Bonds, if any, pursuant to the provisions of this Section 13, the Improvement Fund shall be closed.

Section 14. Refunding Bonds. The City shall have the power to issue refunding bonds pursuant to all applicable law to refund all or part of Bonds for purposes authorized by law.

Section 15. Defeasance. In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay, at maturity or irrevocable call for earlier optional redemption, the principal of and interest on the Bonds, shall have been deposited in trust, this resolution shall be defeased with respect to the Bonds and the owners of the Bonds shall have no further rights under this resolution except to receive payment of the principal of and interest on such Bonds from the cash or securities deposited in trust and the

interest and gains thereon and to transfer and exchange Bonds as provided herein.

Section 16. Replacement of Bonds. Upon receipt by the Bond Registrar/Paying Agent of proof of ownership of an unmatured Bond and satisfactory evidence that the Bond has been lost, apparently destroyed or wrongfully taken and upon receipt of security or indemnity which complies with applicable law and is satisfactory to the Bond Registrar/Paying Agent, the Bond Registrar/Paying Agent shall deliver a new executed bond to replace the Bond lost, apparently destroyed or wrongfully taken in compliance with applicable law. In the event an outstanding matured Bond is lost, apparently destroyed or wrongfully taken, the Bond Registrar/Paying Agent may pay the Bond without presentation upon the receipt of the same documentation required for the delivery of a replacement bond. The Bond Registrar/Paying Agent, for each new bond delivered or paid without presentation as provided above, shall require the payment of expenses, including counsel fees, which may be incurred by the Bond Registrar/Paying Agent and the City in the premises. Any bond delivered pursuant to the provisions of this Section 16 in lieu of any Bond lost, apparently destroyed or wrongfully taken shall be of the same form, tenor and series and be secured in the same manner as the Bond in substitution for which such bond was delivered.

Section 17. Investment of Moneys. Moneys in the respective Improvement Fund and the Debt Service Fund may be invested in United States Government obligations, obligations the principal of and interest on which are guaranteed by the United States Government or other investments permitted by law. Any moneys so invested shall be in obligations or deposits maturing prior to the estimated date that such moneys will be needed for the purposes of the fund in which such moneys invested have been deposited.

Section 18. State Tax Exemption. The Bonds are authorized by the Constitution of the State, the statutes of the State and, in particular, Section 517 of Act 34 and are exempt from any and all taxation whatsoever by the State or a political subdivision thereof, except estate taxes and taxes on gains realized from the sale, payment or other disposition thereof.

Section 19. Tax Covenant. The City covenants to comply with all requirements of the Internal Revenue Code of 1986, as amended, necessary to assure that the interest on the Bonds will be and will remain excludable from gross income for federal income tax purposes.

Section 20. Additional Security. The Authorized Officer is hereby authorized to negotiate and arrange, as and to the extent she shall deem necessary and/or economically feasible, for insurance on the Bonds as additional security to assure timely payment of principal of and interest on the Bonds.

Section 21. Sale of the Bonds. The Authorized Officer is authorized to sell the Bonds pursuant to a negotiated sale in accordance with Act 34. It is hereby determined that such negotiated sale is in the best interests of the City and is calculated to be the most cost effective and efficient method to sell the Bonds and provides the City with maximum flexibility in pricing the Bonds. The Authorized Officer is authorized to negotiate a bond purchase agreement, a placement agreement, or other purchase agreement or term sheet (the "Purchase Agreement") with an underwriter or other purchaser (a "Purchaser") to be selected by the Authorized Officer at or prior to the time of the sale of the Bonds. The Authorized Officer may determine that an underwriter may act on behalf of itself and any other underwriters as determined by the Authorized Officer. The Purchase Agreement shall set forth the principal amount of the Bonds, principal maturities and dates, interest rates and interest payment dates, redemption provisions, if any, purchase price to be paid by the Purchaser and compensation or expenses to be paid to the Purchaser, as well as such other terms and provisions as the Authorized Officer determines to be necessary or appropriate in connection with the sale of the Bonds.

Notwithstanding the foregoing, if the Authorized Officer determines that a competitive sale would be in the best interests of the City, the Bonds shall be sold pursuant to a competitive sale. In such case, the Authorized Officer shall set the date and time for sale of the Bonds, which date shall be at least seven (7) days after the publication of the official notice of sale and the Authorized Officer shall cause notice of the sale of the Bonds to be published in The Bond Buyer, which notice shall be in substantially the form attached hereto as Exhibit B, with such changes as are approved by the Authorized Officer. Following the receipt of such bids, the Authorized Officer is authorized to award the Bonds to the successful bidder therefor or reject all bids and negotiate the sale of the Bonds with a selected Purchaser.

Section 22. Report of Sale of Bonds. The Authorized Officer, prior to the issuance of the Bonds, shall file a report with the City Commission with respect to the sale of the Bonds. Such report shall include (a) the date of issue, principal amount, principal payment dates, and the manner of sale of the Bonds, (b) the interest rate or rates on the Bonds and the interest payment dates, (c) the optional and mandatory redemption provisions related to the Bonds, (d) the use and disposition of the proceeds of the Bonds, and (e) the extent of the use of any bond insurance to secure payment of the Bonds.

