

Kalamazoo Lake Harbor Authority
Douglas, Saugatuck & Saugatuck Township Michigan

REGULAR MEETING
Tuesday, February 3, 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:

- a. Introduction of new Authority members

3. Approval of Agenda

- a. February 3rd, 2026, Meeting Agenda

*Motion to approve the February 3rd, 2026, Agenda –
Voice Vote*

4. Approval of Minutes

- a. December 9th, 2025

*Motion to approve the December 9th, 2025, Minutes –
Voice Vote*

5. Approval of Invoices: No Invoices

6. Public Communications:

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

7. New Business

- a. Election of Officers
- b. Update from Greg Weykamp, Edgewater Resources on Zoom

8. Unfinished Business

- a. Goals for 2026
 - 1. Economic Impact Study (see attached)
 - 2. Establish Revenue Stream

NOTICE:

Join online by visiting:

<https://us02web.zoom.us/j/269857>

2603

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.

3. Propose Projects for Waterways Grants
- b. Introduce Proposed Bylaw Changes (see attached)

9. Reports:

- a. Committee Reports
 - a. Douglas Harbor Authority
 - b. Manger Reports
 - i. Nocerini
 - ii. Cummins
 - iii. DeFranco

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, December 9th, 2025 – 6:00 PM

Meeting held in person at Saugatuck City Hall, 102 Butler St, Saugatuck, MI 49453
The meeting was also available live, virtually on Zoom

1. Call to Order: Chair Waskin called the meeting to order at 6:00 p.m.

2. Roll Call:

Present: Waskin, North, Peterson, Ignasiak

Absent: Engel

Also Present: Ryan Cummins, Saugatuck City Manager; Greg Weykamp, Edgewater Resources

It was noted that Douglas is working on board appointments following the departure of Mr. Donovan and the falling off of Mr. Freeman. Jeff West is expected to join the board in the future.

3. Approval of Agenda

- a. December 9th, 2025, Meeting Agenda

A motion was made by Peterson, seconded by North, to approve the agenda for December 9, 2025, as printed. Motion carried unanimously.

4. Approval of Minutes

- a. September 9th, 2025

The board reviewed the minutes from the September 9, 2025, meeting. There was a brief discussion regarding a lack of quorum at the October 28 meeting. A motion was made by Peterson, seconded by Ignasiak, to approve the September 9 minutes as presented. Motion carried unanimously.

5. Approval of Invoices:

The authority currently has no bills and no money to process, so no invoices were approved.

6. Public Communications:

- a. Written – No Communication

b. Verbal (Limit of three (3) minutes)

There were no public comments.

7. New Business

a. Update from Greg Weykamp, Edgewater Resources

Mr. Weykamp provided a comprehensive presentation reviewing the 2016 Kalamazoo Lake Harbor Management Plan and current conditions, including:

- The harbor is a naturally occurring sediment trap and requires continual human intervention to remain navigable. Approximately 36,000 cubic yards of sediment enter the harbor annually.
- Water levels are highly variable and driven primarily by precipitation and evaporation. Current levels are near long-term averages, approximately 6–10 inches below average.
- Long-term climate trends suggest increased volatility rather than predictable cycles.
- Review of historic aerial imagery and water level data showed dramatic fluctuations between record lows (2013) and record highs (2020).

He summarized key management strategies from the 2016 plan:

- Channelization was rejected due to environmental and contamination risks. This was rejected by EGLE (formerly DEQ) because it would disperse contained contamination into Lake Michigan.
- Sediment traps were identified as a cost-effective method to capture sediment in a designated area that can be mechanically dredged from shore.
- Contained Disposal Facilities (CDFs), including potential in-water and upland sites, were discussed.
- Upstream sediment reduction was emphasized as critical, through collaboration with USDA, county drain officials, and farmers using Best Management Practices such as buffer strips, cover crops, and two-stage ditches.

Mr. Weykamp emphasized that addressing upstream sediment sources is akin to “plugging the hole in the boat” and must accompany dredging strategies to reduce long-term costs.

Economic impacts were reviewed, noting the harbor’s importance to local tourism, property values, and community revenue. A 2016 study indicated the harbor supports 630 slips, generating \$8 million in economic impact and supporting roughly 84 jobs. Navigable waterfront property values were estimated to be significantly higher than non-navigable ones.

He stressed the importance of long-term planning and revenue strategies, as permitting and implementation can take multiple years.

b. Update on the Dec. 2nd meeting of the Michigan State Waterways Commission

Chair Waskin attended a DNR meeting regarding grant results and funding.

