

# City of Marine City Master Plan Update

## Proposal for Professional Services

December 28, 2022





innovative

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December 28, 2022

**Holly Tatman | City Manager**  
City of Marine City  
260 South Parker Street  
Marine City, MI 48039

**Regarding: City of Marine City Master Plan Update**

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initiative

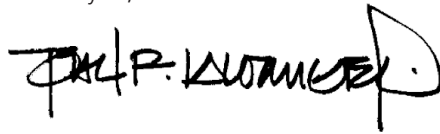
Holly Tatman,

On behalf of Beckett & Raeder, Inc., I enthusiastically submit our proposal for your consideration to prepare a new Master Plan and Park & Recreation Plan for the City of Marine. We are a planning firm with extensive experience preparing both master Plans and Park & Recreation Plans that incorporate a community's goals and actions. Our team is expertly equipped with the skills, certifications, and experience to provide a successful update to your plans.

As a partner in the firm and head of planning operations, I will oversee the work and provide technical assistance to our planners. Liz Gunden, AICP, will serve as the project lead and attend City meetings. Kyle Wilkes, AICP, will assist Liz in drafting and review of both updates. This team includes formal graphics training that will ensure the City's new plans convey information graphically and in a user-friendly way.

We look forward to supplying you with innovative and customized regulations that foster planned growth and preservation of your City. Please do not hesitate to contact me at 734.663.2622 or jri@bria2.com if I may offer any further information. We are pleased to have this opportunity to submit our proposal and look forward to your consideration.

Thank you,



John Iacoangeli, PCP, FAICP, LEED AP, CNU-A  
Partner

**Beckett & Raeder, Inc.**  
535 West William  
Suite 101  
Ann Arbor, MI 48103

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734.663.6759 fx

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231.944.1709 fx

Grand Rapids Office  
5211 Cascade Road SE  
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Grand Rapids, MI 49546

616.585.1295 ph



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## Business Organization





*Seminole and Henry Corridor Redevelopment | Norton Shores, Michigan*

**Beckett & Raeder, Inc. is a Michigan Corporation headquartered in Ann Arbor with additional offices in Petoskey, Traverse City, and Grand Rapids, Michigan. The firm includes landscape architects, planners, civil engineers, LEED accredited professionals, and support staff maintaining registrations in the States of Michigan, Ohio, Indiana, and Illinois and certification at the national level.**

### HISTORY

Beckett & Raeder, Inc. was established as a Michigan corporation in 1966 with its corporate office in Ann Arbor, Michigan. BRI is also licensed to operate in the State of Ohio.

### SERVICES

Major areas of practice and scope of services include sustainable design, land use programming and analysis, master planning, campus planning, placemaking, site planning and civil engineering, site development, municipal engineering, storm water management, downtown revitalization and redevelopment, community planning and urban design, economic development, public/private development services, and environmental services.

### PARTNERS, PRINCIPALS, AND/OR OFFICERS

Deborah Cooper, President & Partner  
John Iacoangeli, Executive V.P., Treasurer & Partner  
Christy Summers, Secretary & Partner  
Brian Barrick, Partner  
Kristofer Enlow, Partner  
Christopher DeGood, Partner  
John Beckett, Partner Emeritus  
Tim Knutsen, Principal

### PHILOSOPHY

All commissions accepted by the firm are accomplished under the direct supervision of one of the firm's seven Partners. Principals, Senior Associates, Associates, Project Landscape Architects, Planners, and Engineers are assigned to projects in accordance with their individual expertise and the requirements of the project. In keeping with the philosophy of the office, the project team is involved in all aspects of the work through its entire duration. The firm routinely engages other consultants, as the work plan requires.

### LOCATIONS

**Ann Arbor**  
535 W. William,  
Suite 101  
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Tel: 734.663.2622  
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**Traverse City**  
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[www.bria2.com](http://www.bria2.com)

**CONTACT:**  
John Iacoangeli, PCP, FAICP, LEED AP, CNU-A  
Partner  
734.663.2622 | [jri@bria2.com](mailto:jri@bria2.com)



## Our Services



*Michigan Recreation and Park Association (mParks), Outstanding Park Design Award, 2018,  
Petoskey Downtown Greenway, South Segment | Petoskey, Michigan*

### INFRASTRUCTURE

Storm Water Management  
Water Distribution Systems  
Sanitary Sewer Systems  
Capacity Analysis  
Capital Improvement Program  
Wellhead Design & Protection  
Pavement Evaluation  
Streets and Roads  
Onsite Sewage Treatment  
Utility Marking  
Parking

### COMMUNITY PLANNING & ZONING

Comprehensive Master Plans  
Brownfield Redevelopment  
Zoning Ordinance /Codes  
Specialized Zoning Ordinance

Provisions Development  
Standards and Guidelines Site  
Plan Review  
Strategic Planning  
Expert Witness Zoning Testimony  
Community Development  
Greenway Planning  
New Urbanism

### ENVIRONMENTAL SERVICES

Site Evaluation & Analysis  
Low Impact, Conservation Design  
Wetland Delineation  
Constructed Wetland Design &  
Installation  
Wetland Restoration  
Storm Water Management

### ANALYSIS & EVALUATION

Site Analysis  
Feasibility Studies  
Site Selection Studies  
Buildout Analysis  
Market Analysis  
Demographics  
Natural Features Interpretive  
Studies

### PROJECT CONSTRUCTION

Construction Administration  
Field Inspection  
Storm Water Operator  
Bridge Inspection  
Specification Writing  
Project Cost Estimating  
Construction Drawings





*2016 Honor Award, Michigan Chapter, Landscape Architectural Sustainability Marshbank Park | West Bloomfield Township, Michigan*

### DOWNTOWN & ECONOMIC DEVELOPMENT

Brownfield Redevelopment  
Grant Writing  
Downtown Management  
Downtown Master Plans  
Special Finance Districts  
Adaptive Reuse Studies  
Retail Market Analysis  
Strategic Planning/Visioning  
Workshops  
Physical Design Plans  
Streetscape Design &  
Implementation  
Wayfinding & Signage  
Tax Increment Financing &  
Development Plans  
DDA Creation

### SITE DESIGN

Planting Design  
Irrigation Design  
Grading Plans  
Utility Plans  
Pavement Design  
Lighting Design  
Site Design Guidelines  
Park Design  
URBAN DESIGN  
Corridor Design & Planning  
Streetscape Design  
Waterfront Design

### FACILITY DESIGN

Marina Design  
Playground Design  
Athletic Facility Design  
K-12 Site Development

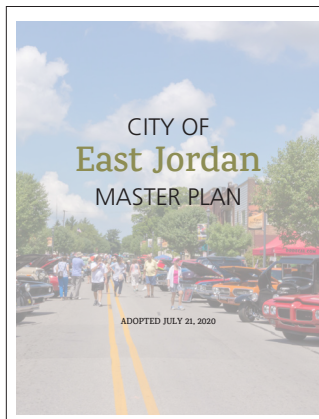
Subdivision Design  
Campgrounds  
Parks Design  
Higher Education

### MASTER PLANNING

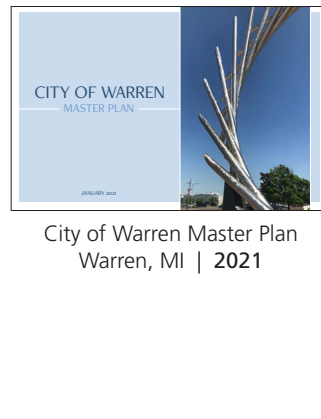
Campus Planning  
Traditional Neighborhood & Small  
Town Design  
Community Master Planning  
Watershed Planning  
Recreation Master Planning  
Park Master Planning  
Rural Land Planning Services  
Land Use Planning



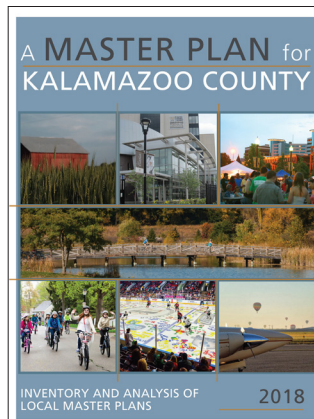
## MAP Daniel Burnham Award for a Comprehensive Plan



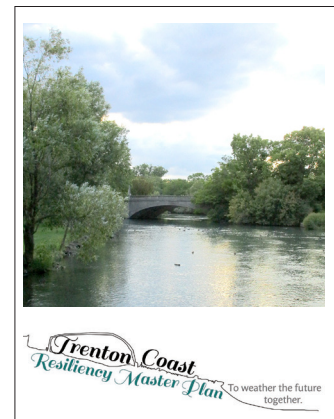
City of East Jordan Master Plan  
East Jordan, MI | 2022



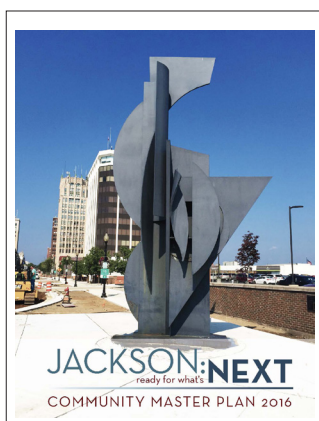
City of Warren Master Plan  
Warren, MI | 2021



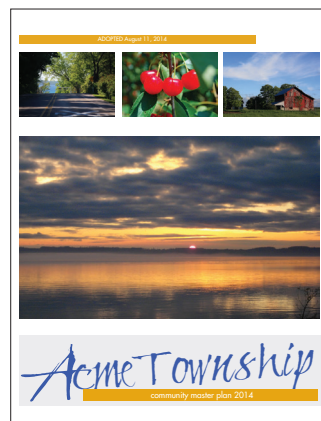
Kalamazoo County Master Plan  
Kalamazoo, MI | 2019



