

NOTICE
Time Change

The City Council Work Study Session
on Monday, April 6, 2026
has been rescheduled
to

6:15 p.m.

Council Chambers – City Hall
21 South Elm
Zeeland, Michigan



CITY OF ZEELAND
City Council Work-Study Session
Agenda
City Hall – Council Chambers, 2nd Floor, 21 South Elm
April 6, 2026, 6:15 p.m.

DISCUSSION ITEMS:

1. Blendon Township Library Services Agreement Extension
2. Video Management System Purchas & Implementation
3. Resolution – Set 17 E Main Brownfield Plan Amend #1 Public Hearing for May 4
4. Resolution – Set JR Automation Brownfield Plan Public Hearing for May 4
5. Amended Brownfield Tax Increment Financing Policy
6. Community and Economic Development Financial Incentive Policy
7. Local Officers Compensation Committee Appointment
8. Arbor Day Proclamation

UPCOMING BUSINESS:

OLD BUSINESS:

Vacancies on Boards/Commissions:

- Airport Authority (1)
- Board of Construction Appeals (1)
- Brownfield Redevelopment Authority (1)
- Nominating Commission (5)

ANNOUNCEMENTS:



CITY OF ZEELAND
City Council Regular Meeting
Agenda
City Hall – Council Chambers, 2nd Floor, 21 South Elm
April 6, 2026, 7:00 p.m.

CALL TO ORDER:

Invocation – Mayor Pro-Tem Sally Gruppen
Pledge of Allegiance to the Flag
Excuse absent members (by motion and reason)
Approve additions/deletions to the Agenda
Consent Agenda (page 2)
Public Comment/Visitors
Communications
City Manager's Report

PUBLIC HEARING:

ACTION ITEMS:

1. Blendon Township Library Services Agreement Extension
2. Video Management System Purchase & Implementation
3. Resolution – Set 17 E Main Brownfield Plan Amend #1 Public Hearing for May 4
4. Resolution – Set JR Automation Brownfield Plan Public Hearing for May 4
5. Amended Brownfield Tax Increment Financing Policy
6. Community and Economic Development Financial Incentive Policy
7. Local Officials Compensation Committee Appointment
8. Arbor Day Proclamation

REPORTS FROM CITY COUNCIL MEMBERS

ANNOUNCEMENTS

CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion with a roll call vote. There will be no separate discussion of these matters unless a council member, a member of the administrative staff or a citizen so requests, in which event the item will be removed from the consent agenda and considered separately in its normal sequence on the regular agenda.

1. Approve minutes of the City Council Work Study of March 16, 2026.
2. Approve minutes of the Regular City Council meeting of March 16, 2026.
3. Approve minutes of the Budget City Council meeting on March 30, 2026.
4. Approve minutes of the Budget City Council meeting on March 31, 2026.
5. Receive for information draft minutes of March 17, 2026, Library Advisory Board meeting.

Council Meeting
Common Council
March 16, 2026

The regular meeting of the Common Council was held at 21 S. Elm Street, Zeeland, MI 49464 on Monday, March 16, 2026. Mayor Rick VanDorp called the meeting to order at 7:02 P.M.

PRESENT: Councilmembers - Mayor VanDorp, Mayor Pro-Tern Gruppen, Timmer, Lam, Langeland, Perkins, Bult

ABSENT: None

Staff Present: City Attorney Jim Donkersloot, City Manager Tim Klunder, Asst City Manager/Finance Director Kevin Plockmeyer, Police Chief Tim Jungel, and City Clerk Kristi DeVerney

The Invocation was offered by Pastor TJ South from Faith Reformed Church.
The Pledge of Allegiance to the Flag

Consent Agenda

Motion was made by Councilmember Timmer and Supported by Councilmember Lam to approve the Consent Agenda.

1. Approve minutes of the City Council Work Study of March 2, 2026,
2. Approve minutes, as amended, of the Regular City Council meeting of March 2, 2026.
3. Receive for information draft minutes of March 5, 2026, Planning Commission
4. Receive for information draft minutes of March 12, 2026, Shopping Area Redevelopment Board meeting.
5. Receive for information draft minutes of March 12, 2026, Personnel Committee meeting.
6. Receive for information draft minutes of March 10, 2026, Board of Public Works meeting.
7. Ratify BPW Action #26.016 – Approve the purchase of three BPW Electric SCADA replacement servers from Dell, under MiDeal Contract pricing, in an amount not to exceed \$45,675.
8. Ratify BPW Action #26.017 – Approve the January 2026 cash disbursements and the regular monthly transfers for the month of January 2026.
9. Ratify BPW Action #26.018 – Approve the Fiscal Year 2026-2027 budget as presented.
10. Ratify BPW Action #26.019 – Approve the base bid and bid alternate for construction at Fairview Substation from Kent Power in the amount of \$113,595 for the Fairview 69kV Breaker Replacement Construction Services.

Ayes: Mayor Pro-Tem Gruppen, Timmer, Lam, Langeland, Perkins, Bult, Mayor VanDorp

No Vote: None

Absent: None

City Managers Report

City Manager Klunder reported:

Church Street Project – The intersection of Lincoln/Church will be closed effective Monday, March 16 for approximately 6-8 weeks. Additionally, with numerous tree removal along Church, the overhead utility lines will go underground as part of the Church reconstruction project. We will also replace trees that were removed on a one-for-one basis.

Cemetery/Parks Commission – They met this past Wednesday for a regular meeting with several items on their agenda.

135/137 E. Main – Tim Maday shared that the 8 apartments, that were developed as part of the 135/137 E. Main project (passageway), are full.

17 E. Main – Similar to 135/137 E. Main, 18 of the 22 apartments are occupied.

Downtown Mural Addition – The Marketing Department is ready to kick off the City's second mural initiative; hoping to accomplish two smaller murals this year within the \$25,000 project budget. The locations that have been targeted are the south/southeast walls of 122 E. Main (Greg Visser's building / Adorned Home) and suspending a removable mural within the passageway at 137 E. Main. The Call of Artists will be published early next week with applications due by April 30, 2026.

FY 26/27 Budget Review – City Council budget reviews will take place on Monday, March 30 and Tuesday, March 31. The budget proposal will be able to address department operational requests, capital projects, City Council goad initiatives, etc.

"Mead Johnson" Playground – The relocation of the Bethel Christian Reformed Church existing playground equipment efforts is continuing to progress. The next step, in the process, is to identify the location of the potential playground and plans for a playground.

Twenty-Five Year Anniversaries – Mike Volkens, Lead Operator at the Clean Water Plant, and Leann Parker, Library Technology and Business Office Lead, will be celebrating 25 years of service for the City of Zeeland in March.

Board of Public Works Power Supply Strategic Plan – The Board's final stakeholder working group meeting will take place on Thursday, March 19 @ 4 p.m. at the Howard Miller Library/Community Center.

Action Items

26.034 CWP Final Clarifier #2 Improvements

Motion was made by Mayor Pro-Tem Gruppen and Supported by Councilmember Timmer to award a contract to Franklin Holwerda Co. for the rebuilding of Final Clarifier #2 in the amount of \$416,934.00. Also, recommend establishing a total project budget of \$538,000.00, with funding to come from the Zeeland Clean Water Repair and Replace Fund.

Ayes: Mayor Pro-Tem Gruppen, Timmer, Lam, Langeland, Perkins, Bult, Mayor VanDorp
No Vote: None
Absent: None

26.035 Police Department Service Pistol Purchase

Motion was made by Councilmember Timmer and Supported by Councilmember Langeland replace the current duty weapon with the Glock 17 Gen. 6 9mm pistol and accessories, and that we award the contract to Kieslers Policy Supply in the amount of \$12,170.40 along with \$3,984.28 for ammunition.

Ayes: Timmer, Lam, Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Mayor VanDorp
No Vote: None
Absent: None

26.036 Clean Water Plant SCADA Server Refresh

Motion was made by Councilmember Lam and Supported by Councilmember Langeland to approve the purchase of three Dell PowerEdge servers for the Clean Water Plant application environment in an amount not to exceed \$32,088.82, including contingency; amend the capital project budget to the same amount; and waive the competitive bidding requirement due to procurement through the State of Michigan MiDeal contract.

Ayes: Lam, Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Timmer, Mayor VanDorp
No Vote: None
Absent: None

26.037 Clean Water Plan SCADA Software Upgrade

Motion by Councilmember Langeland and Supported by Councilmember Lam to approve the purchase of the Wonderware SCADA system upgrade for the Clean Water Plan from sole-source vendor West Michigan Instrumentation Systems, Inc., in the amount, not to exceed \$39,960.91, including contingency, utilizing funds from the Clean Water IT Capital account.

Ayes: Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Timmer, Lam, Mayor VanDorp
No Vote: None
Absent: None

26.038 Snowmelt Special Assessment Roll and Resolution No. 4

Motion by Councilmember Perkins and Supported by Councilmember Lam to adopt Snowmelt Special Assessment District Resolution No. 4, which sets a public hearing on April 20, 2026, for Council to obtain feedback on the Special Assessment Roll.

Ayes: Perkins, Bult, Mayor Pro-Tem Gruppen, Timmer, Lam, Langeland, Mayor VanDorp
No Vote: None
Absent: None

26.039 Parks 5-Year Master Plan Update Contract Award and Budget Amendment

Motion by Councilmember Bult and Supported by Mayor Pro-Tem Gruppen to approve the proposal in the amount of \$22,000 from the MCSA Group to update the City's 5-Year Parks Master Plan.

Ayes: Bult, Mayor Pro-Tem Gruppen, Timmer, Lam, Langeland, Perkins, Mayor VanDorp
No Vote: None
Absent: None

26.040 Budget Amendment – Parks & Recreation Plan

Motion by Mayor Pro-Tem Gruppen and Supported by Councilmember Lam to approve a budget amendment in the amount of \$22,000 to fund the completion of the 5-Year Parks Master Plan.

Ayes: Mayor Pro-Tem Gruppen, Timmer, Lam, Langeland, Perkins, Bult, Mayor VanDorp
No Vote: None
Absent: None

26.041 Fiscal Year 2026 Milling and Resurfacing Contract Award

Motion by Councilmember Timmer and Supported by Councilmember Langeland to award a contract in the amount of \$397,616.30 to Rieth-Riley Construction for the Fiscal Year 26 Milling and Resurfacing Project and set a total project budget of \$450,000, subject to the Board of Public Works Commissioners awarding the water portion of the project.

Ayes: Timmer, Lam, Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Mayor VanDorp
No Vote: None
Absent: None

26.042 2026-2029 Downtown Maintenance, Lawn Maintenance, and Annuals/Tulips/Christmas Greenery Contract Bid Awards.

Motion by Councilmember Lam and Supported by Councilmember Bult to award the Downtown and Roundabout Maintenance Contract to DJ's Landscape Management in the amount of \$206,157 for the three-year contract term beginning April 1, 2026.

Motion by Councilmember Langeland and Supported by Councilmember Bult to award the Downtown Annuals, Tulips, and Christmas Greenery Contract to Don's Flowers in the amount of \$250,400 for the three-year contract term beginning April 1, 2026.

Motion by Councilmember Perkins and Supported by Councilmember Lam to award the Lawn Maintenance Contract for the Clean Water Plant, Street Maintenance Facility, and Roosevelt Fire Station to DJ's Landscape Management in the amount of \$88,232 for the three-year contract term beginning April 1, 2026.

Ayes: Lam, Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Timmer, Mayor VanDorp
No Vote: None
Absent: None

26.043 Zero Turn Lawnmower Purchase

Motion by Councilmember Bult and Supported by Councilmember Lam to waive the formal bidding requirements and utilize the MiDeal state contract for the purchase of a John Deere Z960M ZTrak lawnmower from GreenMark Equipment in the amount of \$13,063.69.

Ayes: Bult, Mayor Pro-Tem Gruppen, Timmer, Lam, Langeland, Perkins, Mayor VanDorp
No Vote: None
Absent: None

26.044 Facilities Maintenance Technician Position Establishment

Motion by Mayor Pro-Tem Gruppen and Supported by Councilmember Lam to establish a Facilities Maintenance Technician position with a salary range of \$49,456.85 to \$74,185.28 with a midpoint of \$61,821.07.

Ayes: Mayor Pro-Tem Gruppen, Timmer, Lam, Langeland, Perkins, Bult, Mayor VanDorp
No Vote: None
Absent: None

26.045 Alcohol License Review Report and Recommendation to Not Object to Liquor License Renewals

Motion by Councilmember Timmer and Supported by Councilmember Bult to accept the City Manager's Alcohol License Review Report and to not object to the renewal of any of the existing alcohol licenses within the city.

Ayes: Timmer, Lam, Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Mayor VanDorp
No Vote: None
Absent: None

26.046 Adopt 2026 Strategic Action Plan and Points Assignment

Motion by Councilmember Lam and Supported by Mayor Pro-Tem Gruppen to approve the 2026 Strategic Action Plan and to approve the goals/supports point values for purposes of measuring staff's performance per the City's Organizational Performance Incentive Plan at the conclusion of 2026.

Ayes: Lam, Langeland, Perkins, Bult, Mayor Pro-Tem Gruppen, Timmer, Mayor VanDorp
No Vote: None
Absent: None

Report from Council Members

Councilmember Lam noted there is an Easter Egg Hunt Event on Saturday, March 28.

Mayor Pro-Tem Gruppen thanked the excellent Management Team for setting aside monies to be able to approve all the action items.

Mayor VanDorp and Mayor Pro-Tem Gruppen handed out a manager performance review form for the City Council to complete regarding City Manager Tim Klunder.

There being no further business, motion was made by Councilmember Perkins and Supported by Councilmember Langeland to adjourn the meeting at 7:34 p.m. Motion carried. All voting aye.

Mayor Richard Van Dorp III

City Clerk Kristi DeVerney

DRAFT

MEMORANDUM OF-STUDY SESSION
Zeeland City Hall Council Chambers Monday, March 16, 2026
6:00 P.M.

Mayor VanDorp called the Study Session to order at 6:00 P.M.

PRESENT: Councilmembers - Mayor VanDorp, Mayor Pro-Tern Gruppen, Timmer, Lam, Langeland, Perkins, and Bult

ABSENT: None

Staff Present: City Attorney Jim Donkersloot, City Manager Tim Klunder, Asst City Manager/Finance Director Kevin Plockmeyer, Clean Water Plant Supervisor Doug Engelsman, IT Manager Tim Maloney, Police Chief Tim Jungel, and City Clerk Kristi DeVerney

Clean Water Plant Final Clarifier #2 Improvements

Final Clarifier #2 was installed 62 years ago, in 1964, and has served well beyond its expected useful life. It is the last remaining final clarifier scheduled to be rebuilt, as the other four units have all been reconstructed within the past ten years.

Once approved, the replacement mechanism will have to be fabricated and is expected to arrive by the end of 2026. Installation will follow as weather conditions permit in spring of 2027.

The Clean Water Plant staff recommend awarding a contract to Franklin Holwerda Co. for the rebuilding of Final Clarifier #2 in the amount of \$416,934.00. Staff also recommend establishing a total project budget of \$538,000.00, with funding to come from the Zeeland Clean Water Repair and Replace Fund.

Police Department Service Pistol Purchase

The Police Department currently issues Sig Sauer P226 .40 caliber pistols to its officers. The majority (9) of these pistols were purchased in September 2011 with the others having various purchase dates within a close timeframe. These pistols have been serviced regularly and are in good working order. However, the expected life of a police service pistol is around 10 years.

There has been a shift in preferred police duty rounds. Many police agencies nationwide have, or are in the process of transitioning to the 9mm ammunition. With this shift the .40 caliber ammunition and associated pistols are no longer offered at government pricing.

The firearms instructors at ZPD studied trends, analyzed equipment and presented the members of the department with several different weapons and accessories (all 9mm). After testing and evaluation by members of the department it was decided that the preferred choice was the Glock 17 Gen. 6 in 9mm. This is a tried-and-true option that American Law Enforcement agencies have been using for many decades. This weapon will be coupled with a C.O.A. red dot sight and a Streamlight weapon mounted flashlight. The bid also requires holsters to fit the new weapon.

We received bids from three major police outfitters. Kieslers, CMP and Michigan Police Equipment. The weapons were all the same price based on Glock gov't pricing. The light, red dot sight, holster and trade-in credit all varied.

Also, in this request is the need for additional ammunition. As we transition to a new weapon we need training and the associated documentation before being issued for duty use. The ammunition is not dealer specific. Ammo prices are provided yearly by suppliers.

Police Chief Jungel recommends replacing the current 15 duty weapons with the Glock 17 Gen. 6 9mm pistol and accessories and award the contract to Kiesler's Police Supply in the amount of \$12,170.40 with an additional \$3,984.28 for ammunition.

Clean Water Plant SCADA Server Refresh

The Zeeland Clean Water Plant relies on several aging computer systems to support operational software and plant monitoring functions. The current configuration includes one server and two workstations that host application services used by plant staff.

These systems are passed the end of their useful lifecycle and are no longer aligned with current infrastructure standards. Replacing them with dedicated enterprise-class servers will improve reliability, simplify maintenance, and provide better long-term support.

Staff recommend approving the purchase of three Dell PowerEdge servers for the Clean Water Plant application environment in an amount not to exceed \$32,088.82, including contingency; amend the capital project budget to the same amount; and waive the competitive bidding requirement due to procurement through the State of Michigan MiDeal contract.

Clean Water Plant SCADA Software Upgrade

The Zeeland Clean Water Plant operates a Wonderware SCADA (Supervisory Control and Data Acquisition) system that monitors and controls plant processes.

The current system platform is passed the end of its supported lifecycle. Upgrading the Wonderware System Platform to the latest version will ensure continued vendor support, improved reliability, and compatibility with updated operating systems and hardware.

The upgrade will also convert the system to Wonderware's Flex licensing model, which includes software updates and support during the licensing period.

Staff recommend approving the purchase of the Wonderware SCADA system upgrade for the Clean Water Plant from sole-source vendor West Michigan Instrumentation Systems, Inc., in an amount not to exceed \$39,960.91, including contingency, utilizing funds from the Clean Water IT Capital account.

Facilities Maintenance Technician Position Establishment

This request is being brought forward in anticipation of the pending retirement of long-time custodian and building maintenance employee Rob Wilson. Staff believes it is appropriate to shift the responsibilities of the position toward a more maintenance focused role. The intent is to place additional emphasis on building systems, particularly HVAC systems, while continuing to support the overall maintenance of City facilities.

It's important to note that this proposal does not represent the creation of a new position or an increase in overall staffing levels. Rather, this is part of the normal evaluation process the City undertakes whenever there's a staffing change. With Rob Wilson's retirement, the City has an

opportunity to better align the position with the operational needs of our facilities and provide additional capacity and support to the Facilities Maintenance Supervisor.

The proposed Facilities Maintenance Technician position would focus on skilled maintenance and repair work across City buildings, including electrical, plumbing, and HVAC systems, as well as coordination with contractors and vendors when needed. The role would also continue to assist with operational needs at City facilities, including events and building support functions.

Given the increasing complexity of building systems and the growing demands on our facilities, additional emphasis on HVAC (including snowmelt) operation, troubleshooting, and maintenance will help ensure the City maintains safe, efficient, and well-functioning facilities while allowing the Facilities Maintenance Supervisor to focus on broader oversight and project management responsibilities.

The transition of this position was anticipated and included in the FY26 budget and the FY27 budget so there are no anticipated budgetary impacts associated with this change.

The staff recommend establishing a Facilities Maintenance Technician position with a salary range of \$49,456.85 to \$74,185.28 with a midpoint of \$61,821.07.

Snowmelt Special Assessment Roll and Resolution No. 4

At your February 16 meeting, City Council held a public hearing to determine the necessity of a special assessment for the operation and maintenance of a snowmelt system. Following the public hearing, City Council authorized the assessor to prepare an assessment roll for this Special Assessment. The proposed roll was included as part of the Snowmelt Special Assessment report and is Exhibit B of the accompanying resolution. The assessment amounts have remained unchanged throughout the special assessment process.

In addition to presenting the special assessment roll, the resolution sets a public hearing for April 20, 2026, to allow members of the public an opportunity to comment on the proposed snowmelt special assessment. In total, the City is seeking to levy a special assessment of \$43,160.90.

Staff recommend the City Council to adopt the Snowmelt Special Assessment District Resolution No. 4, which sets a public hearing on April 20, 2026, for Council to obtain feedback on the Special Assessment Roll.

Parks 5-Year Master Plan Update Contract Award and Budget Amendment

The City's current plan will expire this year and must be updated in order to remain eligible for several Michigan Department of Natural Resources grant programs. Maintaining an up-to-date plan also provides the City with a strategic framework for planning, prioritizing, and funding improvements to parks, recreation facilities, trails, and open spaces.

Staff has been working with MCSA Group, the firm that has assisted the City with previous recreation plans, to update the plan for the next five-year period. The updated plan will evaluate the City's existing park system, review current recreation needs, and establish goals, objectives, and capital improvement priorities for the coming years. It will also ensure that the City's planning efforts remain consistent with the guidelines required by the Michigan Department of Natural Resources for grant eligibility.

Public engagement will remain an important component of the planning process. However, rather than hosting multiple public input meetings, like the last time we adopted the plan, we will focus primarily on distributing an online public input survey. This approach allows residents to participate more conveniently and helps gather feedback from a broader cross section of the community regarding park use, recreation priorities, and desired improvements. As part of the planning process, we will also review the City's individual park master plans to ensure that they still meet the vision of City Council, the Cemetery and Parks Commission, and that of the greater community.

The anticipated project schedule will begin in April 2026 with a project start up meeting, followed by site inventory and evaluation work in May. The public survey is expected to be distributed in July, with the draft available for public review in October. The final plan is anticipated to be adopted by City Council in late 2026 or early 2027, with submission to the Michigan Department of Natural Resources required by February 2027.

Updating the Parks and Recreation Plan will ensure the City continues to strategically guide park improvements, maintain eligibility for important grant opportunities, and provide a clear direction for the future of Zeeland's parks and recreation system.

From a budgetary perspective, the cost to complete the project is \$22,000. We did not plan for this project as part of the FY26 budget but recommend that we start the project as soon as possible to submit by the February 2027 deadline. As such, we would also recommend a budget amendment in addition to awarding the contract.

Staff recommends approving the proposal in the amount of \$22,000 from the MCSA Group to update the City's 5-Year Parks Master Plan.

Staff recommends approving a budget amendment in the amount of \$22,000 to fund the completion of the 5-Year Parks Master Plan.

Fiscal Year 2026 Milling and Resurfacing Contract Award

As part of the Fiscal Year 2026 Budget, we allocated \$365,000 to mill and resurface local streets. Similar to prior years, staff reviewed roadway conditions using PASER ratings and evaluated streets with ratings of 2 or below to determine which locations would benefit most from a mill and resurface project while also considering streets that may be scheduled for future reconstruction.

Based on this review, we sought bids for milling and resurfacing work on the following streets:

1. Colonial Street
2. West Lawrence Avenue
3. Pine Street

In addition to the street resurfacing work, the bid package also included water system improvements related to the fire protection service at 201 Washington Avenue and the abandonment of water main infrastructure in Colonial Street and under the railroad tracks. These improvements will be funded by the Water Fund and require approval by the Board of Public Works Commissioners.

The project was bid on March 12, 2026, and we received two bids. The low bid was submitted by

Rieth-Riley Construction in the amount of \$397,616.30, which was well below the engineer's estimate. We have worked with Reith-Riley on various other projects and have been pleased with their work.

The total estimated project budget, including design engineering, construction inspection, and contingencies, is \$450,000. Of this amount, \$334,401.92 is attributed to the Street Fund and \$115,598.08 to the Water Fund.

From the street perspective, the City budgeted \$365,000 for milling and resurfacing activities in FY26. The street portion of the project totals \$334,401.92, which places the project approximately \$30,600 under the amount budgeted for street resurfacing.

Staff recommend to award a contract in the amount of \$397,616.30 to Rieth-Riley Construction for the Fiscal Year 26 Milling and Resurfacing Project and set a total project budget of \$450,000, subject to the Board of Public Works Commissioners awarding the water portion of the project.

2026-2029 Downtown Maintenance, Lawn Maintenance, and Annuals/Tulips/Christmas Greenery Contract Bid Awards

For a number of years, the City has solicited the services of third-party contractors to assist City staff with maintenance of the downtown district and other various City facilities. Historically these services were bundled into a smaller number of contracts; however, for this bidding cycle staff elected to further separate the work into three contracts in an effort to encourage additional participation and obtain more competitive pricing.

The contracts bid for the 2026–2029 cycle include:

Downtown and Roundabout Maintenance Contract

This contract includes maintenance of the downtown district, the Washington Avenue roundabout, and associated landscaped areas. Work includes weekly mowing during the growing season, sidewalk edging and cleanup, leaf collection, pruning, landscape bed maintenance, fertilization programs, spring and fall cleanup, banner changes, and general upkeep to ensure the downtown area remains well maintained. The contract area generally includes Main Avenue from State Street to 421 East Main, Heritage Square, Splash Pad Park, Elm Street Park, the north and south parking lots, and landscaping at City Hall and the Howard Miller Community Center and Library.

Downtown Annuals, Tulips, and Christmas Greenery Contract

This contract includes seasonal planting and maintenance of flowers and decorative landscaping throughout the downtown district. Work includes fall planting of tulips and spring planting of annuals in the downtown planting beds and planters, maintenance and watering of perennial and annual planters, care of hanging baskets, and seasonal refreshes of planters. The contract also includes providing and installing holiday greenery such as wreaths and garland throughout downtown and at City Hall during the holiday season.

Lawn Maintenance Contract for City Facilities

This contract includes lawn maintenance at the Clean Water Plant, Street Maintenance

Facility, and Roosevelt Fire Station. Services include mowing, trimming, edging, fertilization and weed control applications, mulch installation where required, and fall cleanup.

Bids were opened on March 3, 2026 and the results are summarized below.

Downtown and Roundabout Maintenance

DJ's Landscape Management (including alternates)

Year 1: \$67,363

Year 2: \$68,710

Year 3: \$70,084

Three-Year Total: \$206,157

Banner repair hourly rate: \$65

Only one bid was received for this contract. While we remain disappointed with the limited participation, DJ's Landscape Management has served as the City's downtown maintenance contractor for several years and has performed the work well. The bid reflects the expanded scope and general cost increases experienced across the landscaping industry.

Downtown Annuals, Tulips, and Christmas Greenery

Don's Flowers

Year 1: \$79,500

Year 2: \$83,400

Year 3: \$87,500

Three-Year Total: \$250,400

Only one bid was received for this contract as well. Don's Flowers has historically provided these services for the City and we would recommend renewal of this contract.

