

**CITY OF GRAND HAVEN  
GRAND HAVEN, MICHIGAN  
SPECIAL WORK SESSION  
MONDAY, DECEMBER 3, 2018**

The Special Work Session of the Grand Haven City Council was called to order at 6:30 p.m. by Mayor Geri McCaleb in the Council Chambers of City Hall.

**Present:** Council Members Bob Monetza, Josh Brugger, Mike Fritz, and Mayor Geri McCaleb.

**Absent:** Council Member Dennis Scott, excused.

**Others Present:** City Manager Patrick McGinnis, City Clerk Linda L. Browand, City Manager's Office Intern Ashley Latsch, Public Works Director Derek Gajdos, Finance Director Jim Bonamy, and Public Safety Officer Ryan Enlow.

**Presentation of Historic Conservation District Commission's Review and Recommendation of Proposed Designs for the Grand Trunk Depot**

- Marsha Peterson, Chair

Ms. Peterson reviewed the PowerPoint presentation included in the agenda packet. The recommendation from the Historic Conservation District Commission (HCDC) was to make no changes to the exterior of the building.

HCDC Member Crane added that the foundation needed work but the building would not be eligible for grant monies offered by the State Historic Preservation Office if the exterior were changed.

Council Member Fritz agreed the outside of the building should maintain its character. Leaving the outside "as is" would not be detrimental. The inside could be updated but the outside did not need to be modernized.

Council Member Monetza noted the community had been investing in this facility for over 100 years. The City needed to respect and preserve this building. He felt there would be interest from people who would want to occupy the building without changes to the outside. The building needed to be made usable but he would hate to see more of what was already done with the building addition.

Council Member Brugger appreciated preserving what could be preserved but still making the building functional. He struggled with the recommendation to not make any changes as it would limit the usability of the building. He wanted to find a reasonable use of the building and if there was a blanket "no change," he did not want to put a developer in that position.

**Special Work Session  
December 3, 2018  
Page 2**

Mayor McCaleb said she did not see the depot as “sacred ground” and wanted it utilized in the best way possible. She would be open to more change in the rear of the building to fit in with the stadium. The small windows cut down on the view of the river and more light needed to be brought inside. The building needed to be made more marketable and have more flexibility than the HCDC recommendation.

Main Street Preservation & Place Committee Chair Smith felt the City should be able to find someone that would want to use the building without changing the look of the exterior.

City Manager McGinnis noted the City had an architect engaged. It was likely the depot building would be a significant undertaking. The DDA had voted for “minimal impact” on the building, not an overall “no change.” He suggested the City move forward with the interior to get the building in a state so it could be occupied. The focus would be on the foundation, roof, floor, HVAC, and interior treatments.

**Street PASR Rating Analysis**

- Derek Gajdos, DPW Director

DPW Director Gajdos reviewed highlights presented in the agenda packet. Later this winter the total dollar amount available would then determine how the funds would be used. The state has promised increased funding with the prediction by 2023 of about 50%.

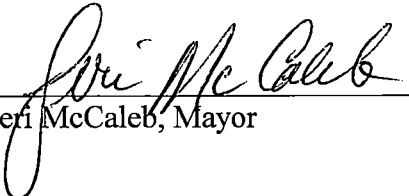
Council Member Monetza appreciated the graphs Director Gajdos had provided. The City would just try to keep the roads maintained unless more funding became available.

Council Member Fritz was pleased to see the crack sealing done. The City was doing the best it could with the funding it had. It would be nice for the state to give the City the money due to it.

Mayor McCaleb agreed the City had a limited amount of money and did a great job with what it had.

The work session continued during the following regular council meeting.

After hearing no further business, Mayor McCaleb adjourned the meeting at 7:29 p.m.

  
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Geri McCaleb, Mayor

  
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Linda L. Browand, City Clerk