Trenton Resiliency Master Plan  
Trenton, MI | 2017



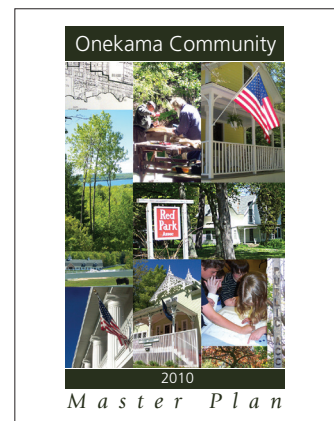
Jackson Community Master Plan  
Jackson, MI | 2016



Acme Township Master Plan  
Acme, MI | 2015



Peshawbestown Master Plan  
Grand Traverse Band of Ottawa &  
Chippewa Indians | 2013



Onekama Community Master Plan  
Onekama, MI | 2010

## Other Michigan Association of Planning Awards



*Design charrette for City of East Jordan Master Plan | City of East Jordan, Michigan*

### PLANNING EXCELLENCE AWARDS

#### Economic Development & Planning, 2021

Comstock Center Place Plan for Redevelopment and Prosperity  
Township of Comstock, MI

#### Public Outreach, 2021

City of East Jordan Master Plan  
East Jordan, MI

#### Public Outreach, 2020

Sturgis Community Master Plan  
Sturgis, MI

#### Economic Planning & Development, 2018

Project Rising Tide

### URBAN DESIGN AWARDS

#### Urban Design, 2018

Jackson Downtown Streetscape  
Jackson, MI

#### Urban Design, 2017

Jackson Blackman Park Expansion  
Jackson, MI

### HONOR AWARDS

#### Honor Award

Monroe Coastal Zone  
Management Plan  
Monroe, MI

#### Honor Award

River Raisin Esplanade  
Monroe, MI

#### Honor Award

"Michigan Social Erosion  
and Sedimentation Control  
Guidebook"  
State of Michigan

#### Honor Award

"Housing for the Elderly  
Development Process"  
Michigan State Development  
Authority

### OTHER AWARDS

#### Best Practice Award, 2018

Planning for Resiliency in Michigan:  
A Comprehensive Handbook

#### Implementation Award, 2016

Bear River Valley Recreation Area  
Petoskey, MI

#### Innovation in Economic Planning & Development, 2015

Lakes to Land Regional  
Initiative: Food and Farm  
System Assessment

#### Innovation in Regional Planning, 2014

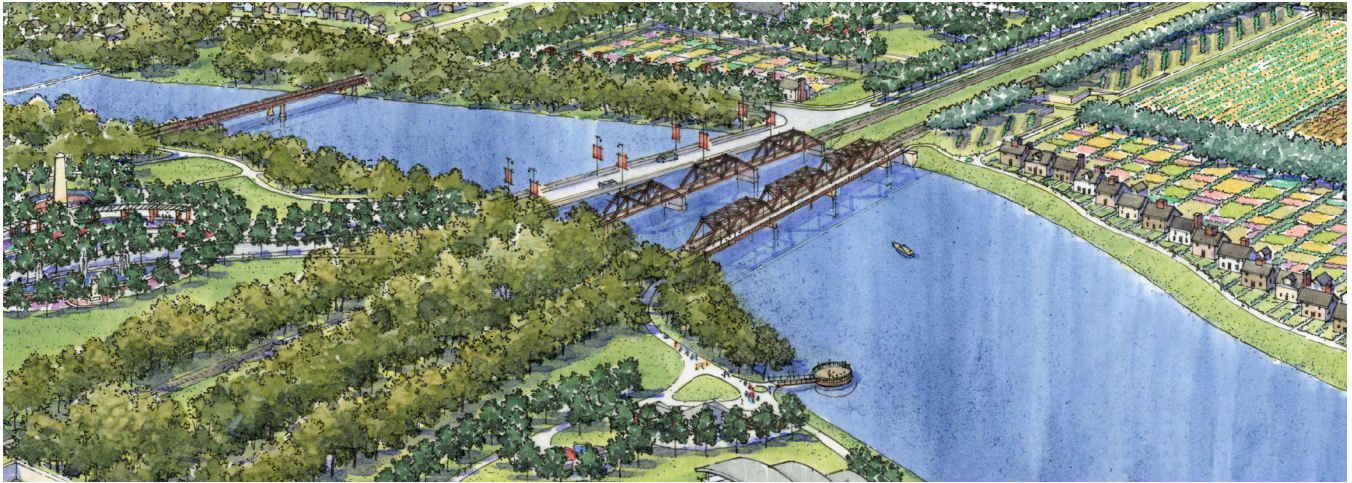
Lakes to Land Regional Planning  
Initiative

#### Onkama Joint Master Plan, 2012

Onkama, MI



## Selected Recent Awards



*River Raisin Heritage Corridor | Monroe, Michigan*

### **MICHIGAN ASSOCIATION OF PLANNING**

**Daniel Burnham Award for a Comprehensive Plan, 2021**  
City of Warren Master Plan  
Warren, MI

**Planning Excellence Award for Economic Development and Planning, 2021**  
Comstock Center Place Plan for Redevelopment and Prosperity  
Township of Comstock, MI

**Planning Excellence Award for Public Outreach, 2021**  
City of East Jordan Master Plan  
East Jordan, MI

**Planning Excellence Award for Public Outreach, 2020**  
Sturgis Community Master Plan  
Sturgis, MI

**Daniel Burnham Award for a Comprehensive Plan, 2019**  
Kalamazoo County Master Plan  
Kalamazoo, MI

**Economic Planning and Development Award, 2018**  
Project Rising Tide

**Urban Design Award, 2018**  
Jackson Downtown Streetscape  
Jackson, MI

**Best Practice Award, 2018**  
Planning for Resiliency in Michigan:  
A Comprehensive Handbook

**Urban Design Award, 2017**  
Jackson Blackman Park Expansion  
Jackson, MI

**Daniel Burnham Award for a Comprehensive Plan, 2016**  
Jackson Community Master Plan  
Jackson, MI

**Implementation Award, 2016**  
Bear River Valley Recreation Area  
Petoskey, Michigan

**Daniel Burnham Award for a Comprehensive Plan, 2015**  
Acme Township Master Plan  
Acme, MI

**Innovation in Economic Planning & Development, 2015**  
Lakes to Land Regional Initiative: Food and Farm System Assessment

**Innovation in Regional Planning, 2014**  
Lakes to Land Regional Planning Initiative

**Daniel Burnham Award for a Comprehensive Plan, 2013**  
Peshawbestown Master Plan  
Grand Traverse Band of Ottawa and Chippewa Indians

**Daniel Burnham Award for a Comprehensive Plan, 2010**  
Onekama Community Master Plan  
Onekama, Michigan

### **AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS**

**Merit Award, Michigan Chapter, 2017, General Design**  
Chicago Drive Corridor  
Grandville, Michigan

**Merit Award, Michigan Chapter, 2017, Planning & Analysis**  
Peshawbestown Community Master Plan  
Peshawbestown, Michigan

**Merit Award, Michigan Chapter, 2016, Landscape Architectural Design**  
Jackson Blackman Park Expansion,  
Jackson, Michigan

**Merit Award, Michigan Chapter, 2016, Landscape Architectural Sustainability**  
Wall Street East Parking Structure,  
Ann Arbor, Michigan

**Honor Award, Michigan Chapter, 2016, Landscape Architectural Sustainability**  
Marshbank Park  
West Bloomfield Township,  
Michigan

**Merit Award, Michigan Chapter, 2015, Landscape Architectural Design**  
Munger Graduate Residences,  
University of Michigan  
Ann Arbor, Michigan

**Merit Award, Michigan Chapter, 2014, Historic Significance**  
Petoskey Bayfront Park  
Petoskey, Michigan

**Merit Award, Michigan Chapter, 2013, Planning & Analysis**  
River Raisin Heritage Corridor  
East Master Plan  
Monroe, Michigan

**Merit Award, Michigan Chapter, 2010**  
Outdoor Learning Center  
Central Michigan University  
Mt. Pleasant, Michigan

## **MICHIGAN RECREATION & PARK ASSOCIATION**

**Design Award, Outstanding Facility 2017**  
Silver Lake State Park  
Mears, Michigan

**Landscape Design Award, 2014**  
White Lake Bloomer Park  
White Lake Charter Township,  
Michigan

**Outstanding Park Design Award, 2013**  
Argo Cascades  
Ann Arbor, Michigan

**Design Award, Landscape Design, 2011**  
Bear River Valley Recreation Area  
City of Petoskey, Michigan

**Landscape Design Award, 2011 Marshbank Park**  
West Bloomfield Township,  
Michigan

**Landscape Design Award, 2010**  
Outdoor Learning Center  
Central Michigan University  
Mount Pleasant, Michigan

## **IMAGIN (Improving Michigan's Access to Geographic Information Networks)**

**Innovation Award, 2018**  
Acme Township, Michigan

## **EDUCATION DESIGN SHOWCASE**

**Project of Distinction, 2017 Outstanding Design and Architecture**  
Lasch Family Golf Center,  
Michigan State University  
East Lansing, Michigan

## **NATIONAL TRUST FOR HISTORIC PRESERVATION**

**Richard H. Driehaus National Preservation Honor Award, 2014**  
McGregor Pool  
Wayne State University  
Detroit, Michigan

## **Selected Recent Awards**

### **MICHIGAN HISTORIC PRESERVATION NETWORK**

**Government/Institution Award, 2016**  
River Raisin Heritage Corridor,  
East Master Plan  
Monroe, Michigan

**Cultural Landscape Award, 2014**  
McGregor Memorial  
Conference Center Reflecting  
Pool and Sculpture Garden  
for Contribution to Historic  
Preservation in Michigan  
Wayne State University  
Detroit, Michigan

