

Kalamazoo Lake Harbor Authority
Douglas, Saugatuck & Saugatuck Township Michigan

Regular Meeting
Tuesday, March 24th , 2026 – 6:00 PM

*This is an in-person meeting at Saugatuck City Hall, 102 Butler St, Saugatuck, MI 49453.
The meeting will also be available live, virtually on Zoom.*

1. Call to Order: By Chair

2. Roll Call

3. Approval of Agenda

- a. March 24th, 2026, Meeting Agenda

Motion to approve the March 24th, 2026, Agenda

-Voice Vote

4. Approval of Minutes

- a. February 3rd, 2026

Motion to approve the February 3rd, 2026, Minutes –

Voice Vote

5. Approval of Invoices: No invoices

6. Public Communications:

- a. Written – No Communications
- b. Verbal (Limit of three (3) minutes)

7. New Business

- a. Update from Greg Weykamp, Edgewater Resources
- b. I-196 Kalamazoo River Bridge Nurdle spill

8. Unfinished Business

- a. Goals for 2026
 - 1. Economic Impact Study Task 1 (status of approval from municipalities)
 - 2. Establish Revenue Stream
 - 3. Propose Projects for Waterways Grants (update on Hacklanders Landing)

9. Reports:

- a. Committee Reports
- b. Manager Reports
 - 1. Nocerini
 - 2. Cummins
 - 3. DeFranco

NOTICE:

Join online by visiting:

<https://us02web.zoom.us/j/2698572603>

Join by phone by dialing:

(312) 626-6799 -or-

(646) 518-9805

Then enter "Meeting ID":

2698572603

Please send questions or comments regarding meeting agenda items prior to meeting to: rcummins@saugatuckcity.com

Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Saugatuck City Clerk at 269-857-2603 or jwolters@saugatuckcity.com for further information.

10. Public Comments (Limit three (3) minutes)

11. Authority Member Comments

12. Adjournment: Motion to Adjourn (Voice Vote)

Kalamazoo Lake Harbor Authority

Douglas, Saugatuck & Saugatuck Township Michigan

Regular Meeting Minutes

Tuesday, February 3, 2026-6:00 PM

Meeting held in person at Saugatuck City Hall, 102 Butler St Saugatuck MI 43453

1. Call to Order: Chair Waskin called the meeting to order at 6:00 PM
2. Roll Call: Chairman Waskin introduced new members Sue Guervara and Jeff West from Douglas
 - a. Present: Dick Waskin, Holly Engel (Zoom), Sue Guevara (Zoom), Jeff West, Chris Peterson, Chris Raphael (Alternative)
 - b. Absent: David Ignaiak
 - c. Also Present: Lisa Nocerini, Ryan Cummins, Daniel DeFranco

3. Approval of Agenda

- a. February 3 Meeting Agenda

A motion was made by West, seconded by Peterson to approve the agenda for the February 3 meeting as printed. Motion approved unanimously.

4. Approval of Minutes:

A motion was made by Raphael, seconded by Peterson to approve the minutes from the December 9 meeting as presented. Motion approved unanimously.

5. Approval of Expenses: No invoices.

6. Public Communications:

- a. Written—No Communications
- b. Verbal (Limit of three (3) minutes: No speakers.

7. New Business

- a. Election of Officers—Dick Waskin, Chairman; Jeff West, Vice Chairman, Chris Peterson, Secretary

A motion was made to elect Dick Waskin for Chairman. Motion by Peterson, seconded by Raphael. Approved unanimously.

A motion was made to elect Jeff West as Vice Chair. Motion by Peterson, seconded by Waskin. Approved unanimously.