Lawn Maintenance at City Facilities

Three bids were received for this contract. The lowest responsive bid was submitted by DJ's Landscape Management.

DJ's Landscape Management

Year 1: \$28,831

Year 2: \$29,407

Year 3: \$29,994

Three-Year Total: \$88,232

Alternative Lawn Care and Near Shore Property Solutions also submitted bids, but both were higher than the bid submitted by DJ's Landscape Management.

Staff is pleased that splitting the lawn mowing portion of the work into a separate

contract resulted in multiple competitive bids for that work. However, we remain somewhat disappointed that we again only received a single bid for both the downtown maintenance and seasonal plantings contracts.

Additionally, the pricing levels for the downtown maintenance contract are approaching a point where it may be appropriate to evaluate whether bringing some of this work in-house could be more cost effective over the long term. At this time, staff does not believe the City has the capacity to absorb this workload without additional staffing and organizational adjustments. As such, staff recommend proceeding with the contract awards as proposed while continuing to evaluate long-term service delivery options.

From a budgetary perspective, the contract costs have been incorporated into the upcoming fiscal year budgets and staff does not anticipate any issues funding the work over the contract period.

Staff recommend that City Council award the Downtown and Roundabout Maintenance Contract to DJ's Landscape Management in the amount of \$206,157 for the three-year contract term beginning April 1, 2026.

Staff recommend that City Council award the Downtown Annuals, Tulips, and Christmas Greenery Contract to Don's Flowers in the amount of \$250,400 for the three-year contract term beginning April 1, 2026.

Staff recommend that City Council award the Lawn Maintenance Contract for the Clean Water Plant, Street Maintenance Facility, and Roosevelt Fire Station to DJ's Landscape Management in the amount of \$88,232 for the three-year contract term beginning April 1, 2026.

Zero Turn Lawnmower Purchase

As part of the Fiscal Year 2026 budget, we budgeted funds for the replacement of one of our zero turn lawn mowers. Due to the use that we put on our lawn mowers, we attempt to replace them on approximately a three-year cycle to maintain reliability and control maintenance costs. Since the purchase of our previous lawn mowers, all units have been John Deere models and, for consistency within the department and ease of maintenance, we would recommend continuing to utilize John Deere equipment.

We solicited MiDeal pricing from GreenMark Equipment for this replacement purchase. They provided us with a state contract quote for a new 2025 John Deere Z960M ZTrak mower with a selling price of \$13,063.69 through the MiDeal state purchasing contract.

Because this purchase utilizes the State of Michigan MiDeal cooperative purchasing contract, the equipment can be purchased without formal competitive bidding. This allows the City to receive a discounted price through the statewide purchasing program while maintaining compliance with our purchasing policy.

Staff recommend City Council to waive the formal bidding requirements and utilize the MiDeal state contract for the purchase of a John Deere Z960M ZTrak lawnmower from GreenMark Equipment in the amount of \$13,063.69.

Alcohol License Review Report and Recommendation to Not Object to Liquor License Renewals

In 2022, City Council amended our Alcohol License Review process such that a public hearing, before the Alcohol License Review Committee, is no longer required. Instead, the city manager may conduct the review with the assistance of city staff. After a review by staff, the city manager shall file a report with City Council no later than March 14 which outlines recommendations for further action, if any, by the City Council with respect to objecting to the renewal of an entity's license. The updated review process (Section 4-29) in the Alcoholic Beverages Ordinance, and the criteria to be utilized for the review (Section 4-30) are attached. After the city manager submits the report, City Council shall then review the report no later than March 21 and if it is so desired, direct the city manager to file a letter with the Michigan Liquor Control Commission (MLCC) objecting to the renewal of a license by March 24.

The contents of this memo shall constitute the city manager's report for the 2025 operations of the licenses and staff's recommendation to not object to the renewal of the liquor licenses for 2026 for Saheel LLC (dba AJ's Grocery and Liquor) off-premise (SDD and SDM) liquor licenses; Dolgencorp LLC (dba Dollar General) off-premise (SDM) liquor license; for The Gritzmaker, LLC (dba Gritzmaker Social House) on-premise liquor license; for TNTVZ, LLC (dba as Franks Restaurant) on-premise liquor license; for Mandu Escapes, LLC (dba La Crème Café) on-premise liquor license and catering permit liquor license; 1983 Restaurants LLC (dba as Public) on-premise liquor license; StrEATs LLC on-premise liquor license and off-premise (SDM) liquor license; Tripelroot LLC on-premise liquor license and Brew Pub license; and Vitale's Pizza on-premise liquor license and off-premise (SDM) liquor license.

As part of our review process, our on-premises license holders submit their food and alcohol sales percentages as part of their overall sales for the previous year (2025). The required food and non-alcoholic gross revenue are 25% of sales for brewpub and 50% of sales for Class C license holders. In each instance, our on-premises license holders met the required food percentages (Tripelroot – brewpub; The Gritzmaker, Frank's, Public, StrEATS, La Crème and Vitale's – Class C). Staff did confirm that our off-premises license holders met the maximum alcohol display area for their respective locations.

In addition to the food percentage of sales and the alcohol display area percentages, our Police Department, Community Development Department and Finance Department, conducted their annual reviews of the license holders for compliance with their respective sections of the ordinance, rules and regulations.

Our license holders are meeting the various regulations of our ordinances with only one business having not paid their personal property taxes for 2025. Staff will continue to work with them and recommend City Council provides some time to resolve this matter and not object to their license. In all other regards, they are following our ordinance provisions.

Staff recommend to accept the City Manager's Alcohol License Review Report and to not object to the renewal of any of the existing alcohol licenses within the City.

Adopt 2026 Strategic Action Plan and Points Assignment

The development of the 2026 Strategic Action Plan has been in the works since the City Council goal setting retreat in January of this year.

In addition to the 2026 Strategic Action Plan, the proposed point values we suggest assigning to each goal and support is also included. The performance on the Strategic Action Plan is the benchmark for the City's Performance Incentive Program – assuming City Council approves a budget for that program in FY 26/27. It is thus important to set the points prior to evaluating staff at the end of the year.

For the supports (operational goals), we once again suggest offering a point value of 1 for each support. With there being 38 supports in the proposed plan that equates to a subtotal of 38 points for supports (department operational goals).

For the goals, there are 62 total points available. We attempted to assign points to each goal based on our evaluation on the number of resources (staff time and financial) it will take to pursue the goal and the time sensitivity of the goal. Goals we would like to complete this year and/or have significant financial/staff time impacts tend to have higher points than goals that might take several years to complete. In recent years, goals have been assigned point values anywhere from 2 – 5. While we are suggesting similar point values for 2026, the majority will have values of 2 or 3. We are suggesting a couple of goals with 5 points assigned (Mead Johnson and Master Plan Re-Write) and we are suggesting three goals with 4 points assigned (JR Automation, Facility Improvement Plan, Snowmelt Expansion Phase III).

Our leadership team recommend City Council to approve the 2026 Strategic Action Plan and to approve the goals/supports point values for purposes of measuring staff's performance per the City's Organizational Performance Incentive Plan at the conclusion of 2026.

There being no further items to discuss, Work study was adjourned at 6:58 P.M.

Kristi DeVerney, City Clerk

CITY COUNCIL BUDGET REVIEW SCHEDULE

Monday, March 30, 2026

5:30 – 5:35 p.m. Jim Donkersloot City Attorney

- City Attorney Donkersloot presented his budget.

5:35 – 5:50 p.m. Kevin Plockmeyer Budget Overview

- Finance Director presented the overall budget presentation.

5:50 – 6:05 p.m. Abby DeRoo Economic Development and SARB

- Marketing Director deRoo presented her budgets.

6:05 – 6:20 p.m. Tim Jungel Police Department

- Police Chief Jungel presented his budget.

6:20 – 6:35 p.m. Doug Engelsman Clean Water Fund

- Clean Water Plant Superintendent Engelsman presented his budget.
- Finance Director Plockmeyer addressed the Church Street Capital Improvement project.

6:35 – 7:15 p.m. Andy Boatright Electric and Water

- BPW General Manager Boatright, Power Supply Manager Mulder, and Finance Director Plockmeyer presented the BPW budgets.
- Council engaged in a discussion about the capacity requirements needed by 2030.
- Water Operations Manager Postma explained the hydrant maintenance program.
- Council discussed the profitability of both the water and electric funds and the cash balances that have accumulated.

7:15 – 7:30 p.m. Break

7:30 – 8:00 p.m. Kevin Plockmeyer City Services and Infrastructure Operations

Cemetery
Storm Water Management
Tree Management
Parking System
Sidewalks
Highways
Street lights
City Clean-up
Max Bus
Parks

Major Streets*
Local Streets*
Facilities*
Motor Pool*

**Capital Projects/Purchases in these funds will be discussed on day two*

- Finance Director Plockmeyer presented his budgets.
- Mayor VanDorp inquired about the use of third-party contractors for fertilization of the cemeteries. Finance Director Plockmeyer indicated that these services are performed by a third-party contractor.
- Mayor Pro-Tem Gruppen inquired if the total cemetery maintenance costs include both cemeteries. Finance Director Plockmeyer indicated that the costs do include both the Lincoln and Felch Street Cemeteries.
- City Council commented on the improvements made to the brush drop-off site.

8:00 – 8:30 p.m. Kevin Plockmeyer/
Tim Klunder

Other Operational Items
Public Relations
City Manager
Finance and Tax Administration
Data Processing
General Services
Debt Service
Airport Authority
Brownfield Authority
Legal Contingency
Health Fund
OPEB Fund
Pension Fund

- City Council remarked about the success of our various downtown events and the Easter Egg Hunt over the weekend.
- City Council discussed the success of the BPW's Holiday Power Dollars program.
- City Council commended staff for their work on assembling the budget and the amount of work that was put into it.

CITY COUNCIL BUDGET REVIEW SCHEDULE

Tuesday, March 31, 2026

5:30 – 5:40 p.m. Tim Klunder Previous night follow-up

- City Manager Klunder provided an update on the BPW Power Dollar program.

5:40 – 5:45 p.m. Melanie Hellenthal Personnel Administration

- City Manager Klunder presented the Personnel Administration Budget.

5:45 – 5:55 p.m. Kristi Deverney Governing Body & Mayor
City Clerk
Elections

- City Clerk Deverney presented her budgets.
- Councilwoman Perkins inquired about the necessity of early voting, Clerk Deverney indicated that it is a requirement.
- Council engaged in a discussion about the voter registration of those reaching an age of voter eligibility.

5:55 – 6:10 p.m. Tim Maday Board of Review
Assessor
Building & Zoning
Planning Commission
Zoning Board of Appeals
Const. Board of Appeals

- Community Development Director Maday presented his budgets.
- Mayor VanDorp asked how long Ed Vandervries has been assessing the Consumers Energy power plant and Community Development Director indicated that it has been greater than 10 years.
- Mayor ProTem Gruppen inquired about board vacancies, and Community Development Director indicated that his boards are currently full.
- Councilman Bult questioned the number of rental units in the City and Community Development Director indicated that there are 195 rental units of the approximately 2500 residential parcels and indicated that we do not have any minimums or maximums on this percentage of rentals.

6:10 – 6:25 p.m. Tim Maloney Information Technology

- IT Director Maloney presented budget.
- Councilwoman Timmer complimented the IT Department on their customer service.
- Councilwoman Perkins inquired about the future location of the IT Department and staff indicated that movement of the department may be considered at a future date.

6:25 – 6:40 p.m. Mitch Harsevoort Fire/Rescue

- Fire Chief Deppe and Deputy Fire Chief Harsevoort presented their budget.

- Assistant City Manager Plockmeyer presented these budgets.
- Assistant City Manager Plockmeyer engaged City Council in a discussion on Personal Property tax reimbursements and how this funding mechanism works.
- Assistant City Manager explained to City Council that we are still working through an internal wage study and this matter will appear before City Council again in the coming months.
- City Council thanked staff for the work that was put into the budget.

Howard Miller Library Advisory Board
Meeting Minutes for March 17th, 2026

Present: Amanda Hanson (staff), Mary Wilkos (Chair), Terry Allen, Josh Eggleston, Lynette Lam, MaryBeth Timmer, Barb Danenberg

Absent: Alison Reese

Meeting called to order 4:30pm.

Minutes from the January 20th meeting were approved as written.
M-Mary Wilkos, S-MaryBeth Timmer - Passed unanimously.

Director's Report:

- In February, the library hosted a Couples Cupcake Decorating program with 10 attendees and a Winter Olympics reading challenge where 164 signed up and 96 completed 300 minutes of reading. The monthly OAISD Monday Movie for special needs adults attracted 39 attendees.
- On National Take Your Child to the Library Day (February 7), 42 patrons participated in a self-paced scavenger hunt. The teen hangout room on the Zeeland Public School half-day (February 26) had 128 attendees. Additionally, weekly Lego Club sessions were offered, and one school/homeschool field trip brought in 17 students.
- Lauren Bosma resigned as a Library Page due to health reasons.
- Peter Smedley joined the new part-time Library Page on February 26.
- Amanda Hanson met with City administrators regarding the FY 2026-2027 budget.

Old Business:

- A. Update on funding needs from the Endowment for the acoustic wall installation project
 - On January 18, 2026, ABD Engineering & Design, Inc. assessed the acoustics of the Howard Miller Public Library. The space has higher than desired reverberation, impacting the circulation desk due to noise from the 2nd floor. ABD Engineering will send out bids for the project, with a recommended budget of \$125,000. The goal would be to keep the library open if at all possible, during the construction.

New Business:

- A. Library Staff Appreciation Week – April 19-25, board sponsored meal April 23rd
 - Hashbrown Casserole-Barb
 - Fruit & Donuts (Friday)-Lynette
 - Sausage-Mary Wilkos
 - Coffee Cake-MaryBeth
 - Donuts/Cinnamon Rolls-Alison

Meeting adjourned at 5:00pm

Next Regularly Scheduled Meeting: April 21, 2026 4:30pm



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CITY COUNCIL MEMORANDUM

TO: Mayor Richard Van Dorp III and City Councilmembers

FROM: Tim Klunder, City Manager

SUBJECT: City Manager's Report

DATE: April 3, 2026

CC: April 6, 2026, City Council Agenda

Brownfield Redevelopment Authority – Met on Tuesday, March 31, 2026, to approve a Brownfield Plan for JR Automation, a Brownfield Plan Amendment for 17 E. Main, approve amendments to the Brownfield Tax Increment Financing Policy and approve a Community and Economic Development Financial Incentive Policy. Agenda items related to all these actions are on City Council's April 6, 2026, agenda.

Budget Meetings – On behalf of our administrative team, we once again thank City Council for your time and attentiveness to the review of the proposed 2026/2027 Fiscal Year budget. While all City Council meetings are important, aside from the annual goal setting sessions, I believe these are some of the most important meetings that City Council plays a part in during the annual calendar of meetings.

FY 2026/2027 Wages – City Council was presented with the overall wage/benefit proposal as part of this past week's budget work sessions. Our administrative team continues to finalize how the overall proposal would impact specific positions throughout the organization with a proposed implementation plan. We will continue to finalize this implementation plan and then we will hold a Personnel Committee meeting on April 16. Our goal is to have the Personnel Committee have a recommendation ready in conjunction with the budget adoption consideration at your May 4, 2026, City Council meeting.

FEEL THE ZEEL



Project Clarity and Macatawa Greenway – A couple of organizations that City Council provides funding to on an annual basis due to the positive community impacts are Project Clarity and Macatawa Greenway. On an annual basis they provide reports that highlight the efforts they have completed with the support of those dollars. Please find attached the 2025 Annual Reports from those organizations.

Next week, April 6 – 10 tends to be a “quiet” week in Zeeland due to schools’ spring break. Aside from City Council’s meeting on Monday April 6, and the Elections Commission thereafter, I am not aware of any other public city meetings the remainder of the week. While the Michigan weather has struggled to consistently let us know it is spring, it is time for golf season. As such, I do plan to be out of the office on Friday, April 10 assisting the Cornerstone University girl’s golf team.

Should you have any questions or concerns regarding any of the material contained herein, or any other city related matter, please do not hesitate to call upon me. Have a Happy Easter. And for those traveling on spring break, please have a safe trip and relaxing week!

Timothy R. Klunder, City Manager



2025 Update

The Macatawa River Greenway (MRG) consists of a network of permanently protected public and private lands that wind their way along the Macatawa River. The MRG Trail is a paved route across the greenway that connects Laketown and Park Townships all the way to Zeeland Township and beyond. Designed for both local and regional users, it connects our community to local parks as well as the Fred Meijer Kenowa Trail and Bike Route US-35, tying our pathways to Grand Rapids, Grand Haven, Saugatuck, and beyond. Over 24 partners are involved in featuring parks and natural areas designed for wildlife habitat and human recreation.

Middle Macatawa Improvements

Almost 1.8 miles of new trail will debut in 2026 thanks to a lot of hard work in 2025. Holland Township, Ottawa County Parks, and ODC teamed up to install a long-anticipated stretch of the Macatawa Greenway Trail, connecting Hawthorn Pond to the Upper Macatawa Natural Area. MCSA Group and Apex Contractors led the design and construction of a new trailhead at Hawthorn Pond (including new ADA restrooms), small boardwalks, path, and a retaining wall along 96th Avenue, and a bridge over the Macatawa River. Once open, this will allow users a more scenic path along the river, with the option for a looped route utilizing the existing multi-use path along Adams Street.



2026 Volunteer Dates

Spring River Cleanup - April 25

Macroinvertebrate Collection - May 7

Macatawa Water Festival - July 18

Email lexie@outdoordiscovery.org
for more information!

In 2025 we hosted 4 cleanup events:
over 100 volunteers removed 850 pounds of trash!

Paw Paw Streambank Restoration

Completed this fall, Paw Paw Park saw a significant stabilization project to its stretch of the Macatawa River. Designed to provide additional stabilization – particularly during smaller storms – four flood benches and a pair of in-stream structures will provide increased flood storage. This did involve significant hauling of spoils offsite to increase storage. Funds came from the National Fish and Wildlife Foundation and TC Energy, along with additional volunteer support from Miller Knoll and Ottawa County Parks. This included our team doing final restoration work, including seeding, blanketing, and planting shrubs. We can only continue to receive these grants with local matching funds pledged by our Greenway partners -- thank you for your ongoing support of our work!



2025 Annual Report

Project Clarity is a community-wide partnership that works to improve the health and clarity of Lake Macatawa and its watershed. Since 2012 we have realized significant improvements in water quality, including a 60% reduction in the amount of phosphorus in the lake. Our work in 2025 focused primarily on outreach and education, water quality monitoring including ongoing data collection as well as the deployment of a new monitoring buoy and sondes, and the completion of a streambank restoration and phosphorus removal study.

Water Quality Monitoring

Thanks to generous funding from Ottawa County, in 2025, we were able to purchase and install monitoring equipment in Lake Macatawa and five tributary streams in the watershed. These devices will provide valuable data, including temperature, dissolved oxygen, conductivity, total suspended solids, and several other parameters. Much of 2025 was spent fine-tuning the equipment and learning how to properly maintain it. We plan to make data publicly available in 2026.



Outreach & Accomplishments

- Co-hosted 4 community events and participated in or lead 18 programs
- Completed 19 water smart landscaping visits and 27 road stream crossing inventories
- Hosted 4 volunteer cleanup events: 100 volunteers picked up 850 pounds of trash!

Phosphorus Removal Study

In early 2024, ODC commissioned a study of possible engineered solutions for phosphorus removal in Lake Macatawa. Results received in 2025 indicated that an engineered solution is not feasible at this time, mainly due to ongoing, long-term maintenance costs. However, we are pursuing another option of treating select areas of the lake with alum. Alum treatment is commonly used in lakes to take phosphorus out of the water column and settle it to the bottom. Additional study will be completed by GVSU in 2026 to determine where and how much alum is needed to make a difference. Pending the required EGLE permit, an alum treatment could be completed as early as spring 2027.

Thank you Tristan, Chris, Megan & Ben!



During summer 2025, four interns helped with field work, office work and community outreach events.



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CITY COUNCIL MEMORANDUM

TO: Tim Klunder, City Manager, Mayor Richard Van Dorp III and
City Councilmembers

FROM: Amanda Hanson, Howard Miller Library & Community Center Director

SUBJECT: Library Services Agreement Amendment, Blendon Township

DATE: March 24, 2026

Background

The Howard Miller Public Library and the Gary Byker Memorial Library currently provide full library services to residents of Blendon Township through a Library Services Agreement. Blendon Township funds this service through a dedicated library millage.

The existing service contract expires on June 30, 2026, and the current 12-year millage will also expire in 2026.

To ensure uninterrupted library service for Blendon Township residents, the libraries have prepared an amendment to the existing service agreement. The amendment extends library services from July 1 through December 31, 2026. During this time, the Township Board will place the library millage proposal on the ballot for the August 2026 regular election.

For this six-month extension period, Blendon Township will provide an additional payment equal to 50 percent of the millage funds generated from the December 2025 levy.

Contract Highlights

Key provisions of the amended agreement include:

- Contract fees, penal fines, and state aid payments will be allocated between Hudsonville and Zeeland in proportion to the taxable value within the Hudsonville and Zeeland School Districts, respectively.
 - If Blendon Township electors approve the millage proposition during the 2026 election cycle, the Agreement will automatically extend through December 31, 2038.
 - If the millage proposition is not approved, the Agreement will automatically terminate on December 31, 2026.
-

FEEL THE ZEEL



Recommendation

Staff recommend approval of the proposed amendment to the Library Services Agreement to ensure continuity of service to Blendon Township residents.

This recommendation has been reviewed and approved by the Howard Miller Library Advisory Board, City Attorney Jim Donkersloot, and the Hudsonville City Council.

Thank you.

Amanda Hanson

Amanda Hanson, Director, Howard Miller Library & Community Center

JAMES A. DONKERSLOOT
Attorney at Law

132 E. MAIN AVENUE
P.O. Box 230
ZEELAND, MICHIGAN 49464

TELEPHONE (616) 772-9000
FAX (616) 772-1212
jdonkersloot@donkerslootlaw.com

MEMO

March 24, 2026

TO: Amanda Hanson, Director

RE: Blendon Township First Amendment to Library Services Agreement

Dear Amanda:

I have had the opportunity to review the First Amendment to the Library Services Agreement with Blendon Township. Please ensure that you are satisfied with its terms.

Please note that Section 4 of the original Library Services Agreement provided for periodic adjustments to the percentage of taxes that were to be allocated either to Zeeland or to the Gary Byker Memorial Library. It is my understanding that the parties are now willing to use a fixed percentage of the taxes that are to be allocated to each community. If the Zeeland Library Board and the Zeeland City Council are in agreement to utilize a fixed allocated percentage for each community, then upon approval of the Council, the Amendment may be accepted and signed.

From a formatting perspective, I recommend that the signatures of the three communities be placed on three separate pages. This formatting change will aid in the timely signing of the Amendment. If you have any questions, please feel free to contact me.

Sincerely,



James A. Donkersloot
Zeeland City Attorney

JAD/njk

FIRST AMENDMENT TO LIBRARY SERVICES AGREEMENT

THIS FIRST AMENDMENT TO LIBRARY SERVICES AGREEMENT (the "First Amendment") is entered by and between BLENDON TOWNSHIP, a Michigan general law township ("Blendon"), CITY OF ZEELAND, a Michigan municipal corporation ("Zeeland"), and the CITY OF HUDSONVILLE, a Michigan municipal corporation ("Hudsonville") (collectively, the "Parties").

RECITALS

- A. The Parties are parties to a Library Service Agreement, dated July 1, 2014 ("Agreement"), by which Zeeland has agreed to provide library services to Blendon residents at the Howard Miller Library, and Hudsonville has agreed to provide library services to Blendon residents at the Gary Byker Memorial Library of Hudsonville.
- B. Consistent with the Agreement, Blendon has agreed to timely transfer to (a) Zeeland 48% of the Blendon Library Millage it levies and collects during the term of the Agreement and (b) Hudsonville 52% of the Blendon Library Millage it levies and collects during the term of the Agreement.
- C. Authorization for the Blendon Library Millage expired with the December 2025 tax levy, such that Blendon will need to place a proposition for a renewal and increase of the Blendon Library Millage on the ballot on a 2026 regular election date.
- D. The term of the Agreement ends June 30, 2026.
- E. The Parties have determined that they should conditionally extend the Agreement before Blendon places a proposition for a renewal of the Blendon Library Millage on the ballot, so that a situation does not arise by which Blendon could end up with a millage authorization for library services without an assured library agreement with Zeeland and Hudsonville.
- F. The Parties have further determined that the Agreement should be amended to reflect that the Blendon Library Millage, and any fines and state aid, should be allocated between Hudsonville and Zeeland in proportion to the taxable value within the Zeeland and Hudsonville School District respectively.
- G. Section 7 of the Agreement provides that it may be amended only by written agreement signed by the Parties.
- H. Capitalized terms not otherwise defined in this First Amendment shall have the meaning provided in the Agreement.

NOW, THEREFORE, the Parties agree as follows:

1. **Conditional Extension of Term of Agreement.** The term of the Agreement, as stated in Section 5 thereof, is extended until December 31, 2026. Blendon shall provide additional payment to Hudsonville and Zeeland for the services provided between July 1, 2026 and December 31, 2026 (the "Additional Payment") no later than July 1, 2026. The Additional Payment shall be an amount equal to fifty percent (50%) of the revenue generated by the levy of the Blendon Library Millage at the December 2025 levy. The Additional Payment will be allocated between Hudsonville and Zeeland consistent with allocation methodology of Section 3 of the Agreement as modified by this First Amendment. Blendon agrees that it will present a ballot proposal seeking renewal and increase of the Blendon Library Millage, for twelve years, at no less than .3 mills at an election in 2026. If the Blendon electors approve the renewal proposition, the term of the Agreement will automatically be extended until December 31, 2038 (the "Conditional Extension Term"); and, conversely, if the renewal proposition is not approved by the Blendon electors, the Agreement will automatically terminate on December 31, 2026. If the Blendon Library Millage is authorized by the voters, Blendon Township shall properly certify the Blendon Library Millage for levy and collection in each year in which this Agreement is in effect at the maximum levy allowed by law. If the Blendon Library Millage is not certified for levy and collection at the maximum levy allowed by law each year that this Agreement is in effect or the Blendon Library Millage otherwise is not levied in Blendon Township for any reason each year, this Agreement will automatically terminate on December 31 of the then current year. Notwithstanding anything in this Agreement to the contrary, the provision of library services to Blendon Township residents automatically terminates if this Agreement is not in effect.