### **GREAT LAKES PARK TRAINING INSTITUTE**

**Great Lakes Park, Facility, & Recreation Program Award, 2013**  
Marshbank Park  
West Bloomfield Township,  
Michigan

### **WASHTENAW CONTRACTORS ASSOCIATION**

**Pyramid Award, 2018**  
University of Michigan Art &  
Architecture A. Alfred Taubman  
Wing  
Ann Arbor, Michigan

### **OAKLAND COUNTY**

**Oak Land Award, 2012**  
Marshbank Park  
West Bloomfield Township,  
Michigan



## Professional Affiliations & Organizations



*Jackson Streetscape Master Plan | Jackson, Michigan*

**Beckett & Raeder, Inc. is staffed by registered professional engineers, landscape architects, community planners, and environmental and ecological professionals and has specialized training and maintains professional affiliation with the following:**

### ACCREDITATIONS

U.S. Green Building Council LEED Accredited Professionals  
Form Based Code Institute (FBCI)  
Congress for the New Urbanism Accreditation (CNU-A)

### CERTIFICATIONS

Michigan Economic Development Association  
Certified Economic Development Professional  
Certified Stormwater Operator  
Housing Development Finance Professional (HDFP)  
Project Management Boot Camp  
PASER Road Rating  
Planning and Zoning Instructor (MAP)  
Certificate of Real Estate  
Certified Playground Safety Inspector (CPSI)  
American Institute of Certified Planners (AICP)  
National Charrette Institute Certification (NCI)

### REGISTRATIONS

Professional Registered Engineers

- » State of Michigan (PE)
- » State of Ohio (PE)

Professional Landscape Architects

- » State of Michigan (PLA)
- » State of Ohio (PLA)
- » State of Illinois (PLA)
- » State of Indiana (PLA)
- » Council of Landscape Architects Registration Boards

Residential Builder License

- » State of Michigan

### SPECIALIZED TRAINING

EPA Brownfield Redevelopment  
People, Places and Placemaking  
Economics of Place  
Neighborhoods, Streets and Connections  
Form Planning and Regulation  
Collaborative Public Involvement  
Applied Placemaking  
Complete Streets  
Geographic Information Systems  
FEMA ICS-100, IS-00029, EFS 15  
FEMA ICS-200, IS-00700 (NIMS)  
Green Roof Design  
Charrette System Training (NCI)

## Professional Affiliations & Organizations

### MEMBERSHIPS

|   |   |   |  |  |  |
|---|---|---|--|--|--|
| American Planning Association (APA)                                 | American Society of Landscape Architects (ASLA)                         | American Society of Civil Engineers (ASCE)  | American Public Works Association (APWA)                   | Congress for the New Urbanism                          | Detroit Association of Planners                  |
| Heritage Ohio (Ohio Main Street)                                    | Improving Michigan's Access to Geographic Information Networks (IMAGIN) | Institute of Transportation Engineers (ITE) | Michigan Association of Physical Plant                     | Administrators (MIAPPA)                                | Michigan Association of Planning (MAP)           |
| MAP Planners in Private Practice                                    | Michigan Complete Streets   | Michigan Downtown Association (MDA)         | Michigan Economic Development Association (MEDA)           | Michigan Historic Preservation Network                 | Michigan Municipal League (MML)                  |
| Michigan Recreation and Parks Association                           | Michigan Rural Network  | Michigan Society of Professional Engineers  | Michigan School Business Officials (MSBO)                  | National Complete Streets                              | National Main Street Center                      |
| National Society of Professional Engineers                          | National Trust for Historic Preservation                                | Preservation Detroit                        | Society of Marking Professional Services (SMPS)            | Society of College and University Professionals (SCUP) | South Oakland County Municipal Engineers (SOCME) |
| Southern Michigan Water and Sewer Utilities Association (SMW & SUA) | Toledo Metropolitan Area of Council of Governments (TMACOG)             | Urban Land Institute                        | Urban and Regional Information Systems Association (URISA) |  |  |



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## Scope of Work





*River Raisin Heritage Corridor | Monroe, Michigan*

### **TASK 1: PROJECT INITIATION AND BACKGROUND**

#### **1.1 Kick-Off Meeting**

Host a kick-off meeting to discuss the final work plan of the Master Plan and Park & Recreation Plan and any special considerations in the planning process. We suggest the formation of a Steering Committee, consisting of representatives from elected offices, the Planning Commission, staff, local institutions, and business owners. This meeting will also establish basic attitudes and priorities relative to the community outreach process and methodology. As part of the kick-off process, the BRI team will take a tour of the community with City staff to visit notable areas of the City.

### **TASK 2: PUBLIC PARTICIPATION**

#### **2.1 Community Survey**

A survey will be drafted to understand residents' present attitudes, behaviors, and priorities. A survey postcard, announcing the survey with a link to complete it, will be developed to share online and at sites across the City. A survey summary report will be shared with the Steering Committee. The primary objective of the survey is to identify the "guiding principles" which will be used during Master Plan development to guide recommendations and prioritize recreation projects. Additional survey findings will be included throughout the document where relevant. BRI recommends a postcard notification be sent to property owners by the City.

#### **2.2 Redevelopment Workshop**

During the planning process several redevelopment sites will be identified. A workshop will be held to gather community's preferences on redevelopment concepts. Wooden blocks and printed aerial maps will be used to help participants visualize development on the site(s). The results from the exercises will be analyzed and quantified to determine the impact of the preferred development on the community. This process has been used with great affect in other communities. The results of the workshop will allow urban designers to visualize how the corridor could evolve in the near future.

#### **2.3 Steering Committee Meetings**

Regular steering committee meetings, maximum of 6, will be held throughout the planning process to get feedback from community representatives and review the chapters of the draft Master Plan and Park & Recreation Plan. These meetings are anticipated to be 2 hours in length.

### **TASK 3: MASTER PLAN DEVELOPMENT**

#### **3.1 Background & Regional Trends**

This section of the plan will detail past planning efforts in the City, current planning trends, and regional trends that may impact Marine City. This section will resemble the "Regional Setting" section of the existing document. An analysis of the surrounding communities and their Master Plans will be performed to determine how land use planning in neighboring jurisdictions may impact Marine City.

## Scope of Work

### 3.2 Demographics

A brief summary of community demographics including population, income, educational attainment will be prepared to provide context to the community. Marine City's demographics will be compared to comparable communities to provide regional context to the figures.

### 3.3 Existing Land Use

The existing land use section of the current Master Plan will be updated with the most recent data.

### 3.4 Natural Features and Open Space

The existing natural features section will be updated with the most recent data. Discussion on natural features will focus on the ecosystem services they provide and sustainable land use planning.

### 3.5 Housing

The current housing information, currently in the demographics section, will be expanded to include housing preferences of the community, changes in regional housing trends, and how housing needs will change as the region and community evolves.

### 3.6 Transportation

This section of the Master Plan will inventory all transportation systems in the community. An emphasis will be placed on how existing infrastructure can be adapted to support diverse mobility options.

### 3.7 Economic Development

This section will incorporate discussions of economic activity in the City, economic systems of the City, and the workforce. The BRI team will utilize IMPLAN an economic modeling software that details industry specific economic trends and can evaluate the economic impact of changing industries, investment, and public policies. For the Marine Master Plan the IMPLAN model will be coupled with an economic base analysis to provide a detailed understanding of how growth and emerging sectors influence other economic dynamics. The analysis will highlight which sectors have the greatest impact on the economy and how land use policy influences that impact. This section will also include a discussion of the redevelopment sites in

the City and the findings from the redevelopment workshops. In addition to the redevelopment sites, the economic development section will also refine the vision, aligning the vision with residents' feedback.

### 3.8 Future Land Use

The Master Plan will conclude with a discussion of future land use and zoning plan. This section will resemble the land use plan section of the current Master Plan.

### 3.9 Action Plan

Based on identified goals and objectives identified through community input, BRI will define and provide a schedule of city actions necessary to implement the strategies and recommendations of each element of the plan. Goals and objectives from the current master plan will be revised; those that have been accomplished will be removed, and others may be consolidated or updated based on the existing conditions, community input, and forecasted trends.

A detailed process shall be specified outlining the proposed changes and modifications to be made to the City's regulatory system (e.g. Zoning Map, zoning, and regulations, etc.) to be consistent with the master plan. The entity most appropriate to spearhead each action will be identified for ease of implementation. Actions will be phased along a recommended timeline for completion, emphasizing the first three years after adoption but going beyond that threshold to also incorporate long-term change.

## TASK 4: PARK & RECREATION PLAN

### 4.1 Demographic & Socioeconomic Review

The community's population trends will be reviewed and updated with the 2020 census and the most recent American Community Survey data. Special attention will be paid to age, disability, household composition, and income. ESRI data on residents' recreation spending patterns will be included. Information will be presented in an engaging, graphic format and described with a text narrative.

### 4.2 Built and Natural Systems

BRI will summarize land use trends, transportation

networks, and natural features and how they may impact recreation planning.

### 4.3 Administrative Structure

BRI will review the administrative structure of decision-making regarding the Marine City parks. The relationship with overlapping organizations will also be described including other governmental agencies, nonprofits, and volunteers. This section will report on the City's grant history.

### 4.4 Recreation Inventory

BRI will conduct a thorough on-site recreation inventory will be conducted for all of the parks and undeveloped land that are owned and operated by the Marine City. Parks will be sorted by type of facility based on the MDNR's classification system. Particular attention will be allocated to park conditions, maintenance, and universal accessibility issues. An accompanying map of the community's recreational assets will be rendered. An inventory of parks throughout the regional will also be conducted and described.