A motion was made to elect Chris Peterson as Secretary. Motion by West, seconded by Waskin. Approved unanimously,

b. Update from Greg Weykamp, Edgewater Resources on Zoom

Greg reviewed the 2016 Harbor Plan & Strategy and discussed the options: i.e. Do nothing, Work on upstream sedimentation, short term dredging, sediment traps. We must develop a strategy for long-term funding with the stated goal of keeping the Kalamazoo Harbor a navigable harbor. The Harbor needs continual human intervention to keep open, as shown by Tower Marine opening a lane for the Kewatin. Currently we are back in the same low water situation so hoping for a wet Spring. Regardless, we need minimal dredging to maintain a navigable harbor,

8. Unfinished Business

a. Goals for 2026

1. Economic Impact Study as shown in attachment.

An economic impact study of a navigable harbor benefits everyone as it drives the economy. There is a need to establish a base line of value i.e. what is the value to the community. Greg had Vetter provide a work plan on how to fairly access value and fund maintenance. City Managers Norcrini and DeFranco felt a good place to start was in order to get our communities to buy in, take the proposal (Task 1) back to their boards to get approval to move forward. Peterson said that Harbor dredging was a priority for the Saugatuck City Council. All agreed. Greg will get a cost to do Task 1.

2. Establish Revenue Stream.

Greg again reiterated the need to have a dedicated revenue stream.

3. Propose Projects for Waterways Grants.

Greg suggested looking at grants and getting local match. At this time, no DNR grant proposal will go forward for April consideration. The Hecklander Landing is not thought to be eligible as it is not owned by the Township.

b. Introduce Proposed Bylaw Changes as attached.

1. After discussion regarding when the vote can be taken, it was agreed that the notice as shown in the minutes of Dec. 9 served as notifying the public of a vote.

A motion was made by Jeff West and seconded by Raphael, and passed unanimously.

9. Reports:

a. Committee Reports

i. Douglas Harbor Authority: No report.

ii. Manager Reports:

1. Nocerini—Lisa updated Authority on the Union Street ramp and Schultz Park improvements.
2. DeFranco—Both Daniel and Holly updated the Authority on the River Bluff and Potawatomi projects.
3. Cummins—Ryan discussed the 640 Water Street project and the work on sea walls.

10. Public Comments

- a. Bill Gay: Bill has spent 60 years boating here and this is the lowest he has ever seen. He is pleased that the Authority is looking for solutions.

11. Authority Member Comments

- a. Jeff West said he was happy to be on the Authority and ready to learn more.
- b. Chris Raphael said we need to approach the marinas as they could be a good resource.
- c. Sue Guevara wants to meet the dredging costs and we need to look at all resources.
- d. Chris Peterson is glad we have a plan and that we also need reports on the levels of PCB in the Harbor.
- e. Holly Engel reiterated we need to also look upstream.
- f. Dick Waskin said it was a great meeting and wonderful to have a goal moving forward.

12. Adjournment by Chair



Dick Waskin <dickwaskin@gmail.com>

Nurdle Spill Update #4

1 message

Klang, Jennifer (EGLE)

Tue, Mar 17, 2026 at 10:48 AM

Good Morning All:

EGLE staff met with the trucking company representatives, the clean up contractor, and MDOT staff on Friday, March 13, 2026. We discussed the following items:

Spill Load Volume & Recovery Amounts

Original Amount Loaded for Transport: 48,000 pounds of Nurdles

Amount Left in Crashed Trailer: 5,000 Pounds

Amount Recovered from Crash Spill Pile(s): ~28,000 Pounds

Total Amount Recovered: ~33,000 Pounds

Total Amount Left to Recover: ~15,000 Pounds

Clean-Up Efforts & Next Steps

The landward side of clean-up started last week. The contractor is using a modified push mower and vacuum truck attachment to collect the nurdles in the roadside ditches and right-of-way areas (see photos). The contractor noted that the system works well when weather conditions are dry; but not surprisingly, is less effective when conditions are wet/damp/frozen. Contractors will continue this work as weather conditions allow for the 11-mile stretch.

The contractor and MDOT staff were scheduled to meet on Monday (03/16/2026) to discuss traffic and worker safety concerns for the work that will need to be done along the shoreline area by the bridge. The taller vegetation in this area will need to be grubbed before the nurdles can be removed; however, the vegetation is acting as a barrier against nurdle migration right now. Additionally, coir logs were installed close to the river on March 6, 2026 to also aid in preventing migration of nurdles. The contractor committed to installing coir logs and straw matting along the edge of the other impacted tributaries.

The City of Holland swept the streets along M-40 last week on Monday or Tuesday.

The contractor plans to vac out the sumps and place inserts into the catch basin inlets along M-40 to capture any additional nurdle migration.