2. **Amendment of Section 2 of Agreement.** Commencing with the effective date of the First Amendment, Section 2 of the Agreement is hereby amended so as to read in its entirety as follows:

Section 2. Sharing of Fines and State Aid. Blendon shall distribute to Zeeland and Hudsonville the penal fines and State aid that it is entitled to receive related to the provision of library services allocated based on the same formula as the distribution of the Blendon Library Millage under Section 3 within sixty (60) days of receipt of the same from the State of Michigan.

3. **Amendment of Section 3 of Agreement.** Section 3 of the Agreement is hereby amended so as to read in its entirety as follows:

Section 3. Blendon Library Millage. Beginning in 2027 with the December 2026 levy of the Blendon Library Millage and continuing for each levy thereafter during the term of this Agreement, by March 31 of each year, Blendon shall transfer to Hudsonville the proceeds of the Blendon Library Millage in proportion to the taxable value of property that is located within the Township and that is within the boundaries of the Hudsonville School District and shall transfer to Zeeland the proceeds of the Blendon Library Millage in proportion to the taxable

value of property that is located within the Township and that within the boundaries of the Zeeland School District, as such taxable values existed for the immediately preceding tax year, as finally equalized and certified for ad valorem taxation purposes. Blendon shall provide Zeeland and Hudsonville a copy of the standard warrant report of each parcel on or prior to March 31 of each year. On or before May 31 of each year, Blendon shall transfer to Hudsonville and Zeeland, respectively, any additional proceeds attributable to delinquent taxes collected for the same levy year, allocated in the same proportion as set forth above.

4. **Deletion of Section 4 of Agreement.** Section 4 of the Agreement is hereby deleted in its entirety.

5. **Effectiveness; Effective Date.** This First Amendment shall not become effective unless and until it has been executed by all Parties and shall be effective as of the date of the last signature affixed hereto (the "Effective Date"). No obligations arising under this First Amendment shall be binding prior to the Effective Date. 6. **Ratification.** The Parties hereby ratify the Agreement as modified by this First Amendment.

7. **Counterparts.** This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signatures transmitted by facsimile, electronic mail in portable document format (PDF), or by other electronic means shall be deemed valid and binding to the same extent as original signatures.

WHEREAS, the Parties hereto have caused this First Amendment to be signed by their respective authorized representatives on the dates indicated below:

BLENDON TOWNSHIP

Dated: March 16, 2026

By: 
Don Vander Kuyl, Supervisor

Dated: March 16, 2026

By: 
Robin Overway, Clerk

[signatures continue on next page]

CITY OF ZEELAND

Dated: _____, 2026

By: _____
Richard J. Van Dorp III, Mayor

Dated: _____, 2026

By: _____
Kristi DeVerney, Clerk

CITY OF HUDSONVILLE

Dated: _____, 2026

By: _____
Mark Northrup, Mayor

Dated: _____, 2026

By: _____
Jill Gruppen, Clerk



CITY COUNCIL MEMORANDUM

TO: Mayor VanDorp and City Council Members
FROM: Tim Maloney, IT Director
SUBJECT: Video Management System Replacement
DATE: March 30, 2026
CC: City Council Work Study and Action Items April 6, 2026

Background:

The City of Zeeland and Board of Public Works jointly issued a Request for Proposal (RFP) for the replacement of existing Video Management Systems (VMS) across multiple facilities, including BPW, the Library, City Hall, and Public Safety, with future replacement planned for the Clean Water Plant. These systems have reached end-of-life and no longer meet current operational, cybersecurity, and scalability requirements. This project will consolidate multiple standalone systems into a single, unified platform, eliminating siloed environments and providing centralized access to video across all facilities.

The new system is intended to provide a modern, secure, and scalable platform capable of supporting current and future surveillance needs across City facilities, with a design target of up to 100 cameras and a preferred retention period of 30 days.

Proposals were received from multiple vendors offering a range of solutions including on-premises, hybrid, and cloud-based architectures.

Proposal Evaluation Summary:

Proposals were evaluated based on:

- Total cost (initial and ongoing)
- Scalability to 100 cameras
- Storage capacity and retention capabilities
- Integration capabilities (particularly access control)
- System architecture (on-premises vs. cloud)
- Long-term sustainability and vendor support

A summary of the initial comparison:

- **Town & Country (AXIS Camera Station):** Lowest cost, simple architecture, minimal recurring costs, but limited long-term integration capabilities.
- **People Driven Technology (Genetec):** Enterprise-grade platform with strong integration capabilities, scalable architecture, and alignment with future access control needs.
- **MOSS (Genetec):** Similar platform to PDT but at a higher cost.
- **S.A. Morman (Hanwha Wisenet):** Higher cost with less alignment to integration goals.
- **Tele-Rad (Avigilon Alta):** Cloud-based solution with higher long-term subscription costs.

While cost was considered, greater weight was placed on long-term integration, scalability, and alignment with future City and BPW security initiatives.

Selected Solution:

Following evaluation, **People Driven Technology (PDT)** was identified as the preferred vendor.

The proposed solution includes:

- Migration of the existing VMS to Genetec Security Center
- Support for 80 current cameras and expansion up to 100 cameras
- Enterprise-grade VMS platform with integrated video and access control capabilities
- Streamvault appliance with 160TB of storage, supporting approximately 24+ days of retention based on design assumptions
- Five-year hardware warranty with next-business-day support
- Implementation services, configuration, and training

The base proposal includes conversion of 43 existing cameras and preparation for future expansion.

Following initial evaluation and vendor selection, staff requested updated pricing to include additional camera licensing for up to 80 cameras and system capacity to better align with the RFP requirement for scaling up to 100 cameras.

Cost Summary:

The updated proposal from People Driven Technology is as follows:

- Base system (hardware, licensing, services): \$51,250
- Optional advanced training: \$1,795

Base Project Cost:

\$53,045

To account for potential hardware pricing fluctuations, additional licensing needs, and the opportunity to replace aging or underperforming cameras during implementation, a **20% contingency** is recommended:

- 20% contingency: \$10,609

Total Not-to-Exceed Amount:
\$63,654

Budget Impact:

Capital Improvement Plan (CIP) funding of **\$70,000** has been allocated for this project.

The proposed project, including contingency, remains within the approved budget, leaving additional capacity for:

- Future camera expansion
- Additional licensing
- Integration enhancements

Strategic Considerations:

The selected Genetec platform provides a long-term strategic advantage by enabling:

- Unified security management across City and BPW facilities
- Future integration with access control systems (including Mercury-based platforms)
- Consolidation of video and physical security into a single system, rather than maintaining separate systems for each building
- Improved incident response, investigation capabilities, and audit logging

This approach aligns with long-term goals of standardization, improved usability, and enhanced cybersecurity posture.

Recommendation:

It is recommended that the City proceed with the purchase and implementation of the Video Management System from People Driven Technology in an amount not to exceed **\$63,654**, which includes a 20% contingency, utilizing previously approved CIP funds.

Justification:

While multiple vendors met the baseline requirements of the RFP, People Driven Technology was selected based on its superior integration capabilities, scalability, and alignment with the City's long-term strategy to unify video and access control systems into a single platform. Although not the lowest-

cost proposal, it provides the best overall value when considering total cost of ownership, system capabilities, and future expansion.

Suggested Motion:

Motion to approve the purchase and implementation of a Video Management System from People Driven Technology in an amount not to exceed **\$63,654**, contingent upon approval by the Board of Public Works.

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Tim Maloney, IT Director



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

CITY COUNCIL MEMORANDUM

TO: Mayor Van Dorp III and City Councilmembers

FROM: Tim Klunder, City Manager

SUBJECT: Set Brownfield Plan Amendment #1 Public Hearing – 17 E. Main, LLC

DATE: April 3, 2026

CC: April 6th City Council Agenda

BACKGROUND: At the March 31, 2026, Zeeland Brownfield Redevelopment Authority meeting, the Brownfield Authority approved amendment #1 to a previously approved (March 3, 2025) Brownfield Plan for 17 E. Main, LLC Redevelopment (Midwest Construction). Attached for Council's consideration is a Resolution to set a City Council public hearing on May 18, 2026, on the proposed plan amendment #1. Following the public hearing, City Council will then be able to consider approval of plan amendment #1.

While the public hearing will cover plan amendment #1 in more detail, and Monday's request to set a public hearing on the matter is more procedural in nature, some context on the plan amendment may be helpful given City Council is being asked to set a public hearing on the plan amendment. For that context, please find attached (1) the March 31, 2026 resolution from the Brownfield Redevelopment Authority approving plan amendment #1, (2) a March 20, 2026, city memorandum to the Brownfield Redevelopment Authority regarding plan amendment #1, a February 23, 2026 memorandum from the Brownfield Authority's consultant (Fleis and VandenBrink) on plan amendment #1, and the memorandum from February 28, 2025 recommending approval of the original brownfield plan with the corresponding plan also attached.

As City Council will find in the attached documents, although the proposed amendment #1 is largely administrative in nature (it does not change the reimbursement amounts), it is recommended we follow an approval process like the original approval process.

FEEL THE ZEEL



RECOMMENDATION: Our leadership team recommends that City Council approve a resolution to set a public hearing on May 18, 2026, to consider brownfield plan amendment #1 for the 17 E. Main, LLC Redevelopment project.

A handwritten signature in black ink, appearing to read 'Timothy R. Klunder', is written over a horizontal line.

Timothy R. Klunder, City Manager

RESOLUTION

Notifying Taxing Units
and Calling a Public Hearing Regarding an Amendment and Approval
to a Previously Approved Brownfield Plan Amendment
by the City of Zeeland Brownfield Redevelopment Authority
for 17 E Main, 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 Monday, April 6, 2026, at 7:00 o'clock p.m., Local
Time.

PRESENT: Council Members _____

ABSENT: Council Members _____

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

WHEREAS, the City of Zeeland, County of Ottawa, Michigan (the “City”) is authorized by the
provisions of Act 381, Public Acts of Michigan, 1996, as amended (“Act 381”), to create a brownfield
redevelopment authority;

AND WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of
Zeeland Brownfield Redevelopment Authority (the “Authority”);

AND WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared and
approved a Brownfield Plan Amendment;

AND WHEREAS, the Authority has forwarded an amendment to a previously approved
Brownfield Plan Amendment for 17 E Main, LLC to the City Council and is requesting approval of this
additional Brownfield Plan Amendment for 17 E Main, LLC;

AND WHEREAS, prior to approval of an additional Brownfield Plan Amendment for 17 E Main, LLC, the City Council desires to hold a public hearing in connection with consideration of the additional Brownfield Plan Amendment for 17 E Main, LLC as required by Act 381;

AND WHEREAS, prior to approval of the additional Brownfield Plan Amendment for 17 E Main, LLC, the City Council is required to provide notice not less than 10 days prior to a public hearing to allow for a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to express their views and recommendations regarding the Brownfield Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of an additional Brownfield Plan Amendment for a 17 E Main, LLC Project from the Authority and directs the City Clerk to send a copy of the additional proposed Brownfield Plan Amendment for 17 E Main, LLC to the governing body of each taxing jurisdiction in the City not less than 10 days prior to the public hearing, notifying them of the City Council's intention to consider approval of the additional Brownfield Plan Amendment for 17 E Main, LLC after the public hearing described below.

2. A public hearing is hereby called on Monday, the 18th day of May, 2026, at 7:10 p.m., prevailing Eastern Time, in the City Hall in the City to consider adoption by the City Council of a resolution approving the additional Brownfield Plan Amendment for the 17 E Main, LLC Project.

3. The City Clerk shall cause notice of said public hearing to be published in the Zeeland Record, a newspaper of general circulation in the City, not less than 10 days before the public hearing. The notice shall be published as a display advertisement prominent in size.

4. The notice of the hearing shall be in substantially the following form:

**CITY OF ZEELAND
COUNTY OF OTTAWA, STATE OF MICHIGAN**

***Notice of Public Hearing regarding an Additional Amendment to the Brownfield Plan
of the City of Zeeland for the 17 E Main, LLC Project***

A public hearing will be held before the Zeeland City Council whose chambers are in the Zeeland City Hall at 21 South Elm Street, Zeeland, Michigan, and whose telephone number is (616) 772-6400 on:

**Monday, May 18, 2026
at 7:10 p.m.
In the Council Chambers**

in accordance with the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996 as amended MCL 125.2651 et. seq. ("Act 381").

The hearing is to consider an additional Brownfield Plan Amendment related to the 17 E Main, LLC Project. The additional Amendment applies to property located at 17 E. Main Avenue in the City of Zeeland, Michigan. The said parcel has the following Parcel ID Number: 70-17-18-356-063.

The additional Brownfield Plan Amendment and all information related to the project, including map and plats, are available for public inspection at the Zeeland City Community Development Department Office, at 21 South Elm Street, Zeeland, Michigan 49464, on weekdays between the hours of 8:30 a.m. and 4:30 p.m.

All aspects of the additional Brownfield Plan Amendment for 17 E Main, LLC are open for discussion at the hearing. All interested citizens shall have the right to be heard and shall have an opportunity to provide comments orally or in writing. Please forward all written comments to the Zeeland City Clerk at 21 South Elm, Zeeland, Michigan 49464.

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation being provided upon a notice to the City of Zeeland by the Monday preceding the meeting by 5:00 p.m. With advance notice of seven calendar days, the City will provide interpreter services at public meetings, including language translation. Individuals requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's office (616) 772-6400.

Date: April 6, 2026

Kristi DeVerney, City Clerk

5. 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 _____

NAYS: Council Members _____

ABSENT: Council Members _____

RESOLUTION DECLARED ADOPTED.

Kristi DeVerney, City Clerk

CERTIFICATE

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Zeeland, County of Ottawa, State of Michigan, at a regular meeting held on April 6, 2026, 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.

Kristi DeVerney, City Clerk

**RESOLUTION APPROVING AN AMENDMENT
TO THE
BROWNFIELD PLAN FOR 17 E MAIN, LLC**

City of Zeeland
Brownfield Redevelopment Authority

Minutes of a regular meeting of the Board of the City of Zeeland Brownfield Redevelopment Authority, County of Ottawa, State of Michigan, held in the City Hall on the 31st day of March 2026, at 4:00 o'clock p.m., prevailing Eastern Time.

PRESENT: Members Vice Chairperson Beth Blanton, Andy Boatright, Tim Klunder, Tim Maday, and Jeff Roon

ABSENT: Members Mayor Rick VanDorp

The following preamble and resolution were offered by Member Klunder and supported by Member Maday:

WHEREAS, a Brownfield Plan was approved for 17 E Main, LLC by the Zeeland City Council on March 3, 2025, and it now proposed that such plan be amended to provide that certain costs be reclassified as being public infrastructure eligible activities;

AND WHEREAS, the proposed amendment to the March 3, 2025, Plan has been prepared pursuant to Act 381, Public Acts of Michigan, 1996 ("Act 381"), copies of which are on file with the Secretary of the City of Zeeland Brownfield Redevelopment Authority (the "Authority");

AND WHEREAS, the Authority is authorized to approve amendments to the Brownfield Plan and recommend amendments for approval to the City of Zeeland, County of Ottawa, State of Michigan (the "City").

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Approval of Amended Brownfield Plan. The Board hereby adopts and approves the attached amended Brownfield Plan for 17 E Main, LLC and recommends the approval of the amendment to the Brownfield Plan by the City Council of the City.

2. Deliver Resolution and Amended Brownfield Plan to City. The Secretary of the Authority is directed to deliver a certified copy of this resolution and the amended Brownfield Plan to the City Clerk.

3. Disclaimer. By adoption of this resolution and approval of the amended Brownfield Plan, the Authority assumes no obligation or liability to the owner, developer or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this resolution and the amended Brownfield Plan. The Authority makes no guarantees or representations as to the determinations of the appropriate state officials regarding the ability of the owner, developer or lessor as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Amended Brownfield Plan, if applicable.

4. Repealer. All resolutions and parts of resolution in conflict with the provisions of this resolution are hereby repealed or amended to the extent of such conflict.

AYES: Vice Chairperson Beth Blanton, Andy Boatright, Tim Klunder, Tim Maday, and Jeff Roon

ABSENT: Mayor Rick VanDorp

RESOLUTION DECLARED ADOPTED.



Timothy Klunder, Secretary

CERTIFICATE

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the City of Zeeland Brownfield Redevelopment Authority, County of Ottawa, State of Michigan, at a regular meeting held on March 31, 2026, 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, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



Timothy Klunder, Secretary



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

BROWNFIELD REDEVELOPMENT AUTHORITY MEMORANDUM

TO: Brownfield Redevelopment Authority Board

FROM: Tim Klunder, City Manager

SUBJECT: Brownfield Plan Amendment #1 – 17 E. Main, LLC Redevelopment

DATE: March 20, 2026

CC: March 31, 2026, Brownfield Redevelopment Authority Meeting

At the March 31, 2026, Brownfield Redevelopment Authority meeting, the board will be asked to consider amendment #1 to the City's Brownfield Plan for 17 E. Main, LLC. Included with this brief cover memo is a memo from our brownfield consultant, Samantha Mariuz, Fleis & VandenBrink regarding proposed amendment #1.

Samantha's memorandum provides a thorough overview of proposed amendment #1 for the Brownfield Authority's consideration and thus I will not reiterate that information within this cover memo. As you will read in Samantha's memo, the amendment is largely administrative in nature – no substantive financial changes.

As way of additional background, the Brownfield Plan approval information presented to Zeeland City Council on March 3, 2025, is also attached. A resolution for approval consideration for amendment #1 will be provided to the Authority at the meeting. Should the Brownfield Authority approve amendment #1, it will then go to City Council for consideration.

RECOMMENDATION: City staff recommend that the Brownfield Redevelopment Authority approve a resolution for amendment #1 to the Brownfield Plan for 17 E. Main, LLC Redevelopment.

Timothy R. Klunder, City Manager

MEMO



To: The City of Zeeland Brownfield Redevelopment Authority Board of Directors

From: Samantha Mariuz, Economic Development Manager

Cc: Tim Maday, Community Development Director

Date: February 23, 2026

RE: **17 E. Main Street Redevelopment Project Act 381 Brownfield Plan Amendment #1
- 3 E. Main Street, Zeeland, Ottawa County, Michigan**

Introduction & History

On March 3, 2025, the City of Zeeland City Council approved the Brownfield Plan for 17 E Main Street which authorizes the use of local millages to reimburse the developer for eligible activities conducted at the eligible property identified within the Plan.

On September 24, 2025 the Act 381 Work Plan for 17 E Main Street was transmitted to the Michigan State Housing Development Authority (MSHDA) to begin their formal review process and authorize the use of state millages (School Operating Tax and State Education Tax) to reimburse the developer. On November 25, 2025, MSHDA conditionally approved the 17 E Main Act 381 Work Plan. Within the MSHDA Reply Letter, Condition 1 stated that the specialized basement, elevator and ADA Accessibility, Soft Costs and the Boiler System were deemed ineligible based on Paragraph 4 of the MSHDA Housing Tax Increment Program Statement.

After further review, it was determined that the \$2,000,000 costs associated with the City of Zeeland Snow Melt Boiler System should be reclassified to the public infrastructure eligible activity category. This Brownfield Plan Amendment #1 represents that requested change. There have been no other material changes made to the Plan.

Eligible Property

Address	Parcel ID	Owner	Legal Description
3 E. Main Street, Zeeland, Michigan 49464	70-17-18-356-063	17 E. Main, LLC	PART OF LOTS 7, 8 & 9 BLK 2 COM AT SW COR LOT 9, TH N 0D 16M 06S W 146.91 FT, S 89D 37M 33S E 213.62 FT, TH S 0D 58M 11S W 146.53 FT ALG E LI OF LOT 7, TH N 89D 43M 36S W 210.45 FT TO BEG. KEPPEL'S ADD
Basis of Eligibility: Housing Property			

MEMO



The property is considered an “Eligible Property,” as defined by Brownfield Financing Act, Michigan Public Act 381 of 1996, as amended, (“Act 381”) because the project is a Housing Project. The development of the Property is estimated to increase the captured taxable value.

Eligible Activities and Assumptions

The Project’s brownfield eligible activities include Pre-Approved Activities including pre-approved activities, demolition, infrastructure, site preparation, housing gap activities and City infrastructure. The total costs within the Brownfield Plan have not changed, however the eligible activity categories have been re-labeled to align with the MSHDA Housing TIF Program Statement as identified in their Conditional Approval Letter.

The reclassification aligns the Brownfield Plan with MSHDA’s interpretation while preserving the intent of the original Plan to support downtown housing redevelopment and associated public improvements.

Eligible Activity	Cost approved in Brownfield Plan	Costs approved in Brownfield Plan Amendment #1
Demolition	\$51,000	\$51,000
Infrastructure Improvements	\$239,500	\$2,239,500
Site Preparation	\$46,500	\$46,500
Additional Housing Gap	\$2,262,000	\$262,000
Contingency	\$42,900	\$42,900
Brownfield Plan/Work Plan Preparation	\$15,000	\$15,000
Brownfield Plan/Work Plan Implementation	\$15,000	\$15,000
Total	\$2,671,900	\$2,671,900

Administrative Fees: No Change from original Brownfield Plan Approval - \$22,846

Findings & Considerations

1. Amendment #1 to the 17 E. Main Brownfield Plan creates continuity between the Brownfield Plan and Act 381 Work Plan Eligible Activity categories. By switching the City of Zeeland Steam Boiler System costs for the snowmelt system from Housing Gap Activities, to Infrastructure to Support Housing Development, the costs associated with the system are eligible infrastructure improvements under Michigan Public Act 381 and through the MSHDA Housing TIF Program Statement.
2. The City of Zeeland Snow Melt Boiler System constitutes public infrastructure necessary to support housing development and is owned and operated by the City. The system serves a public function and is not a private building system. As such, the costs are appropriately categorized as Infrastructure Improvements under Section 2(m) and Section 13 of Act 381, as amended, and are consistent with the MSHDA Housing Tax Increment Financing Program Statement.



MEMO

3. This amendment does not alter the total eligible activity costs, tax increment revenue projections, reimbursement duration, or the overall financing structure previously approved by the City Council and transmitted to MSHDA.



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

MEMORANDUM

TO: City Council

FROM: Tim Klunder, City Manager/Kevin Plockmeyer, ACM/Finance Director

SUBJECT: Brownfield Plan Amendment – 17 E. Main, LLC Redevelopment

DATE: February 28, 2025

CC: City Council Work Study and Action Items Agenda March 3, 2025

At their January 21, 2025 meeting, the Brownfield Redevelopment Authority approved an amendment to the City's Brownfield Plan for 17 E. Main, LLC Redevelopment (Midwest Construction). Included in the packet are the site-specific provisions for the 17 E. Main Ave. plan amendment. At Monday's meeting, we will be holding a public hearing on this Brownfield Plan Amendment and will be seeking City Council approval for this amendment (the resolution will be available at Monday's meeting).

Although development details of the project have been publicly shared during the sale of the property to the developer and site plan approval process, they are also referenced in the attached brownfield plan amendment. In summary, the developer estimates the project's capital investment at \$7 million. The building will be three-stories tall and 27,461 sq. ft. in size. It will be a mixed-use facility with the first floor anticipated to be office/commercial and the second and third floors consisting of 22 one-bedroom apartment units. Completion of the project is expected late winter/spring of 2025.

The property qualifies as "Eligible Property" under the Brownfield Redevelopment Financing Act on the basis of meeting the definition of a "Housing Property". The Act defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed. This will be the city's first brownfield project that qualifies under this housing provision. The project focuses on providing affordable housing for individuals and families earning up to 120% of Ottawa County's Area Median Income (AMI). Six of the twenty-two units will be capped with controlled rents at MSHDA approved rates for 80% AMI of Ottawa County for the life of the plan (estimated at 30 years).



As a reminder, the City of Zeeland has one Brownfield Plan that we have amended for site specific provisions since the inception of the Brownfield Redevelopment Authority. As such, the attached plan would be a site-specific amendment to the City's Brownfield Plan. The proposed 17 E. Main project amendment does request the use of tax increment financing (TIF) – generally speaking, the increased taxes on the property generated from the rehab are used to reimburse the developer for their brownfield costs. The ability to consider brownfield incentives like tax increment financing for a project such as this enables the project to be financially viable for a developer.

Like previously approved projects in the city, the developer is wishing to layer an approved (12.17.24) Commercial Rehabilitation Act (CRA) tax incentive with the brownfield incentives. Generally speaking, the CRA incentive, essentially freezes the property building level prior to rehab for up to 10 years. You will thus notice in the tax increment tables, that there is no tax increment to collect for brownfield reimbursement (other than State Education Tax and School Operating) for the first 10 years of the project. Once the CRA is finished, the tax increment on local taxes then goes to reimburse the developer for their eligible brownfield costs.

In total, it is estimated the developer will be reimbursed \$671,900 for eligible activities. Those activities include such things as a Baseline Environmental Assessment, demolition, Brownfield Plan amendment and implementation, infrastructure to support housing, site preparation, housing gap activities and contingencies. The estimated TIF plan shows the developer will be fully reimbursed in 14 years.

For its part, the city is eligible to collect TIF on eligible public infrastructure to support the project. As part of the original sale of this parcel to the developer, terms of the agreement included a provision to provide boiler space in the basement of the facility for a snowmelt boiler to support/expand the city's snowmelted sidewalks. As such, we are proposing that the city will capture \$2 million (estimated in years 14-30) in TIF to largely fund a snowmelt boiler system (estimated at \$2.6 million). Thus, total TIF collection for private/public development purposes will be \$2,671,900. In grand total, approximately \$2.9 million in TIF will be collected over 30 years (maximum) as some of the TIF dollars reimburse the State and City's Brownfield Authority for administering the plan amendment.

As way of information, of the \$2,671,900 in TIF that will be collected for developer reimbursement and snowmelt, approximately \$538,000 (20%) will come from the city,

FEEL THE ZEEL



while nearly \$1.5 million will come from the state (state education tax and school operating). The remainder will come from other taxing units.

From a procedural standpoint if City Council decides to approve this Brownfield Plan Amendment at Monday's meeting, a reimbursement agreement (forthcoming) will be required to be approved between the Brownfield Authority/city and developer before any tax reimbursements are made.

RECOMMENDATION: City staff recommends that City Council approve a resolution to amend the City's Brownfield Plan to include the 17 E. Main, LLC Redevelopment project as outlined in the attached plan amendment.

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Kevin Plockmeyer, ACM of City Services/Infrastructure and Finance

A handwritten signature in black ink, appearing to read 'Timothy R. Klunder', is positioned above a horizontal line.