### 4.5 Goals & Objectives

BRI will review the goals of existing Parks and Recreation Master Plan to determine which are still applicable, update completed tasks, and add any new goals to the plan. A series of goals will be developed to express, in broad terms, the community's priorities for its park system over the next five years. The goals will then be distilled into more specific and actionable objectives that achieve the goals.

### 4.6 Action Plan

Based on the goals and objectives, BRI will work with the Steering Committee to determine the desired list of park improvement projects. The projects will be displayed in a tabular format along with potential funding sources and the desired timelines and organizations responsible for their completion.

## TASK 5: PLAN PREPARATION

BRI will prepare two separate plans for adoption although they will be reviewed concurrently and be adopted at the same time. Since the Park & Recreation Plan is required to be updated every 5

years with the MDNR, having a separate document will not require an update to the Master Plan in 5 years and also allows for any potential amendments to happen quicker. The plans will be prepared in .docx format for internal review and review with the steering committee. For public review the plan will be prepared in the final visual and graphic format and provided in a .pdf file.

## TASK 6: DELIVERABLE AND ADOPTION PROCESS

### 6.1 Public Review

Post the draft Master Plan, Park & Recreation Plan and attachments in PDF format on the City website for public review and comment. Disseminate the draft Master Plan to adjacent municipalities, authorities, and boards as specified in the MPEA.

### 6.2 Public Hearing

BRI will attend a public hearing and make a presentation on the draft plan to the Planning Commission. Any public input received will be documented.

### 6.3 DNR Submittal

BRI will upload all of the necessary documents to the DNR website by February 1st for the Park & Recreation Plan.

### Deliverables:

At the end of the project BRI will deliver to the client the following:

- Any input received from the community engagement process compiled and summarized in a project memorandum;
- All digital information, documentation, maps, graphics, and educational materials;
- A digital copy of the Master Plan and Park & Recreation Plan
- All tables associated with the Master Plan and Park & Recreation Plan
- All GIS data



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## Similar Project Experience & References

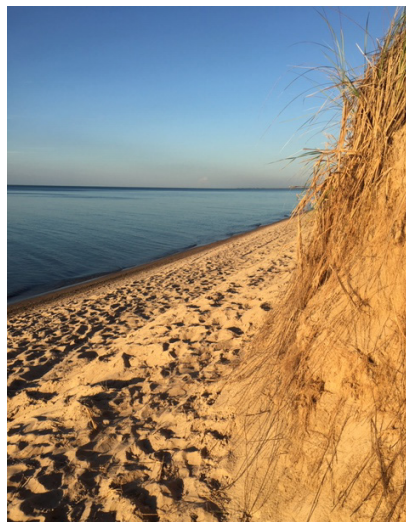
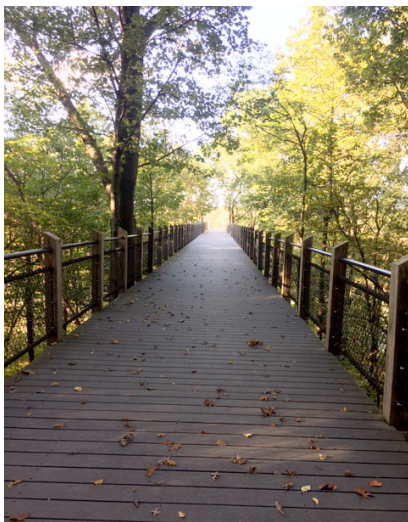
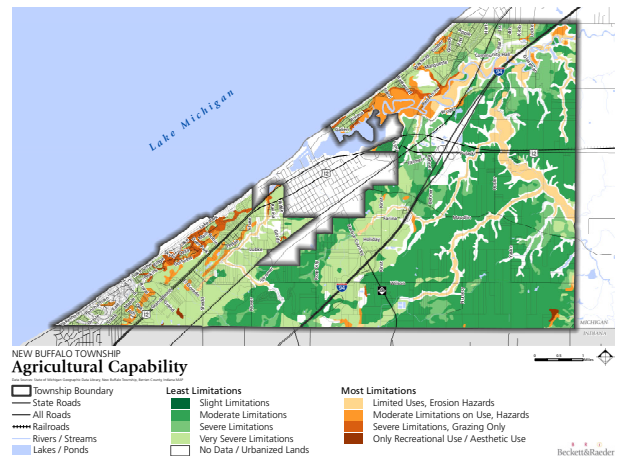
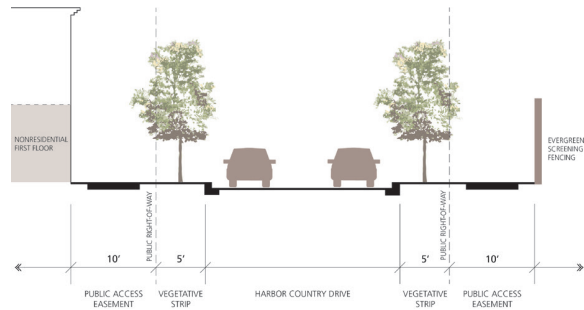


## New Buffalo Township Master Plan and Zoning Ordinance

*New Buffalo Township, Michigan*

New Buffalo Township is a vibrant community bordered on the west by Lake Michigan and the State of Indiana to the south. Its beautiful lakefront properties are within reach of downtown Chicago, and both the Township and the City of New Buffalo that it surrounds function as part of the greater Chicago area. Many seasonal residents have been part of the community for many years, even generations. The impact of these residents on community organization, especially housing and retail, was a significant area of study for the Master Plan.

The plan accommodated the Township's recently-adopted Corridor Improvement Authority, ensuring that the land use plan directed development within its boundaries. After the Master Plan, the Township re-engaged BRI to write an updated Zoning Ordinance which codified those plans. In a separate but coordinated effort, BRI assisted New Buffalo Township and neighboring Chikaming Township to write standards for a district coordinating development across an unincorporated settlement straddling their boundary.





## Sandusky Master Plan and Parks & Recreation Plan

*City of Sandusky, Michigan*

As the county seat of Sanilac County, Sandusky is home to many fine institutions that offer a high quality of life for a small, rural community. The courthouse, hospital, county fairgrounds, airport, industry, and short distance to Lake Huron make it an opportune place to live, work, and play. However, as identified by Governor Snyder's Rising Tide Initiative, Sandusky also suffers from high rates of poverty, unemployment, and commercial vacancy.

The Master Plan brought to light the tension that exists between the tight housing market and limited economic development. Extensive fieldwork and a housing analysis showed that a housing shortage and mismatch had, in some cases, stopped workers from moving into the city. The Action Plan will increase the housing supply with the appropriate formats and reduce the number of blighted structures, improving the housing market while attracting and retaining local workers. To tighten the link between housing, economic development, and redeveloping vacant sites, the plan went one step further and mapped potential redevelopment sites, providing recommendations to spur much needed economic activity. Seeing these issues as interrelated as opposed to separate better positions Sandusky to coordinate an effective approach to advancing its vision.

The Parks and Recreation Plan addresses the City's few but well-kept dynamic parks. A community-wide survey confirmed the on-the-ground findings that Sandusky offers many amenities that are often found in larger cities. A one-mile paved walking loop, sledding hill, splash pad, summer recreation programming, handicap accessible play equipment, batting cages, pavilions, and a diverse array of sports fields can be found on just 50 acres of land.

The planning process helped identify where improvements could be made and how to leverage community assets to accommodate all park users. Site-specific recommendations for implementing the community's requests with time horizons and accountable parties were identified. Increased accessibility and safety were prioritized. Several survey respondents hoped for a fishing pond that was enthusiastically added as a goal to be accomplished in the next five years. In addition to preserving and enhancing parkland, the plan acknowledges the need to develop space on the southeast quadrant of the City for greater access to recreation for residents outside of walking distance to existing parks.



## Eaton Rapids Master Plan

*Eaton Rapids, Michigan*



The Eaton Rapids Master Plan touched on the City's unique assets: an island downtown, an island park, new river rapids from a dam removal, beautiful historic facades downtown, a fresh batch of data from recently completed projects, and select status from Michigan Main Street. The Plan sought to build on this momentum by including wide-ranging stakeholder group of 10 commissions and organizations to help craft the City's vision and describe their role in achieving the vision. That way, the actions could be designed to be collaborative.

The priorities from broad engagement became clear. Eaton Rapids wanted to focus on filling buildings

downtown, protect its riverfront, and improve housing variety and quality. The action strategies to address each focus area were created with a lead and supporting party to ensure that there was accountability and cooperation to accomplish the City's goals over the next five years.

The plan was data-driven and incorporated Redevelopment Ready Community® Best Practices. Recently completed retail market and housing studies informed specific strategies for the Master Plan. Some of the recommendations call for sharing this data with local businesses, developers, and investors to show the demand for their goods and services and draw them into the City.



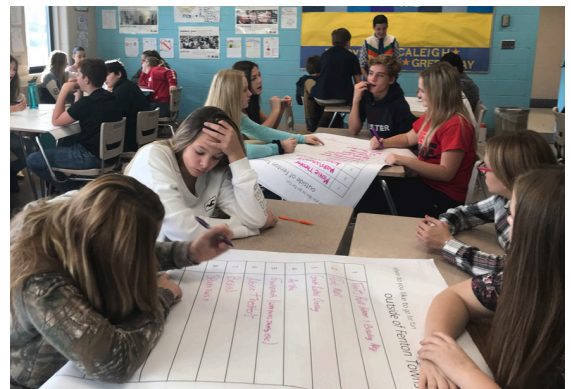
## Fenton Township Master Plan

*Fenton Township, Michigan*

Fenton Township, a semi-rural municipality along the southern border of Genesee County, faces similar challenges to other places that treasure their relative remoteness and hope to grow in a way that preserves their community's character. Beckett & Raeder, Inc. was commissioned to update the master plan with an emphasis on how the Thompson Road Corridor could be developed to provide easier access to jobs and goods and/or services without detracting from the community's appeal.