Section 23. Sale, Issuance and Delivery of Bonds; Preparation and Use of Official Statement. The Mayor, City Clerk, City Manager, Deputy City Manager, City Treasurer and Authorized Officer are authorized to do all things necessary to effectuate the sale, issuance and delivery of the Bonds in accordance with the provisions of this resolution.

The Authorized Officer is hereby authorized to cause the preparation of an official statement for the Bonds for purposes of compliance with Rule 15c212 issued under the Securities Exchange Act of 1934, as amended (the "Rule"), and to do all other things necessary to comply with the Rule. After the award of the Bonds, the City will provide copies of a "final official statement" (as defined in paragraph (f)(3) of the Rule) on a timely basis and in reasonable quantity as requested by the purchaser to enable such purchaser to comply with paragraph (b)(4) of the Rule and the rules of the Municipal Securities Rulemaking Board. The Authorized Officer is authorized to enter into such agreements as may be required to enable the purchaser to comply with the Rule.

Section 24. Continuing Disclosure. The Authorized Officer is authorized to execute and deliver in the name and on behalf of the City a continuing disclosure certificate to comply with the requirements for a continuing disclosure undertaking by the City pursuant to paragraph (b)(5) of the Rule, and amendments to such certificate from time to time in accordance with the terms of such certificate (the certificate and any amendments thereto are collectively referred to herein as the "Continuing Disclosure Certificate"). The City hereby covenants and agrees that it will comply with and carry out all the provisions of the Continuing Disclosure Certificate.

Section 25. Approval of Michigan Department of Treasury. The issuance and sale of the Bonds is subject to approval being granted therefor by the Department of Treasury of the State ("Treasury") in accordance with Act 34. The City has previously filed a qualifying statement with Treasury, and subsequent thereto the City has been granted qualified status by Treasury, all as provided in Act 34.

Section 26. Bond Counsel. The firm of Dickinson Wright PLLC is hereby approved as bond counsel to the City for the issuance of the Bonds and the Authorized Officer is authorized to sign an engagement letter with bond counsel with such fee as is provided in the financial report prepared for the Bonds. The City acknowledges that Dickinson Wright PLLC represents a number of financial institutions in public finance matters unrelated to the Bonds, including the Underwriter, and consents to Dickinson Wright PLLC's representation of the City as bond counsel and, and waives any conflict of interest arising from such representation of the Underwriter in other matters not involving the City or the Bonds.

Section 27. Municipal Advisor. MFCI, LLC is appointed as registered municipal advisor for the issuance of the Bonds.

Section 28. Severability. If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity of such paragraph, section, clause or provision shall not affect any of the other provisions of this resolution.

Section 29. Prior Resolutions. All resolutions or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

Section 30. Headings. The section headings in this resolution are furnished for convenience of reference only and shall not be considered to be part of this resolution.

Section 31. Effective Date of Resolution. This resolution shall become effective immediately upon its passage.

94416 Result: Approved

Mover: Belchak. Supporter: Knight.

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. DHE Plumbing & Mechanical

B&V Mechanical, Inc.

Contract extensions for one-year term contracts with two, one-year renewal options for “as-needed” testing, inspection, and repair services of backflow preventers and pressure vacuum breakers, and general plumbing services for the Facilities Management, Parks & Recreation, Fire, Mobile GR, Water and Environmental Services departments from B&V Mechanical for an annual “not-to-exceed” amount of \$70,000.00; and from DHE Plumbing & Mechanical for an annual “not-to-exceed” amount of \$35,000.00. The total annual “not-to-exceed” amount for both contracts is \$105,000.00; the estimated three-year total amount is \$315,000.00.

2. BVB Process Automation and Controls, Inc.

Contract extension for “as-needed” supervisory control and data acquisition (SCADA) programming services, as well as on-site support utilizing integrated Wonderware System Platform and Rockwell PLC (programmable logic controllers) hardware and software, for a one-year term contract with two, one-year renewal options for the Environmental Services Department, from BVB Process Automation and Controls for an annual “not-to-exceed” amount of \$100,000.00; the estimated three-year total amount is \$300,000.00.

3. Compaan Door & Operator

Overhead Door Co. of Grand Rapids

One-year term contracts with two, one-year renewal options for “as-needed” maintenance, repair, and replacement services for overhead doors for Citywide departmental use from Overhead Door Company of GR for an

annual “not-to-exceed” amount of \$95,000.00 (estimated three-year total amount of \$285,000.00); and from Compaa Door & Operator for an annual “not-to-exceed” amount of \$15,000.00 (estimated three-year total amount of \$45,000.00).

