



## MEETING NOTICE

**TO:** **Exemption Committee**

- Mayor Kevin Klynstra
- Mayor ProTem Sally Gruppen
- Councilman Rick VanDorp
- Councilman Glenn Kass (alternate)

Tim Klunder, City Manager

Kevin Plockmeyer, Finance Director

Tim Maday, Community Dev Director/Deputy Assessor

James Donkersloot, City Attorney

**FROM:** Pam Holmes, City Clerk

**DATE:** August 29, 2024

**RE:** ***Notice of Meeting***

**DATE:** **September 3, 2024**

**TIME:** **5:30 p.m.**

**PLACE:** **City Hall 2<sup>nd</sup> Floor**

## **AGENDA**

1. Review an Act 210 Commercial Rehabilitation Exemption Certificate for 16 S. Elm Street, Zeeland, MI 49464
2. Review an Act 210 Commercial Rehabilitation Exemption Certificate for 17 E. Main (formerly 3 & 9 E. Main), Zeeland, MI 49464
3. Other

Note: Work Study Session will begin at 5:45 p.m.  
Dinner will be available at 5:00 p.m.



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

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## MEMORANDUM

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DATE: Tuesday, August 27, 2024

TO: Tim Klunder, City Manager  
Kevin Plockmeyer, Interim City Manager

FROM: Tim Maday, Community Development Director

RE: **September 3<sup>rd</sup> Tax Incentive Committee meeting agenda – 16 S Elm St - Act 210 Commercial Rehabilitation Exemption Certificate**

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**Background:** Since March of 2024, the former Zeeland Record Building at 16 S Elm Street has been undergoing renovations to convert the property into new office space for Midwest Construction Group and Geerlings Development. This total building rehabilitation includes complete renovation of the interior of the facility, new windows, a new roof and exterior repairs and upgrades.

At the owner's request, the City of Zeeland has supported this project by approving a Brownfield/Tax Capture plan to help offset the eligible environmental work that is required for the project. The developer is also seeking an Act 210 – Commercial Rehabilitation Exemption for the project, to decrease the property tax burden on the new value created through the renovation. The City has supported nearly all central business district building rehabilitations with Act 210 exemptions in the last ten years. Staff is excited to support another of these abatements for the 16 S Elm Street building rehabilitation.

In December of 2023, the City established an Act 210 Commercial Rehabilitation District for this property, following review of an Act 210 District Application for the property by the Tax Incentive Committee on November 6, 2023, and a City Council public hearing on December 4<sup>th</sup>. The establishment of an Act 210 District allows the property owner to submit an exemption certificate application for the project that is located in the district.

On August 15th, the property owner filed an exemption certificate application, and it will come before the Tax Incentive Committee for review on September 3<sup>rd</sup>. Staff believes that the application documents are in order, and it is appropriate for the Committee to forward the application to City Council and schedule a public hearing for the exemption certificate.

I hope this memo is helpful in explaining the Act 210 certificate application that will come before the City's Tax Incentive Committee on September 3<sup>rd</sup>. Please do not hesitate to contact me with any questions regarding this memo or the related application.

# City of Zeeland

## Application for Commercial Rehabilitation Exemption Certificate

AUG 15 2024  
Received

Issued under authority of Public Act 210 of 2005, as amended.

### LOCAL GOVERNMENT UNIT USE ONLY

► Application No.	► Date Received

### STATE USE ONLY

► Application No.	► Date Received

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file the application form (with required attachments) with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

### PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name (applicant must be the owner of the facility) 16 S Elm, LLC		NAICS or SIC Code 6719	
Facility's Street Address 16 S Elm Street	City Zeeland	State MI	ZIP Code 49464
Name of City, Township or Village (taxing authority) Zeeland	County Ottawa	School District Where Facility is Located 70350	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 10/30/2024		
Date of Rehabilitation Commencement (mm/dd/yyyy) 03/25/2024	Number of Years Exemption Requested (1-10) 10		
Estimated Cost of Rehabilitation \$1,039,137			
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation 24	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation 30	

### PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)	<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use	<input checked="" type="checkbox"/> Legal description
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken	<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility	<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation	

### PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) Brian VanBeveren	Telephone Number (616) 502-5300		
Fax Number (616) 772-6073	E-mail Address bvanbeveren@midwestbuilt.com		
Street Address 8516 Homestead Drive #103	City Zeeland	State MI	ZIP Code 49464

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents) 	Title Member	Date 08/14/2024
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# Instructions for Completing Form 4507

## Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. Rehabilitation may commence after establishment of the Commercial Rehabilitation District.

### Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
  - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
  - b. Description of the qualified facility's proposed use
  - c. Description of the general nature and extent of the rehabilitation to be undertaken
  - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
  - e. Time schedule for undertaking and completing the facility's rehabilitation
  - f. Statement of the economic advantages expected from the exemption
  - g. Legal description of the facility
  - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
  - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
  - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
    - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
    - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
    - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) and click on Commercial Rehabilitation Act.

4. Submit the application and all attachments to the clerk of the LGU where the property is located.

### LGU Assessor Instructions

Complete and sign Part 4 of the application.

### LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
  - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
  - b. All required attachments listed under Part 2
  - c. A copy of the resolution by the LGU establishing the district
  - d. A certified copy of the resolution by the LGU approving the application
  - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. For faster service, email the completed application and additional required documentation to [PTE@michigan.gov](mailto:PTE@michigan.gov). An additional submission option is to mail the completed application and required documents to: Michigan Department of Treasury, State Tax Commission, P.O. Box 30471, Lansing, MI 48909

### Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

If you have questions or need additional information or sample documents, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) or call 517-335-7491.



## **Part 2 Application Documents – Additional Information**

### **General Description of the Facility**

The Property was historically utilized as a commercial printing company from 1925 through 2023. The property is currently owned by 16 S Elm, LLC.

### **Description of the Qualified Facility's Proposed Use**

Proposed redevelopment activities include the renovation/rehabilitation of the existing, underutilized building (approximately 7,000 sq. ft.) to a state-of-the-art office space.

### **Description of the General Nature and Extent of the Rehabilitation to be Undertaken**

The rehabilitation will include: replacement of the roof, replacement of all the windows, repairing interior historical features. Historical features include, original tin ceilings, original brick, original lights, the entry door, and original machinery that belongs to the building. The building will then be outfitted for a new office. Which includes new interior walls, lights, flooring, and all the technology required in a modern office.

### **Descriptive List of the Fixed Building Equipment That Will be a Part of the Qualified Facility**

Equipment will include: HVAC duct and adding rooftop units, electrical wiring and panels, plumbing in its entirety, fire suppression including sprinkler riser.

### **Time schedule for Undertaking and completing the Facility's Rehabilitation**

Project started on March 25, 2024 and will be completed in September/October 2024

### **Statement of Economic Advantages Expected from the Exemption**

The rehabilitation of this underutilized building near the downtown area will benefit the City by potentially spurring new development and increasing local tax base. The employees of the rehabilitated building will shop, dine, and gather in the downtown area, helping sustain local businesses and promote healthy use of public spaces.

### **Legal Description**

16 South Elm Street

Tax ID Number 70-17-19-101-051

LOTS 13 & 14 ZEELAND ASSESSOR'S PLAT NO 1



August 15, 2004

Midwest Construction Group proposes to provide labor and materials required for the renovations to 16 S Elm Street based on the project drawings by R. Brouwer Architects. This price includes sales tax, jobsite F.O.B

16 S Elm Renovations Project Budget:

Selective Demolition \$37,000.00

Building Renovations \$ 1,002,137.00

Total: \$1,039,137.00

Sincerely,

A handwritten signature in black ink, appearing to read "BVR".

