

FALL LEAF DROP-OFF

The Fall Yard Waste Drop-Off Program will begin on Monday, October 23rd and continue through Sunday, November 19th at the drop-off site located behind the DPW Building at 13300 168th Avenue.

The hours of operation are Monday through Friday 8:00 a.m. until 6:00 p.m.; Saturday from 10:00 a.m. until 6:00 p.m.; and Sunday from 12:00 noon until 6:00 p.m.

The drop-off is only meant for leaves, grass and similar yard waste. There is no dumping of wood, limbs or brush allowed.

ELECTRONIC NEWSLETTER

Grand Haven Charter Township emails monthly newsletters to about 800 residents each month. If you would like to sign-up for this service, please visit:

www.ght.org

In addition, the Township is on Facebook at :

<https://www.facebook.com/GHTownship/>



TAXES REDUCED

The Township Board **reduced**↓ the total December winter tax millage rate for Grand Haven Charter Township by **0.2809 mills**. (*0.22 mills of this decrease is because of the elimination of the water debt.*)

Because the Township's Taxable Value increased more than the rate of inflation, a so-called "Headlee" roll back of the property tax rates occurred.

Due to this decrease in the Grand Haven Charter Township property tax millage rate, on average, the owner of a \$200,000 home in 2016 with a taxable value of \$100,000 will pay approximately **\$23.94 less**↓ on their December winter tax bill (*this amount includes the 1.009% adjustment to the taxable value for the increase in the 2017 C.P.I.*).



SENIOR HOUSING

The Township's 2016 Master Plan emphasized a need for housing and nursing care for senior residents. In response, the **Township approved two Planned Unit Developments (PUD) for seniors**.

The first is a 30-acre PUD called the "Village at Rosy Mound" senior housing complex located south of the Ottawa County Road Commission and east of Rosy Mound elementary school.

This site was a challenge to develop because of areas with steep topography, large sections of protected wetlands, and the need to accommodate concerns regarding an adjacent railroad and an abutting single-family subdivision. However, the Township and developer found a balance that allows for more senior housing options.

This development includes a 116 unit congregate apartment building (*see drawing on page 2*); a 110 unit assisted living facility; and, 27 cottages.

Construction on this development is expected to begin this October.

The developer will construct the site in accordance with "Green New Construction" policies that will include geothermal heating, water conservation through low flow plumbing fixtures, ENERGY STAR® appliances, water heaters, and interior construction materials that will utilize low or no volatile organic compounds.

In addition to approving the "Village at Rosy

GRAND HAVEN CHARTER TOWNSHIP
13300 168TH AVENUE
GRAND HAVEN, MI 49417
PHONE: 616-842-5988 • FAX: 616-842-9419

Supervisor Mark Reenders
Clerk Laurie Larsen
Treasurer William A. Kieft III
Trustee Howard Behm
Trustee Calvin Meeusen
Trustee Ron Redick
Trustee David Gignac

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SCHOOL ZONE SIGNS

Grand Haven Charter Township and the Grand Haven Area Public Schools recently completed an agreement to install school speed zone signs at both the Rosy Mound Elementary School and the Peach Plains Elementary School.

The four electronic signs will cost about \$35,000, which includes the purchase, installation and costs for installing electrical service for each of the four signs. The Township will pay for the installation and maintenance costs of these new signs while the school district will assume operational responsibility of the signs.



NEWSLETTER

Mound” PUD, the Board also approved a related “Payment in Lieu of Taxes” (PILOT) ordinance for the 116 unit congregate apartment building. This portion of the development will be financed through the Michigan State Housing Development Authority and will be exempted from property taxes; rather, the

According to the developer, it is estimated that approximately 70% would be rehabilitation patients that stay 30-days or less; with the remaining 30% comprised of long-term patients in need of skilled nursing care. The facility will employ between 120 and 140 staff after this nursing care facility is fully



housing development will pay an annual service charge equal to four percent (4%) of the rent payment, minus utility costs.

It is estimated that this will generate about \$56,000 annually when the congregate apartment building is fully occupied. *(It should be noted that the assisted living facility and the cottages will not be exempted and will pay property taxes.)*

In exchange for this PILOT agreement, the developer will lease many of the units at below market rates to assist seniors that are living on low or moderate incomes.

The second PUD is referred to as the “Regency at Grand Haven” and is a one-story, 74,000 square foot nursing care facility.

The facility will have 120 beds and will include 38 private rooms, 38 semi-private rooms and 6 private bariatric rooms. *(The development also includes a future wing that will accommodate an additional 20 beds, bringing the total to 140 beds.)*

The development will be located on the north side of Comstock Street, between 168th and 172nd Avenue.

operational and the resident/patient census has stabilized. Employees will work all three shifts.

Construction on the “Regency” is expected to begin in April of 2018 and will take about one year to complete.

“THE HOFMA VISION”

Over the past two years, about 179 acres of property was added to Hofma Park and Preserve, which means that this public land encompasses about 640 acres.

In order to ensure that this land is properly developed and maintained for generations, the Board initiated a process to develop a community derived plan that became known as “The Hofma Vision.”

“The Hofma Vision” recognizes the legacy of Hofma Park — that started as a 40 acre gift of land to the Township in 1936 from two local physicians Dr. Edward Hofma and his wife Dr. Elizabeth Hofma. But, the plan also looks forward to the dream of converting the abandoned Christmas tree farm and

vacant land into a premiere native habitat and recreational facility for area residents.

Since the adoption of “The Hofma Vision” by the Township Board on July 24th, the Township’s Parks and Recreation Committee has been prioritizing the projects contained within the plan.

For the 2018 grant cycle, the following projects were identified for the old Witteveen Christmas tree farm portion of Hofma Park and Preserve:

1. Converting portions of the Christmas tree farm to native meadows and forested areas;
2. Installing an entrance and parking off 168th Avenue;
3. Constructing restroom facilities and basic park amenities (e.g., benches, bike racks, picnic pavilion, etc.).

If a grant is approved by the State of Michigan, construction on these improvements could begin as early as 2019.

A .pdf copy of “The Hofma Vision” can be reviewed on the Township’s website at the following link:

<http://www.ght.org/community/parks-recreation/>

PATHWAY UPDATE

Construction on the 10-mile extension of the Township’s current 28-mile pathway system is nearing completion.

The first phase includes an extension of pathway along Buchanan Street from Lakeshore Avenue to 168th Avenue and Sleeper Street from 168th Avenue to the Hofma Preserve entrance.

Seven firms bid on this construction project with bids ranging from a high \$847,814 to a low of \$639,388.

Because the difference between low bid of \$639,388 and the second lowest bid of \$641,860 was only \$2,472, which is less than a 1% difference (i.e., 0.38%) and because the second lowest bid is a local contractor (i.e., Schmidt Brothers Excavating), the Board awarded this construction contract to the local

contractor.

The Board explained their decision by noting the following:

- Because the benefit to the Grand Haven area economy of “buying local” will exceed the marginal price difference of \$2,472;
- Because the Township has worked with Schmidt Brothers Excavating in the past and found his work to be “good”; and,
- Because a review of the subcontractors provides additional confidence regarding the ability of the local contractor to adequately perform the pathway construction work.



Construction on this first phase of new pathway should be completed by **November 15th**, with some final restoration being completed in the Spring of 2018.

Construction bids on the second phase are expected to be let in February or March of next year.

PATHWAY TRIMMING

The Township will once again trim all bushes and shrubs along the pathways throughout the Township.

If you do not wish to have GHT trim the bushes in front of your house along the pathway, please make sure to have your own trimming complete by October 15th or call (616) 604-6325.