4. McAlvey Merchant & Associates

Contract extension for a one-year term contract with two, one-year renewal options for lobbying and legislative representation at the State level for the Executive Office – Government & Legislative Affairs, at updated costs, from McAlvey Merchant and Associates for an annual “not-to-exceed” amount of \$75,600.00; the estimated three-year total amount is \$226,800.00.

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

5. Custer Office Environment

Replacement of carpeting and flooring for the Facilities Management Department for 1120 Monroe – Development Center from Custer Office Environment for the total amount of \$136,575.00.

D. COMMUNITY DEVELOPMENT COMMITTEE

94417 Result: Approved

Mover: Belchak. Supporter: Knight.

WHEREAS:

1. The City Commission adopted an ordinance on February 20, 2024 rezoning the subject properties from the TN-TCC (Traditional Neighborhood—Transitional City Center) Zone District to the TN-CC (Traditional Neighborhood—City Center) Zone District; and
2. The adopted ordinance did not expressly identify the properties as being included in the DH-2(a) subarea zone of the Downtown Height Overlay District; and
3. On February 13, 2025, the Planning Commission held a public hearing and unanimously recommended amending Map A to include the properties in the DH-2(a) subarea zone; therefore

RESOLVED:

1. That the following amendment to Map A, Downtown Height Overlay District, of Chapter 61 of Title V of the City Code of Grand Rapids be published as part of the proceedings; and

2. That the amendment be considered for adoption by the City Commission at its meeting of March 25, 2024.

AN ORDINANCE TO AMEND MAP A, DOWNTOWN HEIGHT OVERLAY DISTRICT, OF CHAPTER 61 OF TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS, THE ZONING ORDINANCE

ORDINANCE NO. 2025 - ____

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Map A, Downtown Height Overlay District, of Chapter 61 of Title V of the City Code of Grand Rapids be amended to include the following properties in the DH-2(a) subarea. The properties can be commonly described as follows:

<u>Address</u>	<u>Parcel Number</u>	<u>Address</u>	<u>Parcel Number</u>
1014 SCRIBNER AVE NW	41-13-24-201-013	948 SCRIBNER AVE NW	41-13-24-251-002
1000 SCRIBNER AVE NW	41-13-24-201-016	902 SCRIBNER AVE NW	41-13-24-252-009
954 FRONT AVE NW	41-13-24-202-007	832 SCRIBNER AVE NW	41-13-24-252-010
1116 FRONT AVE NW	41-13-24-202-020	1044 SCRIBNER AVE NW	41-13-24-201-004
1010 FRONT AVE NW	41-13-24-202-024	282 LEONARD ST NW	41-13-24-202-021
974 FRONT AVE NW	41-13-24-202-025	800 SCRIBNER AVE NW	41-13-24-401-001
748 FRONT AVE NW	41-13-24-202-027	1030 SCRIBNER AVE NW	41-13-24-201-005
934 SCRIBNER AVE NW	41-13-24-251-003	1058 SCRIBNER AVE NW	41-13-24-201-020
960 SCRIBNER AVE NW	41-13-24-251-004	260 LEONARD ST NW	41-13-24-202-002
1155 FRONT AVE NW	41-13-24-201-015	750 FRONT AVE NW	41-13-24-202-026
830 FRONT AVE NW	41-13-24-202-029	942 FRONT AVE NW	41-13-24-202-030
936 FRONT AVE NW	41-13-24-202-031	1060 FRONT AVE NW	41-13-24-202-032

94418 Result: Approved

Mover: Belchak. Supporter: Knight.

RESOLVED:

1. That a public hearing be held on Tuesday, April 15, 2025, to obtain public comment on the effect of activities on the character of historic properties implemented with funds from the U.S. Department of Housing and Urban Development, including the Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grants, Lead Hazard Control Program, and the Lead Hazard Reduction Demonstration Program; and

2. That the Programmatic Agreements between the Michigan State Historic Preservation Officer and the City of Grand Rapids be available for review from March 25, 2025, through April 24, 2025, at www.grcd.info; and
3. That the City Clerk is directed to publish notice of said public hearing.

94419 Result: Approved

Mover: Belchak. Supporter: Knight.

RESOLVED:

1. That a public hearing be held on April 15, 2025, to obtain comment on the draft FY 2026 Housing and Community Development Annual Action Plan, including funding recommendations that support Neighborhood Investment Plan outcomes; and
2. That the draft FY 2026 Annual Action Plan and funding recommendations be available for review from March 25, 2025, through April 24, 2025, at www.grcd.info; and
3. That the City Clerk is directed to publish notice of said public hearing.

94420 Result: Approved

Mover: Belchak. Supporter: Knight.

