

Local Development Finance Authority

Regular Meeting Agenda

Monday, February 11, 2013
4:00 p.m., Council Chambers
South Haven City Hall



City of South Haven

1. Call to Order

2. Roll Call

Chairman Art Bolt, Thomas Erdmann, Eugen Gawreliuk, Mike Henry, Robert Herrera, Lynn Kerber, Andy Klavins, Larry Lewis, Mike Rainey, Christine Valentine, Janice Varney.

3. Approval of Agenda

4. Approval of Minutes – January 14, 2013 Regular Meeting

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

6. Financial Report

7. Invoices for Approval - LDFA 3

Dewey Lane Watermain
Van Buren County Road Commission, Final Statement, \$8,519.29

8. Bohn Plant update, current work, closing statement overview, development options

9. East Jordan Lease

10. 220 Aylworth Avenue Rezoning Request

11. Budget Preparation

12. Economic Development Report

13. General Comments

14. Adjourn

SOUTH HAVEN CITY HALL IS BARRIER FREE AND THE CITY OF SOUTH HAVEN WILL PROVIDE THE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES FOR PERSONS WITH DISABILITIES, SUCH AS SIGNERS FOR THE HEARING IMPAIRED AND AUDIO TAPES OF PRINTED MATERIALS BEING CONSIDERED AT THE MEETING TO INDIVIDUALS WITH DISABILITIES AT THE MEETING UPON SEVEN (7) DAYS NOTICE TO THE SOUTH HAVEN CITY HALL.

RESPECTFULLY SUBMITTED,
Paul VandenBosch
Secretary, Local Development Finance Authority

SOUTH HAVEN CITY HALL IS BARRIER FREE AND THE CITY OF SOUTH HAVEN WILL PROVIDE THE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES FOR PERSONS WITH DISABILITIES, SUCH AS SIGNERS FOR THE HEARING IMPAIRED AND AUDIO TAPES OF PRINTED MATERIALS BEING CONSIDERED AT THE MEETING TO INDIVIDUALS WITH DISABILITIES AT THE MEETING UPON SEVEN (7) DAYS NOTICE TO THE SOUTH HAVEN CITY HALL.

Local Development Finance Authority

Regular Meeting Minutes

Monday, January 14, 2013
4:00 p.m., Council Chambers
South Haven City Hall



City of South Haven

1. Call to Order by Valentine at 4:00 p.m.

2. Roll Call

Present: Erdmann, Gawreliuk, Henry, Kerber, Klavins, Valentine, Varney
Absent: Bolt, Herrera, Lewis, Rainey

3. Approval of Agenda

Motion by Kerber, second by Henry to approve the Agenda as presented.
All in favor. Motion carried.

4. Approval of Minutes – November 12, 2012 Regular Meeting

Motion by Henry, second by Gawreliuk to approve the November 12, 2012 regular meeting minutes as written.

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

None at this time.

6. Financial Report

VandenBosch gave an overview of the Financial Report.

7. Invoices for Approval - LDFA 3

220 Aylworth Avenue
Envirologic, Dec 12, 2012, #28534, \$3,914.25

Motion by Henry, second by Gawreliuk to approve the invoice from Envirologic for \$3,914.25.

All in favor. Motion carried.

8. Bohn Plant update

VandenBosch updated the board regarding security issues between the Lovejoy self-storage and the Bohn plant site and updates that have been made.

There was discussion of cleaning the building up and making improvements before showing the building. The board discussed the cost of improving the property enough to allow leasing or selling of the property and the cost of a survey by an architect which would reflect what updates need to be made.

There was discussion regarding where the funds would go if the property were sold. There were questions regarding the value of the building and where it would be listed.

VandenBosch described exterior improvements that could be done, such as having landscape elements trimmed, to get rid of the “abandoned building” look.

VandenBosch informed the board that there is a large piece of equipment inside the building that will probably have to be removed.

9. East Jordan Request

VandenBosch gave an overview of the terms of the lease which East Jordan Plastics has through March 15 and noted East Jordan is requesting an extension of 6 months to remove the large amount of product which is stored in the building.

There was discussion of liability, cost of lease, safety issues etc. There were questions regarding whether the City and LDFA are bound by the March 15 lease and whether that lease protects the LDFA at all from liability. There was discussion of the amount of time it will take for them to remove the material currently stored in the building. There was discussion of whether the extension of the lease will get in the way of clean-up, restoration and even sale of the building. The board agreed that the extension needs to indemnify the city from liability. Another factor discussed was whether the city can do the extension in increments; perhaps beginning with a 3-month extension and then evaluate the situation.

The board discussed more possible contingencies to an extension:

- No new product may be moved in; removal only.
- East Jordan must pay the electric bill once power is restored to the building.
- Product must be moved if the City needs to access part of the building.

There was discussion of leasing smaller areas to them as time goes on and product is removed. The board wondered if the cost of repairs and maintenance will come out of the LDFA and then be reimbursed at a later date. VandenBosch will explore the possibility of obtaining a grant. The board discussed what sort of grant might be available. A possibility, according to VandenBosch, is to obtain a grant to put a road in and subdivide the property.

Klavins suggested getting three commercial real estate agents to do a presentation on possibilities that might help us know what would be the best route to take in marketing this property. Klavins will get the names and contact information for VandenBosch.

10. MCE Lighting Proposal

VandenBosch pointed out the bid from Midwest Civil Engineers, LLC for the design of a temporary lighting system. VandenBosch also noted that the gas company is removing the meter which is much too large and seems to be leaking.

Motion by Henry to approve the proposal from Midwest Civil Engineers, Inc. for the report and temporary lighting.

Kerber questioned whether any of the existing lighting is functional and whether the temporary lighting system proposed by Midwest would be a sunk expense.

After discussion, Valentine asked for a second.

Second by Erdmann.

Valentine and called the question.

All in favor. Motion carried.

11. Economic Development Report

Jack McCloughan, Economic Development Director, gave an overview of economic development activities in the past month.

12. General Comments

There were none

13. Adjourn

Motion by Henry, second by Klavins to adjourn at 4:52 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,
Marsha Ransom
Recording Secretary

City of South Haven
Local Development Finance Authority
For the period ended January 31, 2013

	LDFA #1	LDFA #2	LDFA #3
Revenues			
Property Tax Captures	107,317	30,347	21,483
Interest Income	8,149	49	6,668
Land Sales			-
Other Revenue	2,500	-	5,920
Other Transfers In	750,000	-	-
Total Revenue	867,967	30,396	34,071
Expenditures			
Economic Liaison	15,334	-	10,416
Administrative Costs	-	-	-
Professional Fees	7,331	8	-
Contractual Services	55	-	32
Capital Projects	1,344,537	-	-
General Fund Administration	10,000	20,000	10,000
Transfer to Building Authority Debt Service	-	10,000	-
MEDC Loan Payments			13,604
Transfer to St. Joe Project Debt Service	20,464	-	-
Other Transfers Out	-	-	250,000
Total Expenditures	1,397,721	30,008	284,052
 Year-to-Date Fund Gain/(Loss)	 (529,754)	 389	 (249,981)

Cash and Investments

Cash	2,338	575	50,126
Certificates of Deposit	260,313	-	2,250
Other Financial Investments	502,498	180,968	520,344
Total	765,149	181,543	572,720

Land Assets - 345 Kalamazoo St	5.19 acres	\$ 46,710	Mkt Value per assessor
Land Assets - 1391 Kalamazoo St	1.54 acres	\$ 36,729	Mkt Value per assessor
220 Aylworth Ave	13.22 acres	\$ 118,980	Mkt Value per assessor
1280 Kalamazoo St.	3.48 acres	\$ 31,320	Mkt Value per assessor

LDFA Debt Obligations

St. Joe Projects Bonds - Final Maturity - May 2027	\$120,000/Year		
DPW Relocation Bonds - Final Maturity - Nov. 2021		\$13,990 Average/Year	
MEDC Loan -0% Interest - Final Payment - April 2016			\$27,208/Year

Paul Vandenbosch

From: Wendy Hochstedler
Sent: Tuesday, January 15, 2013 9:28 AM
To: Paul Vandenbosch
Subject: RE: A question from the LDFA

Paul,

The LDFA Financials for December reflect the Bohn plant purchase in LDFA #1 , the transfer of \$250,000 from LDFA #3 to LDFA #1 and the transfer of \$500,000 from General Fund to LDFA #1. All of the cash & investment information provided to the board for the month of December was updated through the day it was prepared. There has been some interest income posted to each of the funds since the preparation date.

