

**VILLAGE OF GRAND BEACH**  
**SPECIAL JOINT COUNCIL & PLANNING COMMISSION MEETING**  
**JUNE 29, 2021**

Council President Deborah Lindley called the electronic (virtual) Zoom Special Joint Council and Planning Commission Meeting to order at 10:02 a.m. EST.

Clerk-Treasurer Mary Robertson stated that the meeting is being held remotely due to the COVID-19 pandemic in compliance with the Open Meetings Act, and under Berrien County's Declared State of Emergency.

**ROLL CALL – IN ATTENDANCE**

James Bracewell – Attending remotely from Grand Beach, Michigan

Paul Leonard – Attending remotely from Merrillville, Indiana

Deborah Lindley – Attending remotely from Grand Beach, Michigan

Blake O'Halloran – Arrived at the meeting at 10:30 a.m. EST attending remotely from Grand Beach, Michigan

Frank Giglio – Attending remotely from Grand Beach, Michigan

Robert Kegan – Absent

Laurie Roche – Attending remotely from Evergreen Park, Illinois

Harry Walder – Attending remotely from Kentucky

**ADOPT AGENDA**

Lindley moved, seconded by Bracewell to adopt the agenda as presented.

Roll Call

Paul Leonard Jr.           Aye

Deborah Lindley           Aye

Blake O'Halloran           Not in attendance when vote was taken

James Bracewell           Aye

Frank Giglio               Muted and vote could not be heard

Laurie Roche               Aye

Harry Walder               Aye

Motion carried 5-0.

**COMMENTS ON AGENDA ITEMS**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**GRANICUS PRESENTATION - RELATED TO SHORT TERM RENTALS**

Lindley introduced Bruce McCaskill of Granicus Host Compliance. McCaskill told those in attendance that he lives in Myrtle Beach, SC which is also a tourist area. He said that Host Compliance started about 5 years ago on the west coast and back then there was no software to identify short term rentals (STR's). They currently work with 350 municipalities throughout the US and Canada.

Granicus offers software to help keep municipalities informed of the number of rentals. McCaskill said that there are over 100 rental platforms out there now. They thought that rentals would drop at the start of Covid-19, but they only saw a 3% decrease in the first three months from March to May 2020. He said they have seen a 10% increase in STR's quarter over quarter.

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He said Granicus did a search of rentals on June 28, 2021 and found that there are currently 57 short term rentals (STR's) in Grand Beach with 101 listings online, stating that the listings include properties that might be listed on multiple sites at the same time. They only capture the STR's that are listed online, but if someone is renting to family members or friends and are not online, they wouldn't be able to capture that STR. They currently scan about 65 websites to find STR's. He said through their research they were able to find out that the average nightly rate in Grand Beach is \$600 per night. The nightly rental in Grand Beach has increased by 19% over the past year.

McCaskill showed different information that can be accessed through the Host Compliance software.

In addition to locating rentals, they also offer a 24/7 hotline that includes an 800 number that residents can call and a form to be filled out to place a complaint about a short term rental. Sometimes the person placing the complaint agrees to send video or photos to Granicus showing the problem. McCaskill said they resolve issues in real time with the complaint line which takes much of the complaint work away from the police department. After receiving a complaint, Granicus will reach out to the rental agent and/or owner to let them know there is a complaint and they normally give them 30 minutes to take care of the issue before they make a second call to them. All of the data concerning complaints is kept in the software system for the Village to access.

Granicus offers five different modules which can be purchased separately. In addition to the rental address identification, they offer compliance monitoring, permitting and registration/tax collection, 24/7 hotline and rental activity monitoring. The rates suggested are locked in for 12 months and will not increase during the 12 months if they find there are additional short term rentals in Grand Beach.

McCaskill said that Jeffrey Goodman runs the ordinance team and has written multiple ordinances related to short term rentals. McCaskill felt that he could get an hour of Goodman's time if the Village was interested in talking to him.

### **PUBLIC COMMENTS – GENERAL**

None

### **CORRESPONDENCE**

None

### **ADJOURNMENT**

Lindley moved, seconded by Bracewell to adjourn the meeting.

#### Roll Call

Deborah Lindley	Aye
Blake O'Halloran	Aye
James Bracewell	Aye
Paul Leonard	Aye
Laurie Roche	Aye
Harry Walder	Aye
Frank Giglio	Muted and vote could not be heard

Motion carried 6-0.

With no further business, the meeting was adjourned at 10:42 a.m. EST.

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Respectfully Submitted,

Mary J. Robertson  
Clerk-Treasurer