WHEREAS:

1. The Michigan Legislature has established a Local Bridge Program administered by the Michigan Department of Transportation for rehabilitation, replacement, and preventative maintenance of deficient or obsolete bridges, and the Federal government has established a bridge rehabilitation, replacement, and preventative maintenance program for grant funding of the same; and
2. Recent inspections of the Sixth Street Bridge over the Grand River and Michigan Street Bridge over Division Avenue reveal continuing deterioration to warrant grant applications for preventative maintenance; and
3. The aforesaid bridges are essential for the movement of emergency, commercial, and industrial vehicles as well as the general public; and
4. The aforesaid bridges are under the jurisdiction of the City of Grand Rapids; therefore

RESOLVED:

1. That the City Engineer or his designee is hereby authorized to submit applications to the Michigan Department of Transportation pursuant to the

Michigan Department of Transportation Local Bridge Program for grant funds for the Preventative Maintenance of Sixth Street Bridge over the Grand River and Preventative Maintenance of Michigan Street Bridge over Division Avenue; and

2. That the Michigan Department of Transportation is hereby encouraged to give favorable consideration to the applications for grant funds for preventative maintenance of the aforesaid bridges; and
3. That the City Clerk is hereby authorized and directed to send a certified copy of this resolution to the Director of the Michigan Department of Transportation.

94421 Result: Approved

Mover: Belchak. Supporter: Knight.

WHEREAS:

1. It is necessary to enter into an agreement with the Michigan Department of Transportation in connection with the Project and to authorize expenditures in connection with the following project:

Preventative Maintenance of Pearl Street Bridge over the Grand River, Burton Street Bridge over CSX Railroad, and Hall Street Bridge over CSX Railroad
(MDOT Contract No. 25-5056)
(hereinafter referred to as the "Project")

RESOLVED:

1. That the City enter into an agreement with the Michigan Department of Transportation for the Project 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.
2. That expenditures for the local share of costs for the Project be authorized in an amount not to exceed \$410,511, which includes the costs of the construction contract, previously authorized design phase services by SCEC, construction phase services including inspection by SCEC, public information program, administration, and contingencies. Said amount of \$410,511 to be charged to the applicable Vital Streets Fund codes; and
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.

94422 Result: Approved

Mover: Belchak. Supporter: Knight.

WHEREAS, it is necessary to approve a Construction Agreement and accept two Public Utilities Easements for the construction of public sanitary

sewer and water main facilities in connection with Sanitary Sewer and Water Main in Nature View Drive, Nature View Court and Public Easement (SE) (Jefferson Farms East); therefore

RESOLVED:

1. That the aforesaid Construction Agreement between the City of Grand Rapids, the City of Kentwood and Bosco Development, LLC (Developer) be approved and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute said Agreement on behalf of the City; and
2. That the City accept two Public Utilities Easements for the construction and maintenance of public utilities from the following property owner, with description of the aforesaid Easement and for the nominal considerations as noted, which were paid by the Developer.

Permanent Easement

Bosco Development, LLC \$1.00
4910 68th Street SE
Caledonia, Michigan 49316

3345 52nd Street SE, Parcel No. 41-18-26-351-033

Total of Easement Area: 3,161 Square Feet

Terminating Easement (Future ROW)

Bosco Development, LLC \$1.00
4910 68th Street SE
Caledonia, Michigan 49316

3345 52nd Street SE, Parcel No. 41-18-26-351-033

Total of Easement Area: 89,692 Square Feet

3. That the City Clerk is hereby authorized and directed to record the aforesaid Easements with the Kent County Register of Deeds.

94423 Result: Approved

Mover: Belchak. Supporter: Knight.

WHEREAS:

1. Bids were received on February 11, 2025 for the following project:
Improvements to the East Riverfront Phase 1 – US-131 to CSX Railroad
(hereinafter referred to as the “Project”); and

2. Owen-Ames-Kimball Company (OAK) submitted a bid of \$17,253,778 for which the engineer's estimate, prepared by Site Design Solutions, LLC dba VIRIDIS Design Group (VIRIDIS), is \$12,627,112; and
3. Because the bids were significantly higher than the estimate and would result in a much higher budget for the over project; and
4. OAK has agreed via a post-bid addendum to a revised project scope of \$15,020,504; therefore

RESOLVED:

1. That the bid of \$15,020,504 by OAK 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" \$17,970,196 which includes the costs of the previously authorized design phase services by Viridis, previously authorized preliminary design phase services by Progressive Companies, Inc. (Progressive), construction phase services including inspection by Viridis, administration, previously authorized materials testing services by Materials Testing Consultants, Inc. (MTC), and contingencies. Said amount of \$17,970,196 to be charged to the applicable codes currently defined as follows: \$16,772,066 to the applicable Greenway Grant codes; \$700,000 to the applicable Capital Improvement codes; and \$498,130 to Kent County Floodwall Bonds.
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.

94424 Result: Approved

Mover: Belchak. Supporter: Knight.

WHEREAS, bids were received on January 28, 2025 for the following project:

Reconstruction of Fuller Avenue from Kalamazoo Avenue to Boston Street
(hereinafter referred to as the "Project")

and Anlaan Corporation submitted a bid of \$1,829,227 for which the engineer's estimate, prepared by Moore & Bruggink, Inc. (M&B) is \$1,928,869; therefore

RESOLVED:

1. That the bid of Anlaan Corporation 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” \$2,462,000 which includes the costs of the construction contract, previously authorized design phase services by M&B, construction phase services including inspection by M&B, public information program, traffic safety and street lighting force account work, administration, and contingencies. Said amount to be charged to the applicable project 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.

