



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

Police Station Committee Meeting
Friday, February 27th at 10:00 a.m. ET – Grand Beach Location

Call to Order

The meeting was called to order at 10:02 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 Planning Commission representative, Jim Krillenberger, New Buffalo Township Fire Chief Jamie Flick, Grand Beach Building Official & Zoning Administrator, Chad Butler, Grand Beach Resident representative, Julie Dunsire, Grand Beach Council President, Harry Walder, Michiana Councilman, Mike Mumper Michiana Council President, Tim McCarthy, and Architect Mike Elliott.

Also in attendance, Grand Beach Deputy Clerk, Michelle Maroney, Grand Beach Police Sergeant, Creo Brewster. There was nobody in the audience.

Adoption of Agenda

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

Approve Minutes

A motion was made to approve the minutes of the January 16th, 2026, meeting by Krillenberger, seconded by Mumper.

Old Business

- **Bond Discussion** - Chief Layman introduced Andy Campbell, Municipal Finance Advisor from Bendzinski & Co. via video conferencing to share what his agency's role could be if a bond was pursued and answer any questions from the Committee:

Question 1: (McCarthy) *Would there be any penalties to pay off the bond before the end of term?*

Answer: (Campbell) *stated it would depend on the bond sale method; bank method or competitive sale. Banks are typically more lenient on a call date- generally no penalty after 5 years of returns. A competitive sale / broker typically needs 7-8 years of returns before a call date.*

Question 2: (Krillenberger) *Any implications for two communities borrowing together; would this be more expensive or more complicated?*

Answer: (Campbell) *This would be worked out with your Bond Attorney, and the only borrower is the one that owns the asset. Or you give it to Joint Authority.*

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Question 3: (McCarthy) *Both villages cannot co-own the bond?*

Answer: (Campbell) *One owns the building the other owns the contract. Otherwise, you give the building to an authority, but we would need to lean on the attorney for this.* Campbell explained he is well acquainted with the specific rules for a Fire Station but not as familiar with Police.

Question 4: (Krillengberger) *Do we have a Bond Attorney?*

Answer: (Campbell) *There are three that do this work in the state of Michigan- all are qualified, all do good work it is just your preference. They all charge around the same.* He referenced where these were listed within provided documents from previous meeting with Layman and McCarthy.

Question 5: (McCarthy) *Can soft costs be paid from the bond?*

Answer: (Campbell) *Yes these are included in the project costs and paid out of the bond. The Bond Attorney and our fee are paid upon Closing- only if it happens.*

Question 6: (Krillengberger) *How are funds received or is there an account to draw from?*

Answer: (Campbell) *Some communities have looked at doing a draw, but I haven't really seen that especially comply with State laws.* Campbell referenced IRS rules about spend out and concept of arbitrage.

Question 7: (Mumper) *Would receiving a Federal grant change anything for pursuing a bond?*

Answer: (Campbell) referenced an example of current government programs including the USDA Community Facilities grant the Committee is currently applying for; *these grants are taking 3-5 years and are essentially unworkable right now. But you typically want to wait until flushed out (possibility of a grant) as long as you can to issue the bond when you know that final number. You have to spend the money within two years of receiving- so it is possible to get a bond and receive a grant after, but you have to be careful because you have to spend that money-it's just a timing issue.*

Question 8: (Krillengberger) *From the time we say 'go,' how long before you do your process and the funds come in?*

Answer: (Campbell) *Four months.*

(Krillengberger) *What if we say 'go,' six months from now?*

(Campbell) *Still four months. As long as you know that final number in month three. There is a Notice of Intent- required publishing, adoption from Council- this starts a 45-day clock. Then if you have more than 10% against it – you can stop the process. I've only seen this twice ever.*

Question 9: (Krillengberger) *You've looked at the tax base here- any uncertainty/ could we be denied?*

Answer: (Campbell) *I'm 99% sure (there will be no issues). The only time we had denials there was a market issue back at the beginning of COVID- there were delays. From an audit perspective both Villages are in good shape. Municipal debt is very secure- very uncommon to have an issue.*

Question 10: (Rosetto) *The bond grading is for primary Village or both together?*

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Answer: (Campbell) *Only whoever is the 'Issuer,' – the rating is based on them.*

Question 11: (Krillenberger) *Is the amortization like a mortgage- level/ constant payments?*

