



PROPOSAL FOR PROFESSIONAL SERVICES

CITY OF BUCHANAN
ST. JOSEPH RIVERFRONT MASTER PLANNING
& PREDEVELOPMENT ASSISTANCE

October 7, 2022

October 7, 2022

Richard Murphy, Community Development Director
City of Buchanan
302 N Redbud Trail
Buchanan, Michigan 49107

Subject: Proposal for Professional Services
St. Joseph Riverfront Master Planning & Predevelopment Assistance

Dear Mr. Murphy:

Abonmarche is pleased to present this proposal for professional services to the City of Buchanan. Our firm has more than 40 years of experience working in communities in western Michigan and northern Indiana, including a significant amount of experience with projects along the St. Joseph River.

Our history as an engineering consulting firm started with a focus on waterfront and coastal engineering, and we are still to this day recognized as a leader in this specialized field. Our waterfront work has taken us abroad to projects as far away as Singapore and the Dominican Republic to work in the vast majority of the ports which line the shoreline of Lake Michigan. Our experience extends well beyond waterfront projects with some of the largest transformational projects undertaken in west Michigan over the last two (2) decades.

We have assembled a team of seasoned community developers, innovative planners and engineers, as well as accomplished grant writers to help ensure your project's success. Our team is well qualified to represent the community's interests. As illustrated within this proposal, we have the necessary capacity and completed numerous similar impactful projects for our partner communities which regularly receive peer awards for their planning, execution and sustainable design approach.

Our proposed fee to complete the work detailed in the following proposal is \$33,500.

Thank you for inviting us to submit this proposal. We look forward to working with the City of Buchanan's staff, residents and community stakeholders on this project. If you have any questions or need additional information, please contact me by phone at 269.252.8980 or via email at tmcghee@abonmarche.com.

Sincerely,
ABONMARCHE

A handwritten signature in black ink, appearing to read 'Tony McGhee'.

Tony McGhee
Vice President of Development Services



SECTION	PAGE
Firm Overview & Capacity	1-3
Firm Overview	1
Awards & Recognition	2-3
Project Scope, Goals & Approach	4-12
Project Scope	4-5
Project Goals	6
Project Approach	6-8
Grant & Financing Assistance	9-12
Project Team & Structure	13-16
Team Structure	13
Team Bios	14-16
References	17
ATTACHMENTS	A-B
Project Experience	A
Resumes	B



Firm Overview

The best professional service consultants are visionaries, looking years - even decades - beyond today's world to determine what physical structures and systems will be needed, and where. Visionaries help to create great places, and great places do great things.

At Abonmarche, our reputation is built on trust, passion, reliability, and quality. We are committed to exceed the specific needs of each client, which has established an outstanding portfolio of referrals. We work closely with our clients to understand what they need to accomplish and what they hope to achieve. We put our expert technical and creative skills to work to help them create a great place. **We undertake every project with our client's best interests in mind and truly seek to become partners** during the course of the project. Our business strategy is centered upon building long-term client relationships. During our proud history, we have attracted and retained clients by focusing on client satisfaction and providing value added services. In fact, over 80% of our work is repeat business from loyal clients even as new clients desire to partner with us.

Abonmarche's tradition of service dates back to 1979, when our company was first founded in South-west Michigan, to provide clients with surveying, civil engineering, and marina development services. In 1984, we diversified, adding architecture, planning, and landscape architecture to our range of services. One of the reasons our clients choose to work with us is our reputation as a one-stop shop - no matter what the task, we have the resources, experience and capacity to deliver the needed services that result in impactful, sustainable projects.

As our client base and geographical service area expanded, we opened additional offices to better meet our clients' needs and carry on the tradition of service upon which the company was founded. With more than 40 years of experience, Abonmarche has become a premier provider of a wide array of professional services, providing superior customer value, and improving communities for a variety of private- and public-sector clients.

Whether you need a civil engineer, landscape architect, architect, planner, structural engineer, coastal engineer, GIS specialist, grant specialist or one of many other specialties, chances are Abonmarche has the staff. We have built our award-winning firm with individuals who specialize in merging artistic vision, environmental sensitivity, and sound technical skills to create unique places. The City of Buchanan can rely on our deep bench of over 175 professionals to ensure the goals of City staff, residents and stakeholders are achieved.



Whittaker Street, New Buffalo

Abonmarche's work is regularly recognized by peer groups and industry organizations. While not inclusive of all awards, the following list is representative of some of the recognition Abonmarche projects' have received.



Western Avenue, South Bend

AMERICAN COUNCIL OF ENGINEERING COMPANIES OF MICHIGAN
2021 Firm of the Year Award

2018 Merit Award - Survey, Natural Place to Move Initiative, Portage

2014 Merit Award - Survey, City of South Haven Dredging Project

2012 Honorable Conceptor Award - Survey, Woodside Cemetery Project

2011 Engineering Merit Award as the Project Manager, Civil Engineer, Surveyor, Architect of Record, Landscape Architect and Construction Administrator for Silver Beach Center, St. Joseph



Halleck Road, DeMotte

AMERICAN PUBLIC WORKS ASSOCIATION OF MICHIGAN

2021 Branch Award - South Haven Splash Pad

2021 State Award - South Haven Splash Pad

2021 Branch Award - Zylman Avenue, Portage, MI

2021 State Award - Zylman Avenue, Portage, MI

2019 State Award - Allegan Riverfront, Allegan, MI

2015 Branch Award - Botham Avenue Reconstruction

2011 Branch Award - \$5 million to \$25 million category for Harbor Shores Development

2011 Public Works Project of the Year - Quality of Life, \$5 million to \$25 million category for Harbor Shores Brownfield Redevelopment Project



Zylman Avenue, Portage

AMERICAN SOCIETY OF CIVIL ENGINEERS

2018 Project of the Year - Quality of Life Allegan Riverfront

2008 Outstanding Achievement Award

ASPHALT PAVEMENT ASSOCIATION OF MICHIGAN AND MICHIGAN DEPARTMENT OF TRANSPORTATION

2018 Award of Excellence – Whittaker Street Redevelopment Project. New Buffalo, Michigan



Whirlpool Compass Fountain

2015 Award of Excellence - Single Course Overlay Projects M-60, US-12, US-131 St. Joseph County

MICHIGAN CONCRETE ASSOCIATION

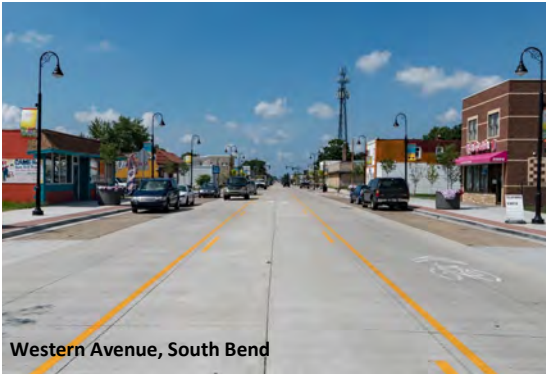
2011 Award of Excellence - Whirlpool Compass Fountain at Silver Beach Center, St. Joseph