94425 Result: Approved

Mover: Belchak. Supporter: Knight.

WHEREAS:

1. On April 23, 2019 (Proceeding No. 88701), the City awarded contracts on an as-needed basis to Abatement & Demolition Services LLC (ADS) and Pro-Tech Environmental & Construction Services, Inc. (Pro-Tech) hereinafter referred to as the “Contractors” for the following project:

As-Needed Asbestos and Lead Abatement at Various Locations
(hereinafter referred to as the “Project”); and
2. The contract documents for the Project included provisions for the City, at its option, to extend each contract for an additional period of time contingent upon successful negotiations with the contractors; and
3. On June 16, 2020 (Proceeding No. 89959) the City extended contracts with ADS & Pro-Tech to June 30, 2021; and
4. On June 15, 2021 (Proceeding No. 90888) the City Extended contracts with ADS & Pro-Tech to June 30, 2022; and
5. On March 29, 2022 (Proceeding No. 91541) the City Extended contracts with ADS & Pro-Tech to June 30, 2023; and
6. On July 11, 2023 (Proceeding No. 92718) the City Extended contracts with ADS & Pro-Tech to June 30, 2024; and
7. On February 6, 2024 (Proceeding No. 93264) the City increased the “not-to-exceed” expenditures to \$900,000; and
8. On August 13, 2024 (Proceeding No. 93796) the City extended contracts with ADS & Pro-Tech to June 30, 2025; and
9. On September 24, 2024 (Proceeding No. 93933) the City increased the “not-to-exceed” expenditures to \$2,000,000; and

10. The City desires to increase the amount of expenditures authorized for projects associated with the aforesaid contracts in the amount of \$1,000,000 with total expenditures "not-to-exceed" \$3,000,000; therefore

RESOLVED:

1. That expenditures for the Project be increased in the amount of \$1,000,000 with total expenditures "not-to-exceed" \$3,000,000.
2. That total expenditures for the Project in an amount of \$3,000,000 will be charged to the appropriate budgets for which these services are required. Said amount of \$3,000,000 include costs for construction, engineering/inspection, consultant services, testing and administration.
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.

94426 Result: Approved

Mover: Belchak. Supporter: Knight.

WHEREAS:

1. On August 8, 2023 (Proceeding No. 92834), the City approved an agreement with the Michigan Department of Transportation and authorized expenditures in connection with the following:

Reconstruction of State Street from Lafayette Avenue to Madison Avenue
(hereinafter referred to as the "Project"); and

2. It is necessary to increase expenditures for the aforesaid Project; therefore

RESOLVED:

1. That additional expenditures for the local share of costs be authorized in an amount of \$289,810, with total local share expenditures "not-to-exceed" \$1,841,195 which includes the costs of the construction contract, and previously authorized fees. Said amount of \$1,841,195 to be charged to the applicable codes currently defined as follows: \$208,320 to Code No. 5902-527-9000-9880-590218001, \$414,430 to Code No. 5911-536-9000-9880-591118001, \$9,395 to Code No. 4090-519-9000-9880-409023056, and \$1,209,050 to the applicable Vital Streets Fund Codes.
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.

94427 Result: Approved**Mover: Belchak. Supporter: Knight.****WHEREAS:**

1. On October 8, 2024 (Proceeding No. 93983), the City entered an agreement with the Michigan Department of Transportation for the following project:

Installation of Rectangular Rapid Flashing Beacons at Various Locations
(MDOT Contract No. 24-5383)
(hereinafter referred to as the "Project"); and
2. It is necessary to authorize additional expenditures for the aforesaid agreement; therefore

RESOLVED:

1. That the agreement with the Michigan Department of Transportation be increased at a cost of \$86,790 with total expenditures for the local share of the costs "not-to-exceed" \$335,130, which includes the costs of the construction contract, administration, contingencies, and previously authorized fees. Said amount of \$86,790 to be charged to the applicable Vital Streets Fund (Traffic Safety) Code.
2. That the City Engineer or his designee is hereby authorized to execute the necessary change order to the aforesaid agreement with the Michigan Department of Transportation.
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.

94428 Result: Approved**Mover: Belchak. Supporter: Knight.**

RESOLVED that a public hearing be held at 2:00 p.m. on Tuesday, March 11, 2025, in the City Commission Chambers on the 9th Floor of City Hall, 300 Monroe Avenue NW, in the City of Grand Rapids, to consider a bond issuance for the Colorado Health Facilities Authority regarding the property at 2510 Lake Michigan Drive NW.

E. COMMITTEE OF THE WHOLE**94429 Result: Approved****Mover: Belchak. Supporter: Knight.**

RESOLVED that a special meeting of the City Commission be scheduled on May 6, 2025 at 9:00 a.m. in the City Commission Chambers, City Hall, 300 Monroe Avenue NW, Grand Rapids; and the City Clerk is directed to

publish notice of said meeting in accordance with the Open Meetings Act, PA 267 of 1976, as amended.