Timothy R. Klunder, City Manager

RESOLUTION

(Approving 17 E Main, LLC Brownfield Plan Amendment)

**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 March 3, 2025, at 7:00 o'clock p.m., Local Time.

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

ABSENT: Council Members Gruppen

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

WHEREAS, the Zeeland City Council established the City of Zeeland Brownfield Redevelopment Authority on August 19, 2002, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996 ("Act 381");

AND WHEREAS, a proposed amendment to the City of Zeeland Redevelopment Authority Brownfield Plan was received from 17 E Main, LLC for Housing Property, as defined under Act 381, located at 17 E. Main Street in the City of Zeeland, Ottawa County, Michigan (the Amendment), and for a copy of such amendment, see Exhibit A to this resolution;

AND WHEREAS, the property qualifies as "Eligible Property" under Act 381 on the basis of meeting the defining of a "Housing Property", and is therefore an Eligible Property;

AND WHEREAS, the Amendment includes the use of Tax Increment Financing to capture taxes for a maximum of 30 years from the State of Michigan Education Tax, the State of Michigan School Operating Tax, Ottawa County Parks, Ottawa County Roads, Ottawa County Community Mental Health, Ottawa County E-911 Department, the City of Zeeland, the West Michigan Airport Authority, the Zeeland

Public Schools B & S, the Zeeland Public Schools Recreational Fund, the Ottawa Area Intermediate School District, and Ottawa County;

AND WHEREAS, from the total amount of captured taxes for this project over the 30 year period a maximum of \$671,900 will be used to reimburse the applicant for eligible activities, \$214,115 will be used for the State Brownfield Redevelopment Fund, \$65,097 will be used to reimburse the City of Zeeland Brownfield Redevelopment Authority for its administrative expenses, and \$2,000,000 will be used for a new boiler system for snow melt on sidewalks to support the housing needs of the community;

AND WHEREAS, the Amendment complies with all requirements set forth in Act 381; and WHEREAS, the Amendment would provide for the redevelopment of a Housing Property and job creation in the City of Zeeland;

AND WHEREAS, the City of Zeeland Brownfield Redevelopment Authority recommends that the Zeeland City Council approve the Brownfield Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Zeeland City Council approves the Amendment to the City of Zeeland Redevelopment Authority Brownfield Plan as submitted by 17 E Main, LLC for the following reasons:
 - A. The Amendment constitutes a public purpose;
 - B. The Amendment meets all requirements of Section 13 and 13b of Act 381;
 - C. The proposed method of financing the costs of the eligible activities as identified in the Amendment is feasible and the Authority has the ability to arrange the financing;
 - D. The costs of the eligible activities proposed in the Amendment are reasonable and necessary to carry out the purpose of Act 381; and,
 - E. The amount of captured taxable value included in the Amendment is reasonable.
2. The City of Zeeland approves the use of Tax Increment Financing for this project site, consistent with the provisions of the Amendment and Act 381.

3. 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 Kass, Timmer, VanDorp, Lam, Broersma, Mayor Klynstra

NAYS: Council Members None

ABSENT: Council Members Gruppen


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 the City Council of the City of Zeeland, County of Ottawa, Michigan, at a Regular Meeting held on March 3, 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.



Pamela Holmes, City Clerk

EXHIBIT A

**THE BROWNFIELD PLAN AMENDMENT
SUBMITTED BY 17 E Main, LLC**

**CITY OF ZEELAND
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

Approved by the Board of the City of Zeeland Brownfield Redevelopment Authority on April 17, 2003.

Approved by the Zeeland City Council on May 19, 2003.

Amended by the City of Zeeland Brownfield Redevelopment Authority to add GS Properties project at 59 W. Washington on March 3, 2004 and by the Zeeland City Council on April 19, 2004.

Amended by the City of Zeeland Brownfield Redevelopment Authority to add ILH, LLC project at 201 and 233 West Washington on October 27, 2004 and by the Zeeland City Council on December 6, 2004.

Amended by the City of Zeeland Brownfield Redevelopment Authority to extend Tax Increment Finance collections up to maximum duration permitted by law on May 16, 2022 and by the Zeeland City Council on May 16, 2022.

Amended by the City of Zeeland Brownfield Redevelopment Authority to add GDP Zeeland, LLC project at 349, 341, 333,331, 323 and 405 East Main on August 8, 2022 and by the Zeeland City Council on September 6, 2022.

Amended by the City of Zeeland Brownfield Redevelopment Authority to add 16 S. Elm Street, LLC project at 16 South Elm Street on November 28, 2023 and by the Zeeland City Council on December 18, 2023.

Amended by the City of Zeeland Brownfield Redevelopment Authority to add 17 E. Main, LLC Redevelopment project at 17 East Main Ave (formerly 3 E. Main) on January xx, 2025 and by the Zeeland City Council on February xx, 2025.

CITY OF ZEELAND
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN

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- I. INTRODUCTION
- II. GENERAL PROVISIONS
- III. SITE SPECIFIC PROVISIONS
 - A. Bristol-Myers/Mead Johnson Project (5-19-2003)
 - B. GS Properties Project (4-19-2004)
 - C. ILH, LLC (12-6-2004)
 - D. GDP Zeeland, LLC (9 – 6 – 2022)
 - E. 16 S. Elm Street, LLC (12 – 18 – 2023)
 - F. 17 E. Main, LLC Redevelopment (xx-xx-2025)

I INTRODUCTION

In order to promote the revitalization of environmentally impacted areas within the boundaries of the City of Zeeland (the “City”), the City established the City of Zeeland Brownfield Redevelopment Authority (the “Authority”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in environmentally impacted properties within the City. Inclusion of property within this Plan can facilitate financing of environmental response and other eligible activities at eligible properties, and may also provide tax incentives to eligible taxpayers willing to invest in revitalization of environmentally impacted sites, commonly referred to as “Brownfields”. By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

This Plan is intended to be a living document, which can be modified or amended as necessary to achieve the purposes of the Act. It is specifically anticipated that properties will be continually added to the Plan as new brownfield projects are identified. The Plan contains general provisions that apply to the Plan as a whole, and the site specific information for each property included in the Plan. The applicable sections of the Act are noted throughout the Plan for reference purposes.

This Brownfield Plan contains the information required by Section 13(1) of the Act. Additional information is available from the City Manager.

II GENERAL PROVISIONS

A. Costs of the Brownfield Plan (Section 13(1)(d))

Any site-specific costs of implementing this Plan are described in the site-specific section of the Plan. Site-specific sources of funding may include tax increment financing revenue generated from new development on eligible brownfield properties, state and federal grant or loan funds, and/or private parties. Where private parties finance the costs of eligible activities under the Plan, tax increment revenues may be used to reimburse the private parties. The initial costs related to preparation of the Brownfield Plan are being funded by the initial applicant.

The Authority may pay with eligible tax increment revenues collected pursuant to the Plan for administrative costs and all of the things necessary or convenient to achieve the objectives and purposes of the Authority including, but not limited to: i) the cost of financial tracking and auditing the funds of the Authority, ii) costs for amending and/or updating this Plan, including legal fees, and iii) costs for Plan implementation.

B. Maximum Amount of Note or Bonded Indebtedness (Section 13(1)(e))

While the Authority does not intend at this time to incur debt through the issuance of bonds, some debt may be incurred by the City or Brownfield Authority on a site-specific basis. Please refer to the site-specific section of this Plan for details on any debt to be incurred by the City or Authority. The Authority may enter into agreements with the property owners/developers of the properties included in the Plan to reimburse them for the costs of eligible activities undertaken pursuant to this Plan, to be reimbursed by the Authority as the tax increments are collected by the City. The maximum amount of debt for the eligible activities identified in this Plan, excluding cost of issuance, is anticipated to be equal to the costs of eligible activities identified in this Plan.

C. Duration of the Brownfield Plan (Section 13(1)(f))

The Plan, as it applies to a specific eligible property, shall be effective up to five (5) years after the year in which the total amount of tax increment revenue captured is equal to the total costs of eligible activities attributable to the specific eligible property, or the maximum duration permitted by law from the date of approval of the Plan as it relates to an individual site, whichever is less. The total costs of eligible activities include the cost of principal and interest on any note or obligation issued by the Authority to pay for the costs of eligible activities, the reasonable costs of a work plan or remedial action plan, the actual costs of the State of Michigan's review of the work plan or remedial action plan, and implementation of the eligible activities.

D. Displacement/Relocation of Individuals on Eligible Properties (Section 13(1)(i-1)

At this time, eligible properties identified in this Plan do not include residences, nor are there any plans or intentions by the City for identifying eligible properties that will require the relocation of residences. Therefore the provisions of Section 13(1)(i-1) are not applicable at this time.

E. Local Site Remediation Revolving Fund (Section 8; Section 13(1)(m)

It is the Authority's intent to establish a Local Site Remediation Revolving Fund ("Fund"). The Fund will consist of tax increment revenues that exceed the costs of eligible activities incurred on an eligible property, as specified in Section 13(5) of the Act. Section 13(5) authorizes the capture of tax increment revenue from an eligible property for up to 5 years after the time that capture is required for the purposes of paying the costs of eligible activities identified in the Plan. It is the intention of the Authority to continue to capture tax increment revenues for 5 years after eligible activities are funded from those properties identified for tax capture in the Plan. The amount of school operating taxes captured for the Fund will be limited to the amount of school operating taxes captured for eligible activities under this Plan. It may also include funds appropriated or otherwise made available from public or private sources.

The Fund may be used to reimburse the Authority, the City, and the private parties for the costs of eligible activities at eligible properties and other costs as permitted by the Act. It may also be used for eligible activities on eligible properties for which there is no ability to capture tax increment revenues. The establishment of this Fund will provide additional flexibility to the Authority in facilitating redevelopment of brownfield properties by providing another source of financing for necessary eligible activities.

Act 381 Brownfield Plan

17 E Main, LLC Redevelopment
3 East Main St, Zeeland, MI 49464

City of Zeeland Brownfield Redevelopment
Authority

Project No. 240751
October 31, 2024

Act 381 Brownfield Plan

**17 E Main, LLC Redevelopment
3 East Main Street
Zeeland, Michigan 49464**

**Prepared For:
City of Zeeland Brownfield Redevelopment Authority
Zeeland, Michigan**

**October 31, 2024
Project No. 240751**

Recommended for Approval by City of Zeeland Brownfield Redevelopment Authority on: _____
Supported by City of Zeeland City Council on: _____

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1.0 Introduction

The City of Zeeland Brownfield Redevelopment Authority (Authority or ZBRA) was established pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381). Act 381 enables the City of Zeeland BRA to help facilitate the redevelopment of brownfields by providing economic development incentives through tax increment financing (TIF).

This Brownfield Plan (Plan) permits the use of TIF to reimburse 17 E Main, LLC (Developer) and the City of Zeeland (City) for the cost of eligible activities required to redevelop 3 East Main Street, Zeeland, Michigan (Eligible Property, Site, or Property) – see Site Location Map (Figure 1). Copies of Plan resolutions are provided in Attachment A.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The Developer plans to redevelop the Site for mixed-use purposes. The proposed redevelopment will include a new mixed-use, three-story building with a total of 27,461 square feet. The first floor will be for office/mixed use and is 8,933 square feet. The second and third floors will consist of a total of twenty-two residential 1-bedroom units. The total capital investment for the Project is expected to be \$7 million. Construction is expected to start in Fall 2024, with a completion date of Winter 2025. The proposed site plan is included in Attachment B.

The Project focuses on providing affordable housing for individuals and families earning up to 120% of Ottawa County's Area Median Income (AMI) and serves an important public purpose in Ottawa County and the City of Zeeland. It will expand the tax base, result in significant capital investment into the community, and most importantly, create new housing opportunities in a community where quality year-round housing is needed.

1.2 Eligible Property Information

Parcel ID No: 70-17-18-356-063

Address: 3 East Main Street, Zeeland, Michigan 49464

Size: Approximately 0.72 acres

Basis of Eligibility

The property qualifies as "Eligible Property" under Act 381, on the basis of meeting the definition of a "Housing Property." Act 381 defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed. The Project will have a three-story mixed-use building with first floor commercial space and 2nd and 3rd floor residential units. Each of the 2nd and 3rd floor will consist of eleven 1-bedroom units ranging in size from 693 sq. ft. to 845 sq. ft. Of the twenty-two total units, six of the units will be capped with controlled rents for affordable housing during the life of the Brownfield Plan. The six one-bedroom units will be targeted towards individuals and families earning 80% of the AMI. All six units will be capped at MSHDA approved rates for 80% AMI of Ottawa County for the life of the plan (estimated at 30 years).

Pursuant to Section 2(o)(ii) of Act 381, the Housing Property must be "located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan." The Project meets these criteria based on the following:

- A recent study completed by the Upjohn Institute (Upjohn) for Ottawa County, revealed that since 2009, the number of new homes being built in Ottawa County has jumped from around 30 to more than 120 in 2017. This number continues to grow as the County continues to grow. New housing stock will provide housing opportunities that don't require major repairs to maintain safe living conditions. The Project meets this need.
- The demand for residential units among all income levels is vast for Ottawa County at over 3,000 over the

next five years, as outlined in the 2021 Ottawa County Housing Needs Assessment Update. The Project meets this need.

- Job Growth Data: Both seasonal and year-round employment have grown in the last three years. According to the Bureau of Labor Statistics, jobs in Ottawa County jumped by nearly 4,800 from 2021 to 2022, and almost 6,000 the previous year. Growth over a 10-year period was about 15%, from 111,300 jobs in 2013 to 131,099 jobs in 2023. Ottawa County is back to pre-pandemic job levels, and the number of jobs has increased three years in a row and on average over the past 10 years.

Jobs and Labor Force Growth 2018–2022
(Bureau of Labor Statistics, annual reports)

Jobs in 2022	131,099
Jobs in 2021	126,300
Jobs in 2020	120,000
Jobs in 2019	128,600
Jobs in 2018	125,900

Relevant housing data from the sources above is provided in Attachment C. MSHDA’s Total Housing Subsidy Site-Specific Calculation demonstrating Project congruence with meeting specific housing needs is provided in Attachment D.

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Plan has been developed to reimburse eligible brownfield costs incurred by the Developer and City to support the revitalization of underutilized land within the City of Zeeland’s DDA boundaries for new affordable housing that meets community needs. New local and state tax increment revenues will be captured for reimbursement of eligible expenses, following approval of this Brownfield Plan and a MSHDA Act 381 Work Plan. Base local and state taxes associated with the Property will continue to be levied and distributed to local and state taxing jurisdictions. No local debt or special assessment taxes will be captured to reimburse eligible activity costs. Eligible activities must benefit “income qualified households,” defined in Act 381 Section 2(z) as “a person, a family, or unrelated persons living together, whose annual household income is not more than 120% of the area median income.”

The total cost of eligible activities, including contingencies, is anticipated to be \$2,671,900, described below in Section 2.2 and summarized Table 1. The City may elect to capture TIR for up to 5 full years after all eligible activities are reimbursed or 30 years for the Local Brownfield Revolving Fund (LBRF).

The Developer and City eligible activities include pre-approved assessment activities, demolition activities, infrastructure improvements, site preparation and housing gap activities identified as a specialized basement for the building, ADA accessibility measures and a boiler system for the snow melt system for the City of Zeeland which will be housed at the Site.

2.2 Summary of Eligible Activities

2.2.1 Housing Development Activities

Housing development activities consist of demolition, infrastructure improvements and site preparation activities to support the development along with additional housing gap activities. This includes associated soft costs and contingency (15%) related to the infrastructure improvements and site preparation activities. No contingency was

calculated for the Additional Housing Gap Activities. A MSHDA Act 381 Work Plan will be pursued, and, upon approval, these costs will be reimbursed with school and non-school tax increment revenues.

2.2.3 *Brownfield Plan/Work Plan Preparation/Implementation*

Preparation and implementation of the Brownfield Plan and Act 381 Work Plan costs are estimated to be \$30,000.

2.2.4 *Authority Expenses*

Eligible administrative costs incurred by the Authority are included in this plan as an eligible expense at a flat fee of 5% of local tax capture. These expenses will be reimbursed with local tax increment revenues only.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The initial taxable value will be the 2024 taxable value of \$131,300. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This Plan captures real property tax increment revenues and assumes a 2% annual increase in the taxable value of the Eligible Property.

Project activities will commence in 2024. Completion of construction is expected in Winter 2025. Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin as early as 2026.

In addition to TIF, A Public Act 210 Commercial Rehabilitation Tax Abatement is being pursued for this redevelopment.

After the completion of the Project, the projected taxable value is estimated at \$1,900,000. Reimbursements will be made based on actual tax increment revenues. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). The plan also includes a flat fee of 5% of the local tax increment for administrative and operating expenses of the Authority. A summary of the estimated reimbursement schedule in aggregate is presented in Table 3.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this Plan will be financed by the Developer and the City of Zeeland. Reimbursement of approved Developer eligible costs will conform to a Development and Reimbursement Agreement between the Developer and ZBRA. TIF utilizing new local and state tax increment revenue from the Project will be the source of the reimbursement, as outlined in this Plan. No interest expenses will be reimbursed.

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support the development of this Site, but such plans could be made in the future to assist in the development if the Authority so chooses.

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment revenue in 2026. It is anticipated that Developer and City reimbursement will be completed in 2055. Following Developer reimbursement, the City of Zeeland will be reimbursed for eligible activities. This plan does not intend for TIR capture for the ZBRA LBRF. An analysis showing the reimbursement schedule is attached in Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail in Table 3.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The Property is in the City of Zeeland, Ottawa County, Michigan, and consists of 1 parcel approximately 0.72 acres in size. The parcel ID number for the Property is below. A Site Map is attached as Figure 2. The legal description are as follows:

Parcel ID 70-17-18-356-063

PART OF LOTS 7, 8 & 9 BLK 2 COM AT SW COR LOT 9, TH N 0D 16M 06S W 146.91 FT, S 89D 37M 33S E 213.62 FT, TH S 0D 58M 11S W 146.53 FT ALG E LI OF LOT 7, TH N 89D 43M 36S W 210.45 FT TO BEG. KEPPEL'S ADD

The Property qualifies as Eligible Property under Act 381 on the basis of meeting the definition of a "Housing Property."

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this Property, thus no residents, families, or individuals will be displaced by the Project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the Eligible Property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the Eligible Property. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside on the Eligible Property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

No information is required.

Figure 1

Location Map

VICINITY MAP
MICHIGAN

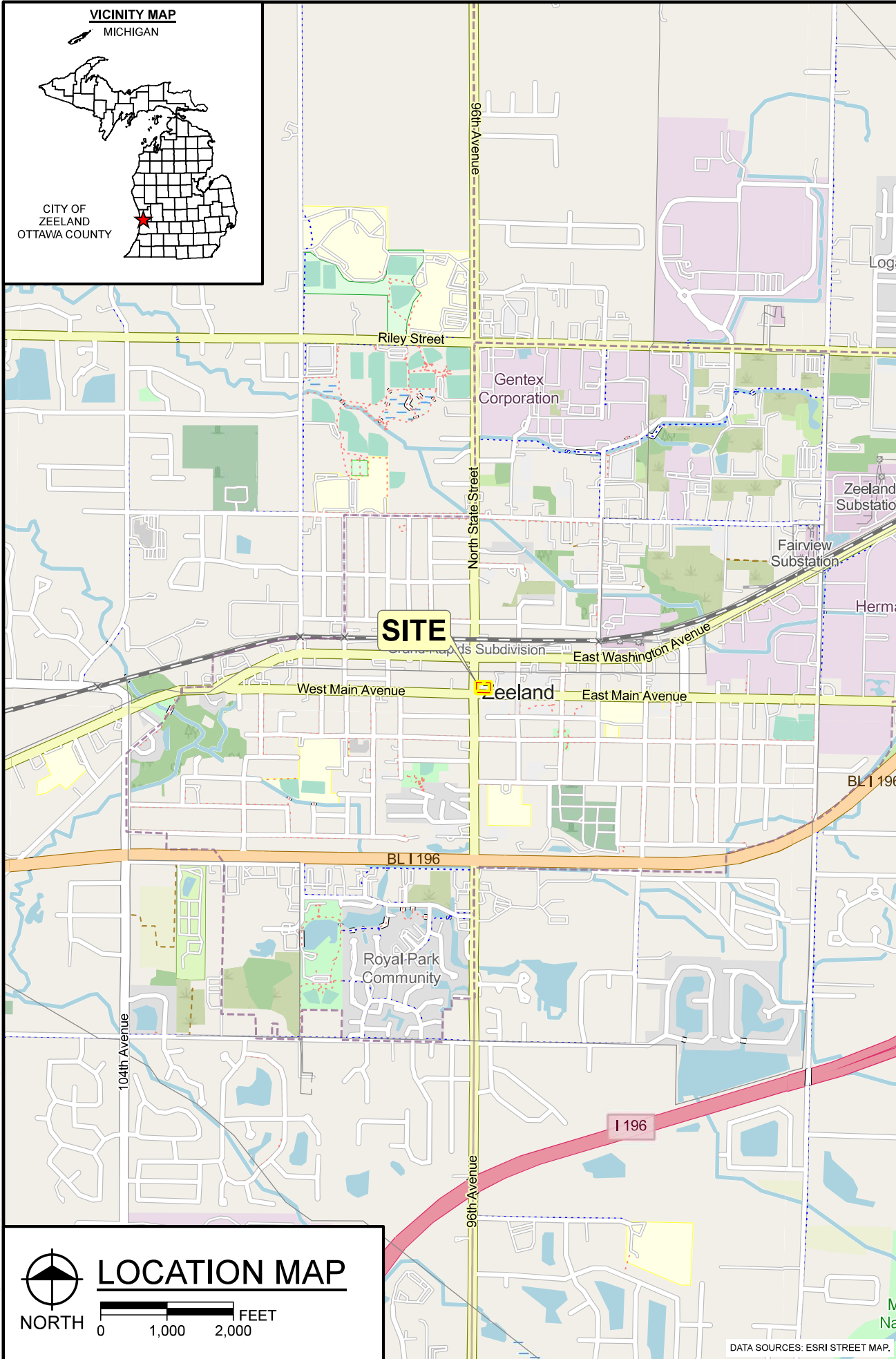


CITY OF
ZEELAND
OTTAWA COUNTY



Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.



17 East Main, LLC
Main St & State St, Zeeland, MI

Brownfield Plan

PROJECT NO.
240751

FIGURE NO.
1

DATA SOURCES: ESRI STREET MAP.

PLOT INFO: \\comp.fish.com\AllProjects\2024\240751\CAD\GIS\Proj\Brownfield Plan.aprx Layout: FIG01_Location Map Date: 4/29/2024 4:37 PM User: ebyuce



LOCATION MAP

0 1,000 2,000 FEET

Figure 2

Site Map

LEGEND

 Approximate Property Boundary

Washington Ave

E Washington Ave

Macatawa Bank

N State St

AT&T Service Building

70-17-18-356-063

Dekker Huis Museum

V Main Ave

E Main Ave

S State St

North Street Christian Reformed Church



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

17 East Main, LLC
Main St & State St, Zeeland, MI

Brownfield Plan

PROJECT NO.
240751

FIGURE NO.

2



SITE MAP

NORTH  FEET

DATA SOURCES: ESRI HYBRID REFERENCE LAYER & MISAIL IMAGERY.

Table 1

Summary of Eligible Costs

Table 1 – Summary of Eligible Costs
 Act 381 Brownfield Plan
 17 E Main, LLC Redevelopment

MSHDA Eligible Activities Costs and Schedule

MSHDA Housing Development Eligible Activities	Cost	Eligible Party for Reimbursement	Completion Season/Year
Demolition	\$ 51,000		
<i>Pre-Demolition Survey</i>	\$ 3,000	Developer	Winter 2023
<i>Building Demolition</i>	\$ 48,000	Developer	Winter 2023
Infrastructure Improvements to Support Housing*	\$ 239,500		
<i>Sidewalks</i>	\$ 11,000	Developer	Fall 2024
<i>Curb and Gutter</i>	\$ 42,000	Developer	Fall 2024
<i>Landscaping/Irrigation</i>	\$ 21,500	Developer	Fall 2024
<i>Parking Lot (Public use)</i>	\$ 50,000	Developer	Fall 2024
<i>Utility Upgrades (water main, storm sewer, sanitary sewer, electric)</i>	\$ 75,000	Developer	Fall 2024
<i>Soft Costs associated with Infrastructure Activities</i>	\$ 40,000	Developer	Fall 2024
Site Preparation*	\$ 46,500		
<i>Grading and Land Balancing</i>	\$ 25,000	Developer	Fall 2024
<i>Temporary Erosion Control</i>	\$ 1,500	Developer	Fall 2024
<i>Temporary Site Control</i>	\$ 5,000	Developer	Fall 2024
<i>Surveying and Staking</i>	\$ 5,000	Developer	Fall 2024
<i>Soft Costs Associated with Site Preparation Activities</i>	\$ 10,000	Developer	Fall 2024
Additional Housing Gap Activities	\$ 2,262,000		
<i>Specialized Basement to Accommodate Housing and City Needs</i>	\$ 52,000	Developer	Fall 2024
<i>Elevator and ADA Accessibility for Housing Units</i>	\$ 180,000	Developer	Fall 2024
<i>Soft Costs related to Housing Units</i>	\$ 30,000	Developer	Fall 2024
<i>New Steam Boiler System for Snow Melt on Sidewalks to Support the Housing Needs</i>	\$ 2,000,000	City of Zeeland	2024/2025
MSHDA Eligible Activities Subtotal	\$ 2,599,000		
Contingency (15%)*	\$ 42,900	Developer	
Brownfield Plan/Work Plan Preparation	\$ 15,000	Developer	
Brownfield Plan/Work Plan Implementation	\$ 15,000	Developer	
MSHDA Eligible Activities Total Costs	\$ 2,671,900		

Table 2

Total Captured Incremental Taxes Estimates

Table 2- Estimate of Total Incremental Taxes Available for Capture

17 E Main, LLC Redevelopment

	Estimated Taxable Value (TV) Increase Rate: 2%									
	1	2	3	4	5	6	7	8	9	10
Plan Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Base Taxable Value	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300
Estimated New TV	\$ 1,900,000	\$ 1,938,000	\$ 1,976,760	\$ 2,016,295	\$ 2,056,621	\$ 2,097,754	\$ 2,139,709	\$ 2,182,503	\$ 2,226,153	\$ 2,270,676
Incremental Difference (New TV - Base TV) ¹	\$ 1,768,700	\$ 1,806,700	\$ 1,845,460	\$ 1,884,995	\$ 1,925,321	\$ 1,966,454	\$ 2,008,409	\$ 2,051,203	\$ 2,094,853	\$ 2,139,376
School Capture										
	Millage Rate									
State Education Tax (SET)	6.00000	6.00000	6.00000	6.00000	6.00000	6.00000	6.00000	6.00000	6.00000	6.00000
School Operating Tax	18.00000	18.00000	18.00000	18.00000	18.00000	18.00000	18.00000	18.00000	18.00000	18.00000
School Total	24.00000	24.00000	24.00000	24.00000	24.00000	24.00000	24.00000	24.00000	24.00000	24.00000
Local Capture										
	Millage Rate									
County Parks	0.31630	0.31630	0.31630	0.31630	0.31630	0.31630	0.31630	0.31630	0.31630	0.31630
County Roads	0.47670	0.47670	0.47670	0.47670	0.47670	0.47670	0.47670	0.47670	0.47670	0.47670
Mental Health	0.28590	0.28590	0.28590	0.28590	0.28590	0.28590	0.28590	0.28590	0.28590	0.28590
County E-911	0.41950	0.41950	0.41950	0.41950	0.41950	0.41950	0.41950	0.41950	0.41950	0.41950
Zeeland Operating	11.13540	11.13540	11.13540	11.13540	11.13540	11.13540	11.13540	11.13540	11.13540	11.13540
Zeeland Airport Authority	0.09930	0.09930	0.09930	0.09930	0.09930	0.09930	0.09930	0.09930	0.09930	0.09930
Zeeland School B&S	0.98020	0.98020	0.98020	0.98020	0.98020	0.98020	0.98020	0.98020	0.98020	0.98020
Zeeland School Rec	0.50000	0.50000	0.50000	0.50000	0.50000	0.50000	0.50000	0.50000	0.50000	0.50000
Ottawa County ISD	6.15460	6.15460	6.15460	6.15460	6.15460	6.15460	6.15460	6.15460	6.15460	6.15460
County Operating	3.90000	3.90000	3.90000	3.90000	3.90000	3.90000	3.90000	3.90000	3.90000	3.90000
Local Total	24.2679	24.2679	24.2679	24.2679	24.2679	24.2679	24.2679	24.2679	24.2679	24.2679
Non-Capturable Millages										
	Millage Rate									
Zeeland School Debt	7.45000	7.45000	7.45000	7.45000	7.45000	7.45000	7.45000	7.45000	7.45000	7.45000
Total Non-Capturable Taxes	7.45000	7.45000	7.45000	7.45000	7.45000	7.45000	7.45000	7.45000	7.45000	7.45000

¹ Assumes 1% annual increase for inflation

Total Tax Incremental Revenue (TIR) Available for Capture \$ 85,371 \$ 87,206 \$ 89,076 \$ 90,985 \$ 92,931 \$ 94,917 \$ 96,942 \$ 99,007 \$ 101,114 \$ 103,263

Notes:

Table 2 assumes incremental annual investment with project completion in 2024.