Let me know if you have any other questions,

Wendy

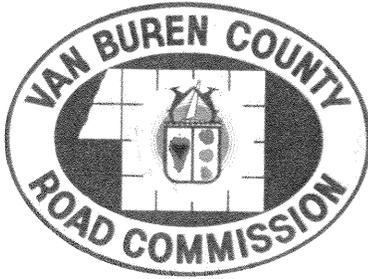
From: Paul Vandenbosch
Sent: Tuesday, January 15, 2013 8:50 AM
To: Wendy Hochstedler
Subject: A question from the LDFA

Wendy;

Regarding the LDFA Financial Report, are the Cash and Investments Totals for the LDFA districts correct and up to date?

In other words, do they reflect the purchase of the Bohn plant?

Paul VandenBosch
Project Manager
City of South Haven
539 Phoenix Street
South Haven, MI 49090
269-637-0775 desk
269-637-5319 fax
pvandenbosch@south-haven.com



BOARD OF COUNTY ROAD COMMISSIONERS
BOARD OF COUNTY PARK TRUSTEES
BOARD OF PUBLIC WORKS

Commissioners:

Reginald D. Boze, Gregory H. Kinney, Chester M. Ray, Jean A. Stein, Alain E. Svilpe
Lawrence B. Hummel, P.E., County Highway Engineer-Manager
Gregory M. Pardike, Board Secretary-Accountant

December 31, 2012

City of South Haven
Attn: Larry Halberstadt
1199 - 8th Avenue
South Haven, MI 49090

253-901-974-000
JMH 1-29-13
Bryan C. M.

FINAL BILLING STATEMENT

Project #459.2517 Watermain Construction on 71.50 Street (CR689) at CR388 (Phoenix Road)

Estimated Project Cost (Revised)	\$59,341.46
Project Costs To-Date	\$55,247.90
<u>Plus:</u> Construction Engineering and Inspection (10%)	\$5,524.79
Administration (3%)	\$1,657.43
	\$62,430.12
<u>Plus:</u> Abonmarche Invoice (See attached).	\$4,600.00
	\$67,030.12
<u>Less:</u> Payment made 5-24-12	- \$13,126.81
	\$53,903.31
<u>Less:</u> Payment made 07-18-12	- \$45,384.02
Due Road Commission	<u>\$8,519.29</u>

VAN BUREN COUNTY ROAD COMMISSION

January 15, 2013

TO: 220 Aylworth, Bohn Plant File

FR: Paul VandenBosch

RE: Site clean up and Maintenance

I intend to request quotes to do the following work at the 220 Aylworth site. If the City can do some or part of the work, I would like to identify that prior to sending out a request for quotes.

North side of Machining Building

- Remove leaves in fence
 - Trim trees and bushes
 - mow weeds along building and in parking lot
 - remove old fencing debris (not existing fencing)
 - pick up debris
 - remove "For Lease" sign
- } CITY STAFF
- DONE

South side of Machining Building

- mow weeds throughout the area
 - cut brush (near pole bld)
 - fill/grade hole near pole bld entrance
 - remove pile of debris near pond
 - remove debris along Lovejoy driveway
- } CITY STAFF

Pond Area

- mow, trim bushes
 - * close and lock west gate near north end of pond
- } CITY STAFF W/FRONT END LOADER

West fence line

- remove debris
 - remove old electric box
- ELECTRIC DEPT.

Office Building

- remove old service wire
 - remove wiring and boxes at gate
 - trim weeds around cement pad
 - trim trees and bushes near building
- ELECTRIC DEPT.
- } CITY STAFF

Lovejoy Self-Storage Area

- Install fencing with gate on easement
 - 7 foot cyclone fencing
- } PAUL?
JACK

Regular Mowing, month by month contract throughout season, entire site — CITY STAFF

Lovejoy Street, Street trees, entire length from Kalamazoo west
Aylworth Ave., Street trees, entire length from Kalamazoo west
Kalamazoo Street trees?

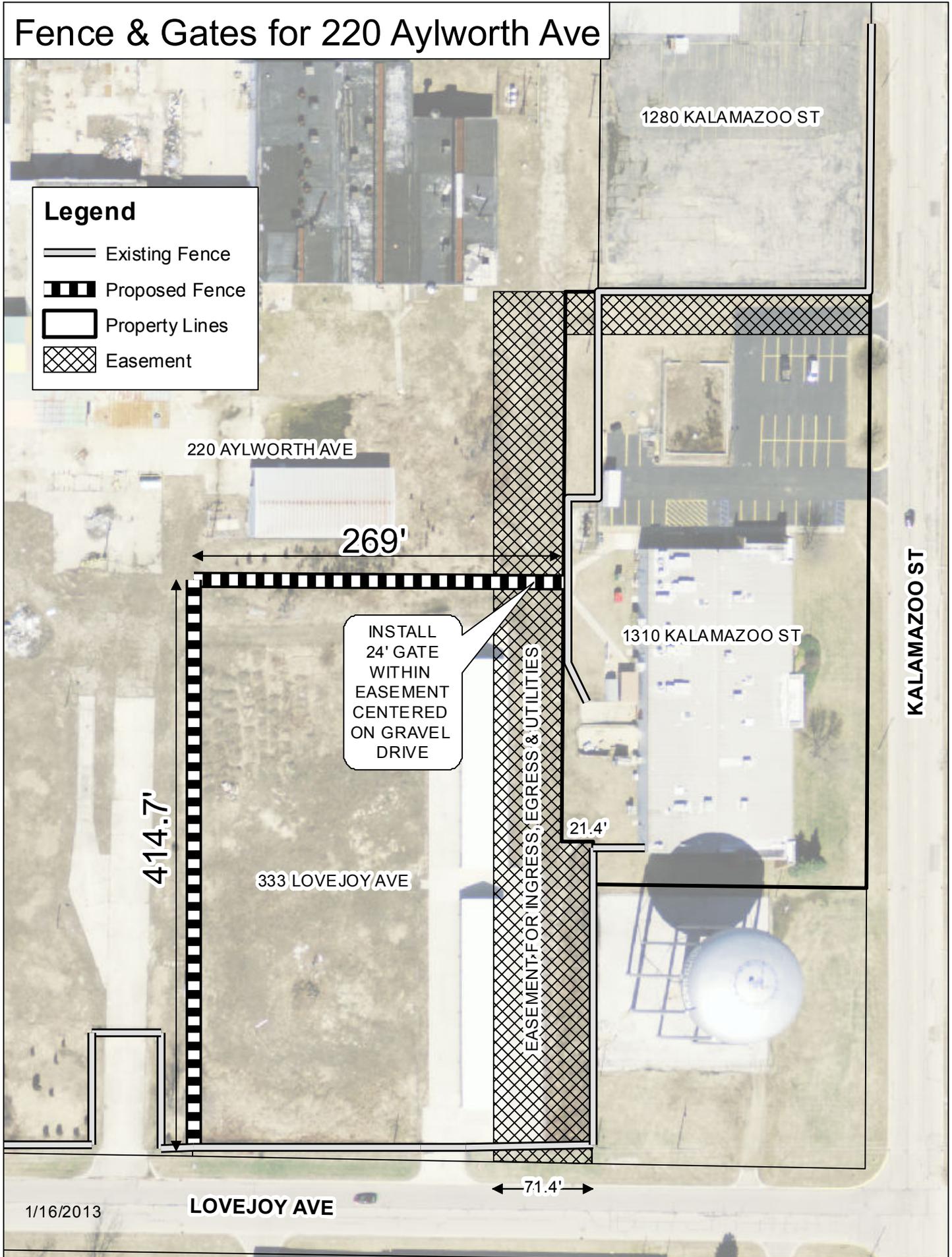
} AARON PIETRE
ARBORIST

HE-13
@14
GET ANSWER TO PAUL BY END OF THIS WEEK

Fence & Gates for 220 Aylworth Ave

Legend

- Existing Fence
- Proposed Fence
- Property Lines
- Easement



220 Aylworth

January 30, 2013

TO: LDFA
FR: Paul VandenBosch
RE: 220 Aylworth Purchase Overview
Purchase Amount and Funding Sources