94430 Result: Approved

Mover: Belchak. Supporter: Knight.

WHEREAS:

1. The Planning Department is requesting several Zoning Ordinance text amendments to address current challenges and concerns experienced over the last several years, and to reinstate language inadvertently removed under a previous amendment, with proposed changes to better clarify the regulations; and
2. The Planning Commission recommended approval of the text amendments after holding a public hearing on February 13, 2025, at which time all interested persons had an opportunity to be heard; and
3. During the March 11, 2025 Committee of the Whole meeting, the City Commission decided to proceed with publication and consideration on March 25, 2025 of amendments to Sec. 5.8.03. Grand River Overlay District (OD-GR) and Sec. 5.11.15. Alternative Energy; and to refer Sections 5.2.05. Lot And Yard Requirements and 5.3.06. Nonconforming Site Elements back to the Planning Commission for further deliberation; therefore

RESOLVED:

1. In accordance with Title V, Section 10(b) [Compiler's Paragraph 60(b)] of the Charter of the City of Grand Rapids, that the attached Summary of the Ordinance be published in the official City Commission Proceedings and in a newspaper of general circulation in the City, in lieu of publishing the full text of the Ordinance; and
2. That the amendments be considered for adoption by the City Commission at its meeting of March 25, 2025.

**SUMMARY OF ORDINANCE AMENDING SECTIONS 5.8.03. GRAND RIVER
OVERLAY DISTRICT AND 5.11.15. ALTERNATIVE ENERGY,
OF CHAPTER 61, TITLE V OF THE CODE OF THE CITY OF GRAND
RAPIDS ENTITLED "ZONING ORDINANCE"**

The City of Grand Rapids is requesting amendment of several sections of the Zoning Ordinance (Chapter 61 of the City Code). The amendments would revise the Grand River Overlay District section to allow the uses permitted in the base Zone District of the property and reincorporate text inadvertently eliminated; and permit solar panels on the street-facing side of residential structures.

The proposed Zoning Ordinance text amendments are available at the City's website at <https://tinyurl.com/textamend2025> or may be examined by contacting

the Planning Department at (616)456-4100 or planning@grcity.us during business hours.

**ORDINANCE AMENDING SECTIONS 5.8.03. GRAND RIVER OVERLAY
DISTRICT AND 5.11.15. ALTERNATIVE ENERGY OF CHAPTER 61,
TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS
ENTITLED "ZONING ORDINANCE"**

ORDINANCE NO. 2025-__

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Title V, Chapter 61, Subsection C. of Section 5.8.03. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.8.03. Grand River Overlay District (OD-GR).

- C. *"Uses.* Any lot or parcel within the OD-GR District shall be subject to the use regulations of the base Zone District."

Section 2. That Title V, Chapter 61, Subsection E. of Section 5.8.03. of the Code of the City of Grand Rapids be amended to add Sections E.2.to E.9., to read as follows:

Sec. 5.8.03. Grand River Overlay District (OD-GR).

E. *Building Elements.*

- "2. *Materials.* As required in the base Zone District, except that at least 60% of the building wall facing the river, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of brick, glass, fiber cement siding, wood lap, stucco, split-faced block, or stone.
3. *Façade Variation.* As required in the base Zone District, except that the requirements for building walls facing a street shall also apply to the building wall facing the river.
4. *Entrance.*
 - a. All office buildings, retail sales and service establishments shall have a visible and usable building entrance for customers on both the building wall facing the street and the building wall facing the river.
 - b. Primary building entrances, including those entrances facing the river, shall be clearly identified using an awning, paving treatments, change in roofline or other features, such as canopies, porticos, arcades, arches, wing walls, and integral planters.
 - c. Primary building entrances and exits shall be located on the primary street. Doorways that open to the sidewalk or multi-use trail shall be recessed.
5. *Expression Line.*