- The DNR has funded various lake improvements, including boat ramps, parking, and fuel stations.
- The harbor is eligible for state funding as a public facility, and the authority may apply for grants to improve sites like the Union Street ramp or Schulz Park.
- There was a discussion on the DNR's interest in a potential revenue stream from paddlecraft registration fees to support water access sites

The Authority thanked Chair Waskin for attending and thought it was good they were able to meet him.

c. Review of Bylaws and KLHA Staff Support Transition

The board discussed the necessity of appointing a Secretary to handle minutes.

- Peterson volunteered to take the minutes moving forward.
- The board noted that current bylaws require each municipality to have two representatives, with only one being an elected official.
- The bylaws don't show the Township as a member. A formal bylaw change will be voted on at the next meeting.

8. Unfinished Business

a. Next Meeting Date

The next meeting was scheduled for February 3, 2026, at 6:00 p.m.

b. Goals for 2026

The Authority discussed goals for the year.

1. Commission an Economic Impact Study (Greg will provide a cost estimate).
2. Identify a sustainable revenue/funding stream.
3. Work with the communities to develop a list of projects for April 1st grant applications.
4. Develop an upstream sedimentation management plan.

The Authority currently has no specific funding stream, which the board identified as a significant hurdle. The Authority may need to request additional money from the participating municipalities to pay for the economic impact study and professional consulting fees. A suggestion was also made to hire one grant writer who could represent all three communities to draft separate grants for various projects.

9. Reports:

a. Committee Reports

a. Douglas Harbor Authority - No meetings are scheduled until spring.

b. Manger Reports

i. Nocerini - Absent

ii. Cummins

The city council approved another year of milfoil treatment.

Repairs to the boardwalk and seawall are expected to go to bid soon with spring construction planned.

iii. DeFranco - Absent

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

There were no public comments.

11. Authority Member Comments

Ignasiak and Peterson commented it was a good meeting.

Chair Waskin concluded by stating that he felt things were moving in a "really positive direction" and expressed that he was looking forward to the next meeting scheduled for February 3rd

12. Adjournment:

Motion by Peterson, second by Ignasiak to adjourn at 7:29p. Motion carried unanimously.



DRAFT Saugatuck/Douglas/Saugatuck Township Economic Impact Study Proposal/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 the benefit assessment of Kalamazoo Lake. This will help Saugatuck, Douglas and Saugatuck Township to determine if continued maintenance and investment 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.

This proposal outlines a comprehensive Economic and Fiscal Impact Assessment to 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.

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



Task 1.: Project Initiation, Project and Existing Document Review, Stakeholder Interviews

Task 1. 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
- Decide which impact area will be used in this assessment

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

- Elected officials (towns, cities, and counties), staff from relevant departments
- Chamber of Commerce
- Tourism and business development agencies and departments
- Economic development agencies and departments

This will help us gain a complete understanding of the project, the goals that this effort should achieve, and streamline our efforts in terms of timeline and fee.



Task 2: Data Collection and Information to Measure (Market Assessment)

Understanding the Markets. We will collect and synthesize relevant tourism, economic and socio-demographic data. Currently, our list is divided into the following categories:

- Tourism and Visitor data, number, spending, activities, length of stay, origin, recreation demand with a focus on lake related activities such as boating and sailing, kayaking/paddling, fishing, lakeside festivals and waterfront recreation, and waterfront restaurants and retail
- Community context and exiting conditions, including, demographics and economics, such as employment by economic sector, types and number of businesses conditions, evaluate and generally summarize the area's existing demographics, economic and business climate/environment that will help define implications for this impact assessment
- Property value impacts - lakefront and lake view locations typically increase property values due to their unique appeal, scenic beauty, lifestyle benefits, and scarcity. Such properties often sell at a premium compared to similar non-waterfront properties. Key factors influencing this premium include the quality and unobstructed nature of a lake view, access to recreational amenities like docks or beaches, and the exclusivity of waterfront access. Overall, lakefront properties tend to attract higher demand and show strong long-term appreciation.
- Impacts on the community including job growth, environmental benefits, housing, impact on availability of goods and services, and other qualitative and quantitative measures that will arise during the analysis.

The results will help define and refine the inputs for the economic impact assessment

Task 3: Economic and Fiscal Impact Assessment

An impact analysis begins by identifying the economic activity, such as capital improvement projects operational expenditures, expenditures on programs, or increased sales from a new initiative. Such activity is then assigned to the appropriate industry/economic sector.