A tremendous effort was made to reach a wide-ranging group of residents to help inform the Township's action strategies and framework for future decision-making. In addition to stakeholder interviews with non profit groups, environmental agencies, businesses owners, real estate professionals, and surrounding governmental units, the Township went into local classrooms talk to future stakeholders: junior high and high school students.

Community members placed a high value on land and water-based recreation, improving water quality for the Township's 17 lakes, and preventing sprawl to preserve its agricultural heritage. Infrastructure played a big role in guiding growth where it was best suited. The Township will enforce an urban service boundary to slow residential encroachment on farmland and concurrently investigate supplying municipal water on Thompson Road Corridor to encourage mixed-use development where there is capacity to handle higher density. These two land use policies appropriately cluster investment away from natural resources to protect their quality and the resident's desire for peaceful recreation and open space. The action plan also discussed developer-based solutions to building up a nonmotorized network that the residents repeatedly requested. The action plan was context-specific and feasible, as much care was taken to ensure there was professional will and capacity to carry out this plan.



## Acme Township Parks Master Plan

*Acme Township, Michigan*



Traditional recreation master plans are used to address current recreational conditions while evaluating their function against current recreational demands based on resident population facility standards. This form of recreation planning is weighted toward recreational facilities and discounts the benefits associated with individualized recreation activities such as kayaking, canoeing, hiking, biking, bird watching, gardening, and nature interpretation. In contrast, the Acme Township Parks System Plan views recreation as a system versus a function and takes into account active park considerations, open space, trail development, and natural area preservation. Overall, Acme Township has an immense amount of recreational opportunities, both public and private. With the updating and implementation of the recreation plan, the current recreation opportunities can only be improved for greater ease of use for everyone throughout the entire community.

The Acme Township Parks Master Plan seeks to accomplish the goals of Access to Grand Traverse Bay, Attractive Waterfront Parks, Connectivity, Cultural Arts, Branding and Signage, Maintenance and Funding and Inland Park Acquisition and Development.

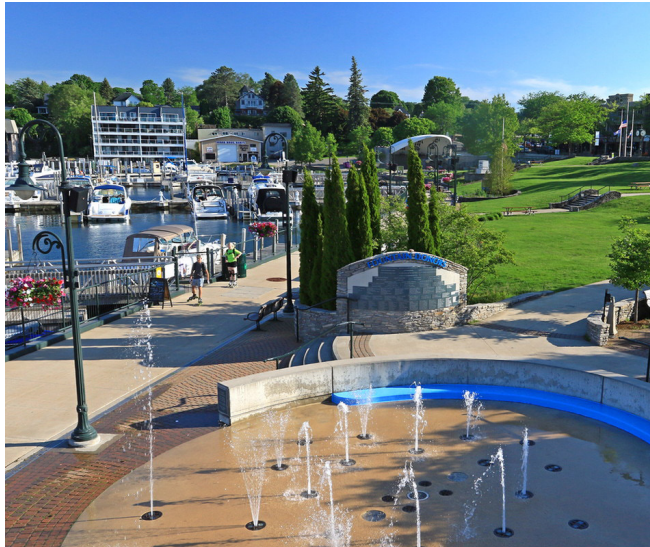
Preparation and adoption of the Acme Township Parks Master Plan has resulted in the approval of \$9,979,221 in Michigan Department of Natural Resources Trust Fund (MDNRTF) grants for land acquisition and project development.

Beckett & Raeder, Inc. was awarded the Acme Connector Trail project in February 2019. The project is a part of the Traverse City to Charlevoix nonmotorized trail. Beckett & Raeder is currently working with Acme Township on the design engineering and construction document services for the development of the Acme Connector Trail.



## City of Charlevoix Parks and Recreation Plan

Charlevoix, Michigan

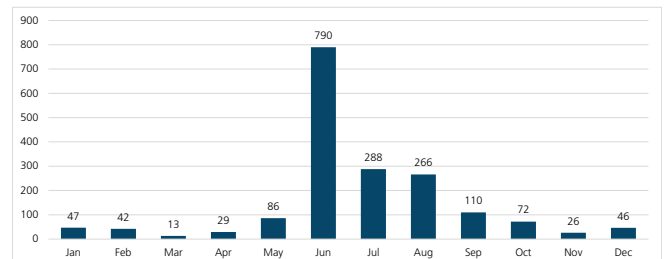


In 2021, the City of Charlevoix completed an update to the 2017 Parks & Recreation Plan, with final adoption in 2022. The new Parks & Recreation Plan is valid through the end of 2026. The purpose of keeping the Parks & Recreation Plan current is to keep up with current trends and to plan for the future. The approved plan also allows the county to be eligible for grant funding through the Michigan Department of Natural Resources.

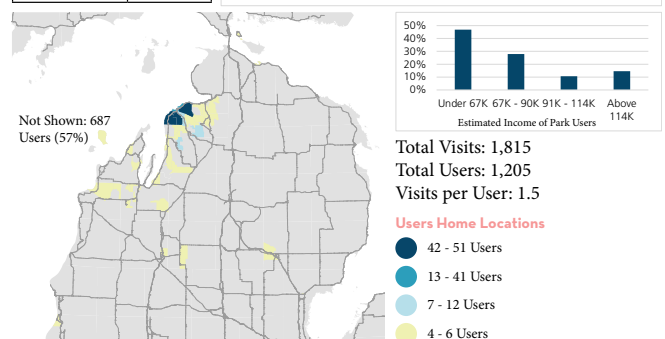
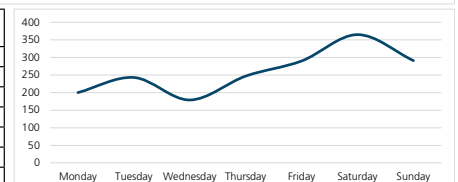
One unique aspect of the City's Park and Recreation Plan was the inclusion of cellphone data to illustrate park usage patterns. The cellphone data, which was available for six of the City's parks highlighted which months, days, and times were popular among visitors. Additionally, the data described how long users spent in the park and where they traveled from. This analysis enriched the existing parks and recreation planning efforts by providing a contextual understanding of how the parks are being used by residents and visitors. Traditionally, collecting this data would require extensive field surveys, a costly and time-intensive process. Using cellphone data significantly reduced the time and resources dedicated to collecting park user data.



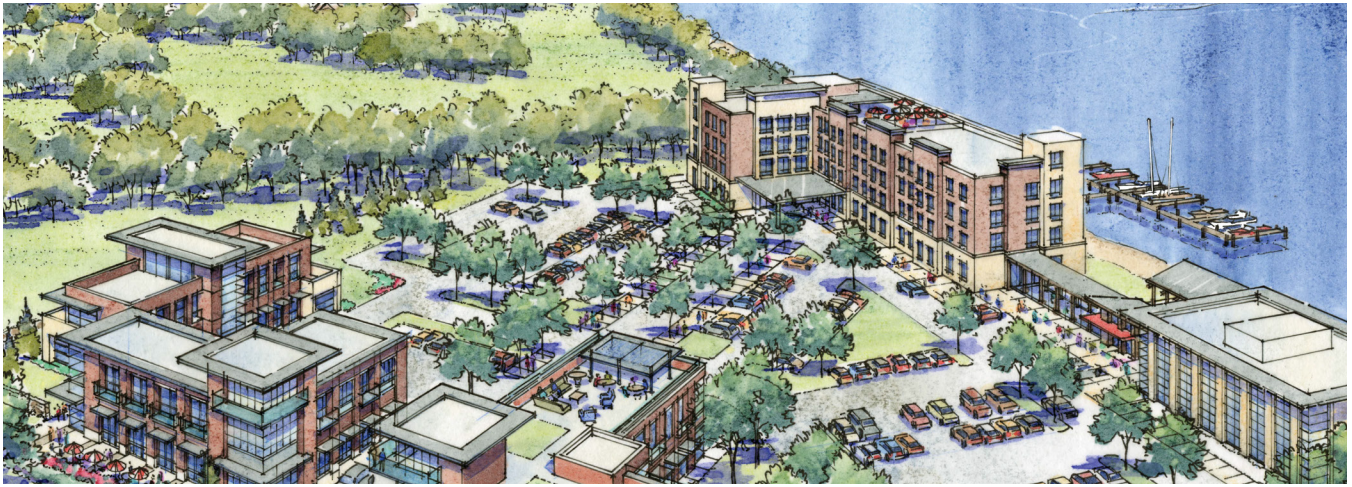
### HOFFMAN PARK USER INSIGHTS 2019



| Time Spent in Park | Number of Users |
|--------------------|-----------------|
| Less than 5 mins   | 262             |
| 5 - 10 mins        | 272             |
| 11 - 20 mins       | 605             |
| 21 - 60 mins       | 339             |
| 61 - 120 mins      | 152             |
| 121 - 240 mins     | 155             |
| >240 mins          | 30              |







*M-115 and M-55 Corridor Redevelopment | Cadillac, Michigan*

### REDEVELOPMENT READY COMMUNITIES

300 N Washington Square  
Lansing, MI 48913

**Michelle Parkkonen**

Director  
517.599.8796  
parkkonenm@michigan.org

### ACME TOWNSHIP

6042 Acme Road  
Williamsburg, MI 49690

**Amy Jenema**

Treasurer  
231.938.1350  
ajenema@acmetownship.org

### NEW BUFFALO TOWNSHIP

17425 Red Arrow Hwy  
New Buffalo, MI 49117

**Michelle Heit**

Township Supervisor  
269.469.1011  
mheit@newbuffalotownship.org

### FREMONT COMMUNITY

101 E. Main Street  
Fremont, MI 49412

**Andy Harrington**

Community Development & Planning/Zoning  
Administrator  
231.924.2101  
zoning@fremontmi.gov

### CITY OF ALBION

112 W. Cass Street  
Albion, MI 49224

**Ian Arnold**

Director of Planning & Building  
517.629.7189  
iarnold@cityofalbionmi.gov



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*iv.*

Project Staff



## John Iacoangeli, FAICP, PCP, LEED AP, CNU-A, FBCI Partner, Planner

John joined Beckett & Raeder in 1991 and is a Professional Certified Planner and a member of the College of Fellows of the American Institute of Certified Planners. John has over thirty-five years experience working with public and private sector clients on a variety of community and economic development based projects. He has been involved in the preparation and implementation of community master plans and zoning ordinances, downtown and neighborhood revitalization, community development, economic development, historic preservation, and natural resource-based projects for numerous communities throughout the Midwest. His area of specialization is project implementation involving federal and state grants, local municipal financing, special authority financing, and public-private partnerships. He serves as an advisor-consultant to planning commissions and a variety of redevelopment authorities (DDA, CIA, BRA) and is a frequent instructor for the Michigan Association of Planning and the MIPlace program.