Brian VanBeveren

**CITY OF ZEELAND****BUILDING PERMIT****PERMIT #: PB240024**

Building Department 21 S. Elm St., Zeeland, MI 49464	Phone: (616) 772-0872 Fax: (616) 772-0880	APPLIED: 02/29/2024	ISSUED: 03/25/2024	EXPIRES: 09/21/2024
---------------------------------------------------------	----------------------------------------------	------------------------	-----------------------	------------------------

<b>LOCATION</b> 70-17-19-101-051 <b>16 S ELM ST</b> ZEELAND MI 49464	<b>OWNER</b> 16 S ELM ST LLC 8516 HOMESTEAD DR STE 102 ZEELAND MI 49464
<b>APPLICANT</b> JOSH MILES <i>(PLEASE CALL (616) 772-0872 (BUILDING &amp; ZONING DEPARTMENT))</i> <b>24 HOURS IN ADVANCE FOR AN INSPECTION</b>	<b>CONTRACTOR</b> MIDWEST CONSTRUCTION GROUP, INC 8516 HOMESTEAD STE 102 P (616) 772 6070 ZEELAND MI 49464 F (616) 772 6073 C (616) 886 6374

**DIRECTIONS:** BETWEEN E MAIN AND E CHERRY**ZONING:** C-2, ON, OFF**WORK DESCRIPTION:** REMODEL**BUILDING IS TO BE** 0 'WIDE BY 0 'LONG

0 'HIGH

**AND SHALL CONFORM TO CONSTRUCTION TYPE:** 5B**USE GROUP:** B**DWELLING UNITS:** 0**REMARKS:**

INTERIOR RENOVATION, INCLUDES BATHROOMS, NEW HVAC UNIT, AND NEW WINDOWS

PLUMBING PLAN REVIEW CONCERNS INSPECTIONS REQUIRED: 1. UNDERGROUND; 2. ROUGH-IN; 3. FINAL.

MECHANICAL PLAN REVIEW CONCERNS: 1) IT APPEARS THAT THE OPEN OFFICE AREA AND THE SURROUNDING CORRIDOR IS SERVED BY AN ABOVE CEILING PLENUM. MAKE SURE THAT ALL ABOVE THE CEILING IS PLENUM RATED. THIS USUALLY CREATES A PROBLEM WITH WIRING, PAPER EXPOSED, ETC; 2) FRESH VENTILATION AIR IS USUALLY INTRODUCED THROUGH THE RTU'S. PLEASE PROVIDE AN AIR BALANCE REPORT WHEN COMPLETED; 3) PAINT ALL EXTERIOR GAS PIPING AND MOUNT ALL PIPING ON APPROVED ROOF BLOCKS. INSPECTIONS REQUIRED: 1. ROUGH-IN 2. GAS PRESSURE TEST 3. AIR BALANCE REPORT 4. FINAL.

ELECTRICAL PLAN REVIEW CONCERNS: 1) 2023 MICHIGAN ELECTRICAL CODE IN EFFECT AS OF MARCH 12, 2024; 2) PROVIDE AVAILABLE FAULT CURRENT FROM UTILITY PROVIDER; 3) 2023 MRC ART 210.63 AND 210.8.((B) (3) PROVIDE GFCI PROTECTED RECEPTACLES WITHIN 25 FT OF RTU 1-4. 4) SUBJECT TO FIELD INSPECTION.

ELECTRICAL FIRE ALARM PLAN REVIEW CONCERN: 1) SUBJECT TO FIELD INSPECTION.

MECHANICAL FIRE SUPPRESSION PLAN REVIEW CONCERNS: 1) NOT SURE HOW THE 2 STAIRWAYS LAY OUT. I DON'T FIND THE SECOND STORY STAIRS ON THE BUILDING PLANS. JUST NEED TO MAKE SURE THEY BOTH HAVE SPRINKLER COVERAGE; 2) SPRINKLERS MAY NEED TO BE ADDED IF THERE ARE ANY OBSTRUCTIONS FROM DUCTWORK OR BULKHEADS, ETC; 3) IF IT IS COMBUSTIBLE CONSTRUCTION AND THE OVERHANG AT THE ENTRY IS 48 INCHES OR MORE A HEAD FOR THAT AREA WILL NEED TO BE ADDED. 1. ROUGH-IN; 2) HYDRO TEST; 3) FINAL - FLOW AND CALL OUT.