NATIONAL ASPHALT PAVEMENT ASSOCIATION

2021 Quality of Construction - US-12 Feldkamp Road Project

GREATER SOUTH HAVEN CHAMBER OF COMMERCE

2017 Business Excellence Award – Community Collaboration



Western Avenue, South Bend

MICHIGAN NURSERY & LANDSCAPE ASSOCIATION

2018 Community Landscape Beautification Award for Calhoun County Building Courtyard

SOUTHWEST MICHIGAN PLANNING COMMISSION

2018 Graham Woodhouse Intergovernmental Effort Award

AMERICAN COUNCIL OF ENGINEERING COMPANIES OF INDIANA

2021 State Finalist - Mishawaka High School Safety Improvements

2021 State Finalist - Governor Joe Kernan Trail, Indiana

2018 State Finalist - Ignition Park, South Bend

2018 State Finalist - NewPorte Landing, LaPorte

2018 State Finalist - Western Avenue, South Bend

2013 Excellence Award - Halleck Street, DeMotte

2013 State Finalist - Western Avenue, South Bend



Whittaker Street, New Buffalo

AMERICAN CONCRETE PAVEMENT ASSOCIATION, INDIANA CHAPTER

2018 – Excellence in Concrete Pavement

2014—Construction

2011 – Site Paving

2010 – Municipal Streets and Intersections

2008 – Arterials and Collectors

INDIANA ENGINEERING EXCELLENCE AWARD

2013 - Special Projects

INDIANA EXCELLENCE IN CONSTRUCTION AWARD

2011- Excavation – Municipal

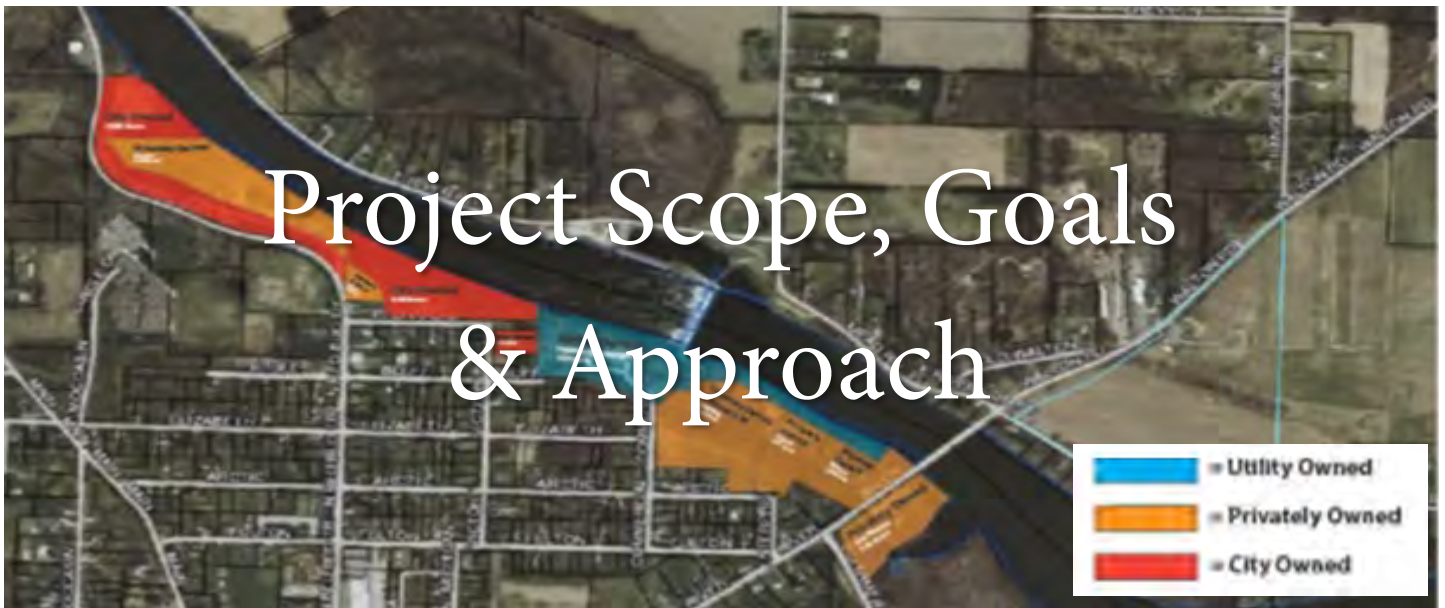
2004 - Excavation

INDIANA READY MIXED CONCRETE ASSOCIATION

2018 Concrete Achievement Award

ASSOCIATED BUILDERS AND CONTRACTORS, INC., WISCONSIN CHAPTER

2003 Project of Distinction Award – Cedar River Marina Sitework



Project Scope, Goals & Approach

PROJECT SCOPE

Water is the reason Buchanan exists. Over a thousand years ago, the thriving Potawatomi people inhabited the banks of the St. Joseph River. Later in the 1800's, Buchanan was an early, beautiful mill town that relied on tributaries of the St. Joseph River including McCoy's Creek to produce flour. Later, Clark Manufacturing put Buchanan on the global map making axels for tanks and heavy machinery. Throughout the 20th Century, Buchanan was a key player in the most successful industrial corridors on the planet. Life was very good.

In 1983, Clark Manufacturing and their approximately 3,500 jobs abruptly left Buchanan due to globalization. Times were very tough, and the City has been trying to find their way ever since. Now Buchanan is amidst an economic comeback, and is doubling down on access and enjoyment of precious natural resources, the St. Joseph River adjacent wilderness and public access areas. This investment in quality of life and in the community's special relationship with nature will reap dividends for generations to come. Throughout its history, residents and visitors have experienced Buchanan through the community's water natural resources. The City has a culture built around the water. A big part of the Buchanan comeback story is to get back to that era by building better connections to the water.

Today, the City of Buchanan owns approximately 30 acres and over 2,000 linear feet of shoreline as public access on the St. Joseph River called Buchanan Riverfront Park. The City will work to restore these ecosystems and create best practice public access by developing the Buchanan/St. Joe Riverfront Public Access Plan which will propose a long term series of best practice for ecological restoration, increase the quality of flora and fauna, resolve erosion and shoreline restoration issues, reduce runoff and increase water, allow for better and safe pedestrian access to blue water trails, build a boardwalk system and vista area, allow enhanced experience for recreational activities including fishing, kayaking, boat access, river cruising, and more.

The City must leverage underutilized water assets and has a vision to reestablish this primal connection to public access areas and waterways to provide more opportunities for human interaction with nature. Achieving this goal will result in higher quality of life, health and wellness, and economic prosperity.

A world class waterfront and nature based experience awaits for local residents and destination travelers alike.

This project seeks to assemble and leverage approximately 50 acres of land along Buchanan's shoreline of the river for the purpose of public access, while employing best practices to achieve banks erosion, a shoreline buffer, ecological restoration by planting of native species, removal of invasive species, the creation of rain gardens, the introduction of pervious paving, and other nature base solutions. The City seeks to create public access and recreational opportunities by creating gentle and efficient access with the construction of a boardwalk system connected to fishing areas, vista points, interpretive and historical signage that will educate residents and visitors about the native flora and fauna, indigenous and industrial history as it pertains to the water, as well as access other recreational opportunities such as fishing, birding, picnicking, camping, and boat access which includes a handicap accessible kayak launch facility. The vision of the project is to create a **Mini-National Park type of experience on Buchanan's riverfront** which will serve as a model to other waterfront towns in Michigan and the region that can be replicated, resulting in aggregate benefits to inland riverfront communities as well as to our coastal communities. The City of Buchanan, just 15 miles upstream from Lake Michigan, can become a model to many other inland Michigan riverfront communities who will employ these best practices on scale that will have a dramatically positive impact in their communities and other Lake Michigan coastal communities.

A public access road that is one or two storms away from total failure.

A critical first action step toward this vision of *The Buchanan St. Joseph Riverfront Public Access and Shoreline Restoration Project* is to provide sustainable engineering and nature base solutions for the now failing 0.3-mile access road, Riverfront Drive, which takes visitors from North Red Bud Trail down to the river. The road was not built or engineered adequately. It is in extremely poor condition and perhaps a storm or two away from total failure. Without access to the river, the City's vision is not achievable.

In return for restoring the road with some "traditional" engineering, we would consider nature base solutions for the creation/restoration of the entire habitat, such as the implementation of:

- Riverine wetland creation opportunities – "any wetland restoration opportunities will benefit the coast"
- Floodplain restoration site
- McCoy's creek is a **designated trout stream** – consider any areas of the stream that could be restore
- Boardwalks and platforms for recreational benefits

Once the road has been remedied with a sustainable solution, the City by and through an **executive committee and consultant will begin to "master plan" *The Buchanan St. Joseph Riverfront Public Access and Shoreline Restoration Project***. With a master plan, the City will be able to begin a steady and tenacious pursuit of grant funds over several grant cycles for implementation through the Michigan DNR, National Fish and Wildlife Services, Great Lakes and St. Lawrence Cities Initiative, Coastal grants, and other sources.

PROJECT GOALS

The project team will utilize four (4) overarching goals to guide its work and ensure alignment with project scope. These four (4) goals include:

- 1) Protect, enhance, or restore natural features of wetlands, estuaries, as well as hydrologically connected streams and buffer zones to make sure that self-sufficient biological communities are supported. Enhance diversify or increase fish habitat for various life stages of native, threatened and endangered species.
- 2) Protect, conserve, and restore critical habitat, including nearshore shallow water habitat for native, threatened and endangered species. Stabilize shorelines to reduce erosion and improve habitat connectivity using nature-based solutions.
- 3) To increase public access and public engagement to promote sustainable practices of ecological conservation and human-nature interaction. (Getting more people can be an educational goal as well; signages, boardwalks, a trail on the basis of Indiana Dunes National Park to promote the same, identifying species of native flora and fauna).
- 4) Develop a plan to assemble a 50 acres "Buchanan Mini National Park Master Plan" that is accessible to the public on Buchanan's northern banks of the St. Joseph River while employing shoreline stabilization methods and best practices in nature based solution, while allowing for best practice public access and universal access that allows for residents to interact with these special natural resources.

PROJECT APPROACH

The project approach utilized by Abonmarche will employ a three (3) phased approach starting with critical short term needs and working through long range planning and project implementation. Following is an overview of the project flow that will ensure each task is successfully completed.

Phase I

The first critical pathway to ensuring the maximum value of the riverfront is addressing the erosion issues which is the shoreline and river access restoration project. The park and its boat launch is a critical access point along this stretch of the St. Joseph River for both recreational users and first responders.

Abonmarche will assess the current site and develop preliminary plans to address the erosion issues and improve the facility's overall functionality. This will include improvements to the power boat launch area as well as incorporating a new fully accessible kayak/canoe launch and fishing platform creating access to fishery for persons without boats.

River access facilities represent the first touch-point for individuals or groups to engage in diverse types of water-based recreation including boating and simple contact access to the water. Thoughtful planning for access drives clear decision-making for site location and design that best supports desired recreation experiences and protects sensitive resources. When sites are not well planned or designed, the quality of recreational experiences is diminished.

Abonmarche has developed and improved water access sites throughout Michigan working on behalf of numerous municipalities as well as the Michigan Department of Natural Resources. This experience will

result in the community having a site which is both functional and resilient by working with the natural features of the land while employing industry leading design principles.

Once preliminary plans for the improved park area have been developed to ensure long term river access for a variety of users, Abonmarche will develop cost estimates and begin seeking grants on behalf of the City of Buchanan to implement the plan. The initial opportunity for funding will be the upcoming State of Michigan's SPARK Recreational Grant Program that will be opened for applications in the Fall of 2022.

Phase II

Once the immediate needs of protecting and improving access to the river have been undertaken, the project team's focus will turn to the long term master planning of the riverfront area. Given that the project area touches many groups within community, we propose forming a project advisory committee which includes a representative from each of the following groups:

- City Council
- City Staff
- Buchanan Area Recreation Board
- Planning Commission
- Neighborhood Residents
- Other Community Stakeholders

The steering committee will work with the project team and guide the activities of the master plan through the following seven (7) step process:

Step 1: Solicit Public Input for Preliminary Design

The project team will create an online survey to be distributed in an effort to solicit input as to what people like about the waterfront area, what they wish was different, and what new amenities they would like to see developed.

Step 2: Conceptual Land Use and Design

Abonmarche will hold one (1) meeting with the Advisory Committee to review the data gathered as well as solicit input from the Advisory Committee itself to inform the development of two (2) to three (3) plans for consideration.

Step 3: Review Conceptual Land Use and Design Options

Abonmarche will hold one (1) meeting with the Advisory Committee to review the two (2) to three (3) preliminary designs created through input received in Steps 1 and 2.

Step 4: Public Design Charrettes

The project team will hold two (2) public design charrettes to solicit input on the preliminary plans developed in order to gauge public support of each plan.

Step 5: Develop Final Plans for Consideration

The public input and guidance received from the Advisory Committee through steps 1-4 will be used to develop two (2) preliminary plans for final consideration.

Step 6: Committee Review and Input

Once the two (2) preliminary plans have been completed, Abonmarche will review the final two (2) options with the Advisory Committee and then present both options to each of the following groups for review and comment:

- Local neighborhood adjacent the waterfront area
- General community meeting
- Buchanan Area Recreation Board
- Planning Commission

Step 7: Finalize Waterfront Master Plan

The public feedback received in Step 6 will be used to finalize the two (2) preliminary plans for consideration. The two (2) plans will be presented to City Council to adopt a plan for moving forward.