- a. An expression line shall be provided to distinguish the base from the remainder of the building to provide a design element that enhances the pedestrian environment. If applicable, the height of the expression line shall meet the prevailing scale of development in the area.
 - b. The expression line may be created by a change in material, a change in design, or by a continuous setback, recess, or projection above or below the expression line. Elements such as cornices, belt courses, corbelling, molding, stringcourses, ornamentation, awnings or canopies, and changes in material or color or other sculpturing of the base, are appropriate design elements to include with an expression line.
6. *Transparency.* As required in the base Zone District, except that the requirements for building walls facing a street shall also apply to the building wall facing the river.
7. *Streetscape Plan.* Standards used by the City Engineer to determine appropriate street tree plantings, walking surfaces and parkway landscaping shall be used where a City-recognized streetscape plan for a defined area has not been adopted (see Section 5.11.13.C.).
8. *Parking.* Parking areas and parking structures shall be separated from the river by intervening buildings, except:
 - a. Where retail space is provided on the ground floor of the parking structure, and at least fifty (50) percent of its façade facing the river is used as display windows; or
 - b. Where a mural or other public art approved by the Planning Commission is provided on the parking structure on the river side of the structure, or in a landscaped area along the river.
 - c. Where a. or b. above, apply, the parking area or structure shall have a minimum required front setback of thirty (30) feet from the Grand River.
9. *Landscaping and Access.*
 - a. Land between the building and the river shall be landscaped and designed as an urban open space for pedestrian use meeting the requirements of Section 5.11.14. Parking areas shall meet the minimum screening requirements of Section 5.11.11.C.
 - b. Pedestrian walkways that connect to the river's edge shall be provided between buildings, parking areas or structures, and other built features such as outdoor plazas and courtyards.
 - c. Service areas and mechanical equipment shall be visually unobtrusive and shall be integrated with the design of the site and building.
 - i. Utility boxes shall be positioned so they cannot be seen from the river or Primary Street by locating them on the sides of buildings and away from pedestrian and vehicular routes.

- ii. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors shall not be located on the river side of buildings.”

Section 3. That Title V, Chapter 61, Subsections 3. and 4. of Section 5.11.15.B. of the Code of the City of Grand Rapids be amended to read as follows:

Sec. 5.11.15. - Alternative Energy.

B. Solar Energy Systems.

“3. Placement.

- a. Solar collection systems shall be placed so as not to adversely affect the pleasure and enjoyment of nearby residential uses.
- b. Ground-mounted equipment. Ground mounted equipment for the collection of solar energy is permitted to the side or rear of the main building, but not within five (5) feet of a side or rear property line, shall be otherwise sited to minimize view from the public right-of-way and adjacent properties, and shall be camouflaged to the extent that the equipment can function normally.
- c. Rooftop equipment. Rooftop equipment for the collection of solar energy may be installed on the roof of a main or accessory structure, including carports or similar structures, when:
 - i. The panels do not extend more than two (2) feet above the height of the structure upon which it is placed.
 - ii. The panels do not project beyond the eaves of the roof.
 - iii. The panels are integrated, to the extent possible, with the architectural character of the building or structure on which the equipment is affixed. No unfinished lumber is permitted.
- 4. *Administrative Departure.* An Administrative Departure may be approved for a location not meeting the requirements of this Section after considering the following:
 - a. Potential on-street glare from the solar energy system;
 - b. Alternative on-site locations, and;
 - c. The extent to which neighborhood character may be compromised.”

94431 Result: Approved

Mover: Belchak. Supporter: Knight.

RESOLVED, that Commissioner Perdue’s request to attend the Michigan League for Public Policy’s 2025 Forum in Lansing in March is approved.

CITY COMMISSION RESOLUTIONS

Result: Approved

Mover: Kilgore. Supporter: Robbins.

Yeas: Knight, Perdue, Robbins, Ysasi, LaGrand, Belchak, Kilgore

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

94434 Result: Approved

Mover: Ysasi. Supporter: Perdue.

Yeas: Knight, Perdue, Robbins, Ysasi, LaGrand, Belchak, Kilgore

WHEREAS, the Colorado Health Facilities Authority (the "Authority") previously issued its Revenue Bonds, Series 2005 as well as its Colorado Health Facilities Authority Revenue Refunding Bonds, Series 2015A (together, the "Covenant Bonds"), which were used to finance, reimburse or refinance projects located several states including in the State of Michigan and loaned a portion of the proceeds thereof to Covenant Retirement Communities at the Great Lakes Conference d/b/a Covenant Village of Great Lakes ("Covenant") for the cost of acquiring, constructing and equipping its health facilities at 2510 Lake Michigan Drive in the City; and

WHEREAS, Covenant intends to refund the Covenant Bonds through bonds to be issued by the Authority (the "2025 Bonds"), and before the 2025 Bonds may be issued, a public hearing must be held pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and the City Commission must approve the issuance of the Bonds; and

WHEREAS, the 2025 Bonds will be issued as qualified 501(c)(3) bonds within the meaning of Section 145 of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, reasonable notice of a public hearing was given pursuant to Section 147(f) of the Code and a public hearing was held on March 11, 2025, at City Hall at or shortly after 2:00 p.m. in the City of Grand Rapids, Michigan (the "City") at which time the fullest opportunity was given for expression of opinions, for argument on the merits, and for introduction of documentary evidence and, further, due consideration has been given to all communication received in writing with reference thereto.

RESOLVED:

1. That the City Commission of the City hereby approves the issuance of the 2025 Bonds by the Authority of which up to \$38,500,000 of the proceeds will be used to pay or reimburse the costs of constructing, renovating, remodeling and/or equipping certain facilities within the City at 2510 Lake Michigan Drive including (i) the construction of 18 duplexes for a total of 36 residential homes on approximately 8.5 acres of land east of the main

campus, and (ii) assisted living facility updates, skilled nursing facility updates and physical therapy renovations at the campus of Great Lakes and pay the allocable portion of expenses incurred in connection with the issuance of the Bonds. The 2025 Bonds shall not constitute a general obligation or indebtedness of the City or the State of Michigan or an indebtedness for which the faith and credit and taxing powers of the City or the State are pledged.