Funding Sources

180,000	LDFA 1 Floor and Foundation Removal	
595,790	LDFA 1 Purchase	LDFA 1 Total: 775,790
500,000	City General Fund	
250,000	LDFA 3	
<u>1,525,790</u>	Total Payment	

Settlement Statement Overview

1,334,000	Contract Sales Price
11,790	Settlement Charges
180,000	Non-Purchase Payment (Floor and Foundation Removal)
<u>1,525,790</u>	Total Payment

A. Settlement Statement

B. Type of Loan

<input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Insured	6. File Number: OR 162112	7. Loan Number:	8. Mortgage Insurance Case Number:
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C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: South Haven Local Development Finance Authority 539 Phoenix Street South Haven, MI 49090	E. Name & Address of Seller: South Haven Redevelopment 220 Aylworth Avenue South Haven, MI 49090	F. Name & Address of Lender:
G. Property Location: 220 Aylworth Avenue South Haven, MI 49090	H. Settlement Agent: Van Buren County Abstract Office Settlement Location: 207 Paw Paw Street Paw Paw, MI 49079 (269) 657-4250	I. Settlement Date: 10/15/2012 Disbursement Date: 11/15/2012

J. Summary of Borrower's Transaction

100. Gross Amount Due From Borrower	
101 Contract Sales Price	1,334,000.00
102 Personal Property	
103 Settlement Charges To Borrower (line 1400)	11,790.40
104 Non Purchase Payment from City of South Haven	180,000.00
105	
Adjustments for items paid by seller in advance	
City/Town Taxes	
107 County Taxes	
108 Assessments	
109	
110	
111	
112	
120. Gross Amount Due From Borrower:	1,525,790.40

200. Amounts Paid By Or In Behalf Of Borrower:	
201 Deposit Or Earnest Money	1,524,537.36
202 Principle Amount Of New Loan(s)	0.00
203 Existing Loan(s) Taken Subject To	
204	
205	
206	
207	
208	
209	
Adjustments for items unpaid by seller	
210 Tax Pro-Ration (1/1/12-11/15/12) Both Parcels	1,253.04
211 County Taxes	
212 Assessments	
213	
215	
216	
217	
218	
219	
220. Total Paid By/For Borrower:	1,525,790.40

300. Cash At Settlement From/To Borrower	
301. Gross amount due from borrower (line 120)	1,525,790.40
302. Less amounts paid by/for borrower (line 220)	1,525,790.40
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	0.00

K. Summary of Seller's Transaction

400. Gross Amount Due To Seller	
401 Contract Sales Price	1,334,000.00
402 Personal Property	
403 Non-Purchase Payment from City of South Haven	180,000.00
404	
405	
Adjustments for items paid by seller in advance	
406 City/Town Taxes	
407 County Taxes	
408 Assessments	
409	
410	
411	
412	
420. Gross Amount Due To Seller:	1,514,000.00

500. Reductions In Amount Due To Seller:	
501 Excess Deposit (see instructions)	
502 Settlement Charges To Seller (line 1400)	2,785.60
503 Existing Loan(s) Taken Subject To	
504 Payoff South Haven Industrial Fund, Inc.	33,000.00
505 Payoff James Enser	381,214.00
506	
507	
508 Payoff Willis Law Office	619,895.43
509 Payoff City of South Haven-Industrial Facility Tax	128,247.26
Adjustments for items unpaid by seller	
510 Tax Pro-Ration (1/1/12-11/15/12) Both Parcels	1,253.04
511 Delinquent Property Taxes	209,838.27
512 2012 Delinquent Summer Property Taxes	18,964.10
513	
514 Delinquent Utilities	7,302.30
515 SDI Contractor	211,500.00
516	
517	
518	
519	
520. Total Reduction Amount Due Seller:	1,514,000.00

600. Cash At Settlement To/From Seller	
601. Gross amount due to seller (line 420)	1,514,000.00
602. Less reductions in amt. due seller (line 520)	1,514,000.00
603. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	0.00

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges

700. Total Sales/Broker's Commission based on price \$ @ % =

Division of Commission (line 700) as follows:		Paid From Borrowers Funds at Settlement	Paid From Sellers Funds at Settlement
\$			
702. \$			
703. Commission Paid At Settlement			
704.			

800 Items Payable In Connection With Loan

801	Loan Origination Fee		
802	Loan Discount		
803	Appraisal Fee		
804	Credit Report		
805	Lenders Inpection Fee		
806	Mortgage Insurance Application Fee		
807	Assumption Fee		

900 Items Required By Lender To Be Paid In Advance

901	Interest From		
902	Mortgage Insurance Premium		
903	Hazard Insurance Premium		
904			
905			

1000 Reserves Deposited With Lender

1001	Hazard Insurance		
1002	Mortgage Insurance		
1003	City Property Taxes		
1004	County Property Taxes		
1005	Annual Assessments		
1006			
1007			
1008	Aggregate Adjustment		

1100 Title Charges

1101	Settlement Or Closing Fee	300.00	300.00
1102	Abstract Or Title Search		
1103	Title Examination		
1104	Title Insurance Binder		
1105	Document Preparation		
1106	Notary Fees		
1107	Attorney Fees		
1108	Title Insurance to Van Buren County Abstract Office		2,300.60
1109	Owners Coverage: \$ 1,334,000.00 @ \$2300.60		
1110	Lenders Coverage: \$ 0.00		

1200 Government Recording And Transfer Charges

1201	Recording Fees to Van Buren County Register of Deeds	18.00	
1202	City/County Tax Stamps	1,467.40	
1203	State Tax Stamps	10,005.00	
1204	Recording Fees for Dischages		185.00
1205			

1300 Additional Settlement Charges

1301	Survey		
1302	Pest Inspection		
1303			
1304			
1305			
1400	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	11,790.40	2,785.60

ST

Settlement Statement Addendum

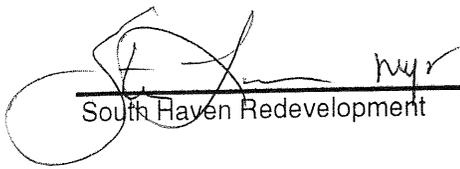
Order Number: 162112

Hud Certification Of Buyer And Seller

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.



South Haven Local Development Finance
Authority



South Haven Redevelopment

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.