Phase III

Once the master plan has been developed, the Abonmarche team will create cost elements for the various elements and set out to structure funding packages to pay for the various elements through a phased approach. As the following pages illustrate, Abonmarche has had a great deal of success assisting our client's attract significant amounts of outside dollars to support local project implementation.



One area where Abonmarche brings a significant amount of value added service to our clients is the firm's ability to match client needs with grant opportunities. We have experience working with numerous state and federal granting agencies including Michigan Natural Resources Trust Fund, Michigan Department of Natural Resources, Michigan Waterways Commission, Michigan Department of Transportation, U.S. Department of Agriculture, the Michigan Economic Development Corporation, and the Michigan Council for Arts and Cultural Affairs to name a few. We also have significant experience with private philanthropic organizations.

Our approach for grants is to evaluate and discuss the project with the community to best understand the goal they are trying to achieve. Do you want more accessibility? More tourists? Better visual appeal? New sewer and water systems? Improved roads? A combination of several things? Understanding the main goal behind the improvements allows us to recommend the most successful grant application approach to funding it. Abonmarche also understands that grant funders want their monies to be used to support their causes. We endeavor to match projects to funding sources that share common goals. We can also provide feedback on elements that strengthen or weaken the application, plus give some insight on timeframe for the project should funding be received. Some grants need to move quickly and resources have to be ready and on hand. Many grants require a long-term approach to project actualization and recognizing a several year timeframe can help communities establish budgets and manage expectations better. Guiding the community on this timing is an important factor in the grant application process.

Since a grant will frequently require an estimate and preliminary design concept with the application, Abonmarche's technical staff are of great benefit. Abonmarche's ability to develop strong project scopes, design concepts and accurate cost estimates is a cornerstone to our success in securing grants for our clients. A frequently overlooked component in a grant application is a realistic cost estimate for the project. Most grant awards are a fixed amount that cannot change after execution. Rather than leaving communities wondering how to address a budget shortfall, Abonmarche works to provide realistic estimates and project phases to include in grant applications that maximize successful project completion. Additionally, Abonmarche has experience layering financing from several funding sources to finance larger scale projects.

Even with the best of planning, it can be years between a well-researched estimate and grant award, and the construction marketplace can present surprises that throw careful plans out the window. In these instances, we will work to address scope modifications that preserve the main goal of the project while reducing costs. We work with the funders throughout the process to help achieve everyone's desired outcome.

A few of the recent grants we have helped deliver to our clients are listed below:

AWARDED GRANTS

CITY OF GRAND HAVEN

- Sluka Field Restroom/Concession Building
MNRTF Development Grant \$300,000 award
- **Mulligan's Hollow Parking Improvements**
MNRTF Development Grant \$280,000 award
- **Mulligan's Hollow Basketball Courts**
MNRTF Development Grant \$258,300 award
- Waterfront Stadium Renovation
MNRTF Development Grant \$280,000 award
- Phase III Marina Improvements PES
DNR Waterways Grant \$17,500 award
- Harbor Island Fish Cleaning Station
Great Lakes Fisheries Trust \$85,000 award
- Grand Haven South Pier Lighthouses
Michigan Lighthouse Assistance Program Grant \$60,000 award
- Harbor Drive Improvements
MEDC Infrastructure Capacity Enhancement Grant \$1,151,590 award
- Riverwalk Project
MEDC Community Development Block Grant \$1,474,983 award
- Fulton Street Improvements
MDOT Transportation Economic Development Fund (TEDF) \$336,545 award

CITY OF NEW BUFFALO

- Transient Marina PES
DNR Waterways Grant \$15,000 award
- Waterfront Placemaking Study
USDA Rural Business Development Grant \$51,000 award

- Dune Walk Reconstruction
DNR Land & Water Conservation Fund \$220,000 award
- Dune Walk Reconstruction
The Pokagon Fund \$110,000 award
- Whittaker Street Reconstruction
The Pokagon Fund \$1,600,000 award
- Marquette Greenway Trailhead
Recreation Passport \$112,500 award
The Pokagon Fund \$37,500 award
MNRTF Development Grant \$300,000 award
- Broadside Dock
DNR Waterways Grant \$500,000 award
- Electrical Improvements
DNR Waterways Grant \$189,481 award
- Marina Expansion & Shoreline Protection
USDA Rural Business Development Grant \$40,000 award

CITY OF ALLEGAN

- Riverfront Plaza Development
Michigan Economic Development Corporation \$250,000 award
- Canoe/Kayak Launch Facility
DNR Land and Water Conservation Fund \$125,000 award
- Cutler Street Parking Lot
USDA Rural Business Development Grant \$75,000 award
- Riverfront Parking Lot
USDA Rural Business Development Grant \$30,000 award

- Riverfront Stage
Michigan Council for Arts and Cultural Affairs
\$52,812 award
- Welcome Center
Michigan Municipal League PlacePlan Implementation Grant \$11,000 award
- Downtown Development Design
USDA Rural Business Development Grant \$99,000 award

CITY OF SOUTH HAVEN

- Canoe/Kayak Launch Facility
Coastal Zone Management \$100,000 award
- Fish Cleaning Station
Great Lakes Fisheries Trust \$150,000 award
- Black River Park Skid Piers
MNRTF Development Grant \$37,500 award
- Black River Park Skid Piers 2
MNRTF Development Grant \$37,500 award
- Preliminary Engineering Study – Southside Marina
DNR Waterways Grant \$100,000 award
- Splash Pad and Plaza
MNRTF Development Grant \$300,000 award
- Black River Park Access Drive
DNR Waterways Infrastructure Improvement Grant \$86,000 award
- Black River Park Parking Lot
USDA Rural Business Development Grant \$30,000 award
- Southside Marina Wave Study
DNR Waterways Grant \$50,000 award
- Southside Marina Reroof
DNR Waterways Program \$62,500 award
- Black River Park Restroom Renovation
Recreation Passport Grant \$37,500 award
- Liberty Hyde Bailey Museum
Michigan Council for Arts and Cultural Affairs
Capital Improvement Grant \$18,200 award
Michigan Lighthouse Assistance Program
\$60,000 award

- Center Street Streetscape Improvements
MEDC Community Development Block Grant
\$871,000 award
- USDA Rural Business Development Grant
\$100,000 award
- North Beach Park Improvements
MNRTF Development Grant \$300,000 award
- Bicycle Pump Track
Recreation Passport Grant \$42,800 award
- Fishing Platform and Bank Stabilization
DNR Land and Water Conservation Fund
Grant \$78,100 award

SOUTH HAVEN AREA RECREATION AUTHORITY

- Pilgrim Haven Development Phase 1
MNRTF Development Grant \$50,000 award
- Pilgrim Haven Phase 2
MNRTF Development Grant \$100,000 award
- 14th Avenue Parcel Acquisition
MNRTF Acquisition Grant \$300,000 award
- Royle Property Acquisition
MNRTF Acquisition Grant \$2,262,000 award

VILLAGE OF PAW PAW

- Michigan Avenue Improvements
MDOT Transportation Alternatives Program
\$426,921 award
MDOT Small Urban Grant \$375,000 award
USDA Rural Business Development Grant \$89,025 award
MEDC Community Development Block Grant
\$1,968,130 award

CITY OF MUSKEGON

- Hartshorn Marina PES
DNR Waterways Grant \$30,000 award

CITY OF BENTON HARBOR

- Lead Service Line Replacements
US Environmental Protection Agency Grant
\$5,557,000 award

NEW BUFFALO TOWNSHIP

- Marquette Greenway

USDA Rural Business Development Grant \$75,000 award

The Pokagon Fund \$300,000 award

CITY OF BRIDGMAN

- Weko Beach Dune Restoration and Stabilization Coastal Zone Management \$75,000 award

CITY OF BANGOR

- Water Infrastructure Project
CDBG Water-Related Infrastructure Grant \$969,112 award
- Industrial Park Drive Project
MDOT TEDF Category B \$250,000 award

HAGAR TOWNSHIP

- Canoe and Kayak Launch Facility
MNRTF Development Grant \$300,000 award

BERRIEN COUNTY

- Marquette Greenway
MDOT Transportation Alternatives Program Grant \$2,344,095 award
- Red Arrow Linear Park
USDA Rural Business Development Grant \$99,000 award
- Water Taxi Project
DNR Waterways Grant \$132,500 award

CALHOUN COUNTY

- County Building Sculpture
Michigan Council for Arts and Cultural Affairs \$6,500 award

CORNERSTONE ALLIANCE

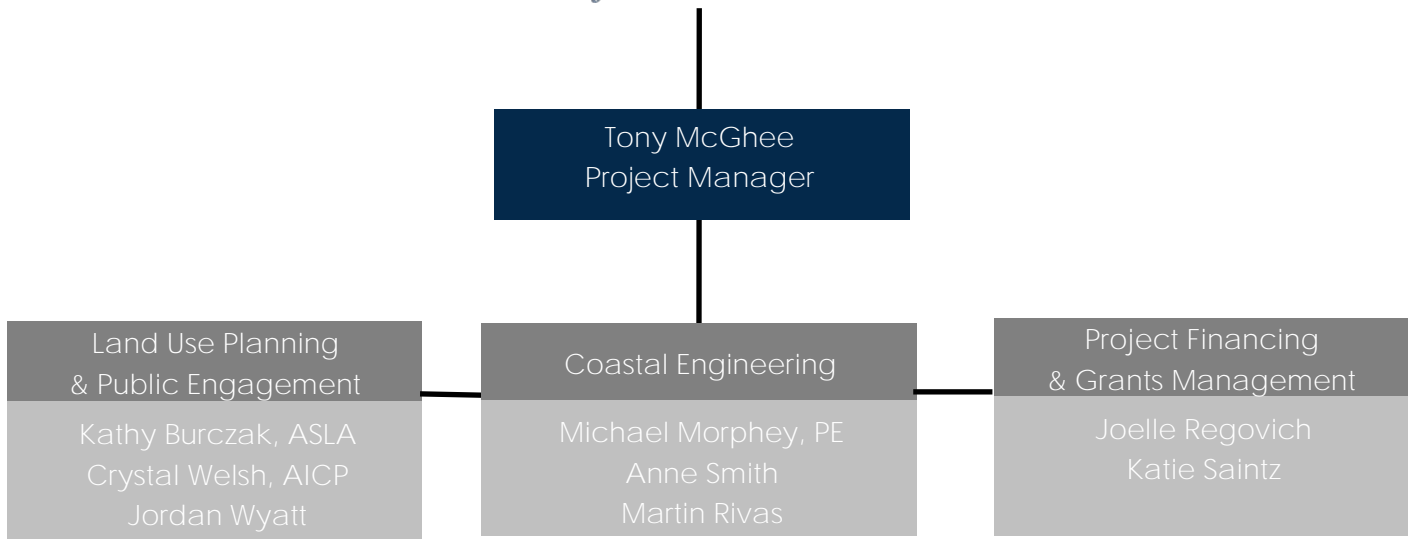
- Parking Lot Design
USDA Rural Business Development Grant \$33,950 award

MEC Midwest Energy & Communications

- SMART Park Design
USDA Rural Business Development Grant \$76,000 award
- EDA Assistance to Nuclear Closure Communities Grant Program \$6,000,000 award



The Abonmarche team selected for this effort is a group that blends seasoned developers, innovative planners and engineers, as well as accomplished community development professionals and grant writers. The selected team aligns remarkably well with the identified needs and desired results established by the City of Buchanan.



