



## MEETING NOTICE

**TO:**           **Incentive Committee**

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

Tim Klunder, City Manager  
Kevin Plockmeyer, Finance Director  
James Donkersloot, City Attorney

**FROM:**       Tim Maday, Community Development Director

**DATE:**       October 3, 2025

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

**DATE:**       **October 6, 2025**

**TIME:**       **5:45 p.m.**

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

## **AGENDA**

1. Review of Act 210 – Commercial Rehabilitation Exemption Application for 123 E Main Ave – 123 Main Development Corporation
2. Other

Note: Work Study Session will begin at 6:00pm.  
Dinner will be available at 5:30 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: Friday, October 3, 2025

TO: Tim Klunder, City Manager

FROM: Tim Maday, Community Development Director

RE: **October 6<sup>th</sup> Tax Incentive Committee meeting agenda - Act 210 – Commercial Rehabilitation Exemption Certificate Application for 123 E Main Ave**

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**Background:** Koele Godfrey Investment Group, located at 123 E. Main Ave., is planning a redevelopment of its site in downtown Zeeland. The proposal includes removing the existing single-story building and constructing a new two-story building in its place. The new building would be approximately 6,350 square feet in area and represent a capital investment of about \$2,000,000.

This project supports several goals outlined in the City's Downtown Vision Plan, including the rehabilitation of existing buildings in the downtown core and encouraging the construction and use of second floors in downtown buildings.

As part of the project, the developers are seeking an Act 210 Commercial Rehabilitation Property Tax Exemption. This exemption allows only the school operating millage and the State Education Tax to be levied against the new value created from the redevelopment, for a period of 10 years. In recent years, the City has supported several redevelopment projects in the central business district through this exemption.

Following the establishment of an Act 210 Commercial Rehabilitation District for this property at the July 21, 2025 City Council meeting, the property owner/developer filed the enclosed Act 210 Exemption Certificate Application. The application is scheduled for review by the Tax Incentive Committee at its October 6, 2025 meeting. If approved, it will then be scheduled for a City Council public hearing and consideration.

Staff has reviewed the application package and believes it is complete. Staff further finds that supporting this project with an Act 210 Commercial Rehabilitation Exemption is appropriate, as the project aligns with the City's central business district vision.

**Staff Recommendation:** Schedule a City Council public hearing for the Act 210 Commercial Rehabilitation Exemption Certificate Application for the property at 123 E. Main Ave. (Parcel Number 70-17-18-357-051).

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Timothy Maday, Community Development Director

Please do not hesitate to contact me with any questions you may have regarding this memo, the enclosures, or anything related to this matter.

# City of Zeeland

AUG 22 2025


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

## Application for Commercial Rehabilitation Exemption Certificate

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) <b>123 Main Development Corporation</b>		NAICS or SIC Code <b>531120</b>	
Facility's Street Address <b>123 East Main Ave</b>	City <b>Zeeland</b>	State <b>MI</b>	ZIP Code <b>49464</b>
Name of City, Township or Village (taxing authority) <b>City of Zeeland</b>	County <b>Ottawa</b>	School District Where Facility is Located <b>Zeeland School District</b>	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>10-01-2025</b>	Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>12-31-2026</b>		
Estimated Cost of Rehabilitation <b>\$2,000,000</b>	Number of Years Exemption Requested (1-10) <b>10 years</b>		
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 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	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation	
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>Carey L. Koele</b>		Telephone Number <b>616-931-1223</b>	
Fax Number <b>616-931-1225</b>		E-mail Address <b>carey.koele@jpl.com</b>	
Street Address <b>123 East Main Ave</b>	City <b>Zeeland</b>	State <b>MI</b>	ZIP Code <b>49464</b>
<i>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>			
<i>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.</i>			
Signature of Authorized Company Officer (no authorized agents) 		Title <b>President/Owner</b>	Date <b>8-22-25</b>

<b>PART 4: ASSESSOR RECOMMENDATIONS</b> (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).			
	<b>Taxable Value</b>	<b>State Equalized Value (SEV)</b>	
<b>Land</b>			
<b>Building(s)</b>			
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.			
<input type="checkbox"/> 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			
Name of Assessor (first and last name)		Telephone Number	
Fax Number		E-mail Address	
<i>I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.</i>			
Assessor's Signature			Date
<b>PART 5: LOCAL GOVERNMENT ACTION</b> (clerk of LGU must complete Part 5)			
Action Taken By LGU (attach a certified copy of the resolution):			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code	
<b>PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION</b> (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>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.</i>			
Clerk's Signature			Date

**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

# 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.

**Application for Commercial Rehabilitation Exemption Certificate**  
City of Zeeland

AUG 22 2025

**General Description of Facility:**

Received

Originally constructed in 1970, this building has a rich history of serving the local community through various stages of its life. Designed with the sturdy architecture and practical layout typical of mid-century commercial buildings, it first opened its doors as a **bank loan service center**, where clients met with loan officers to secure mortgages, business loans, and personal financing. The space featured private offices, a secure records area, and a customer-focused layout that supported personalized financial consultations.