For the purpose of Table 2 the new taxable value is estimated based on conversations with the assessor

No local tax capture through 2033 shown due to an proposed PA 210 tax abatement

Table 2- Estimate of Total Incremental Taxes Available for Capture

17 E Main, LLC Redevelopment

Estimated Taxable Value (TV) Increase Rate:

	11	12	13	14	15	16	17	18	19	20	21	22
Plan Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Base Taxable Value	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300
Estimated New TV	\$ 2,316,089	\$ 2,362,411	\$ 2,409,659	\$ 2,457,853	\$ 2,507,010	\$ 2,557,150	\$ 2,608,293	\$ 2,660,459	\$ 2,713,668	\$ 2,767,941	\$ 2,823,300	\$ 2,879,766
Incremental Difference (New TV - Base TV) ¹	\$ 2,184,789	\$ 2,231,111	\$ 2,278,359	\$ 2,326,553	\$ 2,375,710	\$ 2,425,850	\$ 2,476,993	\$ 2,529,159	\$ 2,582,368	\$ 2,636,641	\$ 2,692,000	\$ 2,748,466
School Capture												
Millage Rate												
State Education Tax (SET)	\$ 6.00000	\$ 13,109	\$ 13,387	\$ 13,670	\$ 13,959	\$ 14,254	\$ 14,555	\$ 14,862	\$ 15,175	\$ 15,494	\$ 15,820	\$ 16,152
School Operating Tax	\$ 18.00000	\$ 39,326	\$ 40,160	\$ 41,010	\$ 41,878	\$ 42,763	\$ 43,665	\$ 44,586	\$ 45,525	\$ 46,483	\$ 47,460	\$ 48,456
School Total	\$ 24.00000	\$ 52,435	\$ 53,547	\$ 54,681	\$ 55,837	\$ 57,017	\$ 58,220	\$ 59,448	\$ 60,700	\$ 61,977	\$ 63,279	\$ 64,608
Local Capture												
Millage Rate												
County Parks	\$ 0.31630	\$ 691	\$ 706	\$ 721	\$ 736	\$ 751	\$ 767	\$ 783	\$ 800	\$ 817	\$ 834	\$ 851
County Roads	\$ 0.47670	\$ 1,041	\$ 1,064	\$ 1,086	\$ 1,109	\$ 1,133	\$ 1,156	\$ 1,181	\$ 1,206	\$ 1,231	\$ 1,257	\$ 1,283
Mental Health	\$ 0.28590	\$ 625	\$ 638	\$ 651	\$ 665	\$ 679	\$ 694	\$ 708	\$ 723	\$ 738	\$ 754	\$ 786
County E-911	\$ 0.41950	\$ 917	\$ 936	\$ 956	\$ 976	\$ 997	\$ 1,018	\$ 1,039	\$ 1,061	\$ 1,083	\$ 1,106	\$ 1,129
Zeeland Operating	\$ 11.13540	\$ 24,329	\$ 24,844	\$ 25,370	\$ 25,907	\$ 26,454	\$ 27,013	\$ 27,582	\$ 28,163	\$ 28,756	\$ 29,360	\$ 30,605
Zeeland Airport Authority	\$ 0.09930	\$ 217	\$ 222	\$ 226	\$ 231	\$ 236	\$ 241	\$ 246	\$ 251	\$ 256	\$ 262	\$ 267
Zeeland School B&S	\$ 0.98020	\$ 2,142	\$ 2,187	\$ 2,233	\$ 2,280	\$ 2,329	\$ 2,378	\$ 2,428	\$ 2,479	\$ 2,531	\$ 2,584	\$ 2,639
Zeeland School Rec	\$ 0.50000	\$ 1,092	\$ 1,116	\$ 1,139	\$ 1,163	\$ 1,188	\$ 1,213	\$ 1,238	\$ 1,265	\$ 1,291	\$ 1,318	\$ 1,346
Ottawa County ISD	\$ 6.15460	\$ 13,447	\$ 13,732	\$ 14,022	\$ 14,319	\$ 14,622	\$ 14,930	\$ 15,245	\$ 15,566	\$ 15,893	\$ 16,227	\$ 16,568
County Operating	\$ 3.90000	\$ 8,521	\$ 8,701	\$ 8,886	\$ 9,074	\$ 9,265	\$ 9,461	\$ 9,660	\$ 9,864	\$ 10,071	\$ 10,283	\$ 10,499
Local Total	\$ 24.2679	\$ 53,020	\$ 54,144	\$ 55,291	\$ 56,461	\$ 57,653	\$ 58,870	\$ 60,111	\$ 61,377	\$ 62,669	\$ 63,986	\$ 65,329
Non-Capturable Millages												
Millage Rate												
Zeeland School Debt	\$ 7.45000	\$ 16,277	\$ 16,622	\$ 16,974	\$ 17,333	\$ 17,699	\$ 18,073	\$ 18,454	\$ 18,842	\$ 19,239	\$ 19,643	\$ 20,055
Total Non-Capturable Taxes	\$ 7.45000	\$ 16,277	\$ 16,622	\$ 16,974	\$ 17,333	\$ 17,699	\$ 18,073	\$ 18,454	\$ 18,842	\$ 19,239	\$ 19,643	\$ 20,055
Total Tax Increment Revenue (TIR) Available for Capture	\$ 105,455	\$ 107,691	\$ 109,972	\$ 112,298	\$ 114,671	\$ 117,091	\$ 119,559	\$ 122,077	\$ 124,645	\$ 127,265	\$ 129,937	\$ 132,663

¹ Assumes 1% annual increase for inflation

Notes:

Table 2 assumes incremental annual investment with pro completion in 2024.

For the purpose of Table 2 the new taxable value is estimated based on conversations with the assessor

No local tax capture through 2033 shown due to an proposed PA 210 tax abatement

Table 2- Estimate of Total Incremental Taxes Available for Capture

17 E Main, LLC Redevelopment

Estimated Taxable Value (TV) Increase Rate:											
	23	24	25	26	27	28	29	30	TOTAL		
Plan Year	2048	2049	2050	2051	2052	2053	2054	2055			
Calendar Year	2048	2049	2050	2051	2052	2053	2054	2055			
Base Taxable Value	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$ 131,300	\$		\$
Estimated New TV	\$ 2,937,361	\$ 2,996,109	\$ 3,056,031	\$ 3,117,151	\$ 3,179,494	\$ 3,243,084	\$ 3,307,946	\$ 3,374,105	\$		\$
Incremental Difference (New TV - Base TV) ¹	\$ 2,806,061	\$ 2,864,809	\$ 2,924,731	\$ 2,985,851	\$ 3,048,194	\$ 3,111,784	\$ 3,176,646	\$ 3,242,805	\$		\$
School Capture											
State Education Tax (SET)	\$ 16,836	\$ 17,189	\$ 17,548	\$ 17,915	\$ 18,289	\$ 18,671	\$ 19,060	\$ 19,457	\$		\$ 438,842
School Operating Tax	\$ 50,509	\$ 51,567	\$ 52,645	\$ 53,745	\$ 54,867	\$ 56,012	\$ 57,180	\$ 58,370	\$		\$ 1,316,526
School Total	\$ 67,345	\$ 68,755	\$ 70,194	\$ 71,660	\$ 73,157	\$ 74,683	\$ 76,240	\$ 77,827	\$		\$ 1,755,368
Local Capture											
County Parks	\$ 888	\$ 906	\$ 925	\$ 944	\$ 964	\$ 984	\$ 1,005	\$ 1,026	\$		\$ 23,134
County Roads	\$ 1,338	\$ 1,366	\$ 1,394	\$ 1,423	\$ 1,453	\$ 1,483	\$ 1,514	\$ 1,546	\$		\$ 34,866
Mental Health	\$ 802	\$ 819	\$ 836	\$ 854	\$ 871	\$ 890	\$ 908	\$ 927	\$		\$ 20,911
County E-911	\$ 1,177	\$ 1,202	\$ 1,227	\$ 1,253	\$ 1,279	\$ 1,305	\$ 1,333	\$ 1,360	\$		\$ 30,682
Zeeland Operating	\$ 31,247	\$ 31,901	\$ 32,568	\$ 33,249	\$ 33,943	\$ 34,651	\$ 35,373	\$ 36,110	\$		\$ 814,447
Zeeland Airport Authority	\$ 279	\$ 284	\$ 290	\$ 296	\$ 303	\$ 309	\$ 315	\$ 322	\$		\$ 7,263
Zeeland School B&S	\$ 2,751	\$ 2,808	\$ 2,867	\$ 2,927	\$ 2,988	\$ 3,050	\$ 3,114	\$ 3,179	\$		\$ 71,692
Zeeland School Rec	\$ 1,403	\$ 1,432	\$ 1,462	\$ 1,493	\$ 1,524	\$ 1,556	\$ 1,588	\$ 1,621	\$		\$ 36,570
Ottawa County ISD	\$ 17,270	\$ 17,632	\$ 18,001	\$ 18,377	\$ 18,760	\$ 19,152	\$ 19,551	\$ 19,958	\$		\$ 450,150
County Operating	\$ 10,944	\$ 11,173	\$ 11,406	\$ 11,645	\$ 11,888	\$ 12,136	\$ 12,389	\$ 12,647	\$		\$ 285,247
Local Total	\$ 68,097	\$ 69,523	\$ 70,977	\$ 72,460	\$ 73,973	\$ 75,516	\$ 77,091	\$ 78,696	\$		\$ 1,774,963
Non-Capturable Millages											
Zeeland School Debt	\$ 20,905	\$ 21,343	\$ 21,789	\$ 22,245	\$ 22,709	\$ 23,183	\$ 23,666	\$ 24,159	\$		\$ 544,896
Total Non-Capturable Taxes	\$ 20,905	\$ 21,343	\$ 21,789	\$ 22,245	\$ 22,709	\$ 23,183	\$ 23,666	\$ 24,159	\$		\$ 544,896
Total Tax Increment Revenue (TIR) Available for Capture	\$ 135,443	\$ 138,278	\$ 141,171	\$ 144,121	\$ 147,130	\$ 150,199	\$ 153,330	\$ 156,523	\$		\$ 3,373,808

¹ Assumes 1% annual increase for inflation

Notes:
 Table 2 assumes incremental annual investment with pro completion in 2024.
 For the purpose of Table 2 the new taxable value is estimated based on conversations with the assessor
 No local tax capture through 2033 shown due to an proposed PA 210 tax abatement

Table 3

Estimated Reimbursement Schedule

Table 3 - Estimate of Total Incremental Taxes Available for Reimbursement 17 E Main, LLC Redevelopment

Developer Reimbursement	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964
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Appendix 1

Appendix 2

Appendix 3

Appendix 4

Appendix 5

Housing Next Housing Needs Assessment, Ottawa County Update 2021

Bowen National Research

https://www.housingnext.org/files/ugd/8dbec7_932f7ff01ac54ed4bab4251d7ce5ac4f.pdf

Appendix 6

Housing TIF Financing Gap Calculation - Multifamily Rental

BF Plan # of Years

FORMULA	Location	Type	Control Rent	-	Project Rent	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit
FMR	Ottawa County	1 Bedroom	\$ 2,788.00	- \$	1,500.00	=	\$ 1,288.00	x	6	x	12	x	30	=	\$ 2,782,080.00	\$ 463,680.00
															\$ 2,782,080.00	
															\$ 2,671,900.00	
															\$ (110,180.00)	\$ -

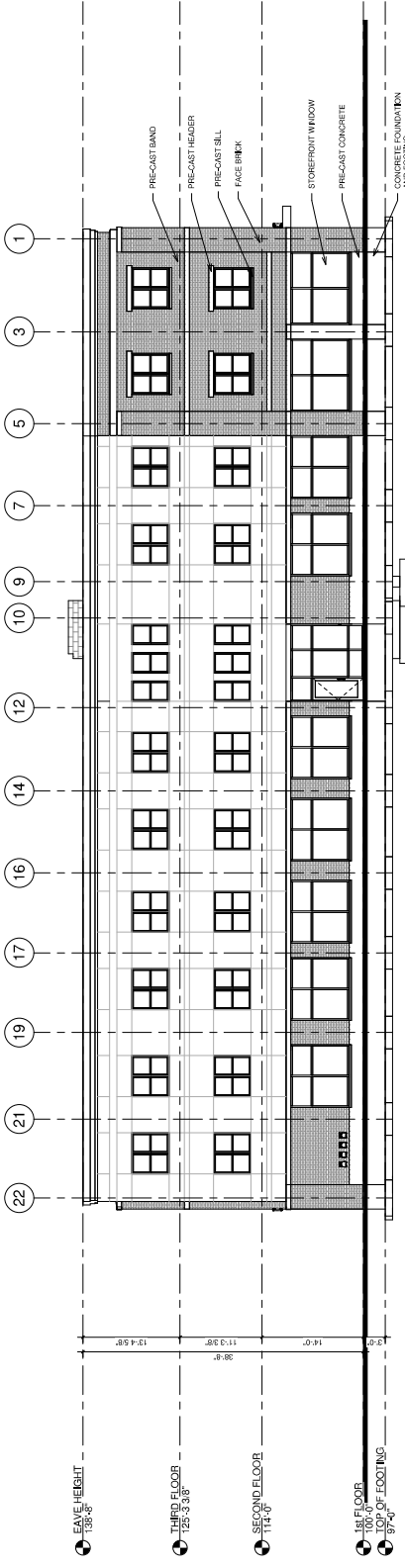
TOTAL Housing Subsidy

Approved BRA TIF Request

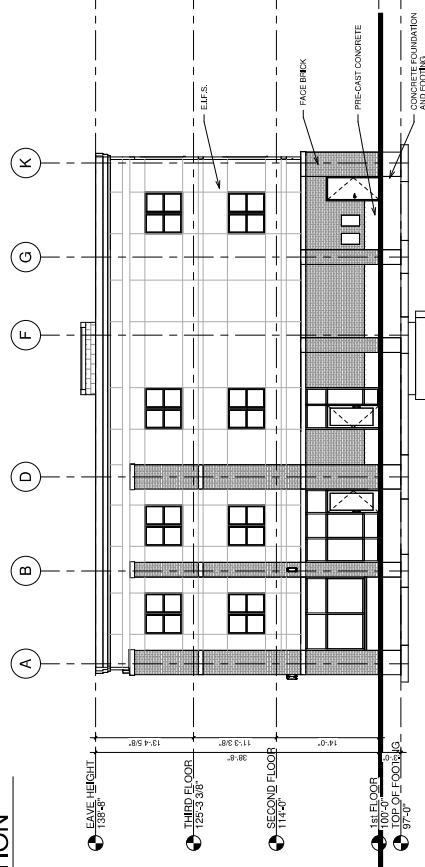
Appendix 7



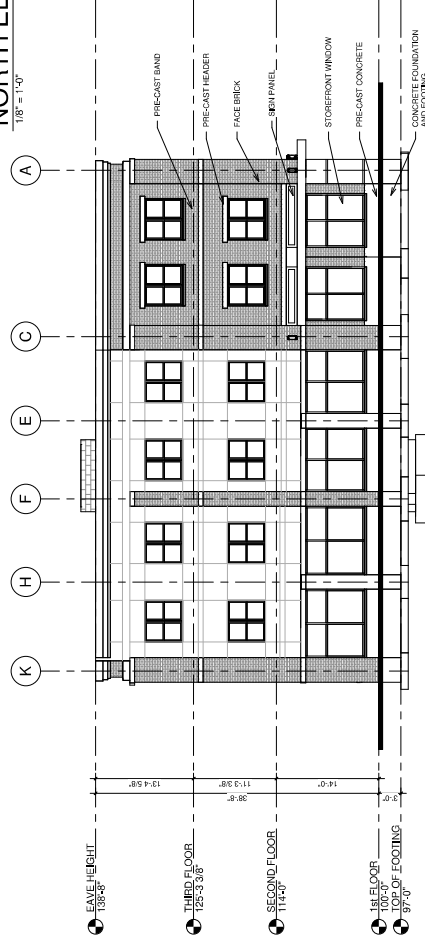
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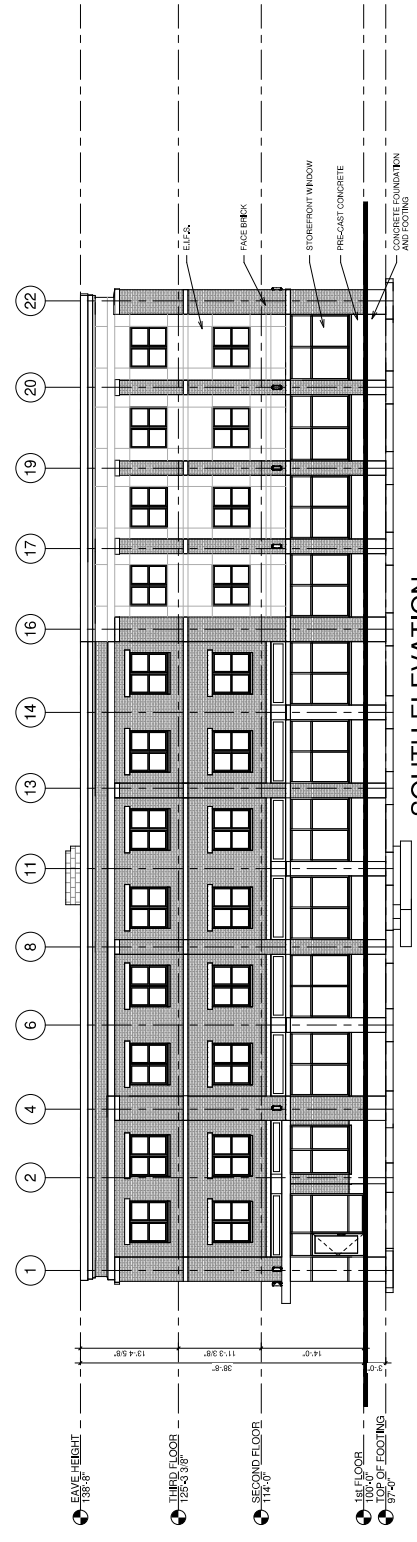
NORTH ELEVATION
 1/8" = 1'-0"



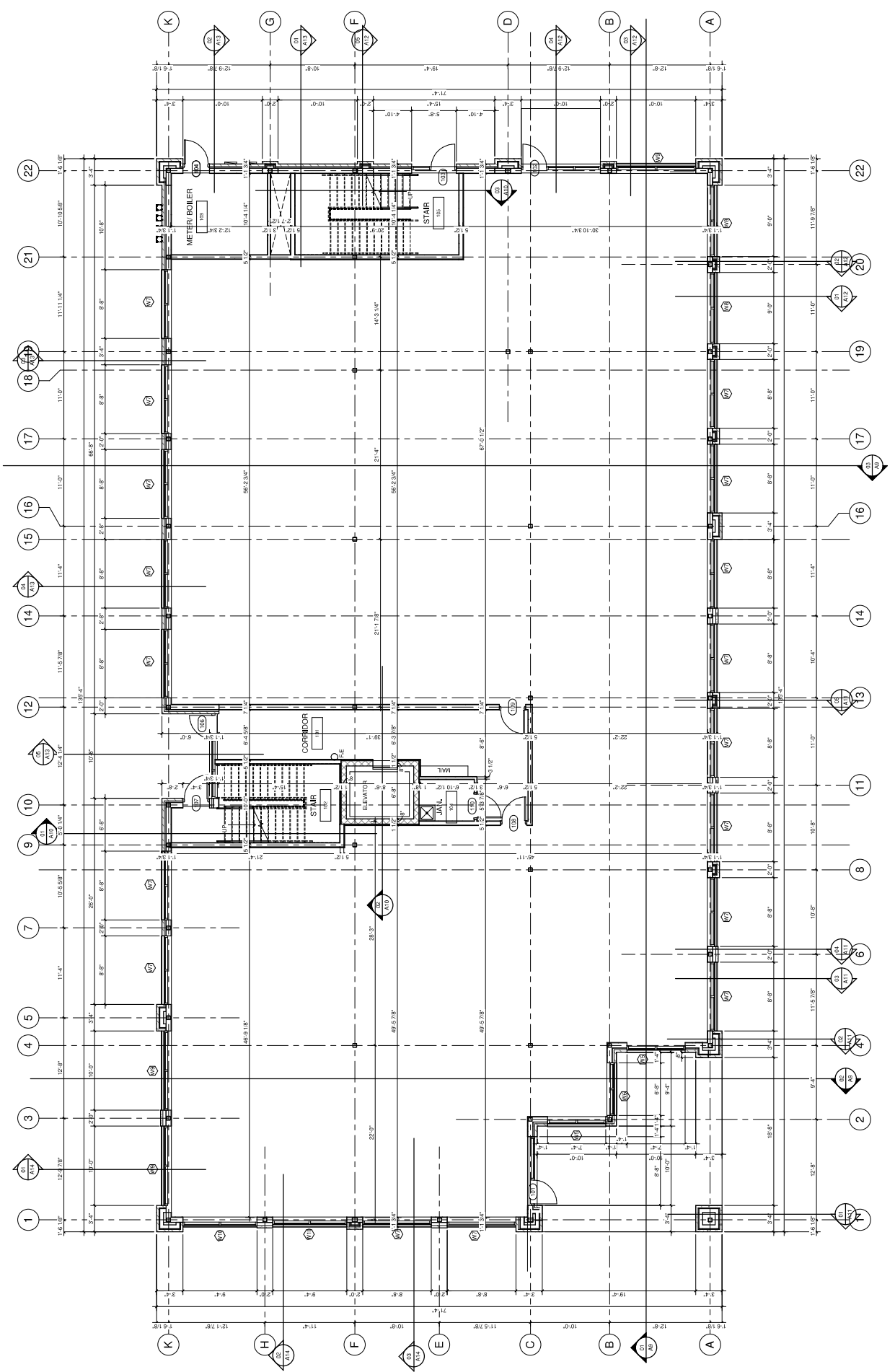
EAST ELEVATION
 1/8" = 1'-0"



WEST ELEVATION
 1/8" = 1'-0"