Tony McGhee

Title: Vice President of Business Development

Role: Project Manager



Chances are Tony has been sitting in the same seat you are today. Tony joined Abonmarche after almost two decades managing and consulting on developments for municipal and non-governmental organizations having hired hundreds of engineers and architects. This experience uniquely positions him to understand the needs and expectations of our clients and gives him the foresight to anticipate project needs from a client perspective. Tony is a community and economic development professional with a track record of supporting sustainable development in communities via the utilization of real estate development and planning strategies throughout the country with experience in housing development, facility development, economic development, regulatory compliance, community development, and project management. Since joining Abonmarche in 2010, Tony has focused on assisting clients in planning development projects, securing approvals, and locating and acquiring project funding. During his career, he has had a lead role in the development and/or financial structuring for over 5,000 units of new or rehabilitated housing; one million sq. ft. of industrial and commercial space; the creation or retention of over 1,000 jobs; as well as several significant redevelopment initiatives.

Joelle Regovich

Title: Grant Administrator

Role: Project Financing & Grants Management



Joelle performs work related to grant seeking, grant writing, and grant administration. She actively researches and identifies relevant grant opportunities that support client projects. Working in collaboration with the client, Joelle prepares information necessary to write a compelling grant. Upon grant award, she oversees grant compliance throughout the project. Joelle understands the impact that grants can have on communities and works diligently and tirelessly to secure funding opportunities that facilitate client needs into realities. Joelle is a certified grants administrator by the Michigan Economic Development Corporation.

Katie Saintz

Title: Business Development Specialist

Role: Project Financing & Grants Management



Katie performs work related to grant seeking, grant writing, and grant administration. She helps to identify the grant funding needs of our clients and then actively researches and identifies funding opportunities. Katie coordinates with the client to gather the required information to write a compelling grant. Once the grant has been received, Katie assists with the administration of the grant. Katie understands the impact that grants can have on a project and works diligently and tirelessly to find funding opportunities for our clients. Katie is a certified grants administrator by the Michigan Economic Development Corporation.

Kathy Burczak, ASLA

Title: Sr. Landscape Architect

Role: Land Use Planning & Public Engagement



Kathy has been with Abonmarche since 1993 and has built a strong relationship with her clients. She has worked on a wide array of design projects including master planning, waterfront, streetscape and landscape design. Her area of expertise has been in park and recreational design, trail systems, pedestrian accessibility, connectivity, playground, and recreational facilities design. Kathy believes that the public input process is a valuable tool in the success of her designs. She is dedicated personally and professionally to creating healthy and beautiful spaces that serve the public and the environment.

Crystal Welsh, AICP

Title: Senior Urban Planner

Role: Land Use Planning & Public Engagement



Crystal is a Certified Professional Planner with more than 22 years of experience planning and developing communities. Her involvement in both private sector and municipal government planning has led to her skill in working with neighborhood associations, residents, local businesses, and public sector staff to successfully complete projects. A key focus of her work is facilitating quality development through planning and interaction with developers and the public. Utilizing her experience in the public sector, Crystal manages the planning submittal and local approval process for residential and commercial developments. Additionally, she

leads and manages planning efforts drawing on her expertise and passion for community planning and placemaking.

Jordan Wyatt

Title: Planner II

Role: Land Use Planning and Public Engagement



Jordan has over 4 years of experience in planning and municipal government and has recently become part of the Abonmarche team. His past experience is in zoning administration, zoning ordinance creation, and administration of the plan commission and board of zoning appeals. Non-governmental experience includes comprehensive, neighborhood, beach, and trail plan development. He has a passion for active transportation, environmentalism, sustainable development, and agricultural preservation.

Mike Morphey, PE, LEED AP

Title: Waterfront Group Director/Senior Project Manager

Role: Coastal Engineering Lead



Mike is a licensed professional engineer in five states with nearly 20 years of experience in consulting engineering. His experience ranges from small parks to large-scale waterfront improvements to local and state transportation projects. Mike joined Abonmarche in 2016 after thirteen years of engineering consulting.

Mike leads the waterfront practice at Abonmarche, which includes engineering of marina, coastal, and dredging projects. His work has included marina consulting for facilities of all types and sizes, both domestic and international. Mike's work during the City of St. Joseph Coastal Engineering Study in 2011, coupled

with a Lake Michigan water level rise in 2014 has resulted in extensive coastal engineering experience along the Michigan coastlines. He has worked on over 50 coastal projects, primarily on Lake Michigan, while continuing to provide marina consulting to private and public clients in the Great Lakes.

Anne Smith

Title: Coastal Project Engineer

Role: Coastal Engineering



With decades of project management and engineering knowledge, Anne's work currently focuses on shoreline evaluation and shore protection projects, from proposal through construction completion. Her experience at the University of Michigan, Ocean Engineering Laboratory and U.S. Army Corps of Engineers, Chicago District during the Lake Michigan high water cycles in the late 1980s and early 90s gives her valuable perspective during today's coastal challenges. During Anne's time with the Chicago District, she concentrated on monitoring and maintenance of seven federal harbors, permit evaluations and the Chicago Shoreline

Project. Since joining Abonmarche, Anne has worked on 30+ coastal projects on Lake Michigan from Traverse City to New Buffalo, Michigan. With a strong coastal engineering technical background, Anne is equipped to address challenging shoreline conditions and effectively communicate complex issues to homeowners and municipalities alike.

Martin Rivas

Title: Coastal Engineer

Role: Coastal Engineering



Martin has worked on a variety of projects including shoreline revetment design, waterfront/marina design, civil engineering, landscape design, dredging, and land surveying. He has experience applying for and obtaining permits from state/local governmental agencies, construction administration, creating CAD drawings, and working closely with marine/general contractors to monitor construction progress from project start to finish.

References



Joel Dye, City Manager
City of Allegan
231 Trowbridge Street
Allegan, MI 49010
269.673.5511
jdye@cityofallegan.org



Brian Dissette, County Administrator
(former South Haven City Manager)
Berrien County
701 Main Street
St. Joseph, MI 49085
269.983.7111 Ext. 8601
bdissette@berriencounty.org



Derek Gajdos, Public Works Director
City of Grand Haven
1120 Jackson Street
Grand Haven, MI 49417
616.847.3493
dgajdos@grandhaven.org



A - PROJECT EXPERIENCE



RIVERFRONT PLAZA

ALLEGAN, MI

Abonmarche worked with the City of Allegan to redevelop an underutilized municipal parking lot along the community's riverfront, the now riverfront plaza area is located between picturesque historic buildings of the downtown and the Kalamazoo River. During the planning stages of the project, Abonmarche facilitated many public meetings to solicit community input for the project, and answer their questions.

Abonmarche assisted Allegan with securing almost \$1 million in grant funding for the riverfront project. Visitors can access the riverfront plaza area via the downtown sidewalks, by car, or they can use the universally accessible canoe and kayak launch area for paddlers on the Kalamazoo River as a place to pull up to eat and shop.

The redeveloped riverfront has become a gathering place for community members as a place for recreation and entertainment. The riverfront area hosts many festivals and events during the year. The investment made by the City has resulted in significant real estate investment creating several new businesses and jobs.

CLIENT

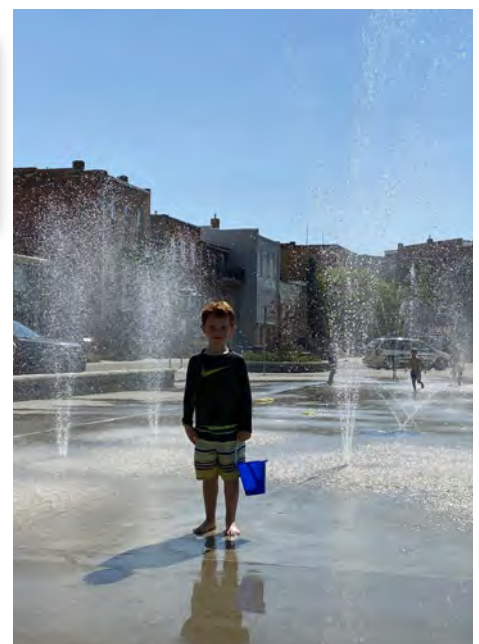
City of Allegan

CONSTRUCTION COST

\$1,650,000

HIGHLIGHTS

- Performance Stage/Pavilion
- Grant Development
- Splash Pad
- Canoe/Kayak Launch
- Food Truck Parking Area
- Zip Line over the Kalamazoo River
- Community Fire Pit





THE BLUFFS SHORELINE PROTECTION

SOUTH HAVEN, MICHIGAN

The project's purpose was to prevent further erosion along the association property on Lake Michigan. The ongoing bluff erosion was beginning to threaten the association pool complex and concrete beach access road.

Designing, permitting, and providing construction administration for the project. Construction included barge and land side construction of a steel sheet pile wall retaining system, slope grading, installation of an armor stone revetment, and natural bluff restoration.