### EDUCATION

Master of Public Administration,  
Northern Michigan University,  
Marquette, MI

Bachelor of Science, Resource  
Management, University of  
Michigan, Ann Arbor, MI

### CERTIFICATIONS

American Institute of Certified  
Planners

Professional Community Planner  
(PCP) State of Michigan

Certificate of Real Estate,  
University of Michigan and  
Michigan Association of Realtors

Congress for New Urbanism  
Accreditation (CNU-A)

Form Based Code Institute  
Certification

LEED Accredited Professional  
(BD+C)

FEMA  
ICS-100, IS-00029, EFS 15.  
ICS-200, IS-00700 (NIMS)

### RECOGNITION

College of Fellows, American  
Institute of Certified Planners  
(FAICP)

### SELECTED EXPERIENCE

Lakes to Land Regional  
Initiative

Collaborative Master Plan for  
sixteen communities

Benzie and Manistee Counties  
*Innovation in Regional Planning  
Award – Michigan Association of  
Planning, 2014*

Acme Township Placemaking &  
Master Plan

Acme Township, MI  
*Daniel Burnham Award for a  
Comprehensive Plan – Michigan  
Association of Planning, 2015*

River Raisin Heritage Corridor  
East Master Plan

Monroe County Historical  
Society, National Park Service,  
City of Monroe  
Monroe, MI

*Merit Award – Michigan Chapter  
of American Society of Landscape  
Architects, 2013*

*Honor Award – Michigan Historic  
Preservation Network, 2016*

Peshawbestown Master  
Plan, Grand Traverse Band of  
Chippewa and Ottawa Indians  
Peshawbestown, MI

*Daniel Burnham Award for a  
Comprehensive Plan – Michigan  
Association of Planning, 2012*

City of Marquette Master Plan,  
Historic Waterfront and  
Lower Harbor Master Plan,  
Redevelopment Plan  
Marquette, MI

Lakes to Land Farm and Food  
System Assessment  
*Innovation in Economic Planning  
and Development – Michigan  
Association of Planning, 2015*

Project Rising Tide, State of  
Michigan, Michigan Economic  
Development Corporation  
for twenty-one selected  
communities throughout the  
State

*Economic Planning and  
Development Award - Michigan  
Association of Planning, 2018*



## Liz Gunden, AICP

### Associate, Planner

Liz comes to Beckett & Raeder with a wealth of knowledge in urban and regional planning as well as a background in Graphic Design. She has a diverse skillset and is involved in many projects including, community master plans, park & recreation plans, zoning ordinances, community engagement strategies, downtown development plans, pattern books, data analysis, and report design. She also provides planning services, such as site plan review and analyzing zoning requests, all of which builds from Liz's previous experience of serving as a County Planner. Her combined planning and graphic design skills provide unique products that suitably serve their distinct communities.

### EDUCATION

Master of Urban and Regional Planning, University of Michigan, Ann Arbor, MI

Bachelor of Arts, Art  
Minors: Graphic Design & Spanish  
Goshen College, Goshen, IN

### CERTIFICATIONS

American Institute of Certified Planners

### AFFILIATIONS

American Planning Association  
Michigan Association of Planning

### TEACHING EXPERIENCE

Architecture, Sustainability, & the City, U.S. Planning Institutions & Law

### SELECTED EXPERIENCE

#### City of Warren Master Plan

Warren, MI

*Daniel Burnham Award for a Comprehensive Plan – Michigan Association of Planning, 2021*

#### City of Sturgis Master Plan

Sturgis, MI

*Excellence Award in Community Outreach – Michigan Association of Planning, 2020*

#### City of Rochester Master Plan

Rochester, MI

#### Fremont Community Joint

#### Comprehensive & Growth

#### Management Plan

City of Fremont, MI - in progress

Dayton Township, MI

Sheridan Charter Township, MI

#### City of Albion Comprehensive

#### Plan

Albion, MI

#### Leelanau Township Master

#### Plan

Leelanau Township, MI - in

progress

#### Negaunee Township Master Plan

Negaunee Township, MI - in proress

#### City of Traverse City Master Plan

Traverse City, MI - in progress

#### City of Reading Master Plan

Reading, MI

#### City of Iron River Master Plan

Iron River, MI

#### Eveline Township Master Plan

Eveline Township, MI

#### Oscoda Township Master Plan

Oscoda Township, MI

#### Lake City Area Master Plan

Lake City, MI

Lake Township, MI

Forest Township, MI

#### City of Ypsilanti Master Plan & Sustainability Plan

Ypsilanti, MI





## Kyle Wilkes, AICP

### Project Professional, Planner

Kyle is an experienced planner with a focus on local government planning and zoning administration. Kyle's bachelor's degrees in public administration/public policy and economics – as well as a Master in Urban & Regional Planning degree – demonstrates his commitment to understanding and applying principles for good decision-making and planning to build strong communities. His certification from the American Institute of Certified Planners (AICP) denotes his educational background and experience in applying ethical planning principles and best practices. Kyle excels at collaborative stakeholder engagement throughout the planning process. He has served on numerous appointed local and regional planning committees.

### EDUCATION

Master of Urban and Regional Planning, Michigan State University, East Lansing, MI

Bachelor of Arts, Economics, Rollins College, Winter Park, FL

Bachelor of Arts, Public Administration & Public Policy Michigan State University, East Lansing, MI

### CERTIFICATIONS

American Institute of Certified Planners

Certificate in Management, Rollins College, Winter Park, FL

### AFFILIATIONS

American Planning Association

Florida Chapter of the American Planning Association

Michigan Association of Planning (Pending)

### SELECTED EXPERIENCE

**Village of Laurium Master Plan**  
– In Progress  
Laurium, MI

**Apopka Community-Wide Visioning and Parks & Recreation Master Plan\***  
Apopka, FL

**Ocoee-Apopka Road (East Shore Village) Small Area Study\***  
Apopka, FL

**Lincoln Park Planning & Zoning Services** – In Progress  
Lincoln Park, MI

**City of St. Cloud, FL Planning/ Zoning Services\***  
St. Cloud, FL

**City of Apopka, FL Planning & Zoning Services\***  
Apopka, FL

**Orange County Planning Services\***  
Orlando, FL

**Main Street Oakland County – Planning Services/Technical Assistance\***  
Pontiac, MI

**Residential Architectural Design Standards\***  
St. Cloud, FL

**Residential Architectural Standards Update\***  
Apopka, FL

**Economic Enhancement (Brownfield) Area Ordinance and Overlay\***  
Apopka, FL

\*Completed prior to BRI



## Rowan Brady, AICP

### Associate, Planner & Urban Technology

Rowan joined Beckett & Raeder as an Intern in 2018. After finishing his undergraduate degree in the Spring of 2019, Rowan remained at Beckett & Raeder, Inc. while completing his Master's degree in Urban and Regional Planning at the University of Michigan-Ann Arbor. Rowan is a Geographic Information System (GIS) specialist and contributes data input, analysis, and mapping to many of BRI's community planning projects.

### EDUCATION

Master of Urban and Regional Planning, University of Michigan, Ann Arbor, MI

Bachelor of Arts, Environmental Science  
Minors: Urban Studies  
University of Michigan, Ann Arbor, MI

### CERTIFICATIONS

American Institute of Certified Planners

### AFFILIATIONS

Michigan Association of Planning

### PUBLICATIONS & PRESENTATIONS

Tapping into Economic Potential: The Impact of Microbreweries in Michigan  
*Outstanding Graduate Student Project – Michigan Association of Planning, 2021*

Shoreline Planning - Michigan Association of Planning Conference Presentation, 2021

### SELECTED EXPERIENCE

City of Warren Master Plan  
Warren, MI

*Daniel Burnham Award for a Comprehensive Plan – Michigan Association of Planning, 2021*

City of Lincoln Park Master Plan  
Lincoln Park, MI

Clam Lake Township Master Plan  
Clam Lake Township, MI

Banks Township Master Plan  
Banks Township, MI

City of East Jordan Master Plan  
East Jordan, MI  
*Excellence Award in Community Outreach – Michigan Association of Planning, 2021*  
*Daniel Burnham Award for a Comprehensive Plan – Michigan Association of Planning, 2022*

Hayes Township Master Plan  
Hayes Township, MI

### Lake City Area Master Plan

Lake City, MI  
Lake Township, MI  
Forest Township, MI

### Grand Blanc Township Master Plan

Grand Blanc Township, MI

City of Sturgis Master Plan  
Sturgis, MI

*Excellence Award in Community Outreach – Michigan Association of Planning, 2020*

### City of Albion Comprehensive Plan

Albion, MI - in progress

### Dexter Township Master Plan

Dexter Township, MI - in progress

Village of Elberta Master Plan  
Elberta, MI - in progress

### Fremont Community Joint Comprehensive & Growth Management Plan

City of Fremont, MI - in progress  
Dayton Township, MI  
Sheridan Charter Township, MI



## Mrithula Shantha

### Project Professional, Planner

Mrithula is an Urban planner and Architectural Engineer with a master's degree in Urban and Regional Planning and a certificate in Real Estate Development from the University of Michigan, Ann Arbor. She has six plus years' of experience building vibrant and equitable communities in the U.S., India, and Brazil. Her professional experience focuses on master planning, community engagement, affordable housing, equitable development, and policy advocacy. Mrithula is proficient in analyzing and synthesizing data to identify equitable urban solutions that satisfy clients and address the needs of low-income and marginalized communities. She is a strong advocate for cities built on the foundation of social justice.