In the decades that followed, the building was repurposed into a women's clothing boutique. Its open floor plan and large front windows were reimaged to showcase seasonal collections and create an inviting retail experience for shoppers.

Today, the 3000 square foot, one story building has been home to a modern financial planning firm for the past 20 years, blending its legacy of trust and service with a fresh, client-focused atmosphere. While the bones of the original structure remain, the interior has been thoughtfully renovated to include private offices, a welcoming reception area, and collaborative meeting spaces—reflecting the firm's commitment to personalized and professional financial guidance.

**Description of qualified facility's proposed use:**

**Description of the general nature and extent of the rehabilitation to be undertaken:**

The proposed facility is the redevelopment of an existing, locally owned financial advisory office that has operated in downtown Zeeland for 30 years. The project involves the demolition of the current single-story building and construction of a new two-story structure to better serve current clients and support the firm's continued growth.

**Descriptive list of the fixed building equipment that will be part of the qualified facility:**

The new facility will continue to serve as the permanent headquarters of the firm and is designed to support a mix of professional, client-facing, and operational functions. The building will also provide flexible space to accommodate future staffing, staff development, and community engagement.

The total building size will be approximately 6,352 square feet, as follows:

- **Client Meeting and Consultation Areas – 1,200 sq ft**  
Private offices and conference rooms for confidential financial consultations, plan presentations, and small-group workshops.

- **Advisor and Staff Offices – 3,600 sq ft**  
Dedicated workspaces for financial advisors, support staff, and firm management, ensuring a professional environment for daily operations and long-term planning.
- **Reception, Waiting, and Administrative Support – 700 sq ft**  
Includes a welcoming front lobby, receptionist station, and administrative workspace for client scheduling, intake, and records processing.
- **Employee Collaboration, Training, and Break Areas – 500 sq ft**  
multi-use areas supporting internal meetings, staff development, and overall employee well-being.
- **Storage, IT/Server Room, and Mechanical – 352 sq ft**  
Secure areas for document storage, building systems, and technology infrastructure.

This expanded facility will enhance operational efficiency, support future hiring, and reinforce the firm's long-term presence in downtown Zeeland while contributing to the city's professional service landscape.

#### **Time Schedule for undertaking and completing the facility's rehabilitation:**

This project represents a **\$2 million investment** in Zeeland's downtown core, with targeted start date of November of 2025 and completion by the end of **2026**. The expanded facility will position the firm to meet growing client needs and strengthen its capacity to serve the community.

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

The requested exemption will support the redevelopment and expansion of an established financial advisory office in downtown Zeeland. The firm has deep roots in the community and remains committed to providing high-quality financial services to individuals, families, and local businesses.

This project represents a **\$2 million investment** into Zeeland's downtown core, with targeted completion by the end of **2026**. The expanded facility will position the firm to meet growing client needs and strengthen its capacity to serve the community.

The project will **retain ten existing professional staff** and enable the addition of at least **five or more new staff members over the next five years**, including positions in financial advising, client service, and administrative support. These new roles will provide year-round employment for Zeeland-area residents and support the firm's long-term stability.

During construction, the project is expected to support **12 to 15 temporary jobs**, utilizing local contractors, tradespeople, and suppliers. This activity will generate short-term economic benefits in wages and local commerce.

In summary, the exemption will support continued private investment in Zeeland, reinforce the city's downtown vitality, and contribute to both short- and long-term economic growth.

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**Economic benefits expected from this project include:**

- **Retention of ten existing professional positions**, preserving local jobs and continuity of service.
- **Creation of five or more new full-time positions** over the next five years in financial advising, client support, and administration.
- **Support of 12 to 15 temporary construction jobs**, engaging local builders and service providers.

This project will strengthen downtown Zeeland's professional service offerings, attract foot traffic, and enable the firm to continue investing in employee development, technology, and local engagement initiatives.