Settlement Agent

1-4-13

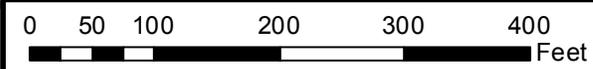
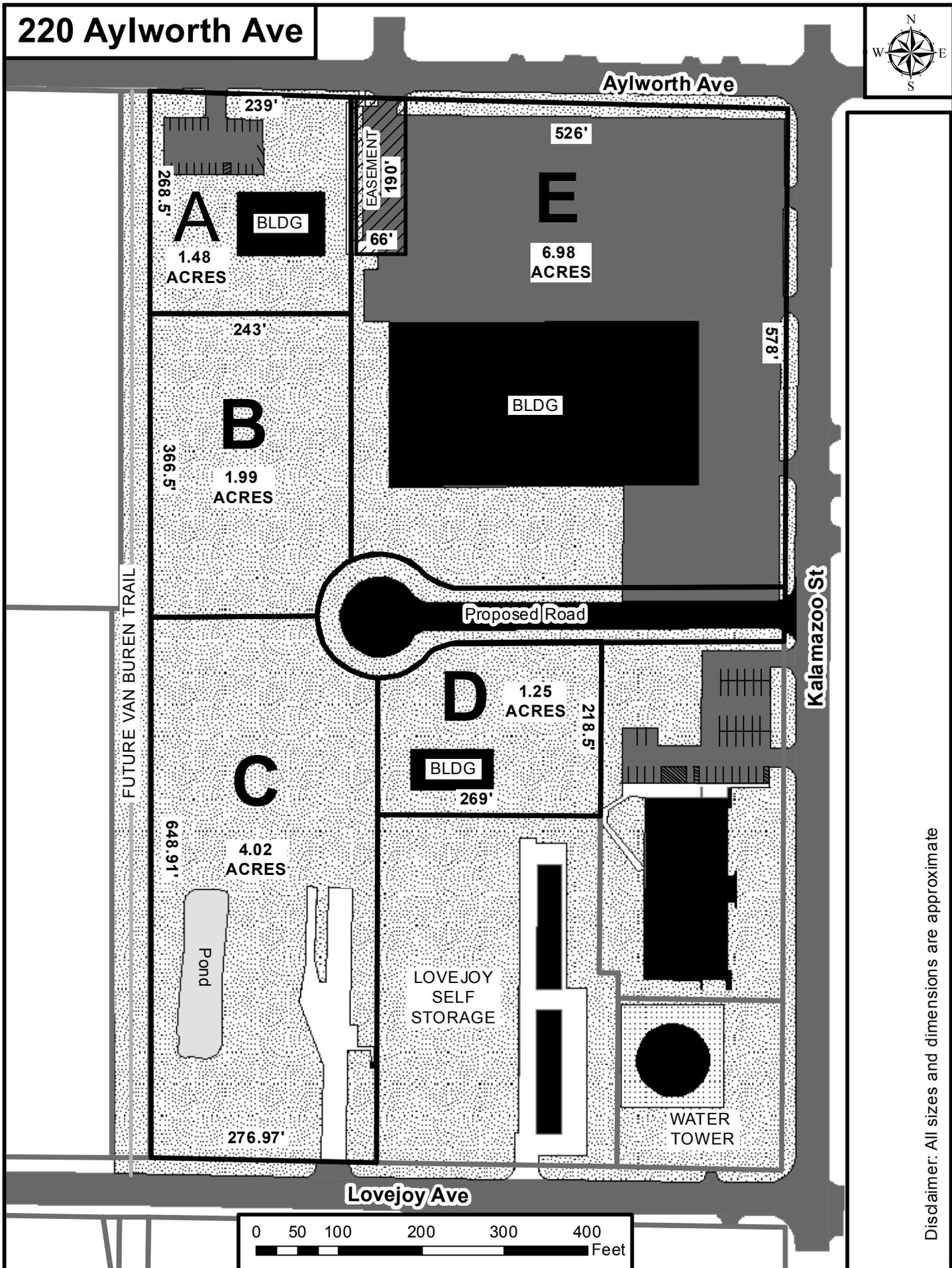
DATE

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and/or imprisonment. For details see Title 18; U.S. Code section 1001 and section 1010.

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

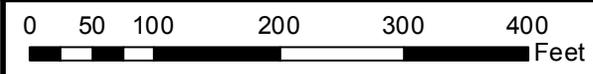
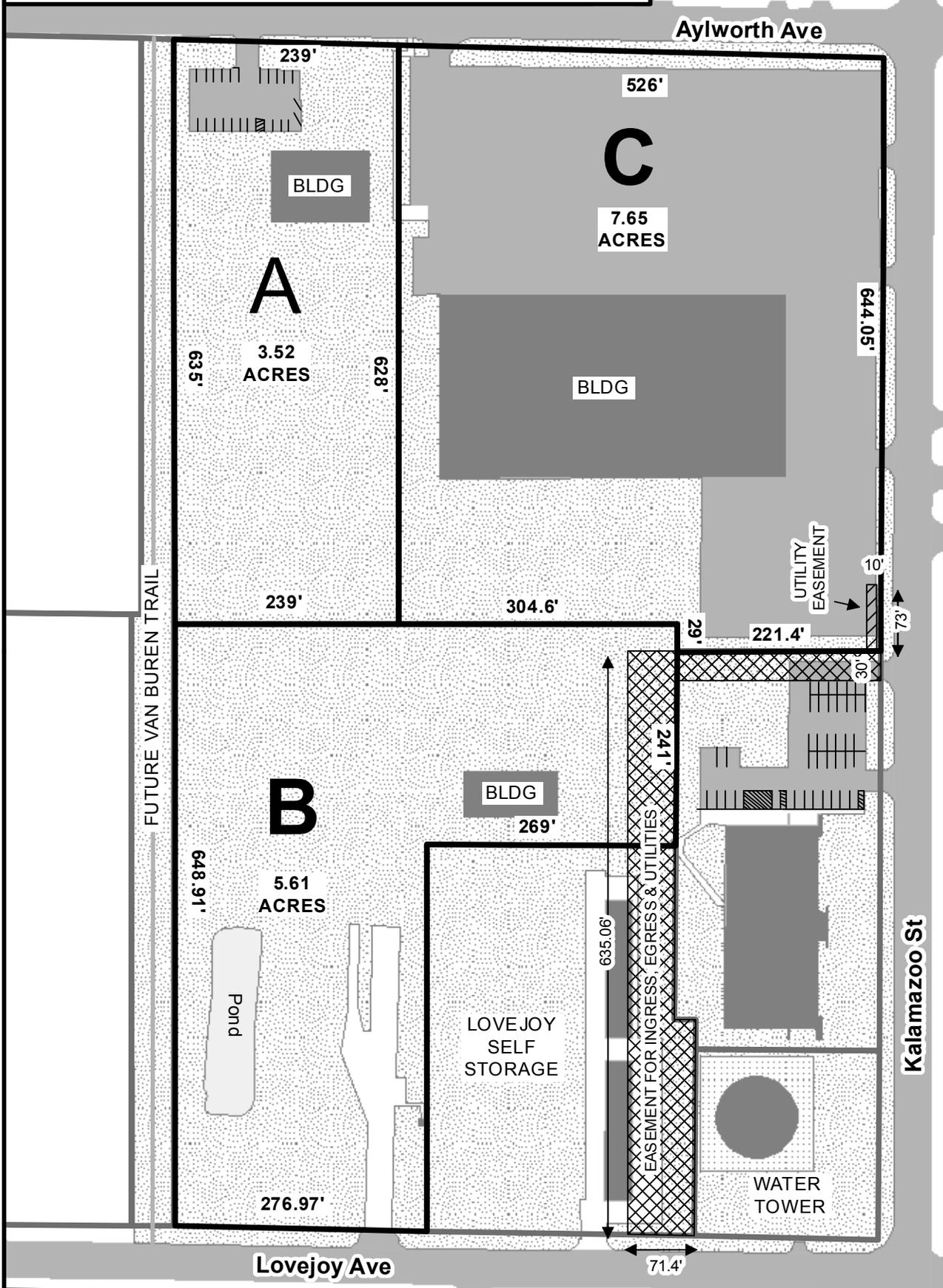
Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, reaching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