FIRE CHIEF PLAN REVIEW CONCERNS: 1) SWITCH FDC TO 5 INCH STORZ WITH 30 DEGREE ELBOW (WITH STORZ CAP); 2) ENSURE PROJECT COMPLIES WITH INTERNATIONAL FIRE CODE (IFC) 2015 ED.; 3) ADD ANY FIRE PROTECTION/LIFE SAFETY FEATURES AFTER ADDING IFC 2015 TO THE CODE SET/APPLICABLE CODES.

INSPECTIONS REQUIRED:

1. ROUGH-IN
2. INSULATION
3. FINAL

**CONSTRUCTION VALUE:** \$700,000 **CODE:** MBC 2015/MRC 2015

This permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Enroachments on public property, not specifically permitted under the building code, must be approved by the jurisdiction. Street or alley grades as well as depth and location of public sewers may be obtained from the department of public works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions.

**FOR INSPECTIONS****CALL:**

Electrical - Gord Bosch - 616.772.0872

Building - Ron Johnston - 616.772.0872

Mechanical - Randy Glass - 616.772.0872

Plumbing - Randy Glass - 616.772.0872

Work shall not proceed until the inspector has approved the various stages of construction. Inspections must be arranged by phone or in person.

Section 23a of the State Construction Act of 1972, Act No 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Law's prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential structure. Violations of Section 23a are subject to civil fines.



Building Official

**Fee Total:** \$5,527**Balance Due:** \$5,527

## **RESOLUTION**

*(To Establish an Act 210 Commercial Rehabilitation District  
for Midwest Construction Group, Inc.-16 S Elm St, LLC)*

### **City of Zeeland County of Ottawa, Michigan**

Portions of minutes of a Regular Meeting of the City Council of the City of Zeeland, County of Ottawa, Michigan, held in the City Hall in said City on December 4, 2023, at 7:00 o'clock p.m., Local Time.

PRESENT: Council Members Mayor Klynstra, Mayor ProTem Gruppen, VanDorp,  
Broersma, Kass, Timmer, Lam

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ABSENT: Council Members None

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The following preamble and resolution were offered by Council Member Broersma and supported by Council Member Timmer.

WHEREAS, pursuant to PA 210 of 2005, the City of Zeeland has the authority to establish "Commercial Rehabilitation Districts" within the City of Zeeland at the request of a commercial business enterprise;

AND WHEREAS, Midwest Construction Group, Inc. has filed a written request on behalf of itself and on behalf of 16 S Elm St, LLC with the Clerk of the City of Zeeland requesting the establishment of a Commercial Rehabilitation District for 16 S. Elm Street, Zeeland, Michigan, and the said parcel as hereinafter described is located in the City of Zeeland;

AND WHEREAS, the City Council of the City of Zeeland determined that the district meets the requirements set forth in Section 2(b) and Section 3 of PA 210 of 2005;

AND WHEREAS, written notice has been given by certified mail to Ottawa County and to all owners of the real property located within the proposed district as required by Section 3(3) of PA 210 of 2005;

AND WHEREAS, notice of hearing on said request was published in the Zeeland Record on November 16, 2023;

AND WHEREAS, on Monday, December 4, 2023, a public hearing was held and all residents and taxpayers of the City of Zeeland were afforded an opportunity to be heard thereon;

AND WHEREAS, the City Council deems it to be in the public interest of the City of Zeeland to establish a Commercial Rehabilitation District as proposed.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Zeeland City Council of the City of Zeeland hereby approves the establishment of the Midwest Construction Group, Inc. – 16 S Elm St, LLC Commercial Rehabilitation District, District No. 16, as a Commercial Rehabilitation District pursuant to the provisions of PA 210 of 2005. The Midwest Construction Group, Inc. – 16 S Elm St, LLC Commercial Rehabilitation District, District No. 16, is commonly known as 16 S. Elm Street, Zeeland, Michigan and such district is legally described as follows:

Lots 13 and 14, Zeeland Assessor's Plat No. 1, according to the recorded plat thereof, as recorded in Liber 23 of Plats, Page 4, Ottawa County Records, City of Zeeland, Ottawa County, Michigan.

2. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Council Members Broersma, Gruppen, Kass, Timmer, VanDorp, Lam,  
Mayor Klynstra

NAYS: Council Members None

ABSENT: Council Members None

RESOLUTION DECLARED ADOPTED.

  
Pamela Holmes, City Clerk

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by December 4, 2023, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Pamela Holmes

Pamela Holmes, City Clerk



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

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## MEMORANDUM

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DATE: Tuesday, August 27, 2024

TO: Tim Klunder, City Manager  
Kevin Plockmeyer, Interim City Manager

FROM: Tim Maday, Community Development Director

RE: **September 3<sup>rd</sup> Tax Incentive Committee meeting agenda – 17 E Main Ave (Formerly 3 & 9 E Main Ave) - Act 210 Commercial Rehabilitation Exemption Certificate**

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**Background:** A Building Permit has been issued to Scott G, LLC for the construction of a new mixed-use development at 17 E Main Ave. This follows the City releasing an RFQ for the redevelopment of the City owned lot at 3 E Main Ave in accordance with the Downtown Vision Plan, and entering into a development agreement with Scott G, LLC to construct the development. The approved project consists of the construction of a three-story, mixed-use building that covers both of the former 3 & 9 E Main Ave parcels, with main floor commercial uses and upper floor residential uses.

The developer is seeking an Act 210 – Commercial Rehabilitation Exemption for the project, to decrease the property tax burden on the new value created through the development. The City has supported nearly all central business district building rehabilitations with Act 210 exemptions in the last ten years. Staff is excited to support another of these abatements for the 17 E Main Ave redevelopment project.

In December of 2023, the City established an Act 210 Commercial Rehabilitation District for the 17 E Main Ave site, following review of an Act 210 District Application for the property by the Tax Incentive Committee on November 6, 2023, and a City Council public hearing on December 4<sup>th</sup>. The establishment of an Act 210 District allows the property owner to submit an exemption certificate application for the project that is located in the district.

On August 15th, the property owner filed an exemption certificate application, and it will come before the Tax Incentive Committee for review on September 3<sup>rd</sup>. Staff believes that the application documents are in order, and it is appropriate for the Committee to forward the application to City Council and schedule a public hearing for the exemption certificate.

I hope this memo is helpful in explaining the Act 210 certificate application that will come before the City's Tax Incentive Committee on September 3<sup>rd</sup>. Please do not hesitate to contact me with any questions regarding this memo or the related application.

# City of Zeeland

AUG 15 2024

Michigan Department of Treasury  
4507 (Rev. 12-20)

Received

## Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

LOCAL GOVERNMENT EXEMPTIONS	
Application No.	Date Received
STATE USE ONLY	
Application No.	Date Received

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file the application form (with required attachments) with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

<b>PART 1: OWNER/APPLICANT INFORMATION</b> (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) <b>17 East Main, LLC</b>		NAICS or SIC Code <b>531110</b>	
Facility's Street Address <b>17 East Main</b>		City <b>Zeeland</b>	State <b>MI</b> ZIP Code <b>49464</b>
Name of City, Township or Village (taxing authority) <b>Zeeland</b>		County <b>Ottawa</b>	School District Where Facility is Located <b>Zeeland</b>
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>08/01/2025</b>	
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>09/01/2024</b>		Number of Years Exemption Requested (1-10) <b>10</b>	
Estimated Cost of Rehabilitation			

Expected Project Outcomes (check all that apply)

<input checked="" type="checkbox"/> Increase Commercial Activity	<input checked="" type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas
<input checked="" type="checkbox"/> Create Employment	<input checked="" type="checkbox"/> Prevent Loss of Employment	<input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community