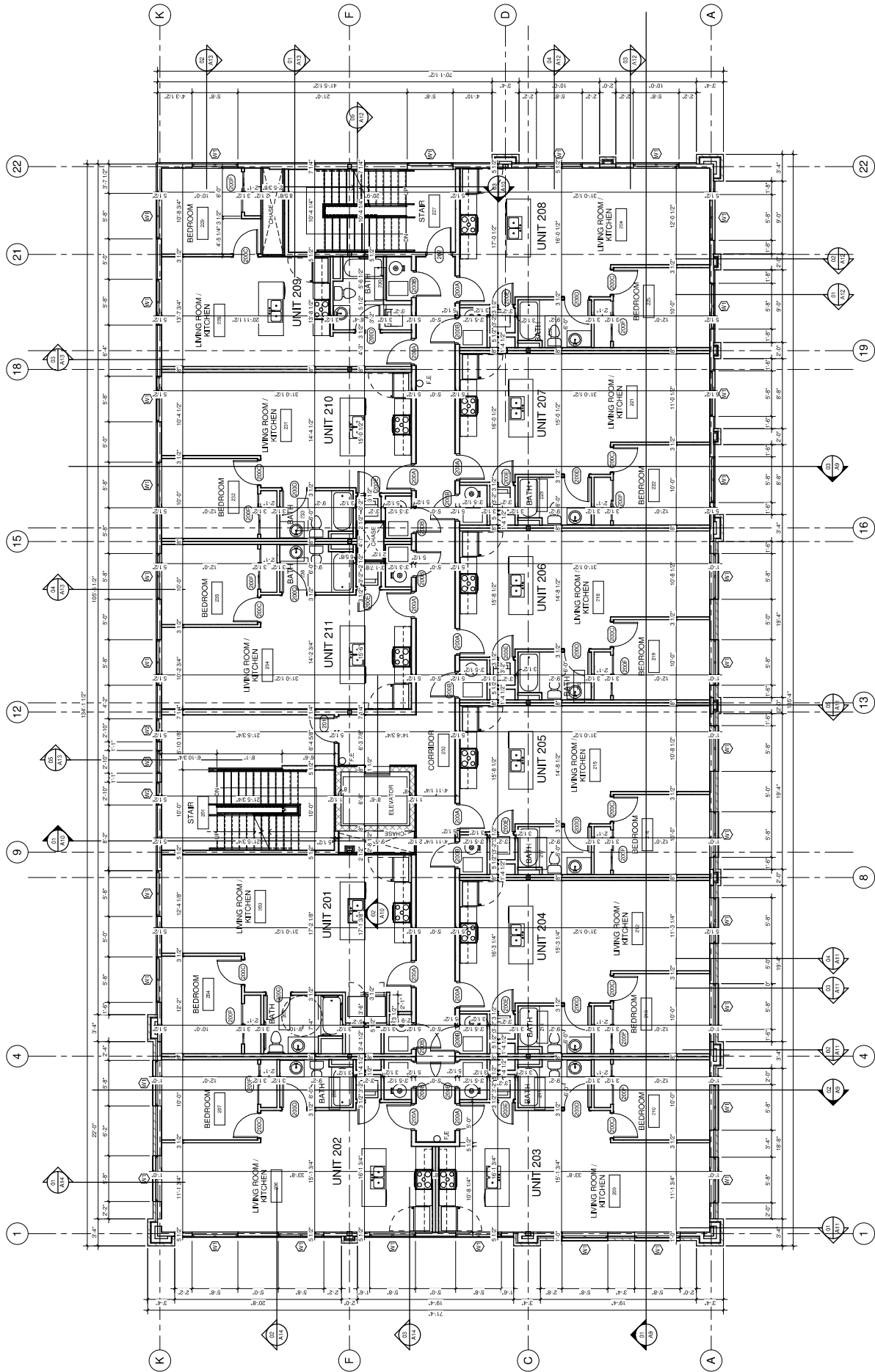


SOUTH ELEVATION
 1/8" = 1'-0"

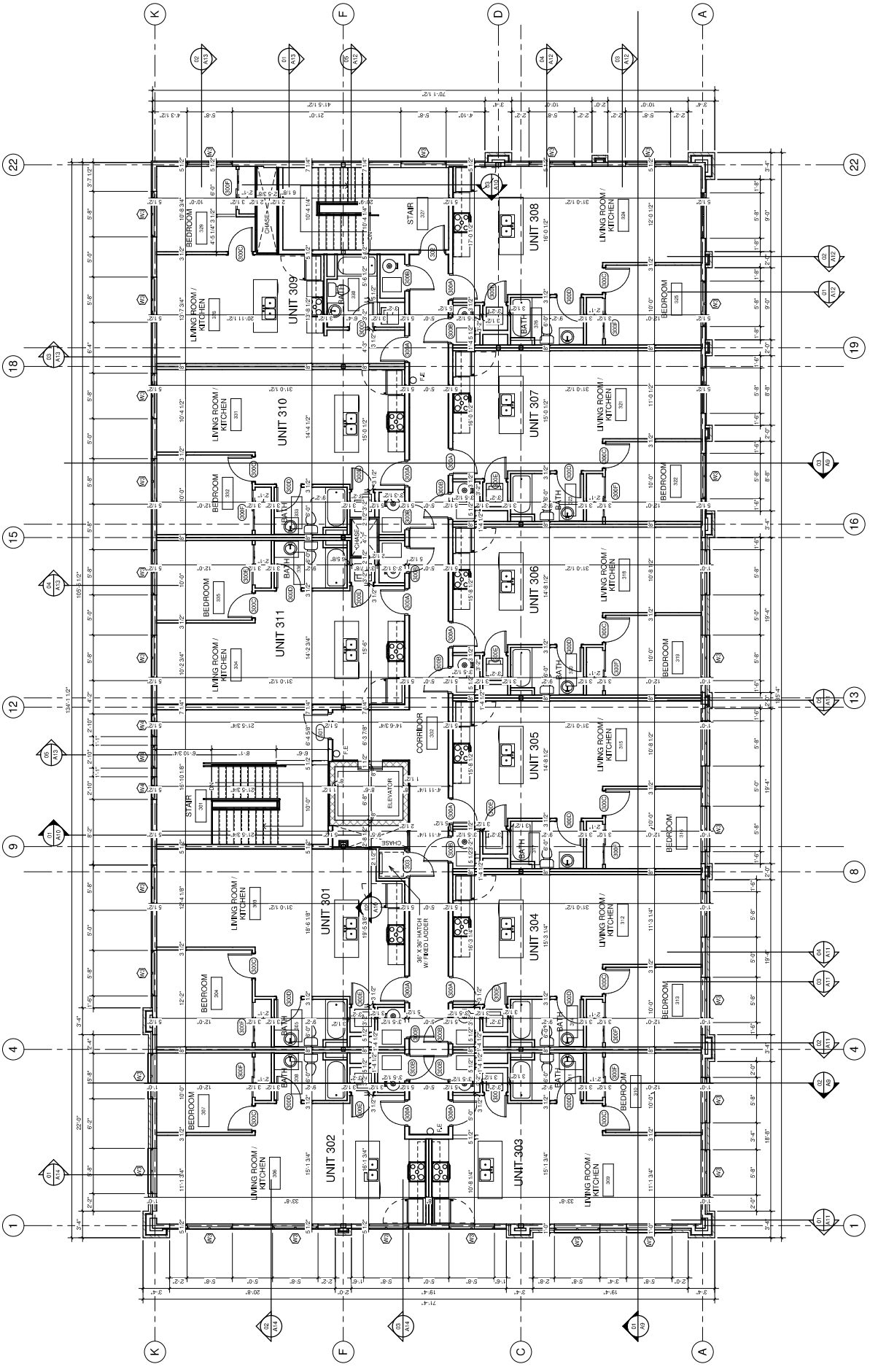


MAIN FLOOR PLAN
 3/16" = 1'-0"

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SECOND FLOOR
 3/16" = 1'-0"



THIRD FLOOR
 3/16" = 1'-0"

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21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

CITY COUNCIL MEMORANDUM

TO: Mayor Van Dorp III and City Councilmembers

FROM: Tim Klunder, City Manager

SUBJECT: Set Brownfield Plan Amendment Public Hearing – JR Automation, 800 E. Riley

DATE: April 3, 2026

CC: April 6th City Council Agenda

BACKGROUND: At March 31, 2026, Zeeland Brownfield Redevelopment Authority meeting, the Brownfield Authority approved a brownfield plan amendment for JR Automation Technologies, LLC at 800 E. Riley. Attached for Council’s consideration is a Resolution to set a City Council public hearing on May 18, 2026, on the proposed plan amendment. Following the public hearing, City Council will then be able to consider approval of the plan amendment for JR Automation.

While the public hearing will cover the proposed brownfield plan amendment in more detail, and Monday’s request to set a public hearing on the matter is more procedural in nature, some context on the plan amendment may be helpful given City Council is being asked to set a public hearing on the plan amendment. For that context, please also find attached the March 31, 2026 resolution from the Brownfield Redevelopment Authority approving JR Automation’s plan amendment, a March 20, 2026, city memorandum to the Brownfield Redevelopment Authority regarding the plan amendment, a February 16, 2026 memorandum from the Brownfield Authority’s consultant (Fleis and VandenBrink) on the plan amendment, and the February 11, 2026 brownfield plan amendment submitted by JR Automation to the city.

FEEL THE ZEEL



RECOMMENDATION: Our leadership team recommends that City Council approve a resolution to set a public hearing on May 18, 2026, to consider a brownfield plan amendment for JR Automation Technologies, LLC, at 800 E. Riley.

A handwritten signature in black ink, appearing to read 'Timothy R. Klunder', is written over a horizontal line.

Timothy R. Klunder, City Manager

RESOLUTION

Notifying Taxing Units
and Calling a Public Hearing Regarding
Approval of a Brownfield Plan Amendment by the
City of Zeeland Brownfield Redevelopment Authority
for JR Automation Technologies, 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 Monday, April 6, 2026, at 7:00 o'clock p.m., Local
Time.

PRESENT: Council Members _____

ABSENT: Council Members _____

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

WHEREAS, the City of Zeeland, County of Ottawa, Michigan (the “City”) is authorized by the
provisions of Act 381, Public Acts of Michigan, 1996, as amended (“Act 381”), to create a brownfield
redevelopment authority;

AND WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of
Zeeland Brownfield Redevelopment Authority (the “Authority”);

AND WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared and
approved a Brownfield Plan Amendment for JR Automation Technologies, LLC;

AND WHEREAS, the Authority has forwarded the Brownfield Plan Amendment for JR
Automation Technologies, LLC to the City Council requesting its approval of the Brownfield Plan
Amendment;

AND WHEREAS, prior to approval of the Brownfield Plan Amendment, the City Council desires to hold a public hearing in connection with consideration of the Brownfield Plan Amendment for JR Automation Technologies, LLC as required by Act 381;

AND WHEREAS, prior to approval of the Brownfield Plan Amendment for JR Automation Technologies, LLC, the City Council is required to provide notice not less than 10 days prior to a public hearing to allow for a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to express their views and recommendations regarding the Brownfield Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Brownfield Plan Amendment for JR Automation Technologies, LLC from the Authority and directs the City Clerk to send a copy of the proposed Brownfield Plan Amendment for JR Automation Technologies, LLC to the governing body of each taxing jurisdiction in the City not less than 10 days prior to the public hearing, notifying them of the City Council's intention to consider approval of the Brownfield Plan Amendment for JR Automation Technologies, LLC after the public hearing described below.

2. A public hearing is hereby called on Monday, the 18th day of May, 2026, at 7:15 p.m., prevailing Eastern Time, in the City Hall in the City to consider adoption by the City Council of a resolution approving the Brownfield Plan Amendment for JR Automation Technologies, LLC.

3. The City Clerk shall cause notice of said public hearing to be published in the Zeeland Record, a newspaper of general circulation in the City, not less than 10 days before the public hearing. The notice shall be published as a display advertisement prominent in size.

4. The notice of the hearing shall be in substantially the following form:

**CITY OF ZEELAND
COUNTY OF OTTAWA, STATE OF MICHIGAN**

***Notice of Public Hearing regarding an Amendment to the Brownfield Plan
of the City of Zeeland for a JR Automation Technologies, LLC Project***

A public hearing will be held before the Zeeland City Council whose chambers are in the Zeeland City Hall at 21 South Elm Street, Zeeland, Michigan, and whose telephone number is (616) 772-6400 on:

**Monday, May 18, 2026
at 7:15 p.m.
In the Council Chambers**

in accordance with the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996 as amended MCL 125.2651 et. seq. (“Act 381”).

The hearing is to consider a Brownfield Plan Amendment related to the for JR Automation Technologies, LLC Project. The Amendment applies to property located at 800 E. Riley Street in the City of Zeeland, Michigan. The said parcel has the following Parcel ID Number: 70-17-17-101-030.

The Brownfield Plan Amendment and all information related to the project, including map and plats, are available for public inspection at the Zeeland City Community Development Department Office, at 21 South Elm Street, Zeeland, Michigan 49464, on weekdays between the hours of 8:30 a.m. and 4:30 p.m.

All aspects of the Brownfield Plan Amendment for JR Automation Technologies, LLC are open for discussion at the hearing. All interested citizens shall have the right to be heard and shall have an opportunity to provide comments orally or in writing. Please forward all written comments to the Zeeland City Clerk at 21 South Elm, Zeeland, Michigan 49464.

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation being provided upon a notice to the City of Zeeland by the Monday preceding the meeting by 5:00 p.m. With advance notice of seven calendar days, the City will provide interpreter services at public meetings, including language translation. Individuals requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's office (616) 772-6400.

Date: April 6, 2026

Kristi DeVerney, City Clerk

5. 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 _____

NAYS: Council Members _____

ABSENT: Council Members _____

RESOLUTION DECLARED ADOPTED.

Kristi DeVerney, City Clerk

CERTIFICATE

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Zeeland, County of Ottawa, State of Michigan, at a regular meeting held on April 6, 2026, 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.

Kristi DeVerney, City Clerk

**RESOLUTION APPROVING BROWNFIELD PLAN AMENDMENT
FOR
JR AUTOMATION TECHNOLOGIES, LLC**

City of Zeeland
Brownfield Redevelopment Authority

Minutes of a regular meeting of the Board of the City of Zeeland Brownfield Redevelopment Authority, County of Ottawa, State of Michigan, held in the City Hall on the 31st day of March 2026, at 4:00 o'clock p.m., prevailing Eastern Time.

PRESENT: Members Vice Chairperson Beth Blanton, Andy Boatright, Tim Klunder, Tim Maday, and Jeff Roon

ABSENT: Members Mayor Rick VanDorp

The following preamble and resolution were offered by Member Boatright and supported by Member Roon.

WHEREAS, a Brownfield Plan and also an amendment to such plan have been prepared pursuant to Act 381, Public Acts of Michigan, 1996 (“Act 381”), copies of which are on file with the Secretary of the City of Zeeland Brownfield Redevelopment Authority (the “Authority”); and

WHEREAS, the Authority is authorized to approve amendments to the Brownfield Plan and recommend amendments for approval to the City of Zeeland, County of Ottawa, State of Michigan (the “City”).

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Approval of Amended Brownfield Plan. The Board hereby adopts and approves the attached Brownfield Plan Amendment for JR Automation Technologies, LLC and recommends the approval of the amendment to the Brownfield Plan by the City Council of the City.

2. Deliver Resolution and Amended Brownfield Plan to City. The Secretary of the Authority is directed to deliver a certified copy of this resolution and the Amended Brownfield Plan to the City Clerk.

3. Disclaimer. By adoption of this resolution and approval of the Amended Brownfield Plan, the Authority assumes no obligation or liability to the owner, developer or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this resolution and the Amended Brownfield Plan. The Authority makes no guarantees or representations as to the determinations of the appropriate state officials regarding the ability of the owner, developer or lessor to qualify for a single business tax credit pursuant to Act 228, Public Acts of Michigan, 1975, as amended, or as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Amended Brownfield Plan, if applicable.

4. Repealer. All resolutions and parts of resolution in conflict with the provisions of this resolution are hereby repealed or amended to the extent of such conflict.

AYES: Andy Boatright, Tim Klunder, Tim Maday, and Jeff Roon

ABSTAINED: Vice Chairperson Beth Blanton

ABSENT: Mayor Rick VanDorp

RESOLUTION DECLARED ADOPTED.



Timothy Klunder, Secretary

CERTIFICATE

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the City of Zeeland Brownfield Redevelopment Authority, County of Ottawa, State of Michigan, at a regular meeting held on March 31, 2026, 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, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



Timothy Klunder, Secretary



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

BROWNFIELD REDEVELOPMENT AUTHORITY MEMORANDUM

TO: Brownfield Redevelopment Authority Board

FROM: Tim Klunder, City Manager

SUBJECT: Brownfield Plan Amendment – 800 E. Riley, JR Automation

DATE: March 20, 2026

CC: March 31, 2026, Brownfield Redevelopment Authority Meeting

At the March 31, 2026, Brownfield Redevelopment Authority meeting, the board will be asked to consider an amendment to the City's Brownfield Plan for 800 E. Riley (JR Automation). Included with this cover memo is a memo from our brownfield consultant, Samantha Mariuz, Fleis & VandenBrink; and the site-specific provisions (Brownfield Plan Amendment) for the 800 E. Riley project. A resolution for approval consideration will be provided to the Authority at the meeting.

Samantha's memorandum provides a thorough overview of the proposed project for the Brownfield Authority's consideration and thus I will not reiterate that information within this cover memo. However, a few items of additional note for the Authority's information are:

- As noted in the plan and Samantha's memo, the developer will seek reimbursement of \$4,101,975 in eligible activities. For its part, the city (BPW) will seek \$4,531,000 for Phase I infrastructure improvements (adjacent to site) and potentially \$4,000,000 for Phase II improvements (exploring a roundabout at the corner of Main/Fairview).
 - It is currently anticipated that the city will bond for a portion of the infrastructure improvements, using tax increment financing from the project to pay the bonds.
 - When including our local brownfield administration fee (5%) a total estimated amount of \$13.7 million would be collected through the TIF. Of this amount, approximately \$6.2 million (46%) would be city tax dollars, while the other

FEEL THE ZEEL



revenue would be from other local tax sources. There are no state education or school operating taxes included in the tax capture.

- The administrative provisions (administration fee, percentage of annual collection to city, etc.) within the Brownfield Plan are consistent with the City’s Brownfield Tax Increment Financing Policy (with proposed amendments).
- Estimated calculations of the tax incentives are consistent with the provisions in the City’s Brownfield Tax Increment Financing Policy (amended) and proposed Community and Economic Development Financial Incentive Policy
 - The total estimated financial incentives (IFT and TIF) to JR Automation are 20% (no more than 50% per policy) and 5.63% (no more than 40%) for brownfield incentives. Interestingly, on a per square foot basis, the proposed incentives are \$50.54. In four “recently” approved incentive projects (CRA and/or BRA TIF) the average was \$50.99 per square.
- From a procedural standpoint, should the Brownfield Redevelopment Authority approve the Brownfield Plan Amendment for 800 E. Riley, it would then go before Zeeland City Council. It is anticipated that Zeeland City Council will consider a resolution at their April 6, 2026, meeting to set a public hearing on the Brownfield Plan Amendment at their May 4, 2026, meeting. City Council would then hold a public hearing and consider approving the Brownfield Plan Amendment. Finally, a reimbursement agreement (sample in the Brownfield Plan) will be required to be approved between the Brownfield Authority/City and developer before any tax reimbursements are made.

RECOMMENDATION: City staff recommend that the Brownfield Redevelopment Authority approve a resolution to amend the City’s Brownfield Plan to include the 800 E. Riley project as outlined in the attached plan amendment.

Timothy R. Klunder, City Manager

MEMO



To: The City of Zeeland Brownfield Redevelopment Authority Board of Directors

From: Samantha Mariuz, Economic Development Manager

Cc: Tim Maday, Community Development Director

Date: February 16, 2026

RE: **JR Automation Industrial Development 800 E. Riley Street, Zeeland, Ottawa County, Michigan**

Introduction & History

The Brownfield Plan and project application for the JR Automation (the “Developer”) for property located at 800 E. Riley Street (the “Subject Property, (overall (the “Project”)), were submitted to the Brownfield Redevelopment Authority on February 11, 2026, for review. The Developer is seeking approval from the Brownfield Redevelopment Authority to recommend approval of the Plan to City Council in order to capture Local Tax Increment Revenue for Brownfield Eligible Activities summarized below.

Project Proposal & Plan Review

JR automation Technologies, LLC proposes to invest \$72.8 million toward the construction of a new 286,000 square foot manufacturing and global headquarters at 800 E Riley Street, Zeeland, Michigan. The Project is expected to create 150 new local jobs. The Subject Property is a 45.5-acre site and the only remaining industrial parcel available in the City of Zeeland (the “City”) capable of accommodating the size and scale of the Project. The Project allows JR Automation the ability to relocate their corporate headquarters and consolidate manufacturing operations with opportunities for future site expansion.

To prepare the Property for development, eligible site operational activities and public infrastructure improvements are necessary. Additionally, the Project will feature walkable and bikeable paths that are integrated into an ecologically restored native prairie landscape. Both the Developer and the City will incur brownfield eligible costs related to site preparation and infrastructure improvements. Developer activities began late 2025 and are expected to continue through late summer 2027. The City of Zeeland will incur infrastructure improvement costs between 2026 and 2028. There is also a provision in this Plan for future (referred to as “Phase II City Infrastructure”), costs associated with infrastructure improvements at the Main Avenue and Fairview Road intersection that may be required to accommodate future traffic patterns due to the development.

Eligible Property

The Project consists of one (1) parcel totaling 45.5 acres. The eligible property is currently vacant.

MEMO



Address	Parcel ID	Owner	Legal Description
800 E. Riley Street, Zeeland, Michigan	70-17-17-101-030	17 E. Main, LLC	PART OF E 1/2 OF NW 1/4 BEG AT N 1/4 COR, TH S 0D 25M 56S W 1382.17 FT ALG N&S 1/4 LI, TH S 60D 45M 34S W 113.84 FT, S 60D 42M 54S W 122.6 FT, N 89D 22M 17S W 1124.81 FT, TH N 0D 28M 16S E 1500 FT ALG W LI OF E 1/2 OF NW 1/4, TH S 89D 22M 17S E 1329.18 FT ALG N SEC LI TO BEG. SEC 17 T5N R14W 45.51 AC
Basis of Eligibility: Blighted			

Pursuant to Section 2(c)(vi) of Act 381, property “owned or under the control of” of Land Bank Fast Track Authority is considered “Blighted,” and therefore considered “Eligible Property,” as defined in Section 2(p) of Act 381.

The Subject Property as part of this Brownfield Plan Amendment is under control of the Ottawa County land Bank Authority (OCLBA), with the Development Agreement between the OCLBA and JR Automation Technologies, LLC, included as Appendix 3 of the Plan. Since the property is under the control of the OCLBA, therefore considered blighted; public infrastructure improvements and site preparation activities are considered brownfield eligible activities regardless of the City of Zeeland’s Qualified Local Unit of Government (QLUG) status.

Eligible Activities and Assumptions

The Project’s brownfield eligible activities include, infrastructure and site preparation activities with costs incurred by both the Developer and the City as summarized in the table below. The Developer will incur costs to prepare the site for redevelopment including clearing, grubbing, land balancing, grading, geotechnical engineering, staking, cut and fill operations, temporary construction access, erosion control and temporary facilities.

The City of Zeeland plans to complete public infrastructure improvements that directly benefit the Project. These improvements include the expansion of the community bike path system along Riley Street and 84th Avenue, reconstruction of 84th Avenue along the eastern Subject Property boundary, and the construction of a railroad crossing on 84th Avenue along the eastern Subject property boundary. Additionally, electrical infrastructure must be moved underground, and the upsizing of the water main is necessary to support the Project. The Plan contemplates Phase II of infrastructure improvements, in which the City would improve the intersection of Main Avenue and Fairview Road.

Eligible Activity	Cost approved in Brownfield Plan
City of Zeeland Eligible Activities	
Phase I Infrastructure Improvements	\$4,531,000
Phase II Infrastructure Improvements	\$4,000,000
City of Zeeland Eligible Activities Total	\$8,531,000
Developer Eligible Activities	
Site Preparation	\$3,536,500
Contingency	\$530,475
Brownfield Plan/Work Plan Preparation	\$20,000

3960 Lucerne Dr. SE
 Grand Rapids, MI 49546
 P: 616.977.1000
 F: 616.977.1005
 www.fveng.com

MEMO



Brownfield Plan/Work Plan Implementation	\$15,000
Developer Eligible Activities Total	\$4,101,975
Total	\$12,632,975

The Brownfield Board's role with a Brownfield Plan is to review statutory eligibility and determine the reasonableness of costs proposed within the Plan. The Developer and the City are limited to the actual cost of eligible activities for reimbursement in a not-to-exceed amount as determined within the Brownfield Plan and Reimbursement Agreement.

F&V has reviewed the eligible activity assumptions and maintains that they are reasonable and statutorily sufficient pertaining to eligible activities for an industrial development with public infrastructure and site preparation costs for the eligible activity reimbursement sought in the Plan.

Tax Increment Revenue & Plan Assumptions

The current total taxable value of the property is \$574,942 set with the 2025 taxable value and the estimated post development taxable value after all phases of construction are complete is \$31,000,000 expected in 2027. An assumed inflation rate multiplier of 2% is used for financial estimates throughout the Plan.

The Project assumes that an Industrial Property Tax Abatement (PA 198) will be approved. The assumptions throughout the tax increment reimbursement schedules contemplate approval of the tax abatement, limiting the local tax increment revenues available for capture during the initial 12 years of the Brownfield Plan by approximately 50%. After the expiration of the abatement, the Authority will capture 100% of the available incremental local tax revenues generated from the Property to reimburse Developer and the City for the costs of eligible activities and other permitted uses of funds under this Plan.

Changes in the inflation rate and abatement assumption will result in a longer or shorter reimbursement period. The Developer and the City are limited to the actual annual tax increment revenue generated on the real property taxable value of the Subject Property.

Consistent with the City of Zeeland's Brownfield TIF Policy, the Plan includes a 5% annual administrative fee throughout the duration of the Brownfield Plan. Additionally, the Plan provides for 10% of the annual available capture paid to the Brownfield Authority for public infrastructure work associated with the Project. The remaining 90% will be used for Developer reimbursement.

It is expected that the developer will be reimbursed in 13 years, or 2038, Phase I of City Infrastructure improvements in year 17 or 2043, and Phase II of City Infrastructure improvements in year 21 or 2047. Interest on the unreimbursed balance of eligible activities is not included as part of this Brownfield Plan request, and deposits into the Local Brownfield Revolving Fund are not included as part of the Plan to accommodate for the Phase II infrastructure costs.

Administrative Fees: As available, the Zeeland Brownfield Redevelopment Authority will capture an amount equal to not greater than 5% of the local tax increment revenues for administrative and operating purposes, to be further defined within the Reimbursement Agreement. It is estimated that administrative capture by the Authority will be \$685,932 – 5% of Local TIR over the duration of the plan.

Revolving Loan Fund: Deposits to the LBRF are not presented as part of this Plan.

MEMO



Findings & Considerations

The Brownfield Plan and the Act 381 Work Plan contain all the necessary statutory information as required by Act 381 and the City of Zeeland Brownfield TIF Policy.

1. The proposed eligible activity costs proposed in the Plan are reasonable
2. The Plan assumes approval of a PA 198 tax abatement for a period of 12 years, which reduces the available tax increment revenue by approximately 50%. If a PA 198 is not awarded, the actual length of the Brownfield reimbursement period will be reduced.
3. The Plan incorporates a 90/10 split between Developer and City reimbursement. It is expected that the Developer will be reimbursed in year 13, and the City in year 21.
4. If the City elects to not pursue reimbursement for Phase II infrastructure costs contemplated within this Plan, the Plan may be amended to include deposits into its Local Brownfield Revolving Fund.

Act 381 Brownfield Plan

JR Automation Industrial Development
800 E. Riley Street, Zeeland, Michigan

City of Zeeland Brownfield Redevelopment
Authority

Project No. 2500428
February 11, 2026

Act 381 Brownfield Plan

**JR Automation Industrial Development
800 E. Riley Street, Zeeland, Michigan**

**Prepared For:
City of Zeeland Brownfield Redevelopment Authority
Zeeland, Michigan**

**February 11, 2026
Project No. 2500428**

**Recommended for Approval by City of Zeeland
Brownfield Redevelopment Authority on: _____**

Adopted by City of Zeeland on: _____

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1.0 Introduction

The Zeeland Brownfield Redevelopment Authority (Authority or ZBRA) was established pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381). Act 381 creates opportunities for the ZBRA to help facilitate the redevelopment of brownfields by providing economic development incentives through tax increment financing (TIF).