The underlying economic rationale is that new expenditures in a region drive the demand for goods and services and lead to economic growth. The logic of the model is that any additional demand in any economic sector or institution triggers economic responses from other sectors and institutions through the linkages in an input-output matrix. This is often called the ripple effect since it is similar to the cascade of waves that form when a stone is thrown into a lake.

The economic and fiscal impact of any project in its surrounding community is measured by deviation in economic activity (output), and the associated changes in jobs (employment), income (wages), and related tax revenues.

As a dollar flows through an economy, it touches various industries, some local and some non-local. The portion of a dollar spent locally turns over again. At each iteration, a portion of the economic activity spurs additional economic activity in the area, while some of the economic activity "leaks" to another area. The multipliers capture this iterative process until the whole dollar is "leaked."



While the dollar “ripples” through the local economy, it has different effects in different economic sectors that are determined by a multiplier. A large impact area (such as a state) or an economically diverse area (such as an urban center) may have higher multipliers because a greater portion of activity required to support the change in final demand would come from within the impact area’s boundaries. For a small impact area, a rural impact area, or a less diverse economy such as a single county or zip code, multipliers could be lower.

The impact model includes information from different industries, generally at the three- or four-digit level called Standard Industrial Classification (SIC) or North American Industry Classification System (NAICS) codes. The multipliers are then selected based on the impact area’s geography and are applied to each industry sector present in the defined impact area to calculate impacts.

For example - Initially, the construction of a development/project will generate economic impacts for local and distant materials and equipment companies, construction companies and their employees, and fiscal (sales and employment taxes) impacts for local and state government. These impacts will, in turn, generate indirect and induced impacts throughout the local economy as the direct expenditures ricochet throughout the local economy. Once open, a development/project’s operational budget will be largely spent locally on materials and labor (salary) creating economic and fiscal impacts that result, in turn, with indirect and induced impacts.

The majority of impact assessments are done by utilizing either IMPLAN or RIMS II multipliers, which are available from the US Bureau of Economic Analysis and will determine impacts. Because IMPLAN is based on RIMS II and significantly higher priced, VCE will utilize RIMS II multipliers for this assessment.

There are two principal types of impacts:

- one-time impacts, such as those associated with a construction project, which end when the construction is completed, and
- ongoing impacts that continue annually, such as those from the operation of a long-standing program or facility and spending from visitation to a facility and participation in an event or program there (tourism)

Assessment elements will include:

- Direct Benefits and Costs – estimate direct employment, earnings, operational spending, potential tax revenue, and retail sales captured by the development.
- Multiplier Impacts – include an assessment of the multiplier impact of the proposed development, focusing on the re-spending of direct economic activity in the local economy, which will support additional jobs and wages.



There are three levels of impact in the model.

Direct Impact

A direct impact is the change in sales, income, and jobs in those businesses or agencies that directly receive revenues from the agency or program. For example, the economic activity of the construction company building a new attraction would be a direct impact.

Indirect Impact

An indirect impact is the change in sales, income, and jobs in those businesses or agencies that supply the businesses or agencies receiving direct impacts. For example, if a steel fabrication plant in the impact area produces the steel that is sold to the construction company, the economic activity at the steel manufacturing plant is an indirect impact.

Induced Impact

Induced impact measures ripple effects of wages in the local economy. As employees are paid by the businesses and agencies directly or indirectly impacted, there is an increase in household income, which is then spent, at least in part, in the impact area, which represents the induced impact.

The result of all of the three types of impacts above is the total economic impact -- the sum of direct, indirect, and induced impacts and are measured in changes to the economic activity (output), and the associated changes in jobs (employment), income (wages), and related state and local tax revenues.

This is an economic model; thus, it does not measure social impacts such as the increase in quality of life, or becoming a more attractive community to live in. It also does not account for follow-up investments or synergy effects that are likely to happen because of the lakefront amenities.

This assessment will estimate fiscal and economic benefits associated with Kalamazoo Lake. The results of the impact analyses may assist to determine if the cost of maintaining and improving the lake and its recreational amenities are create enough benefits for the communities to support and cover the costs associated.

Task 4: Review and Final Report

All tasks, results, recommendations, and conclusions will be shown and summarized in a final report. An initial detailed report will be prepared for review and internal use and then reissued as a final report including an executive 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.

