



Village of Grand Beach Michigan
48200 Perkins Blvd
Grand Beach, MI 49117
269-469-3141

Police Station Committee Meeting
Friday, January 16th at 10:00 a.m. ET – Michiana Location

Call to Order

The meeting was called to order at 10:01 a.m. by Chief Layman. The Committee members present in addition to Chief Layman were Village of Michiana Planning Commission representative, Ron Rossetto, Grand Beach Resident representative, Julie Dunsire, New Buffalo Township Fire Chief Jamie Flick, Grand Beach Planning Commission representative, Jim Krillenberger, Grand Beach Building Official & Zoning Administrator, Chad Butler, Michiana Council President, Tim McCarthy, Michiana Councilman, Mike Mumper, Architect Mike Elliott and Grand Beach Council President, Harry Walder.

Also in attendance, Grand Beach Deputy Clerk, Michelle Maroney, Grand Beach Police Sergeant, Creo Brewster and Michiana Police Cadet, Tyler Skopec. There was one person in the audience.

Adoption of Agenda

A motion was made to adopt the agenda by McCarthy and seconded by Rosetto.

Approve Minutes

A motion was made to approve the minutes from December 12th, 2025, meeting by Krillenberger, seconded by Walder.

Old Business

- **Bond Discussion** - Chief Layman and McCarthy shared recent virtual meeting with Municipal Finance Advisor from Bendzinski & to gather information regarding pursuing a bond. This agency works to advise and broker a bond that meets the needs of the municipality. McCarthy reported the benefit of working with a brokerage instead of a bank allows for competitive market pricing as they will sell the bond essentially to keep the rates and terms desired; and shared the differences in interest rates based on their estimated project scenario drafted by the agent. This route would require the Villages have a Bond Attorney moving forward.
- **Police Station Committee to make non-financial decisions**- Walder and McCarthy reported that both Villages were able to pass this at their recent respective Council meetings.
- **Grand Beach Planning Commission**- PC Representative, Krillenberger conveyed that the bylaws of the Grand Beach Planning Commission do say that Village structures are subject to Planning Commission procedures. PC Chair Ross Kerr had previously advised Krillenberger that a Public Hearing may be

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required as well. Chief Layman reminded Krillenberger of the countless opportunities for the Public to attend to discuss this matter, referencing Michiana Council, Grand Beach Council, multiple Grand Beach Town Hall meetings in 2025 and all previous workshops for this Police Station Committee. Krillenberger stressed that upon a site plan review and plans from the architect are reviewed there should not be an impending obstacle from the Planning Commission.

- **Cashflow projection-** Walder explained this analysis goes hand in hand with new business discussion topics #2 and #3 from Architect, Mike Elliott.
- **2026 Grant applications-** Maroney reported that she has not yet heard back from the previous contact from Walberg's office used during the FY 2026 Grant Application, Joanna Brown. There are no current application opportunities posted for FY 2027 nor any information for current requirements or deadlines. Maroney filled out an online request for more information via Congressman Walberg's website and contacted the nearest district office (Niles) via phone. The staff person involved with Community Projects was not in the office that day and she left a voicemail for a callback.

New Business

1. **Joint Funding Agreement-** After meeting with the Bond agent, McCarthy reiterated that they learned the municipality with the property where the project is intended (Grand Beach) will need to apply for the bond. Michiana would contractually agree to 50% of the costs and then gain joint ownership after this is paid. McCarthy stressed that pursuing a bond is the strategy that Michiana would like to take to avoid dipping into reserves. "It's going to come down to Grand Beach being comfortable to hold the bond and have Michiana pay it back," said McCarthy, explaining that this language would be spelled out via a Bond Attorney. When Krillenberger posed the question of how risky we are to the bond, McCarthy reiterated that this project is attractive to bond buyers and Chief Layman added that without commercial business our area is unique. Chief Layman reported that he and Police Commissioner and Councilman, Ed Brandes, met with the Village Attorney (Grand Beach & Michiana shared) Sara Senica, and suggested a broader discussion between Village Presidents. Both Walder and McCarthy agreed to this.
2. **Proposed Fee Schedule-** As Walder introduced the fee schedule discussion he shared concerns that "We sold this to the Village (Grand Beach) as the Millage paying for this and now, we are saddling them with another payment," if the decision was made to pursue a bond. Chief Layman and Chief Flick both reiterated that this potential bond payment can be paid for with the Millage. Chief Layman further explained any costs accrued go directly to the bond and McCarthy added that any excess will go towards principal. If this was the direction moving forward it would need to be pursued 4-6 months before proposed breaking ground date.

Walder continued that he would like to do some additional work with Architect Mike Elliott to review the proposed fee schedule and current workup. Walder reiterated that the Villages would assume the costs for topography work and Elliott would strike this from his proposal. Additionally, Walder proposed pursuing MEP (Mechanical, Electrical and Plumbing) design and work through a potential construction

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manager instead of Elliott's firm to bring down estimated costs. Elliott also suggested the concept of looking at pre-engineered structures for the project. This concept of panelized construction would also move project timeline along quicker. Butler gave an example of a home in the Village that utilized this building concept for visual reference and added an upside to this is the controlled environment the materials are built in before coming to location site. Elliott continued to list off items that potentially could be cut from the estimate like sprinkler and alarms systems. Chief Flick recommended leaving these systems off of the estimate and that this would not be a necessity for this type of building, regarding square footage and occupancy- and that the maintenance costs would not be sensible.

- 3. Proposed Construction Dates** Chief Layman questioned whether the Survey and Borring samples described in the needed topography work could be scheduled now. Elliott explained that it would need to wait for the snow to be gone. Walder suggested reaching out to firms that could give us quotes for their survey services. Chief Layman volunteered to look into the suggested firms mentioned in the meeting, Wightman, Abon Marche and one that Michiana uses. Elliott continued that in springtime when some vegetation is present then it will be time for a delineation which he estimates in the \$10,000 range. Walder proposed soil borings in late summer/ early fall and Elliott reiterated that once site plans are laid out this will determine where the borings are done. There was a brief discussion of sewer access, stormwater and water retention during a project. It was confirmed this site has access to sewer.

Public Comments There was one person in the audience for part of the meeting. This person did not stay until adjournment nor make any comments.

Adjournment The next meeting date will be **Friday, February 27th at 10:00 a.m. in Grand Beach**. The Committee suggested the Bond Agent and any agency looking to do the topography work to attend the next meeting. Motion to adjourn made by Krillenberger and seconded by McCarthy. The meeting was adjourned at 10:42 a.m. ET.

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