2. That all resolutions or parts of resolutions in conflict herewith shall be and the same are rescinded.

Result: Approved

Mover: Kilgore. Supporter: Robbins.

Yeas: Knight, Perdue, Robbins, Ysasi, LaGrand, Belchak, Kilgore

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

94435 Result: Approved

Mover: Robbins. Supporter: Knight.

Yeas: Knight, Perdue, Robbins, Ysasi, LaGrand, Belchak, Kilgore

WHEREAS, the City of Grand Rapids filed a lawsuit in the United States District Court to address the public nuisance that is the Opioid Epidemic, which named, among other companies, Costco Wholesale Corporation ("Costco");

AND WHEREAS the lawsuit was subsequently transferred to the United States District Court in the Northern District of Ohio and centralized as part of In re National Prescription Opiate Litigation, MDL 2804; Case No. 1:17-md-2804, which is presided over by the Honorable Dan Aaron Polster, United State Federal District Court Judge;

AND WHEREAS very few (less than approximately 100) of the over 4,000 local governments that brought lawsuits included claims against Costco because of their small national and local market shares;

AND WHEREAS legal counsel representing Grand Rapids has obtained data for Costco in the Grand Rapids geographic area and determined that Costco's share of prescription opioid sales in the dispensing market in Grand Rapids is extremely small;

AND WHEREAS legal counsel representing Grand Rapids has negotiated a small one-time payment OF \$62,931.75 with Costco in exchange for the dismissal of Grand Rapids' claims asserted against Costco;

AND WHEREAS entry of the Master Settlement Agreement will enable the City to avoid potentially costly litigation against Costco.

NOW THEREFORE, the City of Grand Rapids authorizes the execution of a Master Settlement Agreement with Costco and the related subdivision release form, and dismissal of the City's claims asserted against Costco with prejudice.

Result: Approved

Mover: Kilgore. Supporter: Robbins.

Yeas: Knight, Perdue, Robbins, Ysasi, LaGrand, Belchak, Kilgore

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

94436 Result: Approved

Mover: Robbins. Supporter: Perdue.

Yeas: Knight, Perdue, Robbins, Ysasi, LaGrand, Belchak, Kilgore

RESOLVED that the City Attorney is authorized to compromise and settle on behalf of the City of Grand Rapids, Bradley Busscher's Risk Management Claim No. 25R0097, and all potential claims related thereto, by cash payment of Forty-Seven Thousand Nine Hundred Ninety-Six Dollars and 00/100 (\$47,996.00), by the City of Grand Rapids to Bradley Busscher; and IT IS

FURTHER RESOLVED that the Comptroller be and is hereby authorized and directed to issue a check to Bradley Busscher, in the amount Forty-Seven Thousand Nine Hundred Ninety-Six Dollars and 00/100 (\$47,996.00) for the claim related to this matter.

PUBLIC HEARINGS

94432 Result: Referred to Committee of the Whole

Public Hearing on the FY2026-2030 Uptown Business Improvement District Plan.

94433 Result: Closed and now before the Commission

Public hearing to consider a bond issuance for the Colorado Health Facilities Authority regarding the property at 2510 Lake Michigan Drive NW.

DOCUMENTS FILED

94437 Result: Received and Filed

Document submitted by Nathan Biller with proposed zoning text amendments to address the housing crisis.

94438 Result: Received and Filed

Document submitted by Deandre Jones regarding esports and gaming.

94439 Result: Received and Filed

Second amendment to agreement regarding payment terms and closing date to address final balance of purchase price for 201 Market.

94440 Result: Received and Filed

Neighborhood Match Fund Agreement with Oakdale Neighbors submitted for the public record.

94441 Result: Received and Filed

Neighborhood Match Fund Agreement with Meaning in Colors submitted for the public record.

94442 Result: Received and Filed

Neighborhood Match Fund Agreement with Latina Network of West Michigan submitted for the public record.

94443 Result: Received and Filed

Neighborhood Match Fund Agreement with Belknap Lookout submitted for the public record.

94444 Result: Received and Filed

Neighborhood Match Fund Agreement with Osofomaama submitted for the public record.

94445 Result: Received and Filed

Neighborhood Match Fund Agreement with All Good Sports submitted for the public record.

94446 Result: Received and Filed

Neighborhood Match Fund Agreement with Neighbors of Belknap Lookout submitted for the public record.

94447 Result: Received and Filed

Neighborhood Match Fund Agreement with Lions and Rabbits Center for the Arts submitted for the public record.

94448 Result: Received and Filed

Neighborhood Match Fund Agreement with Linc Up Nonprofit Housing submitted for the public record.

ADJOURNMENT

Commission Adjourned at 2:51 p.m.

JOEL H. HONDORP
City Clerk