CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
SPECIAL WORK SESSION
MONDAY, AUGUST 3, 2020
(Electronic Remote Meeting)

The Special Work Session of the Grand Haven City Council was called to order at 7:00 p.m. by Mayor Bob Monetza.

Present: Council Members Mike Dora, Ryan Cummins, Dennis Scott, Mike Fritz, and Mayor Bob Monetza.

Absent: None.

Others Present: City Manager Patrick McGinnis, Assistant to the City Manager Ashley Latsch, Water Filtration Plant Manager Joe VanderStel, and Public Works Director Derek Gajdos.

1. Mutual Aid and Assistance Agreement (MAA) for the Michigan Water and Wastewater Agency Response Network (MiWARN) Program
   - Joe VanderStel, Water Filtration Plant Manager

NOWS Manager VanderStel introduced the MiWarn program as a way for public works agencies to facilitate mutual aid and assistance to those in crises or with smaller scale need. He identified the COVID-19 pandemic as a recent example of when departments were unsure how their staffing levels would be impacted and could have benefited from this type of agreement. VanderStel explained that there are 45 communities that are MiWarn members in Michigan, utilizing this network of utilities. He stated that this agreement would serve as a great insurance policy in times of need.

Mayor Monetza noted that we have done this informally in the past and wondered what benefit there may be to formalizing the agreement. He also inquired whether there would be a reimbursement aspect to the program.

VanderStel responded that a large benefit of formalizing the support network would be the wider reach. He confirmed that the program does lay out a path for reimbursement for assistance, further holding participants accountable.

Council Member Dora inquired as to who would be named as the authorized official in the agreement.

VanderStel responded that he had identified himself and Public Works Director Derek Gajdos at the time, but that could be changed going forward.
Council Members Fritz and Scott remarked that staff has been informally participating in this kind of assistance and that they felt it was a good move for the city to formalize an agreement.

2. **City Leased Property**
   - Ashley Latsch, Assistant to the City Manager

Assistant to the City Manager Latsch presented data on current city leased properties. She identified the average price per square foot as being between $12-13. She further explained that the downtown averages fall between $16-$18 per square foot, while clarifying that those figures also contain a number of additional fees and assessments that are not reflected in the city leased properties. Latsch also noted that at face value some city tenants, like Snug Harbor, appeared to pay a much lower base rent than others; however it was important to recognize that their agreement contained upward of $100,000 worth of capital improvements to the facility that they agreed to make at their own expense.

City Manager McGinnis further explained that these agreements are each negotiated on a case by case basis and that many of the businesses are long standing tenants that have presented no issues at their time of renewal.

Mayor Monetza inquired as to what a typical lease term is for city tenants.

City Manager McGinnis clarified that longer-term lease agreements often come with significant building investment, like we see with Snug Harbor. He noted that other agreements tend to vary with differing circumstances.

Council Member Cummins sought clarification on the renewal process, asking if the city goes out to bid or submits RFPs at the time of renewal. Noting that he understands longevity and why that might serve as a preference point.

City Manager McGinnis stated that an owner will express an interest in renewing, and if they have been a good tenant, a renewal proposal is then brought to City Council. He noted that at that point, City Council could direct staff to go out for bid if they felt it would be appropriate.

Council Member Fritz remarked that it would be very difficult at this time to kick out established businesses. He stated that he was not interested in kicking out tenants who have built their businesses from the ground up and have been good, paying, tenants. He felt the city should be considerate of their livelihood in making these decisions.

Mayor Monetza assessed interest in continuing the conversation in the Regular City Council meeting to follow.
3. **Adjournment**

After hearing no further business, Mayor Monetza adjourned the meeting at 7:31 p.m.

Robert Monetza, Mayor

Ashley Laisch, Assistant to the City Manager