Divers entered the Kalamazoo River on March 12, 2026, to evaluate and quantify the amount of nurdles that are in the Kalamazoo River. EGLE has not reviewed the footage yet; however, the clean-up contractor indicated that the amount in the river is minimal.

Clean up along the Kalamazoo River edge and in the tributaries will involve hand removal with netting to minimize the disturbance to sediments.

An updated clean-up work plan is due to EGLE by March 18, 2026.

I also wanted to let you all know that now that the initial emergency response activities are transitioning into longer-term response, that the Emerging Pollutant Section staff of EGLE will be stepping into the lead role for this event. Stephanie Kammer, Section Manager, and Edward (Eddie) Kostelnik, Microplastics Specialist, will be leading these efforts which also include taking over sending out the weekly updates moving forward. They have been doing some testing on the nurdles (ex: raw product vs. weathered product) and whether they float or sink, and the results have been mixed. Further work needs to be done here to better understand these dynamics. If anyone from your organizations has seen any nurdles in the river or along the shoreline outside of the initial spill site; please contact Eddie Kostelnik (kostelnike@michigan.gov or 517-331-0122) and let him know what you have observed.

Thank you to everyone for your continued support and interest in this event.

Jen Klang

District Supervisor

Water Resources Division/Kalamazoo District Office

Michigan Department of Environment, Great Lakes, and Energy (EGLE)



www.Michigan.gov/EGLE

3 attachments



2026-03-10_17-08-10.PNG
1243K



2026-03-10_17-04-21.PNG
723K



2026-03-10_17-07-48.PNG
778K



Saugatuck/Douglas/Saugatuck Township Economic Impact Study Proposal Phase 1 Work Scope

Cost Benefit Analysis (CBA)

Cost Benefit Analysis (CBA) is a systematic approach used to evaluate the strengths and weaknesses of a site, facility, development, etc. by comparing their costs and benefits. It helps decision-makers determine the best course of action by quantifying and comparing the positive and negative impacts of a project, policy, or investment.

While the costs of maintaining Kalamazoo Lake and the surrounding public recreation infrastructure is known, the benefits or economic and fiscal impacts have yet to be determined. The following proposal/work scope outline covers Phase 1 of the benefit assessment of Kalamazoo Lake. This will help Saugatuck, Douglas and Saugatuck Township to determine if a continued maintenance and investment in Kalamazoo Lake and the related recreational infrastructure is justified and supported by generated fiscal and other community benefits.

Kalamazoo Lake—connecting Saugatuck, Douglas, Saugatuck Township and the Kalamazoo River—sits at the heart of one of Michigan’s most important tourism corridors. The lake supports boating, paddling, fishing, waterfront dining, marinas, charter services, and access to Lake Michigan.

The region’s outdoor recreation economy is a major contributor to the local GDP, employment, and tourism sector. Previous plans such as the 2024 Tri-Community-Parks and Recreation plan are highlighting the economic importance of recreational boating and harbor assets in this area.

A comprehensive Economic and Fiscal Impact Assessment will quantify the value of lake-based recreation and tourism around Kalamazoo Lake and evaluate the return on investment for improvements and maintenance such as, dredging, access upgrades, or marina expansions.

Phase 1 Work Scope

Kalamazoo Lake is a regional anchor for boating, waterfront tourism, and outdoor recreation. Michigan’s outdoor recreation economy is a major contributor to statewide GDP and employment, and Saugatuck’s harbor planning documents emphasize the economic importance of maintaining navigability, access, and recreational infrastructure. An economic and fiscal impact assessment will help local governments, harbor authorities, and regional partners make informed decisions about:

- Dredging and sediment management
- Marina and harbor upgrades
- Access improvements
- Tourism development strategies



Project Initiation, Project and Existing Document Review, Stakeholder Interviews

This ensures that we gain a thorough understanding of the client’s objectives and goals, the project area, identify stakeholders, previous similar projects and related studies, and local data sources helpful in this comprehensive assessment. The key objectives are to collect traceable data/inputs for the impact assessment

Furthermore, this task will clarify elements in the scope of services to ensure that the key factors are considered in the following phases and provide us with additional insight and background information related to the project. An orientation visit will be held with the client to review and discuss:

- Ask about the client organization, objectives, priorities, background, and any key relationships that we should be sure to honor
- Review the proposed project process, priority objectives and desired products and finalize the initial project scope, schedule, and responsibilities
- Identify local and regional data sources for recent ongoing and anticipated recreation and leisure activities e.g. 2024 Tri-Community-Parks and Recreation Plan, 2024 Economic Impact of Visitors to Michigan, Michigan Lodging Report
- Identify, obtain and evaluate previously completed reports such as tourism market studies, harbor management plans, parks and recreation plan, comprehensive and downtown plans, studies on visitor spending for lodging, transportation, food, beverage, merchandise (to help arrive at a per cap expenditure) and current and applicable local/state tax rates related to this project, e.g. use, sales, restaurant, property, and transient tax when applicable.
- Identify local resources for demographic and market data to supplement our sources and determine what additional information and data must be collected e.g. local tourism organization, chamber of commerce, local realtors, business organizations, etc.
- Develop an understanding of the involvement and availability of the client and local stakeholders for this project,
- In collaboration with the client, identify stakeholders that we should talk to

Stakeholder interviews will be conducted, either in-person when onsite, or online. Potential stakeholders may include:

- Elected officials (towns, cities, and counties), staff from relevant departments
- Saugatuck–Douglas Chamber of Commerce, Saugatuck–Douglas Convention & Visitors Bureau (CVB),
- Local Business & Civic Collaboration Groups
- Tourism and business development agencies and departments as Saugatuck Douglas Tourism
- Economic development agencies and departments, e.g. Douglas Downtown Development Authority (DDA), Tri Community Planning Partners (Saugatuck, Douglas, Saugatuck Township),

This will help us to gain a complete understanding of the project, the goals that this effort should achieve, lay the groundwork for a detailed impact assessment, identify further data and information needs and streamline our efforts in terms of timeline and fee for subsequent phases.

Deliverable: Project Work Plan, Data Gaps/Needs & Stakeholder Engagement Summary



Proposed Schedule

Again, we want this proposal to meet your needs as closely as possible; therefore, it is subject to modification in scope, budget, and services based upon further discussion with you, the client.

Taking the current workload into account, phase 1 as outlined can be completed **within 4 weeks** to a final report level, based on availability, prompt scheduling of meetings, and timely responses from the client, its representatives, elected officials, community leaders and stakeholders that are vital to the project, not including any additional time for client review and comment.

Proposed Project Fee

We propose a **three-day/two-night** visit, to meet with you, the client, tour the area and lake related facilities, review available data and collect stakeholder input.

The fee for this work is **\$7,750** including travel expenses.

Project Fee Schedule	
Saugatuck/Douglas/Saugatuck Township Economic Impact Study Phase 1	Fee
Project Initiation, Project and Existing Document Review, Stakeholder Interviews	\$7,000.00
Expenses (Travel, Rental Car, Hotel, M&IE based on GSA) 3 days/2 nights visit	\$750.00
Total	\$7,750.00

The project fee will be billed as follows:

- First invoice of \$2,750.00 billed & due with the signed contract
- Final invoice of \$5,000.00 billed & due with the final report



Proposal Execution (Contract)

To execute this proposal, please sign below and return an original including the first payment of \$2,750.00 to the following address:

Christian Vetter
Vetter Consulting Enterprises, LLC



We accept Check and ACH Payments, Zelle Transfers, Direct Deposit, and Wire Transfers. Make all checks payable to Vetter Consulting Enterprises, LLC

Please note that VCE reports are prepared as advisory reports for our direct clients. We cannot and do not accept any responsibility for the use of VCE reports beyond that.

Proof of Professional Liability Insurance is available upon request.

The Standard Addendum at the back of this proposal is included by this mention.