This Brownfield Plan Amendment permits the use of TIF to reimburse JR Automation Technologies, LLC (Developer) and the City of Zeeland for eligible activity costs supporting the redevelopment of 800 E. Riley Street, Zeeland, Ottawa County, Michigan (“Eligible Property”, “Site”, or “Property”).

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

JR Automation Technologies, LLC proposes to invest \$72.8 million toward the construction of a new 286,000 square foot manufacturing plant and global headquarters at the Property (“Project”), which will feature walkable, bikeable paved paths integrated into an ecologically restored native prairie landscape. The Project will allow JR Automation, a leading global integrator of custom automated systems for manufacturing and distribution environments, to relocate their corporate headquarters and consolidate manufacturing operations while creating opportunities for future Site expansion. The 45.5-acre Site is the only remaining available industrial parcel in the City of Zeeland that can accommodate the scale of this Project.

To prepare the Site for development and support the Project, eligible site preparation activities and public infrastructure improvements are necessary. Developer construction activities commenced in late 2025 and will continue through late summer 2027. City of Zeeland infrastructure improvements are anticipated to occur between 2026 and 2028.

This Brownfield Plan Amendment also includes potential infrastructure improvements at the Main Avenue and Fairview Road intersection (Phase II City Infrastructure). These infrastructure improvements have not been scheduled and may or may not be fully constructed, depending on City of Zeeland final decisions and financing.

It is anticipated that the Project will create 150 new local jobs, increase the community’s tax base, and enhance nearby property values.

The Project is not located in a qualified local governmental unit (QLGU).

1.2 Eligible Property Information

Site Address: 800 E. Riley Street, Zeeland, Michigan

Parcel ID No.: 70-17-17-101-030

PART OF E 1/2 OF NW 1/4 BEG AT N 1/4 COR, TH S 0D 25M 56S W 1382.17 FT ALG N&S 1/4 LI, TH S 60D 45M 34S W 113.84 FT, S 60D 42M 54S W 122.6 FT, N 89D 22M 17S W 1124.81 FT, TH N 0D 28M 16S E 1500 FT ALG W LI OF E 1/2 OF NW 1/4, TH S 89D 22M 17S E 1329.18 FT ALG N SEC LI TO BEG. SEC 17 T5N R14W 45.51 AC

Pursuant to Sec. 2(c)(vi) of Act 381, property “owned or under the control of” a Land Bank Fast Track Authority is considered “Blighted”, and therefore is “Eligible Property”, as defined in Sec. 2(p) of Act 381. Act 381 defines “owned or under the control of” as one or more of the following:

- (i) An ownership interest in the property.
- (ii) A tax lien on the property.
- (iii) A tax deed to the property.

- (iv) A contract with this state or a political subdivision of this state to enforce a lien on the property.
- (v) A right to collect delinquent taxes, penalties, or interest on the property.
- (vi) The ability to exercise its authority over the property.

The Property that is the subject of this Brownfield Plan Amendment is under the control of the Ottawa County Land Bank Authority (OCLBA) as evidenced by the Development Agreement between the OCLBA and JR Automation Technologies, LLC which is included as Appendix 3. Therefore, the Property meets the definition of “Blighted” as defined by Act 381 and is considered Eligible Property.

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Brownfield Plan Amendment has been developed to reimburse existing and anticipated eligible costs incurred by the Developer and the City of Zeeland through capture of available local tax increment revenues generated from the Project. The total cost of eligible activities (allowed under Act 381) is anticipated to be \$12,632,975. ZBRA administrative costs are anticipated to be as much as \$688,009. No capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is planned. The estimated cost of all eligible activities under this Brownfield Plan Amendment is summarized in Table 1. A description of the costs to be paid for with tax increment revenues is provided below.

Since the Property is under the control of the OCLBA, and therefore considered to be blighted, public infrastructure improvements and site preparation activities are eligible activities.

2.1.1 Public Infrastructure Improvements

City of Zeeland public infrastructure improvements to support the Project:

Phase I City Infrastructure	\$4,531,000
Bike Paths	\$1,057,000
- Expanding Bike Path on Riley Street from Fairview to Kenco Property Easterly Line	\$293,000
- Expanding Bike Path on Riley Street from Kenco Property Easterly line to 84th Ave.	\$370,000
- Expanding Bike Path on 84th Ave from Riley to Washington Ave.	\$394,000
Reconstruction of 84th Ave. w/ Curb and Gutter	\$1,113,000
84th Ave. Railroad Crossing	\$836,000
Undergrounding of Electrical Infrastructure	\$1,350,000
Upsizing of Water Main from 12” to 16”	\$175,000
Phase II City Infrastructure (Main Avenue and Fairview Road)	\$4,000,000
Total	\$8,531,000

2.1.2 Site Preparation

Developer costs to prepare the Property for industrial development:

Clearing, grubbing, land balancing, grading, geotechnical engineering, staking, cut and fill, temporary construction access and/or roads, temporary erosion control, and temporary facility	\$3,146,500
Soft Costs (architectural and engineering related to eligible activities)	\$390,000
Total	\$3,536,500

2.1.3 Brownfield Plan Preparation

The cost for Brownfield Plan development is estimated at \$20,000.

2.1.4 Brownfield Plan Implementation

Implementation of the Brownfield Plan is estimated at \$15,000.

2.1.5 Contingency

A 15% contingency on site preparation costs is estimated at \$530,475.

2.1.6 Authority Administration Cost

The ZBRA administrative cost is estimated at \$688,009.

2.1.7 Local Brownfield Revolving Fund

No capture and deposit of tax increment revenues into the LBRF is planned.

2.2 Summary of Eligible Activities

Site Preparation

To prepare the site for redevelopment, various site preparation activities performed by the Developer are necessary, including clearing, grubbing, land balancing, grading, geotechnical engineering, staking, cut and fill, temporary construction access and/or roads, temporary erosion control, and temporary facilities.

Public Infrastructure Improvements

The City of Zeeland plans to complete public infrastructure improvements that directly benefit the Project. Activities included as Phase I of the infrastructure improvements consist of expansion of the community bike path system along Riley Street and 84th Avenue which border the Project boundaries; reconstruction of 84th Avenue along the east Project boundary; construction of a railroad crossing on 84th Avenue along the east Project boundary; and undergrounding of electrical infrastructure and upsizing a water main supporting the Project.

Additional potential public infrastructure improvements at the intersection of Main Avenue and Fairview Road (Phase II City Infrastructure) may or may not be fully constructed, depending on City of Zeeland final decisions and financing.

Brownfield Plan Preparation

Preparation of a Brownfield Plan to facilitate the capture of local tax increment revenues for reimbursement of costs to complete eligible activities.

Brownfield Plan Implementation

Activities to support implementation of the Brownfield Plan.

Contingency

A 15% contingency is included to account for any unanticipated costs related to site preparation activities.

Authority Expenses

The ZBRA has a 5% administrative cost to support the Project.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The base taxable value for this Brownfield Plan Amendment will be the 2025 taxable value, \$574,942. Upon Project completion, the projected taxable value is estimated at \$31,000,000. Eligible Project activities commenced in late 2025 with construction completion anticipated in late 2027.

Tax increment revenue collection will start within five years of the adoption of this Brownfield Plan Amendment and is anticipated to begin in 2027. This Brownfield Plan Amendment captures all available and eligible local tax increment revenues (except for personal property tax increment revenues). Local tax increment revenues available for capture during the initial 12 years of this Brownfield Plan Amendment will be limited to approximately 50%, as the Developer intends to pursue an industrial property tax abatement (P.A. 198). Following the abatement, full capture of available local tax increment revenues will occur for the remainder of the Brownfield Plan Amendment.

Reimbursements will be made to the Developer and the City of Zeeland on the actual tax increment that is realized. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2).

This Brownfield Plan Amendment includes an administrative fee of 5% of the local tax increment for administrative and operating expenses of the ZBRA. Additionally, this Brownfield Plan Amendment includes a tax increment revenue split, in which 10% of the tax increment revenue will be utilized to reimburse the City of Zeeland for eligible public infrastructure costs, and the Developer will capture the remaining 90% to reimburse eligible site preparation activities. A summary of the estimated reimbursement schedule by year and in aggregate is presented in Table 3.

2.4 Method of Financing and Description of Advances Made by the Municipality

Eligible activities performed by the Developer, as outlined in this Brownfield Plan Amendment and the accompanying development and reimbursement agreement (Appendix 2), will be funded by the Developer. New available local tax increment revenues will be captured, to the extent permitted under Act 381, and used to reimburse eligible Developer costs related to eligible activities completed. No interest costs on the eligible activities will be reimbursed, and no advances from the City of Zeeland are anticipated.

Eligible infrastructure improvements performed by the City of Zeeland will be funded by the City of Zeeland.

In accordance with the Development/Reimbursement Agreement, the Developer will receive 90% of the increment for reimbursement with City of Zeeland reimbursement being the remaining 10% of available increment.

2.5 Maximum Amount of Note or Bonded Indebtedness

The City of Zeeland may finance eligible public infrastructure improvements via municipal bonds, as applicable, with TIF as the pay back mechanism subject to the terms outlined in the Development Reimbursement Agreement (Attachment B). The estimated total bond amount will not exceed \$8,531,000.

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment as early as 2027. This plan will then remain in place for 21 years, or until the eligible activities have been fully reimbursed, whichever occurs sooner. An analysis showing the reimbursement schedule is attached in Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of TIF on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The Eligible Property consists of one parcel with an address of 800 E. Riley Street, Zeeland, Michigan. The parcel totals approximately 45.51-acres. A map showing Eligible Property dimensions is attached in Figure 2.

The legal description for the parcel is as follows:

Parcel ID No.: 70-17-17-101-030

PART OF E 1/2 OF NW 1/4 BEG AT N 1/4 COR, TH S 0D 25M 56S W 1382.17 FT ALG N&S 1/4 LI, TH S 60D 45M 34S W 113.84 FT, S 60D 42M 54S W 122.6 FT, N 89D 22M 17S W 1124.81 FT, TH N 0D 28M 16S E 1500 FT ALG W LI OF E 1/2 OF NW 1/4, TH S 89D 22M 17S E 1329.18 FT ALG N SEC LI TO BEG. SEC 17 T5N R14W 45.51 AC

The Property that is the subject of this Brownfield Plan is under the control of the OCLBA as evidenced by the Development Agreement between the OCLBA and JR Automation which is included as Attachment C. Therefore, the Property meets the definition of “Blighted” as defined in Sec. 2(c)(vi) of Act 381 and is considered Eligible Property.

Personal property is not included in this Plan for tax capture.

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

No persons reside on the eligible property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

None.

Figures

VICINITY MAP
MICHIGAN

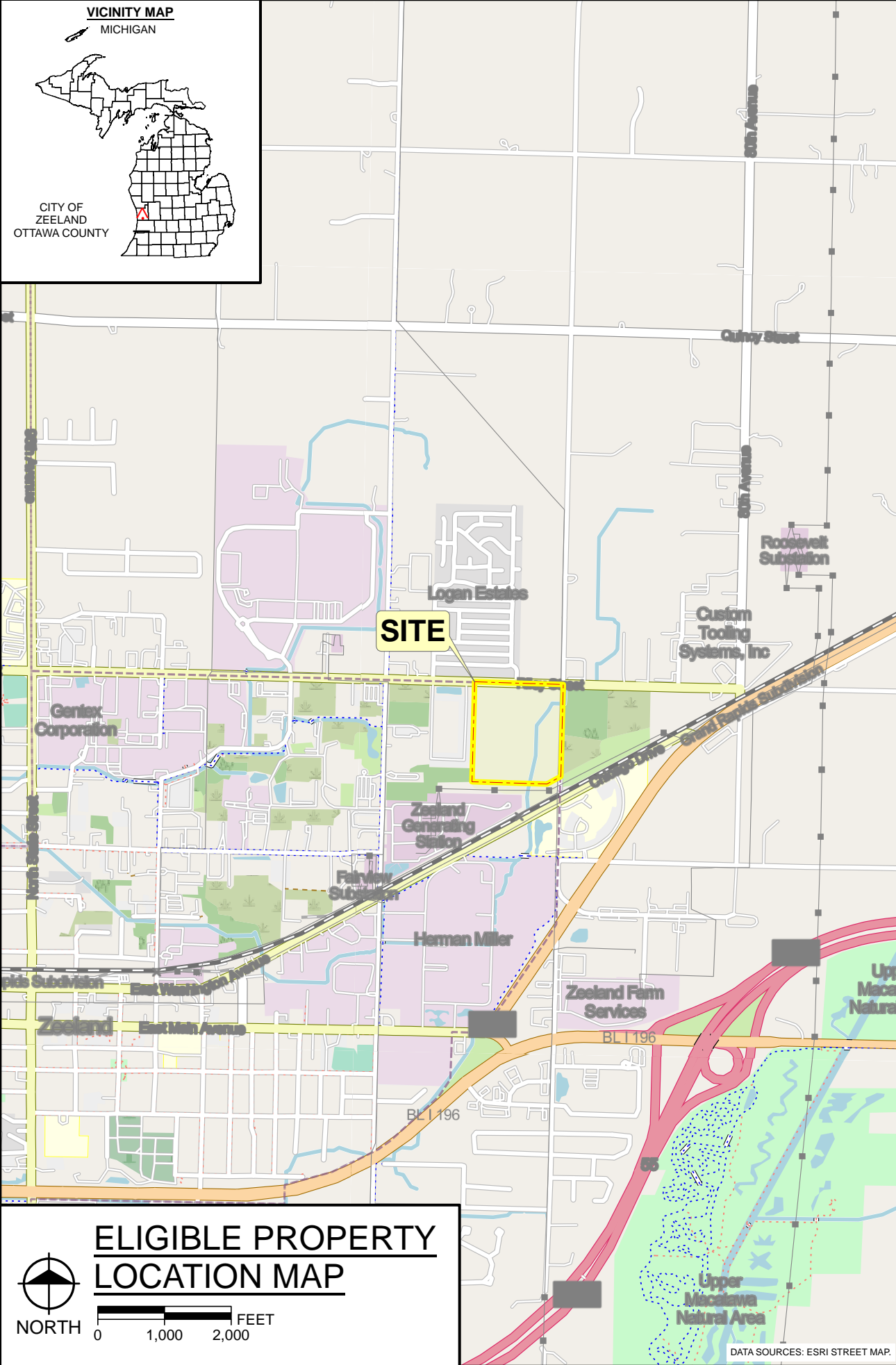


CITY OF ZEELAND
OTTAWA COUNTY



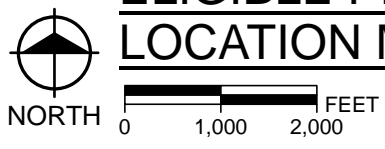
Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

800 E. Riley Street
Zeeland, Ottawa County, Michigan
Brownfield Plan Amendment



SITE

ELIGIBLE PROPERTY LOCATION MAP



DATA SOURCES: ESRI STREET MAP.

PROJECT NO.
2500428


FIGURE NO.
1

PLOT INFO: Z:\2025\2500428\CAD\GIS\ProProj\Brownfield Plan Amendment.aprx Layout: FIG01_Eligible Property Location Map Date: 8/7/2025 2:16 PM User: abavens

PLOT INFO: Z:\2025\2500428\CAD\GIS\Proj\Brownfield Plan Amendment.aprx Layout: FIG02_Site_Map Date: 8/7/2025 2:16 PM User: ahavens



LEGEND

 Approximate Property Boundary



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

800 E. Riley Street
Zeeland, Ottawa County, Michigan

Brownfield Plan Amendment



SITE MAP

0 150 300 FEET

PROJECT NO.
2500428

FIGURE NO.

2

DATA SOURCES: ESRI HYBRID REFERENCE LAYER & NEARMAP IMAGERY.

Tables

Table 1 – Summary of Eligible Costs
 Act 381 Brownfield Plan
 800 East Riley, Zeeland, Michigan

Developer Local Only Eligible Activities Costs and Schedule

Local Only Eligible Activities - Developer	Cost	Completion Season/Year
Site Preparation Activities	\$ 3,536,500	
<i>Site Preparation Activities</i>	\$ 3,146,500	
<i>Soft Costs (architectural and engineering related to eligible activities)</i>	\$ 390,000	
Local Only Eligible Activities Subtotal	\$ 3,536,500	
Contingency (15%)	\$ 530,475	
Brownfield Plan Preparation	\$ 20,000	
Brownfield Plan Implementation	\$ 15,000	
Developer Local Only Eligible Activities Total Costs	\$ 4,101,975	

City of Zeeland Local Only Eligible Activities Costs and Schedule

Local Only Eligible Activities - City of Zeeland	Cost	Completion Season/Year
Infrastructure Improvements - Phase I	\$ 4,531,000	
<i>Expanding Bike Path from Fairview to Kenco Property Easterly Line</i>	\$ 293,000	
<i>Expanding Bike Path from Kenco Property Easterly line to 84th Ave</i>	\$ 370,000	
<i>Expanding Bike Path on 84th Ave from Riley to Washington Ave</i>	\$ 394,000	
<i>Reconstruction of 84th Ave with Curb and Gutter</i>	\$ 1,113,000	
<i>84th Ave Railroad Crossing</i>	\$ 836,000	
<i>Undergrounding of Electrical Infrastructure</i>	\$ 1,350,000	
<i>Upsizing of Water Main from 12" to 16"</i>	\$ 175,000	
Infrastructure Improvements - Phase 2	\$ 4,000,000	
<i>Phase II City Infrastructure (Main Avenue and Fairview Road)</i>	\$ 4,000,000	
Local Only Eligible Activities Subtotal	\$ 8,531,000	
Contingency (15%)	\$ -	
City of Zeeland Local Only Eligible Activities Total Costs	\$ 8,531,000	

Total \$ 12,632,975

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan
800 East Riley, Zeeland, Michigan

Estimated Taxable Value (TV) Increase Rate:	2% increase per year																					Totals
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
Industrial Property Tax Abatement (P.A. 198)																						
Plan Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	
*Base Taxable Value	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	\$ 574,942	
Future Taxable Value	\$ 15,500,000	\$ 31,000,000	\$ 31,620,000	\$ 32,252,400	\$ 32,897,448	\$ 33,555,397	\$ 34,226,505	\$ 34,911,035	\$ 35,609,256	\$ 36,321,441	\$ 37,047,870	\$ 37,788,827	\$ 38,544,604	\$ 39,315,496	\$ 40,101,806	\$ 40,903,842	\$ 41,721,918	\$ 42,556,357	\$ 43,407,484	\$ 44,275,634	\$ 45,161,146	
Incremental Difference (New TV - Base TV)	\$ 14,925,058	\$ 30,425,058	\$ 31,045,058	\$ 31,677,458	\$ 32,322,506	\$ 32,980,455	\$ 33,651,563	\$ 34,336,093	\$ 35,034,314	\$ 35,746,499	\$ 36,472,928	\$ 37,213,885	\$ 37,969,662	\$ 38,740,554	\$ 39,526,864	\$ 40,328,900	\$ 41,146,976	\$ 41,981,415	\$ 42,832,542	\$ 43,700,692	\$ 44,586,204	
Local Capture																						
Millage Rate																						
ZC Operating	11.1354	\$ 166,196	\$ 338,795	\$ 345,699	\$ 352,741	\$ 359,924	\$ 367,251	\$ 374,724	\$ 382,346	\$ 390,121	\$ 398,052	\$ 406,141	\$ 414,391	\$ 422,807	\$ 431,392	\$ 440,147	\$ 449,078	\$ 458,188	\$ 467,480	\$ 476,957	\$ 486,625	\$ 496,485
ZC Airport Auth	0.0993	\$ 1,482	\$ 3,021	\$ 3,083	\$ 3,146	\$ 3,210	\$ 3,275	\$ 3,342	\$ 3,410	\$ 3,479	\$ 3,550	\$ 3,622	\$ 3,695	\$ 3,770	\$ 3,847	\$ 3,925	\$ 4,005	\$ 4,086	\$ 4,169	\$ 4,253	\$ 4,339	\$ 4,427
Zeeland School B&S	0.9931	\$ 14,822	\$ 30,215	\$ 30,831	\$ 31,459	\$ 32,099	\$ 32,753	\$ 33,419	\$ 34,099	\$ 34,793	\$ 35,500	\$ 36,221	\$ 36,957	\$ 37,708	\$ 38,473	\$ 39,254	\$ 40,051	\$ 40,863	\$ 41,692	\$ 42,537	\$ 43,399	\$ 44,279
Zeeland School Rec	0.4965	\$ 7,410	\$ 15,106	\$ 15,414	\$ 15,728	\$ 16,048	\$ 16,375	\$ 16,708	\$ 17,048	\$ 17,395	\$ 17,748	\$ 18,109	\$ 18,477	\$ 18,852	\$ 19,235	\$ 19,625	\$ 20,023	\$ 20,429	\$ 20,844	\$ 21,266	\$ 21,697	\$ 22,137
Ottawa ISD	6.3164	\$ 94,273	\$ 192,177	\$ 196,093	\$ 200,087	\$ 204,162	\$ 208,318	\$ 212,557	\$ 216,880	\$ 221,291	\$ 225,789	\$ 230,378	\$ 235,058	\$ 239,832	\$ 244,701	\$ 249,667	\$ 254,733	\$ 259,901	\$ 265,171	\$ 270,547	\$ 276,031	\$ 281,624
County Operating	3.9000	\$ 58,208	\$ 118,658	\$ 121,076	\$ 123,542	\$ 126,058	\$ 128,624	\$ 131,241	\$ 133,911	\$ 136,634	\$ 139,411	\$ 142,244	\$ 145,134	\$ 148,082	\$ 151,088	\$ 154,155	\$ 157,283	\$ 160,473	\$ 163,728	\$ 167,047	\$ 170,433	\$ 173,886
County Parks	0.3100	\$ 4,627	\$ 9,432	\$ 9,624	\$ 9,820	\$ 10,020	\$ 10,224	\$ 10,432	\$ 10,644	\$ 10,861	\$ 11,081	\$ 11,307	\$ 11,536	\$ 11,771	\$ 12,010	\$ 12,253	\$ 12,502	\$ 12,756	\$ 13,014	\$ 13,278	\$ 13,547	\$ 13,822
County Roads	0.4672	\$ 6,973	\$ 14,215	\$ 14,504	\$ 14,800	\$ 15,101	\$ 15,408	\$ 15,722	\$ 16,042	\$ 16,368	\$ 16,701	\$ 17,040	\$ 17,386	\$ 17,739	\$ 18,100	\$ 18,467	\$ 18,842	\$ 19,224	\$ 19,614	\$ 20,011	\$ 20,417	\$ 20,831
Mental Health	0.2802	\$ 4,182	\$ 8,525	\$ 8,699	\$ 8,876	\$ 9,057	\$ 9,241	\$ 9,429	\$ 9,621	\$ 9,817	\$ 10,016	\$ 10,220	\$ 10,427	\$ 10,639	\$ 10,855	\$ 11,075	\$ 11,300	\$ 11,529	\$ 11,763	\$ 12,002	\$ 12,245	\$ 12,493
County E-911	0.4111	\$ 6,136	\$ 12,508	\$ 12,763	\$ 13,023	\$ 13,288	\$ 13,558	\$ 13,834	\$ 14,116	\$ 14,403	\$ 14,695	\$ 14,994	\$ 15,299	\$ 15,609	\$ 15,926	\$ 16,249	\$ 16,579	\$ 16,916	\$ 17,259	\$ 17,608	\$ 17,965	\$ 18,329
Local Total	24.4092	\$ 364,309	\$ 742,651	\$ 757,785	\$ 773,221	\$ 788,967	\$ 805,027	\$ 821,408	\$ 838,117	\$ 855,160	\$ 872,543	\$ 890,275	\$ 908,361	\$ 926,809	\$ 945,626	\$ 964,819	\$ 984,396	\$ 1,004,365	\$ 1,024,733	\$ 1,045,508	\$ 1,066,699	\$ 1,088,314
Non-Capturable Millages																						
Millage Rate																						
Zeeland School Debt	7.4500	\$ 111,192	\$ 226,667	\$ 231,286	\$ 235,997	\$ 240,803	\$ 245,704	\$ 250,704	\$ 255,804	\$ 261,006	\$ 266,311	\$ 271,723	\$ 277,243	\$ 282,874	\$ 288,617	\$ 294,475	\$ 300,450	\$ 306,545	\$ 312,762	\$ 319,102	\$ 325,570	\$ 332,167
Non-Capturable Total	7.4500	\$ 111,192	\$ 226,667	\$ 231,286	\$ 235,997	\$ 240,803	\$ 245,704	\$ 250,704	\$ 255,804	\$ 261,006	\$ 266,311	\$ 271,723	\$ 277,243	\$ 282,874	\$ 288,617	\$ 294,475	\$ 300,450	\$ 306,545	\$ 312,762	\$ 319,102	\$ 325,570	\$ 332,167
Total Tax Increment Revenue Available for Capture w/ Tax Abatement		\$ 182,154	\$ 371,326	\$ 378,893	\$ 386,611	\$ 394,483	\$ 402,513	\$ 410,704	\$ 419,058	\$ 427,580	\$ 436,272	\$ 445,137	\$ 454,181	\$ 463,409	\$ 472,745	\$ 482,194	\$ 491,757	\$ 501,435	\$ 511,228	\$ 521,137	\$ 531,162	\$ 541,304

NOTES:
*Base year 2025
Parcel #: 70-17-17-101-030

Table 3 – Estimated Reimbursement Schedule
 Act 381 Brownfield Plan
 800 East Riley, Zeeland, Michigan

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -	\$ -	\$ -
Local	100%	\$ -	\$ 12,632,975	\$ 12,632,975
TOTAL	100%	\$ -	\$ 12,632,975	\$ 12,632,975

Estimated Total
Years of Plan: **21**

Estimated Capture	
Administrative Fees	\$ 688,009
State Brownfield Redevelopment Fund	\$ -
Local Brownfield Revolving Fund	\$ -