### EDUCATION

Master of Urban and Regional Planning, University of Michigan, Ann Arbor

Bachelors of Technology in Architectural Engineering, SRM University, Chennai, India

### CERTIFICATIONS

Graduate Certificate in Real Estate Development

### AFFILIATIONS

Michigan Association of Planning

### TEACHING EXPERIENCE

Quantitative Planning Methods

### PUBLICATIONS / PRESENTATIONS

Master Planning for Tourism in Michigan, 2020

Michigan Evictions: Trends, Data Sources, and Neighborhood Determinants, 2020

Participatory State and Regional Food System Plans and Charters in the U.S.: A Summary of Trends and National Directory, 2021

### SELECTED EXPERIENCE

#### Master Plans:

**City of Albion Comprehensive Plan** - in progress  
Albion, MI

**City of Novi Master Plan** - in progress  
Novi, MI

**City of Wayland Master Plan** - in progress  
Wayland, MI

**Dexter Township Master Plan** - in progress  
Dexter Township, MI

**City of Roseville Zoning Ordinance** - in progress  
Roseville, MI

**Groveland Township Zoning Ordinance** - in progress  
Groveland Township, MI

**Pennfield Township Zoning Ordinance** - in progress  
Pennfield Township, MI

**Hudson Township Zoning Ordinance** - in progress  
Hudson Township, MI

**Dixie Highway Design Standards**

Groveland Township, MI

**Emmet County Housing Analysis**  
Emmet County, MI

**City of Trenton Redevelopment Ready Certification** - in progress  
Trenton, MI

**City of Warren Village Historic District Plan** - in progress  
Warren, MI

**City of Warren Van Dyke Corridor Plan** - in progress  
Warren, MI

**Coastal Leadership Academy\***  
Michigan Coastal Management Program

\*Completed prior to BRI





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Budget

| Task  | Expense | Hours | Fee             |
|---|---------|-------|-----------------|
| <b>TASK 1.0 PROJECT INITIATION &amp; BACKGROUND</b> |         |       |                 |
| 1.1 Kick-off Meeting                                | \$113   | 12    | \$1,560         |
| <b>TASK 2.0 PUBLIC PARTICIPATION</b>                |         |       |                 |
| 2.1 Community Survey                                |         | 20    | \$2,350         |
| 2.2 Redevelopment Workshop                          | \$113   | 28    | \$3,390         |
| 2.3 Steering Committee Meetings (6)                 | \$713   | 36    | \$4,680         |
| <b>TASK 3.0 MASTER PLAN DEVELOPMENT</b>             |         |       |                 |
| 3.1 Background & Regional Trends                    |         | 16    | \$1,880         |
| 3.2 Demographics                                    |         | 12    | \$1,360         |
| 3.3 Existing Land Use                               |         | 14    | \$1,620         |
| 3.4 Natural Features and Open Space                 |         | 26    | \$3,030         |
| 3.5 Housing   |         | 24    | \$2,720         |
| 3.6 Transportation                                  |         | 12    | \$1,410         |
| 3.7 Economic Development                            | \$377   | 40    | \$4,940         |
| 3.8 Future Land Use                                 |         | 24    | \$2,920         |
| 3.9 Action Plan                                     |         | 16    | \$1,880         |
| Plan Preparation / Publication                      |         | 30    | \$3,400         |
| <b>TASK 4.0 PARK &amp; RECREATION PLAN</b>          |         |       |                 |
| 4.1 Demographic                                     |         | 10    | \$1,100         |
| 4.2 Built and Natural Systems                       |         | 10    | \$1,100         |
| 4.3 Administrative Structure                        |         | 10    | \$1,100         |
| 4.4 Recreation Inventory                            | \$113   | 30    | \$3,150         |
| 4.5 Goals & Objectives                              |         | 10    | \$1,100         |
| 4.6 Action Plan                                     |         | 10    | \$1,100         |
| Plan preparation / Publication                      |         | 30    | \$3,400         |
| <b>TASK 6.0 DELIVERABLE &amp; ADOPTION PROCESS</b>  |         |       |                 |
| 6.1 Public Review                                   | \$60    | 8     | \$1,040         |
| 6.2 Public Hearing                                  |         | 8     | \$1,040         |
| 6.3 DNR Submittal                                   |         | 6     | \$630           |
| Deliverables  | \$200   |       |                 |
| Totals  | \$1,690 | 442   | \$51,900        |
| <b>GRAND TOTAL</b>                                  |         |       | <b>\$53,590</b> |



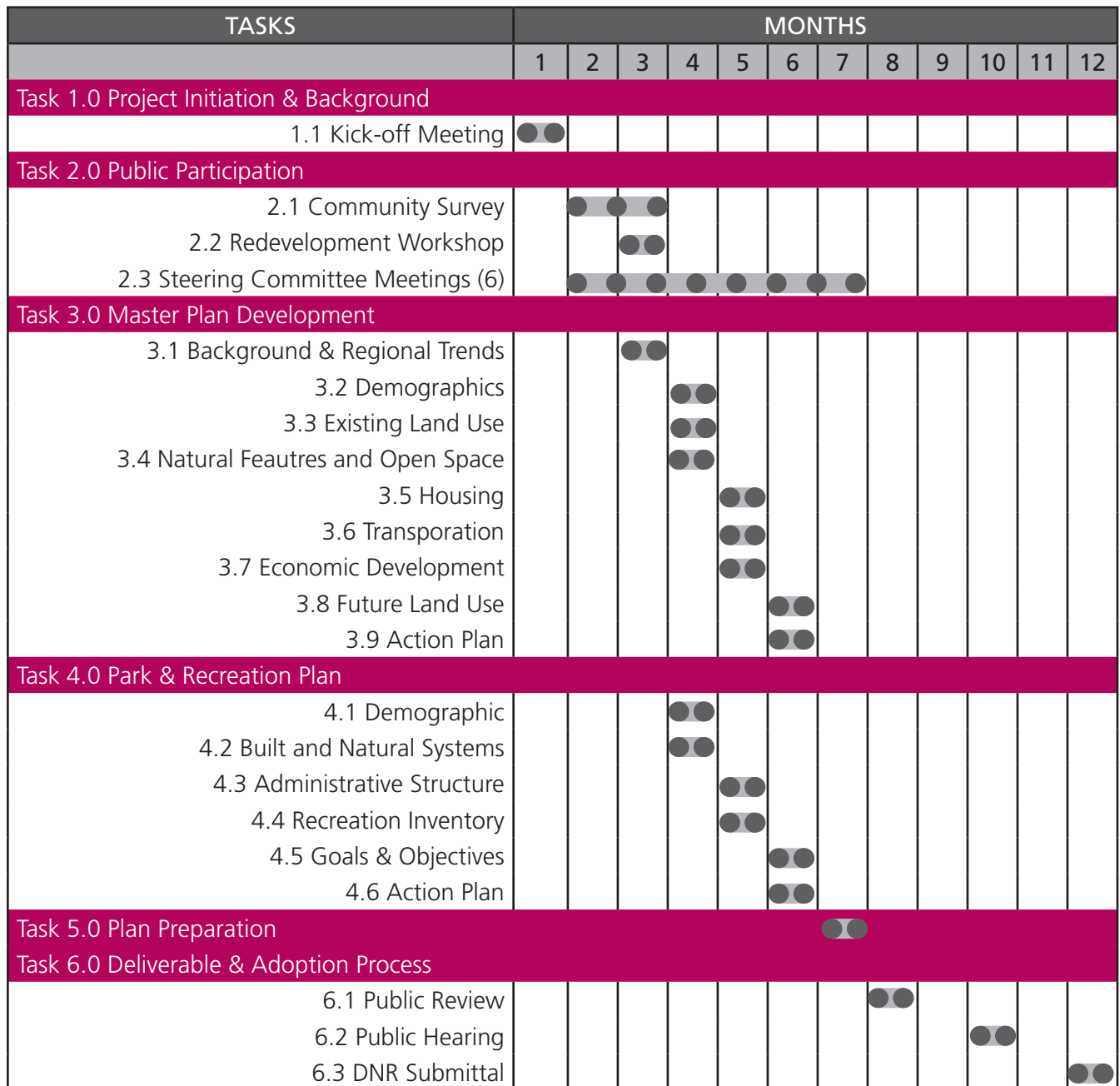
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Timeline



## Timeline





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## Required Forms

## PROPOSAL AND AWARD

The undersigned, having become thoroughly familiar with and understanding the entire proposal documents attached hereto, agrees to provide the services as specified herein, for the total fees as stipulated herein.

I hereby state that all of the information I have provided is true, accurate and complete. I hereby state that I have authority to submit this proposal, which will become a binding contract if accepted by the City of Marine City. I hereby state that I have not communicated with, nor accepted anything of value from, any official or employee of the City of Marine City that would tend to destroy or hinder free competition.

I hereby state that I have read, understand, and agree to be bound by all of the terms of this proposal document.

|   |   |
|---|---|
| <br>_____<br>Signature | <u>John Iacoangeli</u><br>_____<br>Type or Print Name |
|---|---|

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| <u>Partner</u><br>_____<br>Title: | <u>12.20.22</u><br>_____<br>Date: |
|-----------------------------------|-----------------------------------|

Company Name: Beckett & Raeder, Inc.