**Legal Description:**

**Address of proposed district:** 123 E. Main Ave., Zeeland, MI 49464

**Permanent tax parcel number of proposed district:** 70-17-18-357-051

**Is the principal building on this parcel more than 15 years old, or is the parcel a commercial parcel in accordance with the provisions of Act 210?** Yes

**Square footage of the proposed district:** 6352 square footage

**Legal description of proposed district:**

The parcel is situated in the City of Zeeland, Ottawa County, Michigan and is described as follows: The South 125 feet of the East ½ of lot five, Block 1 of Keppel's Addition to the Village (now City) of Zeeland from 17-18-357-013 1/92

Prop #: 70-17-18-357-051

Prop Address: 123 E Main Ave

Zeeland Public: School: 70350

**Description of the underserved area: N/A**

**Commercial Réhabilitation Exemption Certificate for Qualified Retail Food Establishments : N/A**

**SWORN STATEMENT**

DATED:

9/11/25

OWNER: **Koale Godfrey Investment Group**

COMPANY NAME: **CL Construction, Inc.**

TELEPHONE: **616.335.3074**

LENDER:

PERSON SUBMITTING: **Brian Lerner**

CELL/PHONE: **616.437.3530**

State of: **MICHIGAN**

ADDRESS OF

FAX: **616.335.2862**

County of: **ALLEGAN**

IMPROVEMENTS: **123 E. Main St**

**Zeeland, MI 49684**

The undersigned President or Owner of the company identified above (the "Contractor", the builder or general contractor for the construction of certain improvements at the property that the following is a list of each professional, subcontractor, supplier and laborer that Contractor has retained in connection with such improvements and that opposite each such name is a correct and full description of the work or material to be provided by such party, the amount of the original contractor or bid, the revised contract amount, if any, the aggregate amount of previous payments to such party, the current amount due such party as of the date set forth above, and the remaining amount required to complete the particular item of work, as follows:

SUBCONTRACTOR/SUPPLIER OR LABORER	DESCRIPTION OF WORK OR MATERIAL	ORIGINAL CONTRACT AMOUNT	CHANGE ORDERS (IF ANY)	ADJUSTED CONTRACT AMOUNT	PREVIOUS PAYMENTS (amt. is less retained)	AMOUNT OF THIS REQUEST (less retained)	RETAINAGE (IF ANY)	BALANCE TO COMPLETE (including retained)
1 CL Construction	General Requirements/Management	\$315,192.23	\$0.00	\$315,192.23	\$0.00	\$0.00	\$0.00	\$315,192.23
2 Budget	Sitework, Sewer, Asphalt Paving	\$54,250.00	\$0.00	\$54,250.00	\$0.00	\$0.00	\$0.00	\$54,250.00
3 Budget	Landscape/Irrigation	\$7,500.00	\$0.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$7,500.00
4 RA	Concrete Walls and Footings	\$47,396.00	\$0.00	\$47,396.00	\$0.00	\$0.00	\$0.00	\$47,396.00
5 RA	Concrete Flatwork	\$40,690.00	\$0.00	\$40,690.00	\$0.00	\$0.00	\$0.00	\$40,690.00
6 Masonry Arts	Masonry	\$241,010.00	\$0.00	\$241,010.00	\$0.00	\$0.00	\$0.00	\$241,010.00
7 West Michigan Metals	Structural Steel	\$96,989.00	\$0.00	\$96,989.00	\$0.00	\$0.00	\$0.00	\$96,989.00
8 Oversal Lumber	Lumber	\$63,022.00	\$0.00	\$63,022.00	\$0.00	\$0.00	\$0.00	\$63,022.00
9 CL Construction	Carpentry - Rough & Finish	\$97,145.00	\$0.00	\$97,145.00	\$0.00	\$0.00	\$0.00	\$97,145.00
10 B&W Woodworking	Cabinets/Millwork	\$38,243.00	\$0.00	\$38,243.00	\$0.00	\$0.00	\$0.00	\$38,243.00
11 Comfort	Insulation	\$9,560.00	\$0.00	\$9,560.00	\$0.00	\$0.00	\$0.00	\$9,560.00
12 Milkalan	Membrane Roofing	\$49,640.00	\$0.00	\$49,640.00	\$0.00	\$0.00	\$0.00	\$49,640.00
13 Budget	Caulking	\$4,500.00	\$0.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$4,500.00
14 Architectural Openings & Access	Doors & Frames	\$82,735.00	\$0.00	\$82,735.00	\$0.00	\$0.00	\$0.00	\$82,735.00
15 True Reflections	Storefronts	\$55,500.00	\$0.00	\$55,500.00	\$0.00	\$0.00	\$0.00	\$55,500.00
16 Inext Concepts	Steel Studs/Drwall	\$118,840.00	\$0.00	\$118,840.00	\$0.00	\$0.00	\$0.00	\$118,840.00
17 Ducas	Counters	\$11,048.00	\$0.00	\$11,048.00	\$0.00	\$0.00	\$0.00	\$11,048.00
18 Budget	Acoustic Ceilings	\$25,000.00	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00
19 Eckhoff & DeVries	Painting	\$20,890.00	\$0.00	\$20,890.00	\$0.00	\$0.00	\$0.00	\$20,890.00
20 CFL	Flooring	\$61,783.00	\$0.00	\$61,783.00	\$0.00	\$0.00	\$0.00	\$61,783.00
21 Budget	Signage/Fire Extinguishers	\$3,499.00	\$0.00	\$3,499.00	\$0.00	\$0.00	\$0.00	\$3,499.00
22 Architectural Openings & Access	Toilet Partitions	\$1,120.00	\$0.00	\$1,120.00	\$0.00	\$0.00	\$0.00	\$1,120.00
23 Budget	Building signage	\$30,000.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00
24 Wedeven	Plumbing	\$51,160.00	\$0.00	\$51,160.00	\$0.00	\$0.00	\$0.00	\$51,160.00
25 Meiste	HVAC	\$86,614.00	\$0.00	\$86,614.00	\$0.00	\$0.00	\$0.00	\$86,614.00
26 Direct	Electrical	\$154,650.00	\$0.00	\$154,650.00	\$0.00	\$0.00	\$0.00	\$154,650.00
27 Budget	Utilities Relocation	\$6,500.00	\$0.00	\$6,500.00	\$0.00	\$0.00	\$0.00	\$6,500.00
28 Gen 1	Architect	\$101,854.57	\$0.00	\$101,854.57	\$0.00	\$0.00	\$0.00	\$101,854.57
29 Parkway	AV & Security Access	\$77,425.00	\$0.00	\$77,425.00	\$0.00	\$0.00	\$0.00	\$77,425.00
30 CL Construction	Contingency	\$185,190.12	\$0.00	\$185,190.12	\$0.00	\$0.00	\$0.00	\$185,190.12
<b>TOTAL:</b>		<b>\$2,138,945.92</b>	<b>\$0.00</b>	<b>\$2,138,945.92</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,138,945.92</b>