No. of jobs to be created due to facility's rehabilitation	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation
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## PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

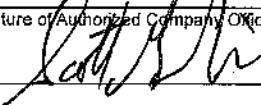
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)	<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use	<input checked="" type="checkbox"/> Legal description
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken	<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility	<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation	

## PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) <b>Scott Geerlings</b>	Telephone Number <b>(616) 772-6070</b>		
Fax Number <b>(616) 772-6073</b>	E-mail Address <b>sgeerlings@geerlingsdev.com</b>		
Street Address <b>8516 Homestead, Ste 102</b>	City <b>Zeeland</b>	State <b>MI</b>	ZIP Code <b>49464</b>

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents) 	Title <b>Manager/Member</b>	Date <b>08/15/2024</b>
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**PART 4: ASSESSOR RECOMMENDATIONS** (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Land	\$131,300	
Building(s)		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.

Name of Local Government Body

City of Zeeland

Name of Assessor (first and last name) Tim Maday	Telephone Number (616) 772-0872
Fax Number (616) 775-0880	E-mail Address tmaday@cityofzeeland.com

*I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.*

Assessor's Signature	Date
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**PART 5: LOCAL GOVERNMENT ACTION** (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution):

Exemption approved for \_\_\_\_\_ years, ending December 30, \_\_\_\_\_ (not to exceed 10 years)

Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code
------------------------------------------------------------	------------------------------------------------------	-------------

**PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION** (clerk of LGU must complete Part 6)

Clerk's Name (first and last)	Telephone Number	
Fax Number	E-mail Address	
Mailing Address	City	State ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number

*I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.*

Clerk's Signature	Date
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For faster service, the LGU should email the completed application and required documents to [PTE@michigan.gov](mailto:PTE@michigan.gov).

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury, State Tax Commission  
P.O. Box 30471  
Lansing, MI 48909

# GEERLINGS DEVELOPMENT CO

8516 Homestead Ave., Suite 102

Zeeland, Michigan 49464

TELEPHONE (616) 772-6070

FAX (616) 772-6073

August 15, 2024

RE: 17 East Main Street, Zeeland, Michigan

Land Cost	\$ 718,000.00
Civil	\$ 24,500.00
Architectural	\$ 50,000.00
Building Costs	\$ 5,537,609.00
Soft Cost	\$ 235,000.00
Contingency/Developer Fee	<u>\$ 328,255.00</u>
<b>Project Cost:</b>	<b>\$ 6,893,364.00</b>

3 E Main was formerly occupied by a functionally obsolete single story building owned by the City of Zeeland. The previous building was a single story office building that had been constructed in the mid-1980s. The City demolished that building. 9 & 11 E Main is a two-story office building constructed in the early 1970s which will also be demolished. The properties are located at the primary intersection and gateway into downtown Zeeland. The existing suburban style office buildings are out of context for the area and detract from the sense of place and identity that the City of Zeeland has been working hard to re-establish over the last 15 years.

The proposed project will create a new three-story mixed-use building with 9,404 square feet of ground floor retail/office and 22 apartment units on the second and third floors. The total gross building size will be 28,212 square feet. The project site is currently comprised of two parcels. One parcel is currently vacant property owned by the City of Zeeland. The second parcel is a vacant 1970s era office building. The existing building will be demolished to support a new mixed use building. The new building is designed to anchor this prominent corner at the gateway to downtown Zeeland and establish a strong sense of place within the community to mark the entry to the downtown from the west. Tenants identified include established a marketing company, a dentist office, and a real estate office. We do not yet have signed lease agreements but are progressing steadily toward agreements as the likelihood of the building construction becomes more viable. The dentist's office will be a new establishment in West Michigan. The marketing company has outgrown their existing space and would like to be downtown Zeeland. The real estate office has also outgrown their existing space. If the project is able to be fully financed, the development group feels confident in the downtown retail environment in Zeeland.