CLIENT

The Bluffs of South Haven
Condominium Association

CONSTRUCTION COST

\$470,000

HIGHLIGHTS

- Steel Sheet Pile Wall
- Armor Stone Revetment
- Beach Access Stairway
- USACE and EGLE Permits
- Built from Land and Barge
- State/Fed Permitting





HARBOR SHORES DEVELOPMENT

BENTON HARBOR, MICHIGAN

Abonmarche has been a lead consultant for the planning, design, and construction for the Harbor Shores Development since its inception in 2003. Harbor Shores is a 530-acre, mixed-use development anchored by a Jack Nicklaus Signature golf course. After removal of over 100,000 tons of contaminated debris and soils from the development area, Abonmarche was actively involved with planning, park mitigation, and improvement, permitting, surveying, and engineering design for the first \$89 million in public infrastructure. In addition to providing design and construction administration for the golf course and other related site development improvements, Abonmarche provided structural design for all of the bridges along the golf course. These included both the boardwalk bridges and the larger structures crossing the river. Abonmarche staff also managed significant portions of the site acquisition and public appeal process.

This project was awarded the American Council of Engineering Companies/Michigan 2012 Merit Award as well as the American Public Works Association/Michigan – 2011 Public Works Project of the Year, Quality of Life category.

CLIENT

Harbor Shores Development

CONSTRUCTION COST

\$500 million

HIGHLIGHTS

- Brownfield Redevelopment
- Extensive Public Process
- Land Use Planning
- Construction Management





LITTLE MANISTEE RIVER WEIR

MANISTEE, MICHIGAN

The Little Manistee River Weir is a fish ladder and holding tank for egg takes from Steelhead Trout and salmon. The resulting fry are replanted in various Michigan waterways. Because of its role in the area's fisheries, the weir is a popular educational spot for local schools.

Abonmarche was tasked with making the facility safer and more accessible to school and tourist groups. Abonmarche added accessible walkways, a 60-foot accessible observation deck and pathways throughout the facility. Abonmarche also added designated parking and vault toilets. The project was completed significantly under budget and so there are plans for an access drive and a canoe/kayak launch to be added in the future.

CLIENT

Michigan Department of Natural Resources

CONSTRUCTION COST

\$300,000





MEC MASTER PLAN

CASSOPOLIS, MICHIGAN

The purpose of the Master Plan was to develop planning direction for the Southwest Michigan Advanced Research & Technology (SMART) Park which integrates the physical, environmental, economic and cultural conditions established by the target industry study, site analysis and development considerations. The Master Plan describes the overall campus, proposed land uses, covenants and restrictions with design standards, economic framework, and other site elements and solutions.

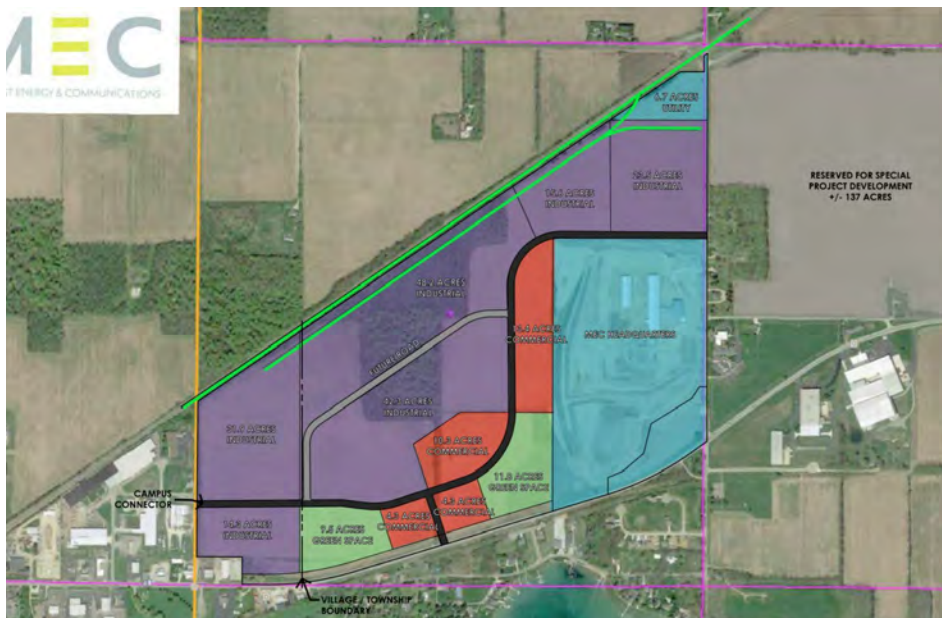
The covenants and restrictions developed act as the land use control standards for the Park. The design standards in the covenants and restrictions were developed to work in conjunction with the existing zoning ordinance for the Village of Cassopolis, but offer an additional layer of review and oversight to ensure the buildings constructed in the Park support the vision created for the SMART Park. These include permitted uses, design standards, building standards, architectural review, signage, lighting and landscaping requirements.

CLIENT

Midwest Energy & Communications

HIGHLIGHTS

- Design Standards
- Building Standards
- Developmental Standards
- Public Engagement to Determine Commercial Uses
- Green Stormwater Management
- Creation of a Commerce-Friendly Environment





MONROE BLVD. BLUFF STABILIZATION

SOUTH HAVEN, MICHIGAN

Abonmarche provided permitting services, design, and construction oversight for this long-awaited bluff stabilization project. The eroded bluff had need work for several years and had developed a steep slope. Due to its location under a storm sewer pipe, which outletted onto the bluff, the City wanted to be sure any needed permits were in place before work commenced. Abonmarche submitted permits to the Army Corps of Engineers and the Department of Environmental Quality.

Abonmarche designed a 1/3 slope, extended the storm sewer pipe 70 feet, and added 3,000 cubic yards of material, decreasing the bluff's slope and making it level to the adjacent banks. Abonmarche used a grass seed mix that would hold on the slope and wouldn't be washed away by precipitation.

CLIENT

City of South Haven

CONSTRUCTION COST

\$60,000

HIGHLIGHTS

- Army Corps of Engineers Permit
- DEQ Permit
- Storm Sewer Pipe Extension





**WATERFRONT
MASTER PLAN
CITY OF NEW BUFFALO**

WATERFRONT MASTER PLAN

NEW BUFFALO, MICHIGAN

The City of New Buffalo's Lake Michigan waterfront is both an important amenity for local residents and a significant economic driver supporting hundreds of jobs in the community every year. Abonmarche has been a community partner for many years and was engaged to provide technical expertise in developing a Waterfront Master Plan to support the City's goal of redeveloping the waterfront area to ensure it continues to be a key part of the local economy as well as meet the needs and expectation of local residents.

The Abonmarche team worked with local staff and stakeholders through a public process to create a vision for the waterfront, identify priority projects and design the community that they could all be proud of. This process involved several opportunities for the public to be involved in decision making and setting goals.

CLIENT

City of New Buffalo, Michigan

HIGHLIGHTS

- Public Survey
- Public Design Charrettes
- Manage the Steering Committee
- Engagement with Stakeholder Groups
- Cost Estimating





CHICAGO PARKS MARINAS

CHICAGO, ILLINOIS

The Abonmarche team was commissioned to complete the schematic design, identify an accurate cost estimate and conduct a financial analysis of both marinas. The Gateway Marina relates to Navy Pier and the central business district of Chicago's Michigan Avenue, and is a 50% transient and 50% seasonal marina. Demand is high, so part of the revenue comes from a PSL (Personal Service License) charge for persons desiring a slip. The project included approximately 250 floating docks and broadside dockage in excess of 2,200 linear feet. Docks ranged in length from 32 to 70 feet with broadside mooring accommodations for boats up to 240 feet in length.

The 31st Street Marina was designed to accommodate the 2016 Olympic bid by the City of Chicago. The site contains an indoor boat and car storage building containing a green roof and a park with a bike path on top of the facility. The project included just under 1000 floating docks along with broadside dockage in excess of 1700 feet. Docks ranged in length from 35 to 70 feet, with broadside mooring accommodations for boats up to 200 feet.

CLIENT

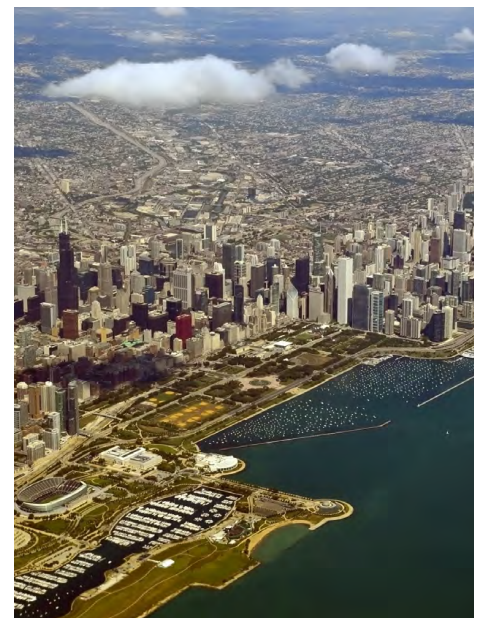
City of Chicago Parks District joint project with EDAU/AECOM

CONSTRUCTION COST

Gateway: \$48 million
31st Street: \$51 million

HIGHLIGHTS

- ADA Accessible
- Harbor Yayout to Maximize Slip Count
- Composite Decking
- Utility Design





PILGRIM HAVEN NATURAL AREA

SOUTH HAVEN, MICHIGAN

The estate of Suzanne Upjohn DeLano Parrish bequest a 27-acre site with 750 linear feet of beach along Lake Michigan to the Southwest Michigan Land Conservancy. Mrs. Parrish's gift was premised upon Pilgrim Haven remaining as open public space. Unfortunately, roadside parking and unplanned paths to the beach limited public access and resulted in erosion issues. In the spirit of the premise of the land gift, the Southwest Michigan Land Conservancy teamed up with the South Haven Area Recreation Authority to improve access and limit the impact on the environment.

The goals of the project were two-fold. First, to create a universally accessible route to Lake Michigan for persons of all abilities. And secondly, to encourage user to stay off the dunes to protect the natural environment. To accomplish this a 10' wide, barrier-free concrete path and beach mat providing ADA access to Lake Michigan was designed and constructed. Barrier-free parking and access lighting were also included to allow people of all abilities to visit the area. As part of the design, Abonmarche limited the environmental impact of public use by designing and constructing a concrete path to the beach that not only provides barrier-free access for people of all abilities, but also funnels beach traffic through one entrance, eliminating multiple footpaths and the resulting erosion they cause. Finally, additional dune grasses were planted to protect and stabilize the existing dune area.