220 Aylworth Ave

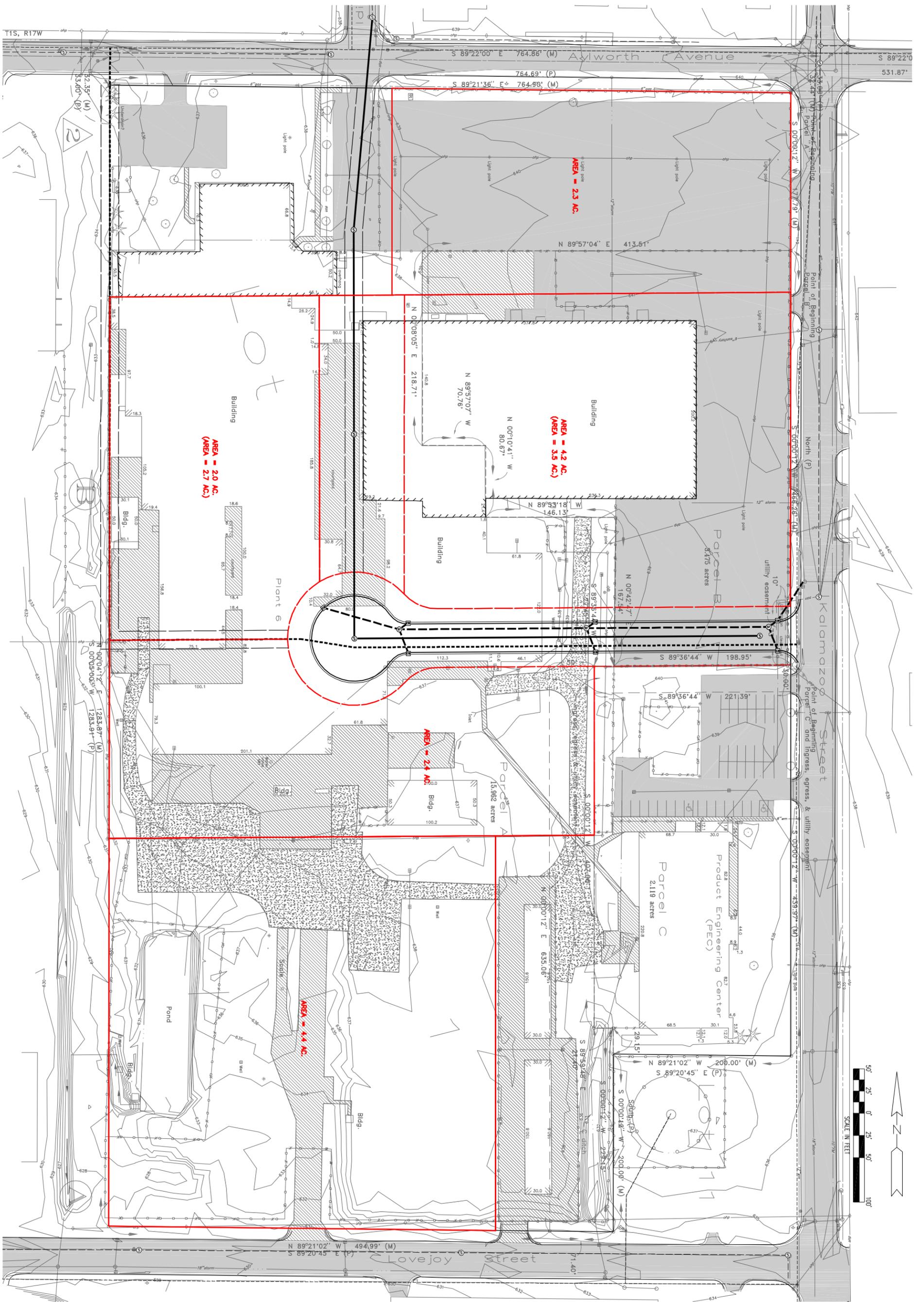


Disclaimer: All sizes and dimensions are approximate

220 Aylworth Ave Splits - Option 2



Disclaimer: All sizes and dimensions are approximate



1 OF 3
SHEET
JOB NO. SHA2016.03N
ISSUED FOR: DATE: BY:

CITY OF SOUTH HAVEN
1199 8TH AVE.
SOUTH HAVEN, MI 49090
BOHN SITE REDEVELOPMENT
CONCEPT PLAN
OPTION 1

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND DATED:
WADE TRIM
2944 Fuller NE
Grand Rapids, MI 49506
616.363.8181/800.437.1135
FAX: 616.363.5695
www.wadetrिम.com

REV#	DATE	DESCRIPTION	BY



**City of South Haven
South Haven - Bohn Site Preliminary Engineering
Engineers Opinion of Construction Costs
Option 1**

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount (\$)</u>
Subtotal Engineers Estimated Construction Cost (Rounded to the nearest \$1,000)				<u>\$ 345,000.00</u>
Engineering, Administration, Legal, and Contingencies (30%) (Rounded to the nearest \$1,000)				<u>\$ 104,000.00</u>
TOTAL Project Estimate =				<u><u>\$ 449,000.00</u></u>

Wade Trim, Inc

Engineer's Opinion of Costs

Project Number: SHA2016.03N004
Estimate Number: 1
Project Type: Miscellaneous
Location: City of South Haven

Project Engineer: Roger F. Marks, PE
Date Created: 4/25/2007
Fed/State #:
Fed Item:
Control Section:

Description: South Haven - Bohn Site Redevelopment

Line	Pay Item	Description	Quantity	Units	Unit Price	Total
0001	1000001	Mobilization, Max. _____	1.00	LS	\$12,000.00	\$12,000.00
0002	1037060	_ Other General Contract Items (15%)	1.00	Dlr	\$40,000.00	\$40,000.00
0003	1047051	_ Project Restoration	1.00	LS	\$8,000.00	\$8,000.00
0004	2050031	Roadway Grading	6.00	Sta	\$1,200.00	\$7,200.00
0005	3010002	Subbase, CIP	2,000.00	Cyd	\$7.00	\$14,000.00
0006	3027021	_ Aggregate Base, CIP	600.00	Cyd	\$18.00	\$10,800.00
0007	4020989	Sewer, CI IV, 18 inch, Tr Det B	700.00	Ft	\$40.00	\$28,000.00
0008	4030005	Dr Structure, 48 inch dia	10.00	Ea	\$1,500.00	\$15,000.00
0009	4037001	_ Sanitary Sewer, PVC SDR 35, 8 inch, Tr Det B	1,200.00	Ft	\$40.00	\$48,000.00
0010	4037050	_ Sanitary Sewer Manhole, 48 inch dia	4.00	Ea	\$2,250.00	\$9,000.00
0011	5020045	HMA, 3E3	290.00	Ton	\$55.00	\$15,950.00
0012	5020051	HMA, 4E3	290.00	Ton	\$55.00	\$15,950.00
0013	5020057	HMA, 5E3	290.00	Ton	\$55.00	\$15,950.00
0014	8020038	Curb and Gutter, Conc, Det F4	1,200.00	Ft	\$15.00	\$18,000.00
0015	8127051	_ Traffic Maintenance and Control	1.00	LS	\$1,000.00	\$1,000.00
0016	8250040	Fire Hydrant	3.00	Ea	\$1,800.00	\$5,400.00
0017	8250166	Water Main, DI, 12 inch, Tr Det G	1,500.00	Ft	\$48.00	\$72,000.00
0018	8257050	_ Connection to Existing Water Main, Tapping Sleeve and Valve, 12 inch	2.00	Ea	\$4,000.00	\$8,000.00

Estimate Total: \$344,250.00



Nor
Sec
T15



<p>2 OF 3</p>	<p>ISSUED FOR: DATE: BY:</p>	<p>CITY OF SOUTH HAVEN 1199 8TH AVE. SOUTH HAVEN, MI 49090</p> <p>BOHN SITE REDEVELOPMENT CONCEPT PLAN OPTION 2</p>		<p>NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED:</p> <p>WADE TRIM</p> <p>2944 Fuller NE Grand Rapids, MI 49506 616.363.8181/800.201.1135 FAX: 616.363.5655 www.wadetrtrim.com</p>	<p>REV#</p>	<p>DATE</p>	<p>DESCRIPTION</p>	<p>BY</p>
		<p>CITY OF SOUTH HAVEN - BOHN SITE REDEVELOPMENT CONCEPT PLAN</p>						



**City of South Haven
South Haven - Bohn Site Preliminary Engineering
Engineers Opinion of Construction Costs
Option 2**

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount (\$)</u>
Subtotal Engineers Estimated Construction Cost (Rounded to the nearest \$1,000)				\$ 525,000.00
Engineering, Administration, Legal, and Contingencies (30%) (Rounded to the nearest \$1,000)				\$ 158,000.00
TOTAL Project Estimate =				<u><u>\$ 683,000.00</u></u>