Address: 535 W. William Street | Suite 101 | Ann Arbor, MI 48103

Contact Name: John Iacoangeli

Contact Phone:

Office: 734.663.2622

Cell: 734.646.6901

Contact E-mail: jri@bria2.com



**HOLD HARMLESS AND INDEMNITY**

To the fullest extent permitted by law, the contractor/subcontractor expressly agrees to indemnify and hold the City of Marine City, its elected and appointed officials, employees and volunteers and others working on behalf of the City, harmless from and against all loss, cost, expense, damage, liability or claims, whether groundless or not, arising out of the bodily injury, sickness or disease (including death resulting at any time therefrom) which may be sustained or claimed by any person or persons, or the damage or destruction of any property, including the loss of use thereof, based on any act or omission, negligent or otherwise, of contractor/subcontractor or anyone acting in its behalf in connection with or incident to this contract or the work to be performed hereunder, except that the contractor/subcontractor shall not be responsible to the City on indemnity for damages caused by or resulting from the City's sole negligence; and the Contractor/subcontractor shall, at its own cost and expense, defend any such claim and any suit, action, or proceeding which may be commenced hereunder, and the Contractor/subcontractor shall pay any and all judgments which may be recovered in any such suit, action or proceeding, and any and all expense, including, but not limited to, costs attorneys' fees and settlement expenses which may be incurred therein. Contractor/subcontractor further expressly agrees that this Hold Harmless and Indemnity Agreement is controlling over and supersedes any and all inconsistent terms and/or provisions that may be contained in any of the other documents comprising this contract.

PLEASE PRINT:

CONTRACTOR/SUBCONTRACTOR'S NAME: Beckett & Raeder, Inc.AUTHORIZED REPRESENTATIVE: John IacoangeliSIGNATURE: CONTRACTOR/SUBCONTRACTOR'S ADDRESS: 535 W. William Street | Suite 101 | Ann Arbor, MI 48103TELEPHONE NUMBER: 734.663.2622WITNESS: Sara KoprivaDATE: 12.20.22

## EXAMPLES and REFERENCES

(For Comparable Projects Completed or In Progress within the Past Five Years)

**COMMUNITY MASTER PLAN for** Fenton Township  
Municipality  
Include example or provide link to project: Project sheet in proposal  
CONTACT: Mike Deem, Zoning Administrator 810.629.1537  
Name Phone Number

**PARKS AND RECREATION PLAN for:** City of Charlevoix  
Municipality  
Include example or provide link to project: Project sheet in proposal  
CONTACT: Kent Knorr, Recreation Director 231.547.7183  
Name Phone Number

BIDDER'S SIGNATURE:  DATE: 12.20.22

COMPANY: Beckett & Raeder, Inc.

# LEGAL STATUS OF BIDDER

Bidder shall fill out the appropriate section and strike out the other three:

## A CORPORATION

State in which incorporated: Michigan

Date of incorporation: 1966

Names of persons signing Proposal: John Iacoangeli

Titles of persons signing Proposal: Partner

Addresses of signer(s): 535 W. William Street | Suite 101 | Ann Arbor, MI 48103

## ~~LIMITED LIABILITY COMPANY~~

State in which organized: \_\_\_\_\_

Date of organization: \_\_\_\_\_

Name of persons signing Proposal: \_\_\_\_\_

Titles of persons signing Proposal: \_\_\_\_\_

Addresses of signer(s): \_\_\_\_\_

## ~~PARTNERSHIP~~

Names of Partners

Addresses

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## ~~AN INDIVIDUAL~~

Official Name

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Assumed Name, if applicable and where registered.

\_\_\_\_\_



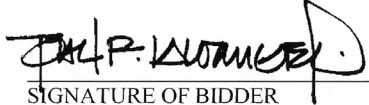
**THIS AFFIDAVIT SHALL BE SUBMITTED WITH  
AND MADE A PART OF EACH AND EVERY BID  
PROPOSAL TO THE CITY OF MARINE CITY**

NON-COLLUSIVE AFFIDAVIT

STATE OF MICHIGAN       )  
  ) SS  
COUNTY OF SAINT CLAIR   )

Beckett & Raeder, Inc., BEING DULY SWORN, deposes and says that:

1. The bid has been arrived at by the bidder independently and has been submitted without collusion with, and without any agreement, understanding, or planned common course of action with, any other vendor of materials, supplies, equipment, or services described in the invitation to bid, designed to limit independent bidding or competition, and
2. The contents of the bid have been communicated by the bidder or its employees or agents to any person not an employee or agent of the bidder or its surety on any bond furnished with the bid, and will not be communicated to any such person prior to the official opening of the bid.

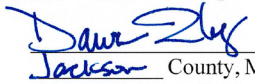
  
\_\_\_\_\_  
SIGNATURE OF BIDDER

John Iacoangeli  
\_\_\_\_\_  
PRINTED NAME

Partner  
\_\_\_\_\_  
TITLE

Subscribed and sworn to before me this 21<sup>st</sup> day of December, 2022, a notary public in and for said county.

**Dawn Iley**  
**Notary Public, Jackson County, Michigan**  
**My Commission Expires June 9, 2028**  
**Acting in the County of WASHTENAW**

  
Jackson County, Michigan  
My Commission Expires: 6-9-2028

**CERTIFICATION REGARDING  
DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS**

The prospective participant certifies, to the best of its knowledge and belief, that it and its principals:

- (1) Are not presently debarred, suspended, proposed for debarment, and declared ineligible, or voluntarily excluded from participation in transactions under any non-procurement programs by any federal, state or local agency.
- (2) Have not, within the three year period preceding, had one or more public transactions (federal, state, or local) terminated for cause or default; and
- (3) Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) and have not, within the three year period preceding the proposal, been convicted of or had a civil judgment rendered against it:
  - (a) For the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction (federal, state, or local), or a procurement contract under such a public transaction;
  - (b) For the violation of federal, or state antitrust statutes, including those proscribing price fixing between competitors, the allocation of customers between competitors, or bid rigging; or
  - (c) For the commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

I understand that a false statement on this certification may be grounds for the rejection of this proposal or the termination of the award.


☒ **I am able to certify to the above statements.**

Beckett & Raeder, Inc.

\_\_\_\_\_  
Name of Agency/Company/Firm *(Please Print)*

John Iacoangeli, Partner

\_\_\_\_\_  
Name and title of authorized representative *(Please Print)*

  
\_\_\_\_\_  
Signature of authorized representative

12.20.22

\_\_\_\_\_  
Date

☐ **I am unable to certify to the above statements. Attached is my explanation.**



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/20/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|  |  |  |  |
|--|--|--|--|
| <b>PRODUCER</b><br>Moore Insurance Services, Inc.<br>67 N. Howell<br>P.O. Box 207<br>Hillsdale MI 49242  |  | <b>CONTACT</b><br>NAME: Cyndi Armstrong<br>PHONE (A/C, No, Ext): (517) 439-9345 FAX (A/C, No): (517) 439-5536<br>E-MAIL ADDRESS: carmstrong@mooreinsuranceservices.com                   |  |
| <b>INSURED</b><br>Beckett and Raeder, Inc.<br>535 West William Street<br>Suite 101<br>Ann Arbor MI 48103 |  | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> RLI Insurance Company<br><b>INSURER B:</b><br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |  |
|  |  | <b>NAIC #</b><br>13056   |  |

| COVERAGES   |  | CERTIFICATE NUMBER: CL2272003763 |          | REVISION NUMBER: |                         |                         |   |
|---|--|----------------------------------|----------|------------------|-------------------------|-------------------------|---|
| THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. |  |                                  |          |                  |                         |                         |   |
| INSR LTR  | TYPE OF INSURANCE  | ADDL INSD                        | SUBR WVD | POLICY NUMBER    | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |
| A   | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                                  |          | PSB0001668       | 08/01/2022              | 08/01/2023              | EACH OCCURRENCE \$ 2,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000<br>MED EXP (Any one person) \$ 10,000<br>PERSONAL & ADV INJURY \$ 2,000,000<br>GENERAL AGGREGATE \$ 4,000,000<br>PRODUCTS - COMP/OP AGG \$ 4,000,000<br>\$ |
| A   | <input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b><br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY     |                                  |          | PSA0001303       | 08/01/2022              | 08/01/2023              | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>PIP-Basic \$   |
| A   | <input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR<br><input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br>DED <input type="checkbox"/> RETENTION \$   |                                  |          | PSE0001408       | 08/01/2022              | 08/01/2023              | EACH OCCURRENCE \$ 5,000,000<br>AGGREGATE \$<br>\$  |
| A   | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below<br>Y/N <input checked="" type="checkbox"/> N/A   |                                  |          | PSW0001523       | 08/01/2022              | 08/01/2023              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 500,000<br>E.L. DISEASE - EA EMPLOYEE \$ 500,000<br>E.L. DISEASE - POLICY LIMIT \$ 500,000   |
| A   | Professional Liability w/ Pollution Incident   |                                  |          | RDP0047805       | 08/01/2022              | 08/01/2023              | Per Claim \$2,000,000<br>Aggregate \$2,000,000  |
| DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  |  |                                  |          |                  |                         |                         |   |

|  |  |
|--|--|
| <b>CERTIFICATE HOLDER</b><br><br>FOR INFORMATIONAL PURPOSES ONLY | <b>CANCELLATION</b><br><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br><br> |
|--|--|

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ACORD 25 (2016/03)

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Thank You.

John Iacoangeli, PCP, FAICP, LEED AP, CNU-A

734.663.2622 | [jri@bria2.com](mailto:jri@bria2.com)