The proposed project is located within a traditional downtown that is actively being revitalized. Downtown Zeeland is in the midst of a rural community - City of Zeeland is surrounded by Zeeland Township - and includes a vibrant business community with a local municipal team that is proactively pursuing a placemaking strategy in downtown Zeeland. The City of Zeeland is RRC engaged and making steady progress toward certification. The City's master plan and zoning ordinance both call for a mixed-use, multi-story redevelopment of this site. The parcel is the anchor property at the gateway to downtown Zeeland from the West. The proposed redevelopment of this site will establish a strong sense of place at the beginning of this important downtown main street corridor.

State & Main will be a mixed use, three story building with 9,404 square feet of ground floor commercial/office space. The second and third floor have 9,404 square feet on each floor with a total of 11 apartment units per floor. Geerlings development is in discussions with several retail and office establishments who are very interested in leasing space (more details available as required). Additionally, a prominent medical user is also interested in the site. The retail spaces will be fully built-out according to tenant needs as leases are signed. Any retail space that is not reserved with a pre-lease agreement will be finished to white box condition. The upper two floors will include 11 residential dwelling units per floor for a total of 22 units.

The proposed building will be constructed of wood & masonry. Floors 2 & 3 will be wood framed with varying façade finish materials to reflect the character and integrity of a series of downtown buildings. Upper story facade materials will include brick and flat panels with a minimum of 70% transparency on each street facing side of the building. As preferred by the City of Zeeland, this project has been designed to appear as though there are multiple

buildings along the main street frontage, each with a slight varied facade material and expression lines. However, each building will share some consistencies as it relates to window openings and placement, floor heights, facade articulation like expression lines, and the sign bands above retail spaces.

The proposed project will include reconstruction of all pedestrian infrastructure surrounding the site to include 10 feet of pedestrian space and snowmelt installed beneath the walkways to ensure year-round activity. This will also include the planting of street trees and landscaping where possible within the public right of way. This project will also include the dedication of space within the lower level (below ground) of the mixed-use building to support public infrastructure needs associated with the heat pump for City snow melt services.

Time schedule for this project would be beginning late August with completion expected in late July of 2025.

PER: FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO.: CCU23-03308165  
EFFECTIVE DATE: APRIL 14, 2023

THE LAND REFERRED TO IN THE COMMITMENT, SITUATED IN THE CITY OF ZEELAND, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF LOTS 7, 8 AND 9 BLOCK 2, KEPPELS' ADDITION TO THE VILLAGE (NOW CITY) OF ZEELAND, ACCORDING TO THE RECORDED PLAT IN LIBER 1 OF PLATS, PAGE 101, OTTAWA COUNTY RECORDS, COMMENCING SOUTH 89 DEGREES 43 MINUTES 36 SECONDS EAST 53 FEET FROM THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH 00 DEGREES 11 MINUTES 56 SECONDS WEST 146.81 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 33 SECONDS EAST 160.44 FEET; THENCE SOUTH 00 DEGREES 58 MINUTES 11 SECONDS WEST 146.53 FEET ALONG THE EAST LINE OF LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 36 SECONDS WEST 157.45 FEET TO THE BEGINNING.

ALSO

PART OF LOT 9, BLOCK 2, KEPPEL'S ADDITION TO THE VILLAGE (NOW CITY) OF ZEELAND, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00 DEGREES 16 MINUTES 06 SECONDS WEST 146.91 FEET ALONG THE WEST LINE OF SAID LOT 9; THENCE SOUTH 89 DEGREES 37 MINUTES 33 SECONDS EAST 53.18 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 56 SECONDS EAST 146.51 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 36 SECONDS WEST 53.00 FEET ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING, ACCORDING TO THE RECORDED PLAT IN LIBER 1 OF PLATS, PAGE 101, OTTAWA COUNTY RECORDS.

## RESOLUTION

*(To Establish an Act 210 Commercial Rehabilitation District  
for SCOTTG, LLC)*

### City of Zeeland County of Ottawa, Michigan

Portions of minutes of a Regular Meeting of the City Council of the City of Zeeland, County of Ottawa, Michigan, held in the City Hall in said City on December 4, 2023, at 7:00 o'clock p.m., Local Time.