The proposed preliminary schedule is based on availability and accuracy of data, prompt scheduling of meetings, and timely responses from the client, its representatives, elected officials, and community leaders that are vital to the project. Taking the current workload into account, the project can be completed **within 8 -10 weeks** to a final report level, not including any additional time for client review and comment.

VCE proposes to have bi-weekly conference calls (Zoom, Teams, Webex) with the client for the duration of the project line to keep the project, quality, research, and analysis on track, and to review draft reports with the client.

VCE consultants, as well as additional staff, will be available throughout the project to guarantee a thorough and timely execution and completion of the project.

We will stay engaged until all study components are completed to the client's satisfaction.

Project Fee

The fee for this work is _____ including travel and data expenses

Project Fee Schedule	
Saugatuck/Douglas/Saugatuck Township Economic Impact Study	Fee
Task 1. Project Initiation, Project and Existing Document Review, Stakeholder Interviews	_____
Task 2. Data Collection and Information to Measure (Market Assessment & Volume)	_____
Task 3. Economic and Fiscal Impact Assessment	_____
Task 4. Final Report	_____
Expenses (Travel, Data, Multipliers)	_____
Total	_____



**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.

CITY OF SAUGATUCK
COUNTY OF ALLEGAN
STATE OF MICHIGAN
RESOLUTION NO. 210510-A

A RESOLUTION TO INCORPORATE THE AMENDMENTS TO THE ACT 7 INTERLOCAL COOPERATION AGREEMENT CREATING THE KALAMAZOO LAKE HARBOR AUTHORITY, INC., AMEND THE BYLAWS, AND AMEND RULES OF PROCEDURE, TO ADMIT SAUGATUCK TOWNSHIP TO THE KALAMAZOO LAKE HARBOR AUTHORITY

At a regular meeting of the City Council for the City of Saugatuck, Michigan, held virtually via Zoom, Saugatuck, Michigan, on the 10th day of May 2021 at 7:00 p.m.

PRESENT:

ABSENT:

The following Resolution was offered by Councilperson Trester and supported by Councilperson Dean.

RESOLUTION

WHEREAS The Saugatuck City Council voted to waive the entry fee for Saugatuck Township to join the Kalamazoo Lake Harbor Authority (KLHA) based on in-kind contributions, participation in harbor maintenance activities, and financial contributions to pay for legal fees for reviewing and revising the Interlocal Agreement dated November 15, 2011 to create the KLHA, and;

WHEREAS Saugatuck Township worked with legal counsel to prepare the necessary materials for the Township Board to consider and subsequently the Township approved the amendments to the Agreement, and;

WHEREAS there is no cost to the City of Saugatuck to enter into this Agreement

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS: The City of Saugatuck City Council approves the amendments to the Act 7 Interlocal Cooperation Agreement creating the Kalamazoo Lake Harbor Authority, Inc., amend the bylaws, and amend rules of procedure, to admit Saugatuck Township to the Kalamazoo Lake Harbor Authority.

YEAS: Bekken, Lewis, Peterson, Stanton, Dean, Leo, + Trester
NAYS: None
ABSTAIN: None
ABSENT: None

ADOPTED this 10 th day of May 2021

Signed:

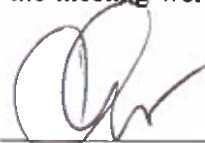


Cindy Osman Deputy City Clerk

CERTIFICATION

I, Cindy Osman, the duly appointed deputy clerk of the City of Saugatuck do hereby certify the foregoing is a true and complete copy of a resolution adopted by the Saugatuck City Council at a regular meeting held February 8, 2021, in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended. The minutes of the meeting were kept and will be or have been made available as required by said Act.

Signed:



Cindy Osman Deputy City Clerk

Amending the Bylaws for Kalamazoo Lake Harbor Authority

The Amendment to be introduced at any regular meeting.

If favorable action is taken thereon at such meeting the proposal shall be recorded in the minutes and a special written notice setting forth such proposal shall be mailed to every member of the authority at least ten (10) days before the next regular meeting.

The amendment shall be finally acted upon at the next regular meeting following the meeting at which it was proposed.

Proposed Amendment:

Paragraph 3.1

The Kalamazoo Lake Harbor Authority is a sperate legal entity and public body created by the Inter-local Agreement entered into by the cities of the Village of Douglas, MI and Saugatuck, MI on November 15, 2011, and subsequently Saugatuck Township, MI was added to the Authority, pursuant to Act No. 7 of PA 1967 of the State of Michigan. Herein each of the two cities shall be referred to as “Party” or “City.”