Wade Trim, Inc

Engineer's Opinion of Costs

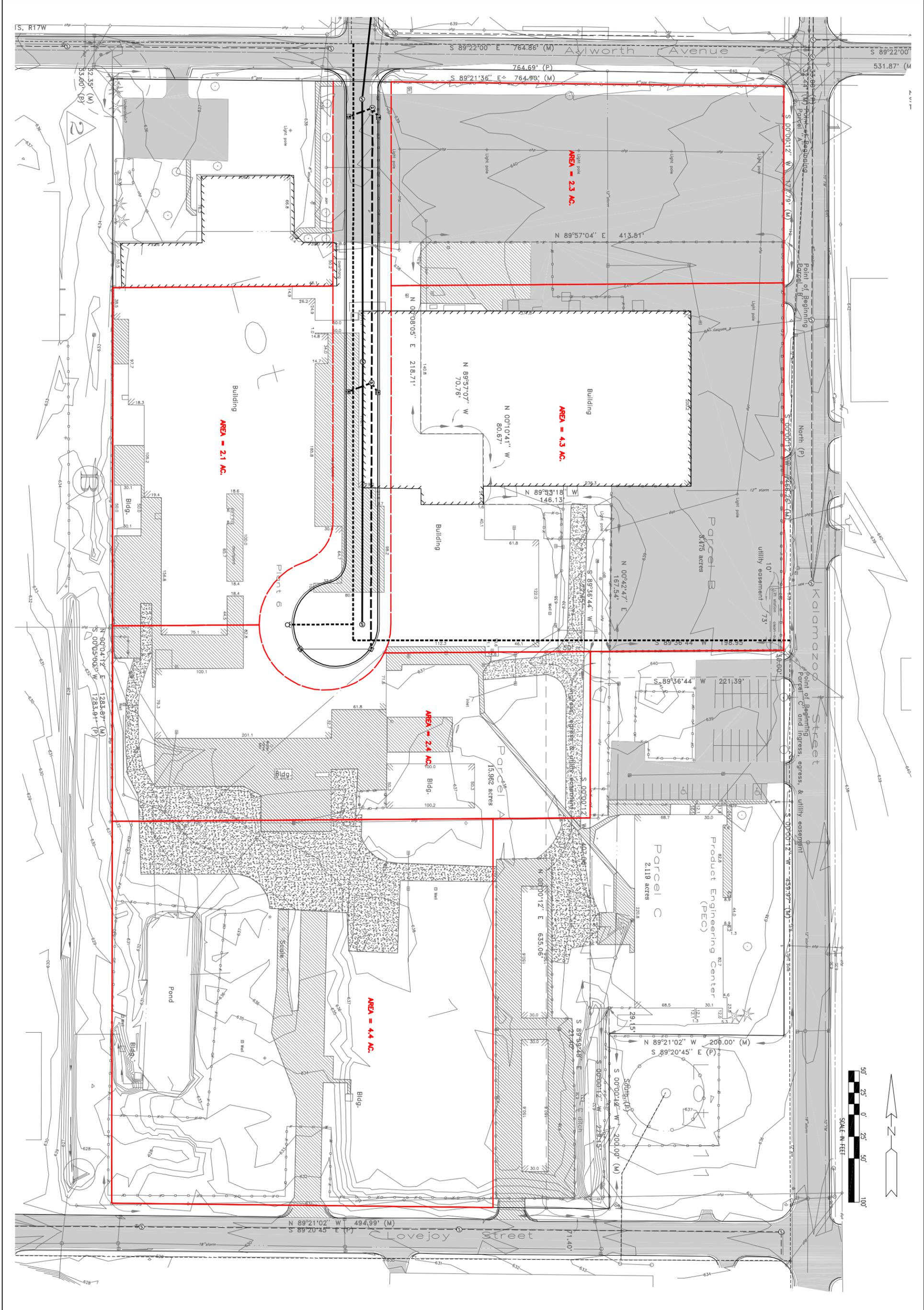
Project Number: SHA2016.03N004
Estimate Number: 2
Project Type: Miscellaneous
Location: City of South Haven

Project Engineer: Roger F. Marks, PE
Date Created: 4/25/2007
Fed/State #:
Fed Item:
Control Section:

Description: South Haven - Bohn Site Redevelopment

Line	Pay Item	Description	Quantity	Units	Unit Price	Total
0001	1000001	Mobilization, Max. _____	1.00	LS	\$22,000.00	\$22,000.00
0002	1037060	_ Other General Contract Items (15%)	1.00	Dlr	\$67,000.00	\$67,000.00
0003	1047051	_ Project Restoration	1.00	LS	\$13,000.00	\$13,000.00
0004	2050031	Roadway Grading	13.00	Sta	\$1,200.00	\$15,600.00
0005	3010002	Subbase, CIP	4,000.00	Cyd	\$7.00	\$28,000.00
0006	3027021	_ Aggregate Base, CIP	1,200.00	Cyd	\$18.00	\$21,600.00
0007	4020989	Sewer, CI IV, 18 inch, Tr Det B	1,450.00	Ft	\$40.00	\$58,000.00
0008	4030005	Dr Structure, 48 inch dia	15.00	Ea	\$1,500.00	\$22,500.00
0009	4037001	_ Sanitary Sewer, PVC SDR 35, 8 inch, Tr Det B	1,350.00	Ft	\$40.00	\$54,000.00
0010	4037050	_ Sanitary Sewer Manhole, 48 inch dia	5.00	Ea	\$2,250.00	\$11,250.00
0011	5020045	HMA, 3E3	550.00	Ton	\$55.00	\$30,250.00
0012	5020051	HMA, 4E3	550.00	Ton	\$55.00	\$30,250.00
0013	5020057	HMA, 5E3	550.00	Ton	\$55.00	\$30,250.00
0014	8020038	Curb and Gutter, Conc, Det F4	2,700.00	Ft	\$15.00	\$40,500.00
0015	8127051	_ Traffic Maintenance and Control	1.00	LS	\$1,000.00	\$1,000.00
0016	8250040	Fire Hydrant	3.00	Ea	\$1,800.00	\$5,400.00
0017	8250166	Water Main, DI, 12 inch, Tr Det G	1,400.00	Ft	\$48.00	\$67,200.00
0018	8257050	_ Connection To Existing Water Main, Cutting-in Tee, 12 inch	1.00	Ea	\$2,500.00	\$2,500.00
0019	8257050	_ Connection to Existing Water Main, Tapping Sleeve and Valve, 12 inch	1.00	Ea	\$4,000.00	\$4,000.00

Estimate Total: \$524,300.00



3 OF 3
 SHEET NO. SHA2016.03N
 ISSUED FOR: DATE: BY:

CITY OF SOUTH HAVEN
 1199 8TH AVE.
 SOUTH HAVEN, MI 49090
 BOHN SITE REDEVELOPMENT
 CONCEPT PLAN
 OPTION 3

NOT VALID FOR CONSTRUCTION
 UNLESS SIGNED AND DATED:
WADE TRIM
 2944 Fuller NE
 Grand Rapids, MI 49506
 616.363.8181/800.931.135
 FAX: 616.363.5658
 www.wadetrtrim.com

REV#	DATE	DESCRIPTION	BY



**City of South Haven
South Haven - Bohn Site Preliminary Engineering
Engineers Opinion of Construction Costs
Option 3**

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount (\$)</u>
Subtotal Engineers Estimated Construction Cost (Rounded to the nearest \$1,000)				<u>\$ 335,000.00</u>
Engineering, Administration, Legal, and Contingencies (30%) (Rounded to the nearest \$1,000)				<u>\$ 101,000.00</u>
TOTAL Project Estimate =				<u><u>\$ 436,000.00</u></u>

Wade Trim, Inc

Engineer's Opinion of Costs

Project Number: SHA2016.03N004
Estimate Number: 3
Project Type: Miscellaneous
Location: City of South Haven

Project Engineer: Roger F. Marks, PE
Date Created: 4/25/2007
Fed/State #:
Fed Item:
Control Section:

Description: South Haven - Bohn Site Redevelopment

Line	Pay Item	Description	Quantity	Units	Unit Price	Total
0001	1000001	Mobilization, Max. _____	1.00	LS	\$13,000.00	\$13,000.00
0002	1037060	_ Other General Contract Items (15%)	1.00	Dlr	\$38,000.00	\$38,000.00
0003	1047051	_ Project Restoration	1.00	LS	\$8,000.00	\$8,000.00
0004	2050031	Roadway Grading	7.00	Sta	\$1,200.00	\$8,400.00
0005	3010002	Subbase, CIP	2,600.00	Cyd	\$7.00	\$18,200.00
0006	3027021	_ Aggregate Base, CIP	800.00	Cyd	\$18.00	\$14,400.00
0007	4020989	Sewer, CI IV, 18 inch, Tr Det B	800.00	Ft	\$40.00	\$32,000.00
0008	4030005	Dr Structure, 48 inch dia	8.00	Ea	\$1,500.00	\$12,000.00
0009	4037001	_ Sanitary Sewer, PVC SDR 35, 8 inch, Tr Det B	700.00	Ft	\$40.00	\$28,000.00
0010	4037050	_ Sanitary Sewer Manhole, 48 inch dia	3.00	Ea	\$2,250.00	\$6,750.00
0011	5020045	HMA, 3E3	380.00	Ton	\$55.00	\$20,900.00
0012	5020051	HMA, 4E3	380.00	Ton	\$55.00	\$20,900.00
0013	5020057	HMA, 5E3	380.00	Ton	\$55.00	\$20,900.00
0014	8020038	Curb and Gutter, Conc, Det F4	1,500.00	Ft	\$15.00	\$22,500.00
0015	8127051	_ Traffic Maintenance and Control	1.00	LS	\$1,000.00	\$1,000.00
0016	8250040	Fire Hydrant	3.00	Ea	\$1,800.00	\$5,400.00
0017	8250166	Water Main, DI, 12 inch, Tr Det G	1,300.00	Ft	\$48.00	\$62,400.00
0018	8257050	_ Connection To Existing Water Main, Cutting-in Tee, 12 inch	1.00	Ea	\$2,500.00	\$2,500.00

Estimate Total: \$335,250.00

FIRST AMENDMENT TO INDUSTRIAL LEASE

This First Amendment to Industrial Lease (this "Amendment") is dated _____, 2013, and is by and between the South Haven Local Development Finance Authority, a public body corporate ("Landlord") and East Jordan Plastics, Inc., a Michigan corporation ("Tenant").

RECITALS

Landlord's predecessor in title, South Haven Redevelopment, LLC, entered into an Industrial Lease with Tenant dated March 15, 2012 (the "Lease") with respect to the lease of approximately 55,304 rentable square feet in the building and on the property commonly known as 220 Aylworth Avenue, South Haven, Michigan (the "Premises").

The Lease has been assigned to Landlord.

Landlord and Tenant desire to amend the Lease in accordance with the terms and conditions set forth herein.

AGREEMENT

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

~~1.~~ The lease of the Premises by Tenant shall continue on the same terms and conditions as in the Lease, except as set forth in this Amendment. To the extent the Lease and this Amendment are inconsistent or contrary to one another, the terms of this Amendment shall govern and control.

Landlord's address is 539 Phoenix Street, South Haven, Michigan, 49090.

The current term of Lease expires on March 14, 2013. The Lease term is extended for up to but not exceeding three (3) months, such that the expiration date is extended to June 14, 2013. The purpose of the extension is to provide Tenant with time to remove from the Premises all product, materials, inventory and other personal property currently located in and on the Premises. Tenant shall have the right to terminate the Lease prior to June 14, 2013 by giving Landlord thirty (30) days prior written notice.

Tenant hereby waives and releases any and all rights with regard to renewal options and rights of first refusal, including without limitation such options and rights as set forth in Sections 1.01(H) and 28.01 of the Lease.

Tenant acknowledges that it has received from Landlord's predecessor the security deposit and last month's rent previously paid by Tenant, and that Landlord is not holding any other sums of money for the benefit of Tenant. Tenant has not paid to Landlord any rental or other sums due under the Lease other than that which is currently due and owing.

Tenant agrees and acknowledges as follows: (a) there is currently no heat, electricity or water servicing the Premises or the building; (b) Landlord is not responsible for providing these services or any other utilities or services to the Premises or the building, including without limitation any fire suppression services; (c) Tenant assumes all liabilities and risks associated with the lack of such utilities and services at the Premises or in the building and releases Landlord from any and all liabilities and risks in connection with the same; (d) Tenant indemnifies Landlord and holds Landlord harmless from any and all claims, losses, damages, fees, costs and liabilities of any kind or nature whatsoever related in any way to or arising out of Tenant's use or occupancy of the Premises or any part thereof; (e) Tenant is responsible to pay for any utilities that Tenant secures to service the Premises or any part thereof from and after the date of this Amendment.

Tenant agrees to promptly move and relocate any product and personal property located within the building or the Premises to another location (which location may be within the building or the Premises) upon request of Landlord for purposes of Landlord performing maintenance and repairs.

Tenant shall not bring onto the Premises or into the building any product, materials, personal property, inventory or other property of any type or nature from the date of this Amendment until the expiration of the Lease.

LANDLORD

SOUTH HAVEN LOCAL DEVELOPMENT
FINANCE AUTHORITY, a public body
corporate

By: _____

Name: _____

Its: _____

TENANT

EAST JORDAN PLASTICS, INC.,
a Michigan corporation

By: _____

Name: _____

Its: _____

**LOCAL DEVELOPMENT FINANCE AUTHORITY
OF THE CITY OF SOUTH HAVEN
COUNTIES OF VAN BUREN AND ALLEGAN, MICHIGAN**

RESOLUTION NO. _____

**A RESOLUTION REQUESTING THAT THE PROPERTY AT
220 AYLWORTH BE REZONED TO I-1 LIGHT INDUSTRIAL**

Minutes of a regular meeting of the Board of Directors of the Local Development Finance Authority of the City of South Haven, Allegan and Van Buren Counties, State of Michigan, held in the City Hall, 539 Phoenix Street, South Haven, Michigan, on February 11, 2013, at 4:00 p.m., local time.

Present, Boardmembers: _____

Absent, Boardmembers: _____

The following preamble and resolution were offered by Boardmember _____ and supported by Boardmember _____.

WHEREAS:

1. The Local Development Finance Authority (LDFA) has completed the purchase of the former Bohn Piston facility at 220 Aylworth Avenue.
2. The current zoning designation for the property was established to encourage an industrial development that did not occur.
3. The LDFA desires to change the zoning to be the same as that of adjacent parcels.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City of South Haven Local Development Finance Authority hereby requests that the zoning of the property owned by the LDFA at 220 Aylworth Avenue (parcels 80-53-220-001-10 and 80-53-220-002-10) be changed to I-1 Light Industrial zoning.