Sincerely,

Christian Vetter, Principal
Vetter Consulting Enterprises, LLC

I accept terms outlined above:

Name – Signature

Date

Name – Printed

Position/Representing _____

VCE LLC Experience and Qualifications

QUALIFICATIONS



Vetter Consulting Enterprises LLC
Markets-Feasibility-Economics



SELECTED
QUALIFICATIONS
IMPACT ASSESSMENTS



SELECTED ECONOMIC & FISCAL IMPACT STUDIES

Frankfurt, KY, Conference Center, Economic and Fiscal Impact Assessment

Ashland, KY, P3 Conference Center Market Study, Economic and Fiscal Impact Assessment

Washington County, VA, New Appalachian Sustainable Development (ASD) Campus, Economic and Fiscal Impact Assessment

Will County, IL, Natural Areas, Nature Preserves, Monetary Impact/Benefit Assessment

St Louis, MO, Market Study and Economic and Fiscal Impact Assessment for a new Conservatory and Safari Park for the Saint Louis Zoo

Akron, OH, Akron Zoo Annual Economic and Fiscal Impact Assessment – Operations, Visitation & Capital Improvement

South Padre Island, TX, Economic and Fiscal Impact Assessment of Eco Tourism

Buena Park, CA, Market Study and Economic Impact Assessment for Ripley Entertainment’s Attraction

Kane County, IL, Economic and Fiscal Impact, Recreation and Sports Facilities on Settlers Hill

Chicago, IL, Chicago Zoological Society Economic and Fiscal Impact Assessment of Operational Expenditure and Capital Improvement Costs between 1974 and 2018.

Chicago, IL, Chicago Botanic Garden Market and Economic Impact Study to Document Impacts of SB 83 funds/grants of spending on Cook County and the Chicago metro area.

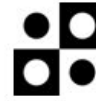
Chicago, IL, Economic and Fiscal Impact, Designation of the Pullman District as a National Park

States of AL, LA, MS, Economic and Fiscal Impact of a new Steel Processing Plant

Several Sites in the Midwest, Economic and Fiscal Impact, Relocation Chemical/Pharmaceutical Industry

Collinsville, IL, Economic and Fiscal Impact State Park Masterplan, Cahokia Mounds UNESCO World Heritage Site

North Chicago, IL, Economic and Fiscal Impact Assessment Entertainment Attraction



QUALIFICATIONS

**SELECTED
QUALIFICATIONS
IMPACT ASSESSMENTS**

North Little Rock, AR, Fiscal Impact/Revenue Assessment, Conference Center Addition to Verizon Arena

Leander, TX Economic and Fiscal Impact for CitiGroup, X-Park USA, X-Sports Park with Retail and Entertainment

San Angelo, TX Economic Impact, Recreational Lakefront Development,

San Antonio, TX, Zoo Economic and Fiscal Impact Assessment

Kankakee, IL Fiscal Impact Assessment Riverfront Redevelopment

Columbus, IN Economic and Fiscal Impact Assessment, Riverfront Redevelopment

Fort Wayne, IN Economic and Fiscal Impact Downtown Waterfront Development, Retail, Entertainment, Recreation, Residential, Fort Wayne, IN

El Dorado, AR, Economic and Fiscal Impact, Downtown Retail, Culture and Entertainment District, El Dorado, AR

Michigan City, IN, Economic and Fiscal Impact, Entertainment District

Kane County, IL, Economic and Fiscal Impact, Recreation and Sports Facilities on Settlers Hill

Blue Island, IL, Economic and Fiscal Impact, Rowing Facility/Boathouse

Kenosha, WI, Economic and Fiscal Impact, Casino

Peoria, IL, Economic Impact Indoor/Outdoor Baseball Tournament Complex and adjacent Hotels

Lemont, IL, Economic Impact Indoor/Outdoor Soccer Complex and Concert Shell

Columbus, IN, Economic Impact of an Indoor Sport Complex

Plattsburgh, NY, Economic Impact, Aviation Center Air Force Base Reuse



File Number 0681155-8



To all to whom these Presents Shall Come, Greeting:

I, Alexi Giannoulas, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

VETTER CONSULTING ENTERPRISES, LLC, HAVING ORGANIZED IN THE STATE OF ILLINOIS ON MARCH 19, 2018, APPEARS TO HAVE COMPLIED WITH ALL PROVISIONS OF THE LIMITED LIABILITY COMPANY ACT OF THIS STATE, AND AS OF THIS DATE IS IN GOOD STANDING AS A DOMESTIC LIMITED LIABILITY COMPANY IN THE STATE OF ILLINOIS.

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 27TH day of JANUARY A.D. 2026 .



