



April 29, 2020

Subject: Council Meeting of May 4, 2020  
Purchase Industrial Property – 5642 and  
5698 Grand Haven Road

The Honorable Mayor  
And  
Members of the City Council

Ladies and Gentlemen:

The City has recently experienced significant sale and development of publicly owned industrially zoned property. The number of sites available for future manufacturing facilities is limited. Therefore, it is important that the City acquire additional industrial land for sufficient attraction and retention of manufacturing jobs for the future.

Muskegon Area First has applied for Michigan Economic Development Corporation (MEDC) Build Ready Sites grants to acquire properties adjacent to existing city-owned land. Recently a conditional buy/sell agreement to acquire two properties was signed. They are located at 5642 Grand Haven Road (sale price of \$123,750) and 5698 Grand Haven Road (sale price of \$41,250). MEDC grants would pay approximately 50% of the purchase price. Funds are included in the proposed Fiscal Year 2021 budget for acquisition of industrial property.

Attached is a resolution for City Council’s consideration to approve the buy/sell agreement to purchase property at 5642 and 5698 Grand Haven Road with a total purchase price of \$165,000.

Respectfully submitted,

Mark C. Meyers  
City Administrator

/ss  
Attachment

Administration/City Clerk (231) 798-4391	Assessing Division (231) 799-6806	Building Division (231) 799-6801	Finance/Treasurer (231) 799-6805	Fire Prevention (231) 799-6809	Fire Department (231) 798-2255
Parks/Recreation (231) 799-6802	Planning/Zoning (231) 799-6800	Police Department (231) 733-2691	Public Works (231) 799-6803	Streets Division (231) 798-2156	Water/Sewer (231) 799-6804

R E S O L U T I O N

WHEREAS, the City must continue to acquire industrially zoned land to attract and retain manufacturing jobs into the future; and

WHEREAS, a buy/sell agreement has been reached to purchase two industrially zoned properties on Grand Haven Road totaling 2.85 acres;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby approves a buy/sell agreement to purchase property at 5642 and 5698 Grand Haven Road for a total purchase price of \$165,000 and authorizes the Mayor and City Clerk to execute documents related to the purchase.

At a rescheduled meeting of the City Council of the City of Norton Shores, held remotely, on the 4<sup>th</sup> day of May 2020 the foregoing resolution was moved for adoption by Council Member

. The motion was supported by Council Member .

Ayes:

Nays:

Resolution declared adopted/denied.

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Shelly Stibitz, City Clerk



## Internal Memo

April 27, 2020

TO: Mayor and City Council

FROM: Mark C. Meyers, City Administrator

SUBJECT: Acquisition of Industrial Land

With the recent attraction of new industry to Norton Shores the amount of industrially zoned public land within our industrial parks is greatly diminishing. Within the past 24 months alone, five lots in Airport Business Park Phase II have been sold and only one remains. There are only two vacant lots in Airport Business Park Phase I which is owned by Muskegon County. And there are only three vacant lots in the Norton Industrial Center and they are privately owned.