CLIENT

South Haven Area Recreational Authority

CONSTRUCTION COST

\$229,000

HIGHLIGHTS

- ADA Accessibility Pathways and Parking
- Environmental Conservation
- Conceptual Design
- Site Planning
- Grant Administration





RIVERSIDE KAYAK PARK DEVELOPMENT

HAGAR TOWNSHIP, MICHIGAN

The purpose of this project was to create a roadside park and an ADA accessible kayak launch along the Paw Paw River in Hagar Township. The selected site was previously used as a township dump for many years earlier in history. The site had some previous cleanup work over the years completed prior to Abonmarche getting involved. Abonmarche was hired to provide survey, engineering, landscape architecture, permitting, construction administration, and grant administration for the project.

After meeting with the Township and local citizens during a preliminary design phase, Abonmarche developed and refined plans to incorporate elements that were important to Hagar Township residents. An application was submitted with the Michigan Department of Natural Resources (MDNR) trust fund grant, and the project was approved and partially funded by the State. Project amenities include a prefabricated pavilion structure, DNR style vault toilets, asphalt parking, grills, trash and recycle stations, a boardwalk to cross wetlands and access the river, a floating ADA accessible dock and gangway, vegetated retaining wall, and landscaping.

CLIENT

Hagar Township

CONSTRUCTION COST

\$631,433

HIGHLIGHTS

- ADA Accessible Kayak Launch
- Parking
- Pit Toilet Restrooms
- Park Pavilion Shelter
- Lighting
- Boardwalk
- Recycle/Trash Containers
- Landscape Architecture
- Public Engagement
- Grant Funding
- State/Federal Permitting





SILVER BEACH CENTER

ST. JOSEPH, MICHIGAN

Abonmarche was retained to serve many roles on the project including Project Manager, Civil Engineer, Surveyor, Architect of Record, Landscape Architect, and Construction Administrator. With the guidance of 25-member stakeholder committee, we created and delivered a complex project in a difficult location on time and on budget.

The Silver Beach Center included a striking and extremely popular 150 foot diameter interactive fountain with a splash pad incorporating 40 separate colors of concrete. The project also recreated Silver Beach's history with a wooden carousel, Shadowland Ballroom, and Curious Kids Museum Annex. Sustainable design features included a green roof, native plantings to reduce the need for irrigation, special windows, as well as the first storm water quality unit used in the St. Joseph area.

CLIENT

City of St. Joseph

CONSTRUCTION COST

\$20 million

HIGHLIGHTS

- 150' Diameter, Interactive Fountain
- Children's Museum Entertainment Complex Outdoor Cafe
- Numerous "Green" Design Features
- Sewer Separation Project





WINDCLIFF SHORELINE PROTECTION

SOUTH HAVEN, MICHIGAN

The project's purpose was to prevent further coastal erosion along the Lake Michigan shoreline. The ongoing erosion had caused the bluff to reach a steep, potentially dangerous condition which threatened the association pool complex and concrete beach access road.

Designing, permitting, and providing constructed administration for the project through phase 1 and phase 2 (different contractors for each phase). The designed system protects the property and existing infrastructure while still providing beach access during low water.

CLIENT

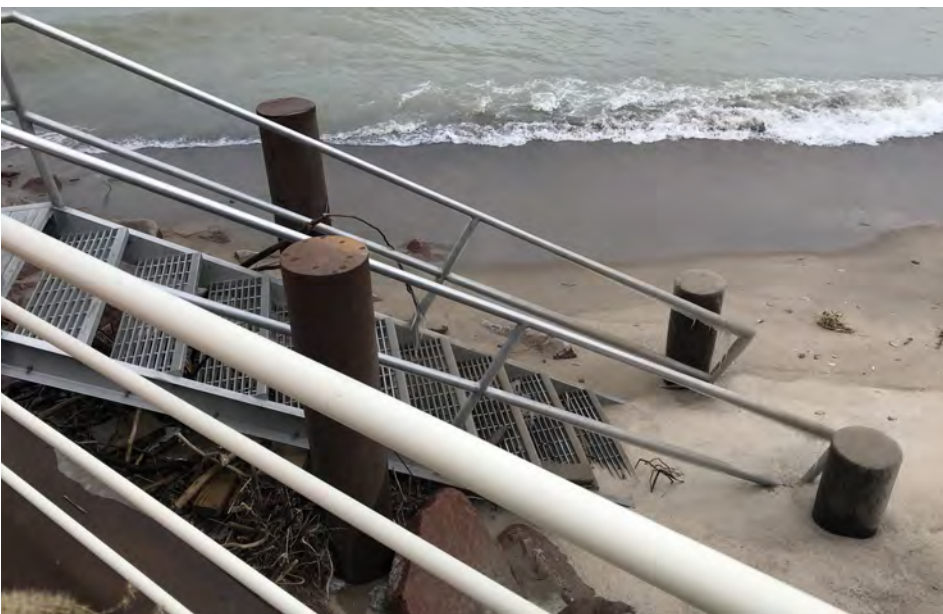
Windcliff Shores Condo Association

CONSTRUCTION COST

\$378,000

HIGHLIGHTS

- Steel Sheet Pile Wall
- Armor Stone Revetment
- Beach Access Stairway
- USACE and EGLE Permits
- Built from Land and Barge
- State/Fed Permitting





ABONMARCHÉ

B - RESUMES



EDUCATION

Western Michigan University
Bachelor of Science,
Political Science

Western Michigan University
Master of Public Administration

COMMUNITY ENGAGEMENT

State of Michigan, Board of
Architects, Appointed by
Governor Whitmer; 2021 -
present

Guardian Finance and
Advocacy Services; Board of
Directors; 2020 - present

AWARDS

2019 Community Service Award
- Michigan Recreation & Parks
Association

TONY MCGHEE

VICE PRESIDENT OF DEVELOPMENT SERVICES

Chances are Tony has been sitting in the same seat you are today. Tony joined Abonmarche after almost two decades managing and consulting on developments for municipal and non-governmental organizations having hired hundreds of engineers and architects. This experience uniquely positions him to understand the needs and expectations of our clients and gives him the foresight to anticipate project needs from a client perspective.

Tony is a community and economic development professional with a track record of supporting sustainable development in communities via the utilization of real estate development and planning strategies throughout the country with experience in housing development, facility development, economic development, regulatory compliance, community development, and project management. Since joining Abonmarche in 2010, Tony has focused on assisting clients in planning development projects, securing approvals, and locating and acquiring project funding.

During his career, he has had a lead role in the development and/or financial structuring for over 5,000 units of new or rehabilitated housing; one million sq. ft. of industrial and commercial space; the creation or retention of over 1,000 jobs; as well as several significant redevelopment initiatives.

PRIOR EXPERIENCE:

THE WATER STREET GROUP

PRINCIPAL 2009-2010

Specialized consulting for developers and governmental units on development planning and regulatory issues.

CORNERSTONE ALLIANCE

VICE PRESIDENT OF PHYSICAL DEVELOPMENT 2004-2009

Responsible for the overall operations of the organization's physical development activities which are geared to changing market dynamics and inducing new private sector investment in an effort to create wealth in the communities served through the increase in tax base and the creation of economic opportunities for local residents.

LOCAL INITIATIVES SUPPORT CORPORATION

PROGRAM DIRECTOR 1998-2004

LISC helps resident-led, community-based development organizations transform distressed communities and neighborhoods by providing capital, technical expertise, training, and information. LISC supports the development of local leadership and the creation of affordable housing, commercial, industrial and community facilities, businesses and jobs.

CITY OF KALAMAZOO

COMMUNITY DEVELOPMENT MANAGER 1994 - 1998

Charged with managing and encouraging community development activities in the community with a focus on housing development and neighborhood sustainability.



JOELLE REGOVICH

GRANT ADMINISTRATOR

Joelle performs work related to grant seeking, grant writing, and grant administration. She actively researches and identifies relevant grant opportunities that support client projects. Working in collaboration with the client, Joelle prepares information necessary to write a compelling grant. Upon grant award, she oversees grant compliance throughout the project. Joelle understands the impact that grants can have on communities and works diligently and tirelessly to secure funding opportunities that facilitate client needs into realities.

AREAS OF EXPERTISE:

EDUCATION

University of Notre Dame
Bachelor of Arts, English

COMMUNITY INVOLVEMENT

Southshore Concert Band,
Board President

Southwest Michigan Symphony
Orchestra—Lake Michigan
Youth Orchestra Coordinator

CERTIFICATIONS

Certified Grant Administrator

MICHIGAN DEPARTMENT OF NATURAL RESOURCES

Joelle has assisted various municipalities in seeking funds from MDNR, strengthening content that will lead to funding and providing administrative support after award. MDNR programs include Waterways, Land and Water Conservation Fund, Michigan Natural Resources Trust Fund and Recreation Passport.

- South Haven Area Recreation Authority
- City of South Haven
- St. Joseph Charter Township
- City of New Buffalo

USDA RURAL BUSINESS DEVELOPMENT GRANT

Joelle has worked with various communities to prepare, submit, and administer rural business development grants.

- Benton Harbor, MI—Farmers Market Pavilion
- Village of Paw Paw, MI—Streetscape Improvements
- Three Oaks, MI—Chamberlain Path

MICHIGAN COASTAL MANAGEMENT PROGRAM

Joelle has prepared a variety of awarded grants for communities through the Michigan Coastal Management Program

- City of Bridgman - Weko Beach Dune Stabilization
- City of Grand Haven - Entrance Light Restoration

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

Joelle has worked with various MEDC programs for several communities.

- City of Stanton—CDBG Infrastructure Project—Certified Grant Administrator
- City of Grand Haven - Infrastructure Capacity Enhancement (ICE) Grant
- Village of Paw Paw—Community Development Block Grant—Streetscape
- City of South Haven - Community Development Block Grant (CDBG)

MICHIGAN STATE HISTORIC PRESERVATION OFFICE

Joelle has prepared and received grant funding to restore lighthouses through the Michigan Lighthouse Assistance Program.