City of Zeeland

SEP 26 2025

Received

**RESOLUTION**

*(To Establish an Act 210 Commercial Rehabilitation District  
for 123 Main Development, Inc.)*

**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 Howard Miller Library and Community Center at 14 S. Church Street, in said City on July 21, 2025, at 7:00 o'clock P.M., Local Time.

PRESENT: Council Members Rick Van Dorp, Jim Broersma, Glen Kass, Mary Beth Timmer,  
Phung Lam, Mayor Pro Tem Sally Gruppen, and Mayor Kevin Klynstra.

ABSENT: Council Members None.

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The following preamble and resolution were offered by Council Member Rick Van Dorp and supported by Council Member Jim Broersma.

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, 123 Main Development, Inc. has filed a written request with the Clerk of the City of Zeeland requesting the establishment of a Commercial Rehabilitation District for the parcel at 123 E. Main Avenue, 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 July 10, 2025;

AND WHEREAS, on Monday, July 21, 2025, 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 123 Main Development, Inc. Commercial Rehabilitation District, District No. 17, as a Commercial Rehabilitation District pursuant to the provisions of PA 210 of 2005. The 123 Main Development, Inc. Commercial Rehabilitation District, District No. 17, is commonly known as 123 E. Main Avenue, Zeeland, Michigan and such district is legally described as follows:

The South 125 Feet of the East 1/2 of Lot 5, Block 1 of Keppel's Addition to the Village (now City) of Zeeland, City of Zeeland, Ottawa County, Michigan. PPN: 70-17-18-357-051.

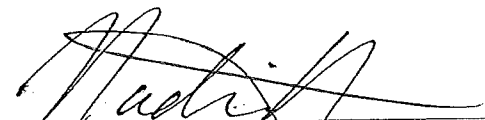
2. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Council Members Rick Van Dorp, Jim Broersma, Glen Kass, Mary Beth Timmer, Phung Lam, Mayor Pro Tem Sally Gruppen, and Mayor Kevin Klynstra.

NAYS: Council Members None.

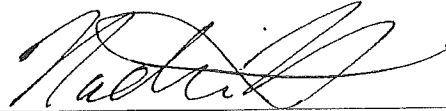
ABSENT: Council Members None.

RESOLUTION DECLARED ADOPTED.

  
\_\_\_\_\_  
Nadine Hopping, Deputy City Clerk

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by July 21, 2025, 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.



Nadine Hopping, Deputy City Clerk