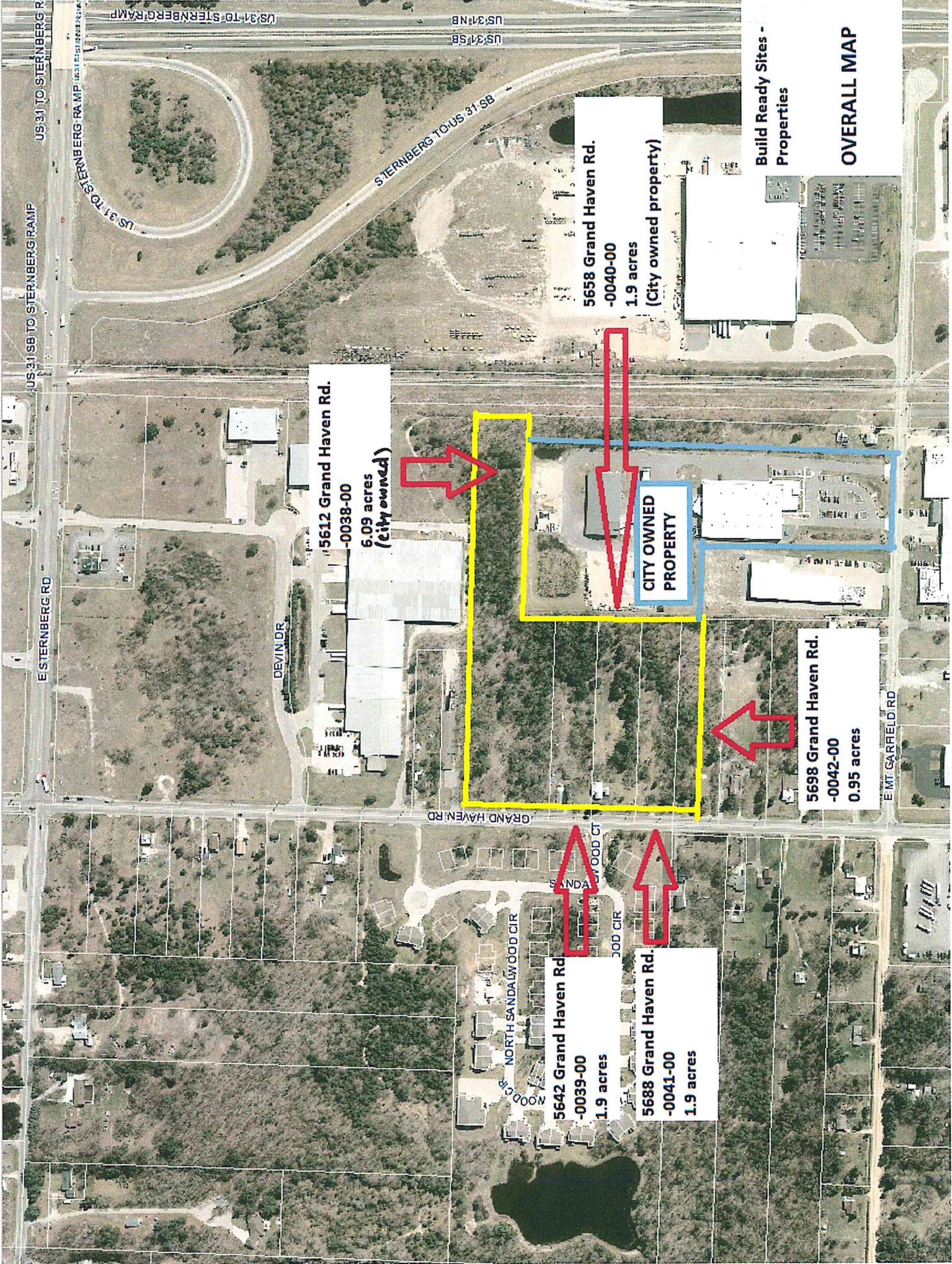
The City owns two properties comprising eight acres on Grand Haven Road. In an effort to consolidate the properties and to increase the amount of available acreage for future industrial use, Muskegon Area First has submitted grants on behalf of the City of Norton Shores to acquire three industrially zoned properties (see attached map). The Michigan Economic Development Corporation (MEDC) Build Ready Sites grants will pay approximately 50% of the acquisition cost. The balance is available in the proposed FY2021 Industrial Development Program budget.

The City has executed a buy/sell agreement for two of the properties, conditional on City Council approval. The 1.9 acre property located at 5642 Grand Haven Road which is in between the City-owned lots has a sale price of \$123,750. The second property, .95 acres in size, is located at 5698 Grand Haven Road and has a sale price of \$41,250. Therefore, I am requesting City Council approval of the buy/sell agreement for 5642 and 5698 Grand Haven Road at a total price of \$165,000.

It should be noted that purchase is not conditioned on receiving the MEDC grants. I'm recommending that the City purchase the lots regardless of receiving the grants. Further, staff is in the process of signing a third buy/sell for an additional, adjacent, 1.9 acre site.

Again, the City is running low on publicly owned industrially zoned land and must acquire and develop more to attract and retain manufacturing jobs into the future.

/ss  
Attachment



US 31 TO STERNBERG RAMP  
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E STERNBERG RD

DEVIN DR

5612 Grand Haven Rd.  
-0038-00  
6.09 acres  
(city owned)

GRAND HAVEN RD

5642 Grand Haven Rd.  
-0039-00  
1.9 acres

5688 Grand Haven Rd.  
-0041-00  
1.9 acres

5658 Grand Haven Rd.  
-0040-00  
1.9 acres  
(City owned property)

CITY OWNED  
PROPERTY

5698 Grand Haven Rd.  
-0042-00  
0.95 acres

E MT GARFIELD RD

Build Ready Sites -  
Properties

OVERALL MAP