PRESENT: Council Members Mayor Klynstra, Mayor ProTem Gruppen, VanDorp,  
Broersma, Kass, Timmer, Lam

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ABSENT: Council Members None

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The following preamble and resolution were offered by Council Member Gruppen and supported by Council Member VanDorp.

WHEREAS, pursuant to PA 210 of 2005, the City of Zeeland has the authority to establish "Commercial Rehabilitation Districts" within the City of Zeeland at the request of a commercial business enterprise;

AND WHEREAS, SCOTTG, LLC has filed a written request with the Clerk of the City of Zeeland requesting the establishment of a Commercial Rehabilitation District for two parcels, for 3 E Main Avenue and for 9 E. Main Avenue, Zeeland, Michigan, and the said parcels as hereinafter described are located in the City of Zeeland;

AND WHEREAS, the City Council of the City of Zeeland determined that the district meets the requirements set forth in Section 2(b) and Section 3 of PA 210 of 2005;

AND WHEREAS, written notice has been given by certified mail to Ottawa County and to all owners of the real property located within the proposed district as required by Section 3(3) of PA 210 of 2005;

AND WHEREAS, notice of hearing on said request was published in the Zeeland Record on November 16, 2023;

AND WHEREAS, on Monday, December 4, 2023, a public hearing was held and all residents and taxpayers of the City of Zeeland were afforded an opportunity to be heard thereon;

AND WHEREAS, the City Council deems it to be in the public interest of the City of Zeeland to establish a Commercial Rehabilitation District as proposed.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Zeeland City Council of the City of Zeeland hereby approves the establishment of the SCOTTG, LLC Commercial Rehabilitation District, District No. 15, as a Commercial Rehabilitation District pursuant to the provisions of PA 210 of 2005. The SCOTTG, LLC Commercial Rehabilitation District, District No. 15, is commonly known as 3 E. Main Avenue and 9 E. Main Avenue, Zeeland, Michigan and such district is legally described as follows:

PARCEL 1: Land situated in the City of Zeeland, County of Ottawa, and State of Michigan, which is described as follows: Part of Lots 7, 8, and 9, Block 2, Keppel's Addition to the Village (now City) of Zeeland, according to the recorded plat in Liber 1 of Plats, Page 101, Ottawa County Records, commencing South 89 degrees 43 minutes 36 seconds East 53 feet from the Southwest corner of Lot 9; thence North 00 degrees 11 minutes 56 seconds West 146.81 feet; thence South 89 degrees 37 minutes 33 seconds East 160.44 feet; thence South 00 degrees 58 minutes 11 seconds West 146.53 feet along the East line of Lot 7; thence North 89 degrees 43 minutes 36 seconds West 157.45 feet to the beginning.

Parcel No.: 70-17-18-356-060

PARCEL 2: Land situated in the City of Zeeland, County of Ottawa, and State of Michigan, which is described as follows: Part of Lot 9, Block 2, Keppel's Addition to the Village, (now City) described as: Beginning at the Southwest corner of said Lot 9; thence N 00 degrees 16 minutes, 06 seconds West 146.91 feet along the West line of said Lot 9; thence South 89 degrees 37 minutes 33 seconds East 53.18 feet; thence South 00 degrees 11 minutes 56 seconds East 146.81 feet; thence North 89 degrees 43 minutes 36 seconds West 53.00 feet along the South line of said Lot 9 to the Point of Beginning, containing 0.18 acres, subject to easements, restrictions and rights-of-way of record. PPN: 70-17-18-356-059.

2. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Council Members Lam, Broersma, Gruppen, Timmer, VanDorp,  
\_\_\_\_\_  
Mayor Klynstra  
\_\_\_\_\_

NAYS: Council Members None  
\_\_\_\_\_

ABSENT: Council Members None  
\_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

Pamela Holmes  
Pamela Holmes, City Clerk

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by December 4, 2023, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Pamela Holmes  
Pamela Holmes, City Clerk