Answer: (Campbell) *Interest is payable every six months- principal every year. These are fixed interest rates- you could do variable but rarely- rarely do we do that. You can do whatever fits cashflow within reason. For example, if you anticipate a tax increase and want the payments to go up 3% to match the tax increase. You can slightly increase or decrease depending on what works best for cashflow. Villages can make their decisions separately and roll it into the bond; maybe one Village wants a level pay over 10 years, and one wants a level pay over 12 years. It's still one bond but rolled into different terms.*

- **Walder cashflow-** Chief Layman shared that this is still underway and Walder will get that to the Committee soon.
- **Maroney follow up with 2026 Grant Application-** Chief Layman shared that he, Maroney and Ed Brandes have met to discuss the 2026 application process for the Community Project Funding request via Congressman Walberg's office. Project submissions for FY 2027 funding are now open and the deadline to apply is March 27th, 2026. Layman stated that they are on track with the application and plan to submit the week before the project deadline.

Discussion ensued regarding the probability of actually receiving grant funding after Campbell had specifically mentioned the current programs like the one the Committee is pursuing as 'unworkable,' and slow to pay out. McCarthy shared that Michiana was a recipient of grant funding and was recently told their expected sum was \$650,000 less than what they originally believed to have been awarded. Krillenberger reiterated that Campbell shared it is possible to pursue or receive grant monies after a bond is issued. Elliott added that there were technology grants, grants for training and other components that may be 'easier to grab,' later on as something to consider as well.

- **Joint Funding Agreement-** Chief Layman shared that Brandes did not have an update for him from the attorney regarding this at this time. Walder brought up the need to figure out the 'owner,' of the project. McCarthy suggested Grand Beach applies for the bond and Michiana contracts to co-pay and can determine ownership before or after the bond is paid off. This would indicate we are helping to pay the bond but wait until paid off to 'co-own'. Mumper shared he had discussed forming an authority with the Village attorney and he believe the advice was that it was best to do this before not after. McCarthy said that Campbell did mention an authority as an option but because of time constraints they wanted to move forward and figure that out later. Krillenberger suggested an option for forming an authority for the land (proposed site) and not the building- but McCarthy said Michiana would not be interested in that. Chief Layman shared that he and Fire Chief Flick have been through the process for a police authority and it takes years. Chief Flick added that forming an authority "turns into its own governing entity and has different rules, different auditing and could great a 'big stop sign,' to project." Mumper thanked both men for sharing these insights- "this is what we need to know," for those less

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familiar. Chief Layman concluded that creating the contract first and using the next 10-12 years (bond term) to work out the authority.

New Business

1. **Consultant Proposals-** Walder reviewed the handout with the Committee sharing that Chief Layman did a great job getting a variety of proposals. Without Phase I (which we may not need to do) we are looking at around \$13,000 from each Village. Soil borings were not included in this cost estimate as they will occur late summer. Elliott shared that these are done *after* the Site Plan so that they know *where* to bore. Walder said there may be some site clearing needed and Chief Layman suggested bringing in our DPW to help with this and bring costs down.

Walder made a motion to approve consultant proposals for wetland delineation, topography and site plan not to exceed \$26,100 split between both Villages (\$13,050 each) -McCarthy asked that this be amended to reiterate the motion is to bring these figures to their respective Councils. Walder repeated the phrasing asking the Committee to bring these to respective Councils; Mumper seconded the motion and it was unanimously carried.

2. **Training Room/Council Room-** Walder made a motion to add 1000 sq. ft. to the proposed design to include a training room/ council room area. Krillenberger seconded the motion and it was carried unanimously without changes.

Discussion ensued- Elliott shared potential cost increases to project; Krillenberger commented that these estimates were “cost proportionate.” Chief Flick shared that it becomes an ideal meeting space for both Villages as they both share common disturbances with noise and accessibility at their current Hall setups. Elliott reiterated that it (adding a meeting space) “increased the scope but didn’t impact the site.” Elliott continued, “It’s (the plan) flexible right now- and not a bad idea. It would be easy to lock out and not trap people through the station itself but create a separate entrance or bathroom off of lobby- it’s very common.” Lastly Elliott shared he would work on a plan for storage as a larger meeting space would require seating and seating could require storage.

Public Comments There was nobody in the audience and no public comments.

Adjournment The next meeting will be **Friday, March 20th at 10:00 a.m. in Michiana.** Motion to adjourn made by Krillenberger and seconded by McCarthy. The meeting was adjourned at 11.17 a.m. ET.

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