Authentication #: 2602701886 verifiable until 01/27/2027
Authenticate at: <https://www.ilsos.gov>

Alexi Giannoulas
SECRETARY OF STATE



**VETTER CONSULTING ENTERPRISES, LLC
STANDARD PROPOSAL ADDENDUM**

It is understood by the client that Vetter Consulting Enterprises LLC (VCE) can make no guarantees concerning the recommendations that will result from the assignment since these recommendations must be based upon facts discovered by VCE during the course of the study and those conditions existing as of the date of the report.

To protect you and other clients, and to assure that the research results of VCE's work will continue to be accepted as objective and impartial by the business community, it is understood that our fee for the undertaking of this project is in no way dependent upon the specific conclusions reached or the nature of the advice given by us in our report to you.

It is agreed by the client that the report is not to be used in conjunction with any public or private offering of debt or equity securities without prior written consent.

It is further agreed that the client will indemnify VCE against any losses, claims, damages, and liabilities under federal and state securities laws that may arise as a result of statements or omissions in public or private offerings of securities.

It is agreed by the client that payment for the services of VCE is due upon receipt of the invoice; that full payment is due upon receipt of the completed report; and that VCE has the right to withhold delivery of the final report pending receipt of any overdue payments.

It is further agreed by the client that the report will be presented to third parties in its entirety and that no abstracting of the report will be made without first obtaining the permission of VCE.

It is understood by VCE that the findings of this report are the proprietary property of the client and they will not be made available to any other organization or individual without the consent of the client.

This proposal will remain in force for a period of 60 days from the date shown hereon.



MEMORANDUM

To: Kalamazoo Lake Harbor Authority (KLHA) Board
From: Lisa Nocerini, City Manager, Douglas, Michigan
Date: March 24, 2026
Subject: Direction on Economic Benefit Study Proposal – Task 1 Authorization

Overview

At its meeting on March 16, 2026, I provided Douglas City Council with background information on the Vetter Consulting Enterprises proposal related to the Kalamazoo Lake Economic and Fiscal Benefit Study. To better understand Council's desired direction, I developed and distributed a survey, along with collecting additional feedback. The responses were compiled and organized into a rubric to identify key themes, priorities, and areas of alignment, the results of which are summarized below.

The proposal outlines a multi-phase approach intended to evaluate the economic impact, infrastructure needs, and long-term planning considerations associated with the harbor and waterfront system. Council appreciates the intent of the study and recognizes the potential value of a coordinated, data-informed approach to future harbor planning.

Council Direction

Following discussion, Douglas City Council reached consensus on the following:

- Council supports a phased approach to the study.
- Council has agreed to fund Task 1 only at this time.
- The City's share of Task 1 is \$2,583.33, which Council has approved.

Council does not support committing to subsequent phases (Tasks 2–4) at this time.

Expectations for Task 1

Council views Task 1 as a critical first step to establish clarity and alignment among the participating communities. Specifically, Task 1 is expected to:

- Define the mission and purpose of the KLHA
- Clarify the roles and responsibilities of the Authority versus the individual communities
- Identify shared priorities among Douglas, Saugatuck, and Saugatuck Township
- Provide a clear framework to guide future decision-making

Key areas of interest identified by Council include:

- Navigation and dredging
- Harbor and marina infrastructure
- Regional coordination
- Long-term maintenance and capital planning
- Safety considerations related to harbor use

Conditions for Future Consideration (Task 2 and Beyond)

Douglas City Council expects that no additional phases will be authorized unless the following occurs:

1. Completion of Task 1 with a clear and actionable deliverable
2. A formal presentation/report to all participating communities
3. Demonstrated alignment among the three jurisdictions
4. Clear justification for the scope, cost, and value of additional work

Council will review the findings of Task 1 before making any determination regarding participation in Task 2 or subsequent phases.

Overall Approach

Council's direction reflects a desire to:

- Be responsible stewards of public funds
 - Ensure clarity of purpose before expanding the scope of work
 - Confirm regional alignment prior to additional investment
 - Avoid undertaking a broader study without a clearly defined outcome
-

Next Steps

Douglas City Council supports moving forward with:

1. Initiation of Task 1
2. Coordination with KLHA and partner communities during this phase
3. A formal report and presentation of findings upon completion

Following this, Council will evaluate whether further participation in the study is warranted.

Douglas City Council remains supportive of collaborative regional planning efforts and looks forward to the outcome of Task 1 as a foundation for future decision-making.