- South Haven Lighthouse—Exterior Paint Project
- Grand Haven Lighthouse—Window Replacement Project

MICHIGAN COUNCIL FOR ARTS AND CULTURAL AFFAIRS

Joelle has prepared a variety of awarded grants for different MCACA programs. She also served as a grant reviewer for the Capital Improvement Program.



EDUCATION

Western Michigan University
Bachelor of Arts, English

CERTIFICATIONS

Certified Grant Administrator

KATIE VANDERHULST

BUSINESS DEVELOPMENT SPECIALIST

Katie provides support to our Business Development Department. This means she wears many hats — from assisting in grant seeking and writing, to coordinating the preparation and submission of proposals, to facilitating communication between our team and clients, Katie assists the Business Development team in ensuring timely and consistent delivery of core company services to its clients and investors.

As an English graduate from Western Michigan University, Katie has the necessary skills to conduct in-depth research on relevant topics that help support our projects' success, create exceptional written content for any necessary documentation, and ensure the quality of our reports meet expectations. She is also a Certified Grant Administrator for CDBG programs, and has secured / administered over \$7 million dollars in grant funding opportunities for several of our clients.

AREAS OF EXPERTISE:

GRANT WRITING & ADMINISTRATION

Katie performs work related to grant seeking, grant writing, and grant administration. She helps identify the grant funding needs of our clients and actively researches and identifies funding opportunities. Katie then coordinates with the client to gather the required information to write a compelling grant. Once a project is awarded, Katie assists with the administration of the grant.

Katie has worked with various municipal and private clients to prepare, submit, and help administer grants through numerous funding agencies, including:

- USDA Rural Business Development
- Michigan Department of Natural Resources
- Michigan Department of Transportation
- Michigan Economic Development Corporation
- U.S. Economic Development Administration

PROJECT DEVELOPMENT & COORDINATION

Katie helps prioritize, plan and coordinate project development activities according to client requirements. She works alongside project managers, engineers and architects to produce quality documentation including memos, proposals, and reports.

Katie has provided support for the success of numerous Abonmarche projects, including:

- MEC Southwest Michigan Advanced Research & Technology (SMART) Park
- City of Allegan Downtown Development Projects
- City of New Buffalo Municipal Marina Design



EDUCATION

Purdue University
Bachelor of Science,
Landscape Architecture

REGISTRATION

Registered Landscape Architect
Licensed:
Michigan, Indiana, Illinois

PROFESSIONAL AFFILIATIONS

American Society of
Landscape Architects

Michigan State University,
Master Citizen Planner

HONORS

Ohio ASLA Merit Award for
ARPS Park, Ohio State University
2018 Community Landscape
Beautification Award
Recipient for Calhoun County
Administration Building.
2019 American Public Works
Association Michigan Chapter
Project of the Year for the
Allegan Riverfront
Development Project

COMMUNITY INVOLVEMENT

City of Saint Joseph, MI,
Planning Commission,
April 2012-2020, 2021-present
City of Saint Joseph, MI
Zoning Board of Appeals
2020-2021

Berrien County Animal Control
Volunteer Mentor and weekly
dog walker
Humane Society of Southwest
Michigan—Weekly Volunteer

KATHY BURCZAK, ASLA

SENIOR LANDSCAPE ARCHITECT

Kathy has been with Abonmarche since 1993 and has built a strong relationship with her clients. She has worked on a wide array of design projects including master planning, waterfront, streetscape and landscape design. Her area of expertise has been in park and recreational design, trail systems, pedestrian accessibility, connectivity, playground, and recreational facilities design. Kathy believes that the public input process is a valuable tool in the success of her designs. She is dedicated personally and professionally to creating healthy and beautiful spaces that serve the public and the environment.

AREAS OF EXPERTISE:

PARKS AND RECREATION

Kathy has assisted in designing park and recreational facilities, including bridges, trails, retaining walls, signage, plantings, picnic areas, dog parks, and master plans. In addition to all aspects of project design from schematic concept through construction, she is sensitive to the environment by using native plant materials and minimizing impact. She also has extensive experience in trail layout, connectivity, and accessibility requirements.

CONCEPTUAL DESIGN AND SITE PLANNING

Every successful project begins with an idea and a schematic phase where the focus is not detail-oriented but an overall visioning approach. The designs are fluid and quickly produced as sketches to create a concept in order to determine feasibility. Kathy believes that this creative process is critical to the development of a successful project. She has developed a niche for working on these quick conceptual plans that save the client money while at the same time providing an innovative design concept. Once the conceptual stage is completed then these concepts are refined into site plans and further developed with more detail.

ACCESSIBILITY

Kathy has a strong understanding of the accessibility requirements for all aspects of accessible design including public spaces, commercial developments as well as public right of way spaces. She has been an advocate for accessibility and always strives to provide creative layout solutions.

STREETSCAPE DESIGN

Streetscapes should reflect the personality of the place. Whether the community has a traditional appearance or a funky eclectic artsy vibe, Kathy will select the site amenities that best reflect the overall characteristic. She also understands the importance of low maintenance and environmentally mindful. Her plant selections will incorporate natives and low maintenance plantings that accent the other amenities. Her designs are unique and not the cookie-cutter approach so often seen.

WATERFRONT DESIGN

Kathy produces master plans, schematic diagrams, cost estimating and phasing recommendations, and design and construction documents for waterfront improvements including river walks, boardwalks, stages, parking facilities, trail and picnic area layouts, viewing platforms, lighting, landscaping and all related accessible ramps and site appurtenances.



CRYSTAL WELSH, AICP

SENIOR URBAN PLANNER

Crystal is a Certified Professional Planner with more than 22 years of experience planning and developing communities. Her involvement in both private sector and municipal government planning has led to her skill in working with neighborhood associations, residents, local businesses, and public sector staff to successfully complete projects. A key focus of her work is facilitating quality development through planning and interaction with developers and the public. Utilizing her experience in the public sector, Crystal manages the planning submittal and local approval process for residential and commercial developments. Additionally, she leads and manages planning efforts drawing on her expertise and passion for community planning and placemaking.

EDUCATION

Master of City Planning
Georgia Institute of
Technology.

Bachelors of Science in
Agriculture in Natural
Resources and Environmental
Science

CERTIFICATIONS

Certification from American
Institute of Certified Planners

Certified Housing
Development Finance
Professional

Numerous US Department of
Housing and Urban
Development Trainings

PROFESSIONAL AFFILIATIONS

American Planning Association
Indiana Planning Association

COMMUNITY INVOLVEMENT

Chair of the City of Elkhart
Human Relations Commission

AREAS OF EXPERTISE:

PLANNING AND PLACEMAKING

- Town of North Liberty Comprehensive Plan and Five-Year Parks Plan Update
- St. Joseph County Comprehensive Plan
- MEC SMART Park Master Plan
- SR 933 Corridor Study (South Bend)
- SR 19 Corridor Plan (Elkhart)
- Member of the Elkhart County Vibrant Communities Initiative—Elkhart County's Placemaking Development Strategy
- River District Plan—City of Elkhart downtown planning initiative
- Downtown Elkhart Redevelopment Plan
- Downtown Arts and Placemaking Projects
- Regional Cities Initiative
- Downtown Housing Projects

ECONOMIC AND REDEVELOPMENT PLANNING—TAX INCREMENT FINANCING MANAGEMENT

- City of Elkhart Economic Development and Redevelopment plans.
- Elkhart County Redevelopment Commission Strategic Plan
- City of Elkhart Redevelopment Commission Annual Reporting Manual
- City of Elkhart Redevelopment Commission Operating Manual
- Opportunity Zones

COMMUNITY DEVELOPMENT

- Managed and administered the City of Elkhart Community Development Block Grant program for 17 years
- Developed the 2005, 2010 and 2015 Consolidated Plans
- Developed the Neighborhood Revitalization Strategy Area Plans
- Developed the Annual Action Plans
- Developed the Analysis of Impediments and Fair Housing Plans
- Managed and assisted with several HOME partnership grants and programs
- Acted as Neighborhood Planner and City Liaison with the community
- Neighborhood Stabilization Program



JORDAN WYATT, AICP CANDIDATE

PLANNER II

Jordan has over 4 years of experience in planning and municipal government and has recently become part of the Abonmarche team. His past experience is in zoning administration, zoning ordinance creation, and administration of the plan commission and board of zoning appeals. Non-governmental experience includes comprehensive, neighborhood, beach, and trail plan development. He has a passion for active transportation, environmentalism, sustainable development, and agricultural preservation.

AREAS OF EXPERTISE:

EDUCATION

Ball State University
Bachelor of Urban Planning
and Development

Master of Urban Design

CERTIFICATIONS

Certification Candidate from
the American Institute of
Certified Planners

PROFESSIONAL AFFILIATIONS

Indiana Planning Association

COMMUNITY INVOLVEMENT

Sustainability Initiative Member
Cultural Trail Young
Professionals Association

PLANNING

At Abonmarche, Jordan has had the opportunity to participate in a diverse portfolio of planning projects across northern Indiana and Southern Michigan. Plans he's been involved in have been designed to be easy to understand, communicate a story, and provide the information in an engaging graphic format.

- Berrien County Trails Master Plan
- Elkhart County Convention & Visitors Bureau Tourism Plan
- McKinley Terrace Neighborhood Plan (South Bend)
- St. Joseph County Comprehensive Plan
- Plan North Liberty - Town of North Liberty Comprehensive Plan and Five-Year Parks Plan
- City of New Buffalo Waterfront Master Plan
- SR 933 Corridor Study (St. Joseph County)

ZONING AND GOVERNMENT

Jordan's previous experience working for the St. Joseph County Area Plan Commission provides him with a strong understanding of role of government in planning for the future of our communities.

- Established agritourism regulations to give farmers the ability to diversify income and strengthen agricultural as a key sector of the county economy;
- Authored award-winning regulations for solar energy systems;
- Replaced the parking regulations to significantly reduce the required parking and requires bicycle parking; and
- Established requirements for development to connect to sidewalks and the St. Joseph County trail system.

SOLAR

- Established regulations for solar energy systems in St. Joseph County that are a first-of-its kind in Indiana. Solar energy systems are allowed by-right in most areas. Pollinator-friendly solar is required, a first in Indiana, to provide pollinator and animal habitat, increase panel efficiency by creating a microclimate that cools the solar panels, prevent erosion, and increase organic matter in the soil so the land can easily, and in a better state, return to agriculture.
- The established solar regulations awarded St. Joseph County SolSmart Gold, the highest ranking in the SolSmart program. SolSmart is a United States Department of Energy program that recognizes government policy that encourage best practices and makes the process easier for solar development.