AYES: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

Paul VandenBosch, Secretary

CERTIFICATION

STATE OF MICHIGAN)
) ss.
COUNTY OF VAN BUREN)

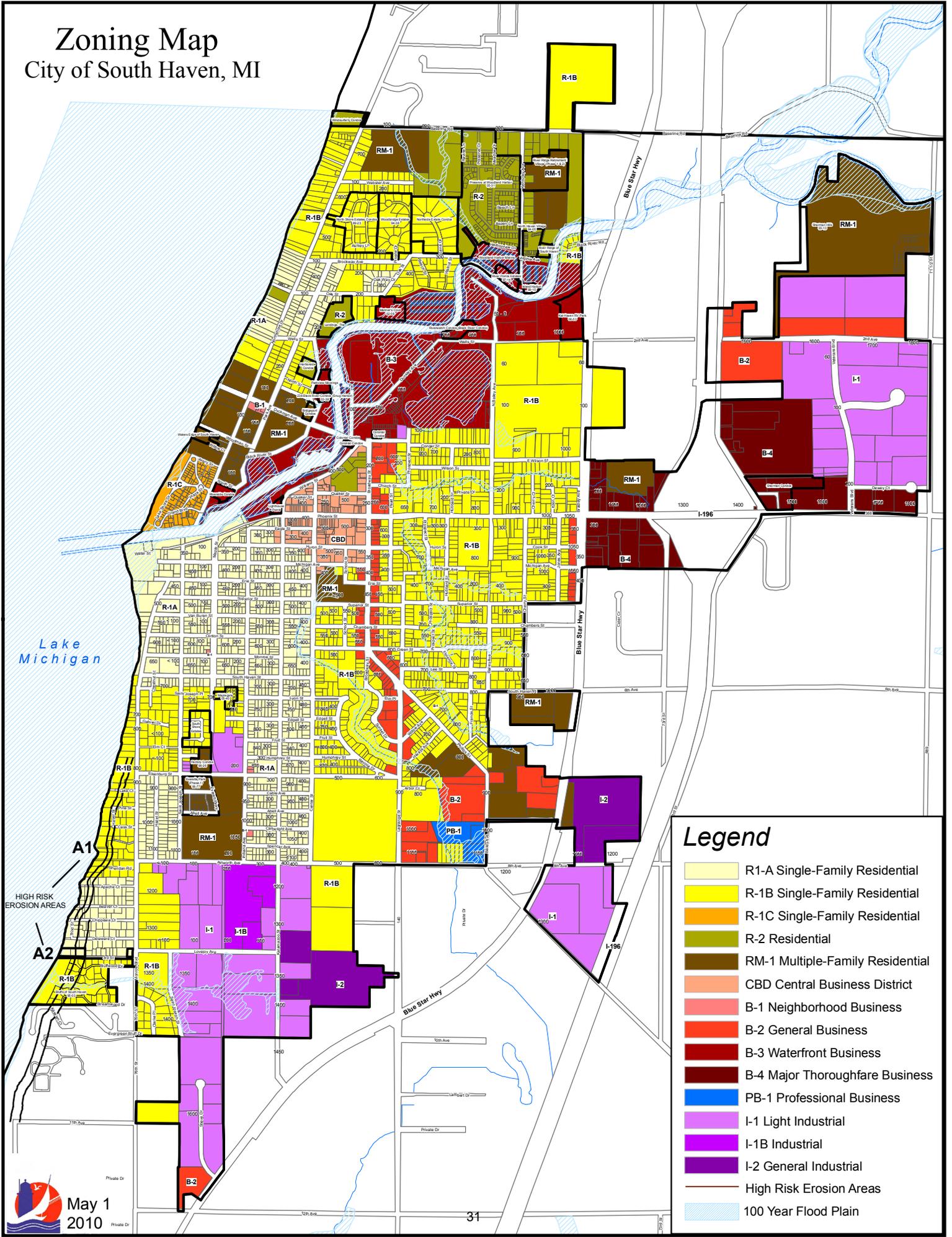
I, Paul VandenBosch, the duly qualified and acting Secretary of the Board of the Local Development Finance Authority of the City of South Haven, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board at a meeting held on February 11, 2013, the original of which is on file in the office of the Local Development Finance Authority. Public notice of said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereto affixed my official signature this February 11, 2013.

Paul VandenBosch, Secretary

Zoning Map

City of South Haven, MI



Legend

	R-1-A Single-Family Residential
	R-1-B Single-Family Residential
	R-1-C Single-Family Residential
	R-2 Residential
	RM-1 Multiple-Family Residential
	CBD Central Business District
	B-1 Neighborhood Business
	B-2 General Business
	B-3 Waterfront Business
	B-4 Major Thoroughfare Business
	PB-1 Professional Business
	I-1 Light Industrial
	I-1B Industrial
	I-2 General Industrial
	High Risk Erosion Areas
	100 Year Flood Plain

February 4, 2013

TO: Local Development Finance Authority

FR: Paul VandenBosch

RE: 2013-2014 Budget Preparation

I am currently working on getting the 2013-2014 budget in a form that is presentable to the LDFA. I intend to have the full budget ready for your review for the March meeting.

One of the issues that we as a board will be faced with are declining revenues, in part due to elimination of the personal property tax. We believe this impact will not occur before 2014-2015, however details are not clear, nor is it clear if a replacement for revenues from the personal property tax will be provided. If there is replacement funding, it may not be captured by the LDFA. With this unknown impact to future revenue, the 2013-2014 budget recommendation will be to limit capital expenditure and wait out the legislative process on personal property.

LDFA 1

Water Tower Painting: The LDFA had budgeted \$75,000 to fund part of a \$500,000 water tower painting project for the Blueberry water tower. Due to funding limitations with the water utility, this project has been delayed. This item has been removed from the budget until the project is scheduled and budgeted by the water utility.

Internet Fiber Project: The LDFA had budgeted \$10,000 for costs related to bring fiber internet to the industrial park. The internet fiber project has progressed as a private internet utility, and no investment by the LDFA has been requested or required. This item has been removed from the budget.

The Bohn plant acquisition was unbudgeted and we are still working on properly allocating the cost associated with this land purchase. The purchase cost, legal expenses, environmental expenses, site cleanup, property tax and maintenance expenses will all affect the LDFA 1 budget and fund balance. I intend to provide a detailed report on costs related to the Bohn plant acquisition and its effect on the LDFA 1 fund balance prior to requesting any additional major investment in the site.

Other expenditures in LDFA 1 include Economic Development Liaison expenses, Professional Consulting fees (legal, environmental), and a General Fund Transfer. I have requested that the General Fund Transfer be eliminated.

The decrease in annual revenue is a concern because revenues may fall below the annual \$120,000 long term debt obligation for the St. Joseph Street project, which extends to 2030. It may be necessary for other LDFA districts to assist LDFA 1.

LDFA 1 Infrastructure Improvement Plan

The Infrastructure Improvement Plan holds \$300,000 which has been dedicated to future improvements related to the Kalamazoo Street/Indian Grove project. Please note that the \$300,000 is included in the fund balance reported for LDFA 1. For example, the January 31, 2013 financial sheet reports an LDFA 1 fund balance of \$765,149 in cash and investments. \$300,000 of this amount is dedicated to the Infrastructure Improvement Plan.

LDFA 2

The 8th Avenue Improvement project has been delayed due to not being able to find grant funding. The budgeted amount of \$150,000 was not enough to fund the desired improvements. I will propose to eliminate this project in the upcoming budget.

Internet Fiber Project: The LDFA 2 budget included \$10,000 for costs related to bring fiber internet to the industrial park. The internet fiber project has progressed as a private internet utility, and no investment by the LDFA has been requested or required. This item has been removed from the budget.

I have requested that the General Fund transfer of \$20,000 be eliminated from the budget.

There is a potential to shift some Economic Development Liaison expenses to this budget from LDFA 1.

My recommendation will be not to plan any capital expenses in the upcoming budget and to maintain the fund balance.

LDFA 3

The Dewey Lane Water Main project expenses are coming to an end with approval of a final payment this month.

The I-196 Business Park water tower painting project is moving forward and is scheduled for this spring. There will likely be some expenses carried over into the next fiscal year.

Internet Fiber Project: The LDFA 3 budget included \$20,000 for costs related to bring fiber internet to the industrial park. The internet fiber project has progressed as a private internet utility, and no investment by the LDFA has been requested or required. This item has been removed from the budget.

LDFA 3 supported LDFA 1 with \$250,000 towards purchase of the Bohn plant.

My recommendation will be not to plan any capital expenses in the upcoming LDFA 3 budget and to maintain the fund balance.

Budget Review Schedule

I apologize for beginning this discussion before providing the budget tables showing revenues, expenses and fund balances. Because of the Bohn plant acquisition and the fluid nature of the personal property tax issue at the state level, I need additional time to be sure that the budget presented is accurate.

My plan is to provide the full budget information at the March meeting of the LDFA. This is a draft budget and the LDFA board may recommend and approve changes to the budget as it sees fit.