EDUCATION

Michigan State University
Bachelor of Science,
Civil Engineering

REGISTRATION

Professional Engineer
Licensed:

Michigan, Indiana, Illinois,
Florida, and New York

LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

American Society of Civil
Engineers Associate Member

Society of Naval Architects
and Marine Engineers

NOTABLE PRESENTATIONS

ACEC of MI "Coastal
Protection, Hard Armor to Soft
Setbacks," June 2020

Assoc. of State Floodplain
Mangers, National No-adverse
Impact Workshop "Developing
a No-Build Zone Ordinance,"
August, 2014

Michigan Boating Industry
Assoc. "Permitting for New and
Existing Marina Projects,"
December 2015

MI Society of Professional
Engineers "Design &
Construction of Modern
Floating Dock Systems,"
October 2015

MIKE MORPHEY, PE, LEED AP

WATERFRONT GROUP DIRECTOR/SENIOR PROJECT MANAGER

Mike is a licensed professional engineer in five states with nearly 20 years of experience in consulting engineering. His experience ranges from small parks to large-scale waterfront improvements to local and state transportation projects. Mike joined Abonmarche in 2016 after thirteen years of engineering consulting.

Mike leads the waterfront practice at Abonmarche, which includes engineering of marina, coastal, and dredging projects. His work has included marina consulting for facilities of all types and sizes, both domestic and international. Mike's work during the City of St. Joseph Coastal Engineering Study in 2011, coupled with a Lake Michigan water level rise in 2014 has resulted in extensive coastal engineering experience along the Michigan coastlines. He has worked on over 50 coastal projects, primarily on Lake Michigan, while continuing to provide marina consulting to private and public clients in the Great Lakes.

AREAS OF EXPERTISE:

COASTAL

Mike's experiences along the coastlines of the Great Lakes have included studies, monitoring, structure relocation, coastal armoring, beach nourishment, coastal setbacks, and associated regulatory needs. His comprehensive understanding of the regulatory process, construction costs, and coastal challenges contributes to successful decision making early in a project's development.

- City of St. Joseph Coastal Engineering Study (2012 and 2017 update)
- Lake Michigan Coastal Projects - 50+ projects on Lake Michigan since 2014 from Ludington, MI to Chicago, IL
- Private Homeowner Association Coastal Protection Projects
- High Water Impact Studies - City of South Haven, MI and New Buffalo, MI

MARINA

Mike has extensive experience in both public and private developments along lakes, rivers, and marinas, particularly those projects located on the Great Lakes. He is skilled at marina design and planning, marina permitting, marina construction administration, condition assessments and the application of modern standards (ADA, NEC, NFPA).

- Port of Rochester Marina, Rochester, NY
- F. Grant Moore Marina, Boyne City, MI
- New Buffalo Municipal Marina, New Buffalo, MI
- Grand Haven Municipal Marina, Grand Haven, MI
- Chicago 31st Street Marina, Chicago, IL
- South Side Marina Wave Mitigation Study, South Haven, MI
- East Tawas State Dock Renovation and Expansion, East Tawas, MI
- Hartshorn Marina, Muskegon, MI
- Harbor 31 Marina, Muskegon, MI
- Harbor Village Marina, St. Joseph, MI
- Marina Conditions Assessments on four of five Great Lakes
- Mackinac Island & Hammond Bay State Harbors, Dock Height Evaluation
- Brooklyn Bridge Park Marina, Brooklyn, NY
- Morgan's Point Pier Evaluation and Marina Development, Bermuda

DREDGING

Mike gained a wide range of experience with dredging projects during record low water levels experienced in the early 2010s. His work included project management, dredge design, regulatory, bathymetric survey, and construction administration

- 2013 State of Michigan Emergency Dredging Project - Grand Traverse Bay Marina (Gay, MI), Quanicassee River, Rogers City Yacht Harbor (Rogers City, MI), Cedar River State Harbor (Stephenson, MI)
- Mackinac Island State Harbor
- Harrisville Harbor (Harrisville, MI)
- Liberty Harbor (Bay City, MI)
- St. Joseph River (St. Joseph, MI)
- Washington Park Marina (Michigan City, IN)

MUNICIPAL & TRANSPORTATION

With project experience spanning multiple project types, Mike's work has included many municipal , site development, and transportation applications. During his time in Chicago, his experiences included site engineering, surveying, laser scanning, and large-scale transportation projects. Throughout his career, Mike has managed projects and applied sound, practical engineering principles to parks, streetscapes, and complex site developments.

- Whittaker Street Redevelopment/Streetscape (New Buffalo, MI)
- Weko Beach Dune Restoration & Stabilization (Bridgman, MI)
- Allegan District Library Site Engineering (Allegan, MI)
- Southwest Michigan College Nursing and Health Ed. Building (Dowagiac, MI)
- O'Hare International Airport, Runway 4R/22L (Chicago, IL)
- Illinois Tollway Open Road Tolling Plazas 37 & 51 (Chicago, IL)
- Lakefront Trail, CDOT (Chicago, IL)
- Loyola Central Green, Loyola University Medical Center (Maywood, IL)
- I-80/94, Burnham Ave. To US-41 (Lansing, IL)
- Chicago Transit Authority Red Line Aesthetic Improvements (Chicago, IL)



EDUCATION

University of Michigan
Master of Science,
Naval Architecture and Marine
Engineering
Coastal Engineering

Bachelor of Science,
Civil Engineering
Hydraulics

Bachelor of Science,
Atmospheric, Oceanic and
Space Science
Physical Oceanography

NOTABLE PRESENTATION

ACEC & ASCE, Michigan
Infrastructure Conference
"Coastal Protection - Hard
Armor and Soft Setbacks"
June 2020

ANNE SMITH

COASTAL PROJECT ENGINEER

With decades of project management and engineering knowledge, Anne's work currently focuses on shoreline evaluation and shore protection projects, from proposal through construction completion. Her experience at the University of Michigan, Ocean Engineering Laboratory and U.S. Army Corps of Engineers, Chicago District during the Lake Michigan high water cycles in the late 1980s and early 90s gives her valuable perspective during today's coastal challenges. During Anne's time with the Chicago District, she concentrated on monitoring and maintenance of seven federal harbors, permit evaluations and the Chicago Shoreline Project. Since joining Abonmarche, Anne has worked on 30+ coastal projects on Lake Michigan from Traverse City to New Buffalo, Michigan. With a strong coastal engineering technical background, Anne is equipped to address challenging shoreline conditions and effectively communicate complex issues to homeowners and municipalities alike.

AREAS OF EXPERTISE:

COASTAL ENGINEERING

- Initial shoreline and shore protection site evaluations
- Annual structure condition inspections
- Wave analysis and runup calculations
- Regulatory – state and federal
- Alternatives analysis
- Design – concept, preliminary, final
- Opinions of probable cost and value engineering
- Dredging, beach nourishment, and spoils disposal
- Bathymetric/hydrographic survey coordination and review
- Shoreline monitoring
- Permit reviews for proposed coastal structures including mitigation requirements
- Inland lake boat carrying capacity analysis
- Construction administration

WRITING/COMMUNICATION

- Proposals and project programming/scoping
- Shoreline and shore protection site evaluation reports
- Preliminary engineering reports
- Client communication and public meetings
- Contractor communications
- Feasibility studies, design memoranda, plans and specifications, scopes of work
- Bid documents
- Construction contracts



MARTIN RIVAS

COASTAL ENGINEER

Martin has worked on a variety of projects including shoreline revetment design, waterfront/marina design, civil engineering, landscape design, dredging, and land surveying. He has experience applying for and obtaining permits from state/local governmental agencies, construction administration, creating CAD drawings, and working closely with marine/general contractors to monitor construction progress from project start to finish.

AREAS OF EXPERTISE:

EDUCATION

Texas A&M University -
Bachelor of Science,
Ocean Engineering

LEADERSHIP

Texas A&M University - Corps of
Cadets

Hollingsworth Center for Ethical
Leadership Certificate

PROFESSIONAL SOCIETIES

Society of Naval Architects,
& Marine Engineers (SNAME)
- Associate Member

DESIGN AND ANALYSIS

Martin has experience in EGLE/USACE permit processing, preliminary engineering design, cost estimating, and preparing construction documents for both public and private shoreline projects located along rivers, marinas, and Lake Michigan. He is very proficient in utilizing AutoCAD Civil 3D for the development of permitting and construction plans and technical expertise in drafting detailed CAD drawings to scale for waterfront/marina design.

- (2020-2021) Shoreline revetment repair project: The Haven Condominium Association, South Haven, MI
- (2020-2022) Shoreline revetment repair project: Warwick Shores Condominium Association, New Buffalo, MI
- (2021-2022) Marina improvements project: City of Muskegon, Hartshorn Marina, Muskegon, MI
- (2021) Weko Beach Dune Stabilization project: Bridgman, MI
- (2021) Castle Park Splash Apron project, Holland, MI
- (2020-2021) Marina design project: Harbor 31 Marina, Muskegon, MI
- (2020-2021) Private riverbank and shoreline projects at various locations in MI

ENGINEERING STUDIES AND REPORTS

Martin has experience with creating various site visit reports and participating in technical studies which address feasibility and recommendations for capital improvements.

- (2021) City of Benton Harbor Ox Creek Site Evaluation Study
- (2020) City of St. Joseph Water Plant Revetment Analysis
- (2020) City of Benton Harbor Emergency Management High Water Flood Plan

COASTAL ENGINEERING

- Completed permitting for state and local shoreline and riverbank projects.
- Participated in various weekly and bi-weekly construction progress meetings to inspect and report on technical findings for marine-based projects.
- Prepared technical submittal reviews and review of geotechnical reports for various components of construction administration.
- Proficient in using CAD software to draft engineering design drawings.

MARINA/DREDGING

- Hartshorn Marina Redevelopment, Muskegon, MI
- New Buffalo Municipal Marina Utility Upgrades, New Buffalo, MI
- Harbor 31 Marina Development, Muskegon, MI
- Galien River Maintenance Dredging, New Buffalo, MI
- Berrien Hills Marina Development, St. Joseph, MI