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	TOTAL
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	
Total Local Incremental Revenue	\$ 364,309	\$ 742,651	\$ 757,785	\$ 773,221	\$ 788,967	\$ 805,027	\$ 821,408	\$ 838,117	\$ 855,160	\$ 872,543	\$ 890,275	\$ 908,361	\$ 926,809	\$ 945,626	\$ 964,819	\$ 984,396	\$ 1,004,365	\$ 1,024,733	\$ 1,045,508	\$ 1,066,699	\$ 1,088,314	\$ 18,469,091
PA 198 Abatement	\$ 182,154	\$ 371,326	\$ 378,893	\$ 386,611	\$ 394,483	\$ 402,513	\$ 410,704	\$ 419,058	\$ 427,580	\$ 436,272	\$ 445,137	\$ 454,181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,708,911
BRA Administrative Fee (5%)	\$ 9,108	\$ 18,566	\$ 18,945	\$ 19,331	\$ 19,724	\$ 20,126	\$ 20,535	\$ 20,953	\$ 21,379	\$ 21,814	\$ 22,257	\$ 22,709	\$ 46,340	\$ 47,281	\$ 48,241	\$ 49,220	\$ 50,218	\$ 51,237	\$ 52,275	\$ 53,335	\$ 54,416	\$ 688,009
Local TIR Available for Reimbursement	\$ 173,047	\$ 352,759	\$ 359,948	\$ 367,280	\$ 374,759	\$ 382,388	\$ 390,169	\$ 398,105	\$ 406,201	\$ 414,458	\$ 422,881	\$ 431,472	\$ 440,209	\$ 449,085	\$ 458,096	\$ 467,242	\$ 476,527	\$ 485,954	\$ 495,523	\$ 501,334	\$ 507,388	\$ 13,072,171
Total Local TIR Available	\$ 173,047	\$ 352,759	\$ 359,948	\$ 367,280	\$ 374,759	\$ 382,388	\$ 390,169	\$ 398,105	\$ 406,201	\$ 414,458	\$ 422,881	\$ 431,472	\$ 440,209	\$ 449,085	\$ 458,096	\$ 467,242	\$ 476,527	\$ 485,954	\$ 495,523	\$ 501,334	\$ 507,388	\$ 15,203,219
DEVELOPER	Beginning Balance																					
Reimbursement Balance	\$ 4,101,975	\$ 3,946,233	\$ 3,628,750	\$ 3,304,796	\$ 2,974,244	\$ 2,636,961	\$ 2,292,812	\$ 1,941,660	\$ 1,583,366	\$ 1,217,785	\$ 844,773	\$ 464,180	\$ 75,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local-Only Costs	\$ 4,101,975	\$ 4,101,975	\$ 3,946,233	\$ 3,628,750	\$ 3,304,796	\$ 2,974,244	\$ 2,636,961	\$ 2,292,812	\$ 1,941,660	\$ 1,583,366	\$ 1,217,785	\$ 844,773	\$ 464,180	\$ 75,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 4,101,975	\$ 155,742	\$ 317,483	\$ 323,953	\$ 330,552	\$ 337,283	\$ 344,149	\$ 351,152	\$ 358,295	\$ 365,581	\$ 373,012	\$ 380,593	\$ 388,324	\$ 396,199	\$ 404,224	\$ 412,400	\$ 420,727	\$ 429,306	\$ 438,137	\$ 447,221	\$ 456,560	\$ 4,101,975
Total Local-Only Reimbursement Balance	\$ 3,946,233	\$ 3,628,750	\$ 3,304,796	\$ 2,974,244	\$ 2,636,961	\$ 2,292,812	\$ 1,941,660	\$ 1,583,366	\$ 1,217,785	\$ 844,773	\$ 464,180	\$ 75,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,101,975
Total Annual Developer Reimbursement	\$ 155,742	\$ 317,483	\$ 323,953	\$ 330,552	\$ 337,283	\$ 344,149	\$ 351,152	\$ 358,295	\$ 365,581	\$ 373,012	\$ 380,593	\$ 388,324	\$ 396,199	\$ 404,224	\$ 412,400	\$ 420,727	\$ 429,306	\$ 438,137	\$ 447,221	\$ 456,560	\$ -	\$ 4,101,975
CITY OF ZEELAND	Beginning Balance																					
Reimbursement Balance	\$ 8,531,000	\$ 8,513,695	\$ 8,478,419	\$ 8,442,425	\$ 8,405,697	\$ 8,368,221	\$ 8,329,982	\$ 8,290,965	\$ 8,251,155	\$ 8,210,534	\$ 8,169,089	\$ 8,126,801	\$ 8,083,653	\$ 7,279,040	\$ 6,380,696	\$ 5,464,118	\$ 4,528,941	\$ 3,574,795	\$ 2,601,299	\$ 1,608,066	\$ 594,702	\$ -
Local-Only Costs - Phase 1 Infrastructure	\$ 4,531,000	\$ 4,531,000	\$ 4,513,695	\$ 4,478,419	\$ 4,442,425	\$ 4,405,697	\$ 4,368,221	\$ 4,329,982	\$ 4,290,965	\$ 4,251,155	\$ 4,210,534	\$ 4,169,089	\$ 4,126,801	\$ 4,083,653	\$ 3,279,040	\$ 2,380,696	\$ 1,464,118	\$ 528,941				
Local Tax Reimbursement	\$ 4,531,000	\$ 17,305	\$ 35,276	\$ 35,995	\$ 36,728	\$ 37,476	\$ 38,239	\$ 39,017	\$ 39,811	\$ 40,620	\$ 41,446	\$ 42,288	\$ 43,147	\$ 44,024	\$ 44,927	\$ 45,856	\$ 46,810	\$ 47,789	\$ 48,794	\$ 49,826	\$ 50,885	\$ 4,531,000
Total Local-Only (Ph 1) Reimbursement Balance	\$ 4,513,695	\$ 4,478,419	\$ 4,442,425	\$ 4,405,697	\$ 4,368,221	\$ 4,329,982	\$ 4,290,965	\$ 4,251,155	\$ 4,210,534	\$ 4,169,089	\$ 4,126,801	\$ 4,083,653	\$ 3,279,040	\$ 2,380,696	\$ 1,464,118	\$ 528,941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,531,000
Local-Only Costs - Phase 2 Infrastructure	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 3,574,795	\$ 2,601,299	\$ 1,608,066	\$ 594,702
Local Tax Reimbursement	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425,205	\$ 973,496	\$ 993,233	\$ 594,702
Total Local-Only (Ph 2) Reimbursement Balance	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 3,574,795	\$ 2,601,299	\$ 1,608,066	\$ 594,702

Appendix 1

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Resolutions Pending

Appendix 2

BROWNFIELD PLAN DEVELOPMENT AGREEMENT

THIS BROWNFIELD PLAN DEVELOPMENT AGREEMENT (the "Agreement"), is entered into on March _____, 2026 between the **CITY OF ZEELAND BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate established pursuant to Act 381 of the Public Acts Of 1996, as amended, MCL 125.2651 et seq. ("Act 381"), whose address is 21 South Elm Street, Zeeland, Michigan 49464 (the "Authority"), and **JR Automation Technologies, LLC**, a Michigan limited liability company (the "Developer").

RECITALS

WHEREAS, the Authority and City of Zeeland (the "City") have determined that brownfield redevelopment constitutes the performance of an essential public purpose fostering economic development.

WHEREAS, the City has established a Brownfield Redevelopment Authority and the Authority and the City have adopted a Brownfield Plan specifically for this site (the "Plan"), pursuant to the provisions of Act 381.

WHEREAS, Act 381 permits the use of the real property tax revenues generated from the increase in value (the "Increment") to brownfield sites constituting Eligible Property under Act 381 resulting from their redevelopment to pay or reimburse the payment of costs of conducting Eligible Activities (these costs are referred to as "Eligible Costs") and permits the reimbursement to Developer of Eligible Costs it has incurred.

WHEREAS, Developer owns property in the City, located at 800 E. Riley Street, Zeeland, MI 49464 (the "Property") and legally described on the attached Exhibit A.

WHEREAS, the Property has been included in the Plan and qualified as an "Eligible Property" under the terms of Act 381.

WHEREAS, Developer intends to complete site preparation activities to help facilitate the construction of a new 286,000 square foot industrial manufacturing building and global headquarters on vacant and underutilized land zoned for industrial use (the "Project"). The Project allows JR Automation, an intelligent automated manufacturing and distribution technology solutions company, to efficiently consolidate and expand their local operations. The Developer estimates Project investment to be approximately \$72.8 million and anticipates approximately 150 jobs will be created. The Project will increase the property tax base within the City and Ottawa County.

WHEREAS, the City intends to complete public infrastructure improvements along Riley Street and 84th Avenue that support the Project and provide community benefit.

WHEREAS, the Project will require the Developer to incur Eligible Costs associated with certain Eligible Activities including Brownfield Plan preparation and implementation, site preparation, and assistance to the Land Bank Authority. The Developer's Eligible Costs shall not exceed \$4,101,975.

WHEREAS, the City will incur Eligible Costs associated with certain Eligible Activities including public infrastructure improvements. The City's Eligible Costs shall not exceed \$8,531,000.

WHEREAS, the parties are entering into this Agreement to establish the procedure for the reimbursement from Tax Increment Revenues under Act 38I as amended.

NOW THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth herein, the parties agree as follows:

1. Recitals. The above recitals are acknowledged as true and correct and are incorporated by reference into this Paragraph.

2. The Plan. The Plan, approved by the Authority and the City, is attached as Exhibit B and incorporated as part of this Agreement. To the extent provisions of the Plan or this Agreement conflict with Act 381, Act 38I controls.

3. Term of Agreement. Pursuant to the Plan, the Authority shall capture that amount of Tax Increment Revenues generated from real property taxes allowed by law on the Eligible Property. An analysis showing the projected reimbursement schedule is included as an attachment to the Plan. Capture is anticipated to begin in 2027 and will continue until the earlier of (hereinafter, the "End Date"):

3.1 Full reimbursement to the Authority of its Administrative Costs, plus reimbursement to the Developer of the Property and City, as outlined in the Plan, including reimbursement of Eligible Costs for those Eligible Activities set forth in Paragraph 5; or

3.2 21 years from the beginning date of the capture of Tax Increment Revenues.

4. Evidence of Ownership. Prior to the execution of this Agreement, Developer shall provide to the Authority each of the following: (a) evidence satisfactory to the Authority that the Developer has acquired fee simple title to the Property, which evidence shall include (without limitation) a copy of a recorded deed to the Property in favor of the Developer; and (b) a copy of a commitment for owner's title insurance with respect to the Property (the "Commitment"), which Commitment shall show the Developer as record owner of the Property, shall reflect that all material conditions to the issuance of a policy thereunder have been satisfied, and shall otherwise be in form and substance satisfactory to the Authority.

5. Eligible Activities. The Developer and City shall diligently pursue completion of the Eligible Activities summarized in the Plan and set forth in this Paragraph. The Authority shall reimburse the Developer and City for Eligible Costs incurred on or after the date of the inclusion of this Project in the Plan. Developer estimated Eligible Costs are \$4,101,975 and City estimated Eligible Costs are \$8,531,000, as described in the Plan.

6. Reimbursement Source. During the term of this Agreement and except as otherwise set forth in this Agreement, the Authority shall reimburse the Developer and City for Eligible Costs, as limited under this Agreement, using all available Tax Increment Revenues collected from the real property taxes on the Property in accordance with the approved Plan.

7. Developer Reimbursement Process.

7.1 Cost Reimbursement Request, The Developer will provide sufficient documentation of the Eligible Costs incurred including the dates of each Eligible Activity, a complete description of the work, proof of payment, detailed invoices for the costs involved for each Eligible Activity, sworn statements, lien waivers and other back up documentation reasonably requested by the Authority, and a written statement certifying to the Authority that all such costs are "Eligible Costs" and permitted to be reimbursed to Developer under Act 381 and all other applicable laws and regulations. Failure to provide the above noted information when due, or within the time permitted by the Authority under Paragraph 7.2 may result in foregone reimbursement, to the Developer by the Authority, for Eligible Costs that have not been requested within the timeframe described above.

7.2 Authority Staff Review. The Authority Staff Shall review each reimbursement request within 30 days after receiving it. If Authority Staff determines that the documentation submitted by the Developer is not complete, then Developer shall cooperate in the Authority's review by providing, within 30 days of the Authority's request, any additional documentation of the Eligible Costs as deemed reasonable and necessary by the Authority in order to complete its review. Within 45 days following the receipt of such supplemental information, the Authority shall make the determination of whether the costs are eligible for reimbursement. If the Developer wishes to challenge the determination, it shall provide written notice to the Authority within 15 days of the determination, and the issue shall be brought to the Authority within 45 days thereafter for a final determination. The Developer shall not have any further appeal rights to challenge the final determination of the Authority and shall not be entitled to any claim or cause of action against the City or the Authority as a result of any determinations made in good faith regarding whether or not any cost submitted by the Developer constitutes an "Eligible Cost," and hereby grants the City and the Authority and their respective officers, agents and employees, a complete release and waiver of any claims or causes of action as a result of the foregoing.

7.3 Reimbursement. After both the summer and winter taxes are captured and collected on the Property, the Authority shall reimburse its Administrative Costs and pay approved Eligible Costs to the Developer from Tax Increment Revenues that are generated

from the Property in accordance with the Plan and Paragraph 7 to the extent that taxes have been captured and are available in that fiscal year. In the event that there are insufficient Tax Increment Revenues available in any given year to reimburse all of the Authority's Administrative Costs and Developer's Eligible Costs, as described in Paragraph 5, then the Authority shall reimburse the Authority or Developer only from available Tax Increment Revenues. Once the Authority is fully reimbursed for its Administrative Costs, the Developer shall receive the available Tax Increment Revenues, less Administrative Costs and City's 10% allocation of Tax Increment Revenues for its reimbursement of City costs to complete eligible activities, during the term of this Agreement, until all of the amounts for which submissions have been fully paid to the Developer, or the repayment obligation expires, whichever occurs first. The Developer shall not be entitled to reimbursement under this Agreement unless the Developer has timely and completely paid its real and personal property taxes (or industrial facilities taxes) including all penalties, interest and other amounts due in relation thereto when due. For purposes of this Agreement, to be timely paid, taxes must be paid before the date on which they can no longer be paid without penalties or interest. The repayment obligation under this Agreement shall expire on the End Date.

8. City Reimbursement Process.

8.1 Cost Reimbursement Request, The City will provide sufficient documentation of the Eligible Costs incurred including the dates of each Eligible Activity, a complete description of the work, proof of payment, detailed invoices for the costs involved for each Eligible Activity, sworn statements, lien waivers and other back up documentation reasonably requested by the Authority, and a written statement certifying to the Authority that all such costs are "Eligible Costs" and permitted to be reimbursed to City under Act 381 and all other applicable laws and regulations. Failure to provide the above noted information when due, or within the time permitted by the Authority under Paragraph 8.2 may result in foregone reimbursement, to the City by the Authority, for Eligible Costs that have not been requested within the timeframe described above.

8.2 Authority Staff Review. The Authority Staff Shall review each reimbursement request within 30 days after receiving it. If Authority Staff determines that the documentation submitted by the City is not complete, then City shall cooperate in the Authority's review by providing, within 30 days of the Authority's request, any additional documentation of the Eligible Costs as deemed reasonable and necessary by the Authority in order to complete its review. Within 45 days following the receipt of such supplemental information, the Authority shall make the determination of whether the costs are eligible for reimbursement. If the City wishes to challenge the determination, it shall provide written notice to the Authority within 15 days of the determination, and the issue shall be brought to the Authority within 45 days thereafter for a final determination. The City shall not have any further appeal rights to challenge the final determination of the Authority and shall not be entitled to any claim or cause of action against the Authority as a result of any determinations made in good faith regarding whether or not any cost submitted by the City constitutes an "Eligible Cost," and hereby grants the City and the Authority and their respective officers, agents and employees, a complete release and waiver of any claims or causes of action as a result of the foregoing.

8.3 Reimbursement. After both the summer and winter taxes are captured and collected on the Property, the Authority shall reimburse its Administrative Costs and pay approved Eligible Costs to the City from Tax Increment Revenues that are generated from the Property in accordance with the Plan and Paragraph 7 to the extent that taxes have been captured and are available in that fiscal year. In the event that there are insufficient Tax Increment Revenues available in any given year to reimburse all of the Authority's, Developer's, and City's Eligible Costs, as described in Paragraph 5, then the Authority shall reimburse the Authority, Developer, and City only from available Tax Increment Revenues. Once the Authority and Developer are fully reimbursed for their Eligible Costs, the City shall receive the available Tax Increment Revenues, less Administrative Costs, during the term of this Agreement, until all of the amounts for which submissions have been fully paid to the City, or the repayment obligation expires, whichever occurs first. The repayment obligation under this Agreement shall expire on the End Date.

9. Adjustments. If, due to an appeal of any tax assessment or reassessment of any portion of the Property, or for any other reason, the Authority is required to reimburse any Brownfield TIF Revenue to any tax levying unit of government, the Authority may deduct the amount of any such reimbursement, including interest and penalties, from any amounts due and owing to the Developer and City. If all amounts due to the City and Developer under this Agreement have been fully paid or the Authority is no longer obligated to make any further payments to the City or Developer, the Authority shall invoice the Developer and City for the amount of such reimbursement and the Developer and City shall pay the Authority such invoiced amount within thirty (30) days of the receipt of the invoice. Amounts withheld by or invoiced and paid to the Authority by the Developer and City pursuant to this paragraph shall be reinstated as Developer Eligible Activities and City Eligible Activities, respectively, for which the Developer and City shall have the opportunity to be reimbursed in accordance with the terms, conditions, and limitations of this Agreement. Nothing in this Agreement shall limit the right of the Developer to appeal any tax assessment.

10. Events of Default. Each of the following shall constitute an event of default:

10.1 Any representation or warranty made by the Developer in this Agreement proves to have been incorrect or incomplete in any material respect when made or deemed to be made.

10.2 The Developer fails to observe or perform any covenant or agreement contained in this Agreement for 30 days after written notice thereof shall have been given to the Developer by the Authority.

10.3 The Developer abandons or withdraws from the redevelopment of the Property or indicates its intention to do so.

10.4 The Developer fails to pay any funds within 30 days of the date due which are required to be paid to the Authority pursuant to this Agreement, including but not limited to its real and personal property taxes as set forth in Paragraph 7 hereof.

10.5 The Developer terminates its existence.

10.6 Any material provision of this Agreement shall cease to be valid and binding on the Developer or shall be declared null and void; the validity or enforceability of such provision shall be contested or denied by the Developer; of the Developer denies that ii is bound by this Agreement.

11. Remedies upon Default. If any event of default as defined above shall occur and be continuing for 30 days after written notice of default form the Authority, the Authority shall have the right, but not the obligation, to exercise any of the following rights and remedies either individually or concurrently:

- (a) Terminate this Agreement effective immediately upon notice to the Developer;
- (b) Receive reimbursement from the Developer for all costs which the authority has incurred in connection with the Project, the Property, or this Development Agreement (within 30 days following demand); and
- (c) All other remedies available at law or in equity.

In addition, if the Developer fails to substantially complete the Project within the timelines required by this Agreement or if Developer otherwise defaults prior to substantial completion of the Project, Developer shall pay back to the Authority (within thirty (30) days following demand by the Authority) any amounts paid to Developer as reimbursement for Eligible Costs pursuant to the terms of this Agreement or otherwise.

Following default by Developer, or following expiration or termination of this Agreement for any reason, Developer shall then be responsible for all subsequent Project costs, including Eligible Costs, without contribution from Tax Increment Revenues collected by the Authority from taxes levied on the Property.

12. Legislative Authorization. This Agreement is governed by and subject to the restrictions set forth in Act 381. In the event that there is legislation enacted in the future which alters or affects the amount of Tax Increment Revenues subject to capture, Eligible Properties, or Eligible Activities, then the Developer's rights and the Authority 's obligations under this Agreement may be modified accordingly by agreement of the parties.

13. Plan Modification. The Plan and this Agreement may be modified to the extent allowed under the Act by mutual agreement of the parties.

14. Assignment - Binding Effect: This Agreement and the rights and obligations under this Agreement shall not be assigned or otherwise transferred by any party without the consent of the other parties, which shall not be unreasonably withheld; provided, however, the Developer may assign its interest in this Agreement to an affiliate without the prior written consent of the Authority; provided, any such assignee shall acknowledge to the Authority in writing on or prior to the effective date of such assignment its obligations upon assignment under this Agreement; provided, further, that the Developer may make a collateral assignment of the Tax Increment Revenues after review of such assignment and consent by the Authority's legal counsel and approval by the Authority. As used in this paragraph, "affiliate" means any corporation, company, partnership, limited liability company, trust, sole proprietorship or other individual or entity which (a) is owned or controlled by the Developer, (b) owns or controls the Developer, or (c) is under common ownership or control with the Developer. This Agreement shall be binding upon any successors or permitted assigns of the parties.

15. Indemnification. Developer shall defend, indemnify and hold harmless the Authority and the City, and any of their respective past, present and future members, officials, employees, agents or representatives from all losses, demands, claims, judgments, suits, costs and expenses (including without limitation the costs and fees of attorneys or other consultants) arising from or related to (i) the capture and use of Tax Increment Revenue paid to Developer as a reimbursable payment under this Agreement made in excess of the amount of Tax Increment Revenues the Authority is determined by the State of Michigan, any court, or other regulatory or administrative body to be allowed by law to use for that reimbursement (collectively, a "Governing Body"), (ii) any determination by a Governing Body that any reimbursement of Eligible Costs paid to Developer is not permitted by Act 381 or any other applicable law or regulation, (iii) any breach of this Agreement by Developer, and (iv) the Project.

16. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

17. Binding Effect/Third Parties. This Agreement is binding on and shall inure to the benefit of the parties to this Agreement and their respective successors, but it may not be assigned by any party without the prior written consent of the other party. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.

18. Entire Agreement. This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them.

19. Headings. Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

[Signature Page Follows]

In witness of their intent to be legally bound by the terms of this Agreement, each of the parties has set forth its signature below by its duly authorized representative.

CITY OF ZEELAND BROWNFIELD
REDEVELOPMENT AUTHORITY

By _____

Title _____

Date _____

DEVELOPER

JR Automation Technologies, LLC

By _____

Title _____

Date _____

EXHIBITS:

A (Legal Description of Property)

B (Copy of Brownfield Plan)

Exhibit A
Legal Description

Land situated in the City of Zeeland, Ottawa County, Michigan:

PART OF E 1/2 OF NW 1/4 BEG AT N 1/4 COR, TH S 0D 25M 56S W 1382.17 FT ALG N&S 1/4 LI, TH S 60D 45M 34S W 113.84 FT, S 60D 42M 54S W 122.6 FT, N 89D 22M 17S W 1124.81 FT, TH N 0D 28M 16S E 1500 FT ALG W LI OF E 1/2 OF NW 1/4, TH S 89D 22M 17S E 1329.18 FT ALG N SEC LI TO BEG. SEC 17 T5N R14W 45.51 AC

Ottawa County Parcel #: 70-17-17-101-030

Exhibit B
Brownfield Plan

Appendix 3

DEVELOPMENT AGREEMENT
BETWEEN
OTTAWA COUNTY LAND BANK AUTHORITY
AND
JR AUTOMATION TECHNOLOGIES, LLC

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ATTACHMENT A SITE PLAN	

THIS DEVELOPMENT AGREEMENT (the "Agreement") is entered into on this _____ day of _____, 2026, by and between OTTAWA COUNTY LAND BANK AUTHORITY ("Land Bank"), a public body corporate and politic, organized and existing pursuant to Act 258 of 2003, Public Acts of Michigan, whose address is 12220 Fillmore Street, West Olive, Michigan 49460, and JR AUTOMATION TECHNOLOGIES, LLC ("Developer"), a Michigan limited liability company, whose address is 4190 Sunnyside Drive, Holland, Michigan 49424. In this Agreement, the Land Bank and the Developer are collectively called the "Parties" and each individually a "Party."

RECITALS

WHEREAS, the Brownfield Program is intended to stimulate the development of certain qualified property, including but not limited to property owned by or under the control of the Land Bank; and

WHEREAS, the Developer is the owner of that certain property located in the City of Zeeland, County of Ottawa, and more particularly described on Exhibit A, attached hereto and incorporated by reference (hereinafter collectively referred to as the "Property"); and

WHEREAS, the Developer has proposed and intends to develop the Property, which it is willing to place under the control of the Land Bank, for the purpose of strengthening the community and economy in Ottawa County, Michigan; and

WHEREAS, the Parties are entering into this Agreement with the specific intent that the Property qualify for "core community" treatment under the Brownfield Redevelopment Financing Act ("Act 381"); and

WHEREAS, pursuant to the terms and conditions hereinafter set forth in this Agreement, the Parties agree that the Land Bank intends to and in fact shall exercise control over the Property by means of the right to enforce certain obligations, including payment obligations and lien rights; and

WHEREAS, under the Land Bank Fast Track Act, Act 258 of 2003, Public Acts of Michigan, the Land Bank may take an interest in this Property through this Agreement, enabling the Developer to take advantage of Brownfield Development incentives; and

WHEREAS, the exhibits attached to this Agreement are hereby incorporated in and made a part of this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and representations stated herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Land Bank and Developer agree as follows:

ARTICLE I DEFINITIONS

- 1.01 “Brownfield Plan” shall mean the Act 381 Brownfield Plan for JR Automation Technologies, LLC for Property located at 800 E. Riley Street, Zeeland, Ottawa County, which the City of Zeeland Brownfield Redevelopment Authority and the City of Zeeland are expected to approve on or before **March XX, 2026**, pursuant to Sections 13 and 14 of the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended,
- 1.02 “Certificate of Occupancy” shall mean a document issued by the appropriate authorized governmental authority in the municipality in which the Property is located (or other documentation reasonably requested by the Land Bank) attesting that the Property is available for occupancy, containing no conditions, and confirming that the construction work set forth in the Project and Application attached as Exhibit B of this Agreement has been satisfactorily completed.
- 1.03 “City” shall mean the City of Zeeland.
- 1.04 “Developer’s Acknowledgment” shall mean that document executed by the Developer and attached hereto as Exhibit C of this Agreement.
- 1.05 “Project” shall mean the project scope, including the amount of the investment and eligible Project Cost, of the development on the Property as more fully described in Exhibit B of this Agreement and the Brownfield Plan.
- 1.06 “Project Costs” shall mean any and all funds expended in connection with the construction of the Project, including, but not limited to, materials and all costs and expenses associated with any and all contractors, laborers, builders, and/or materialmen utilized in connection with the completion of the Project, all of which are indicated in Exhibit B of this Agreement.
- 1.07 “Property” shall mean that property which is being developed by the Developer and more fully described on Exhibit A of this Agreement.
- 1.08 “Land Bank Property Income” shall mean Twenty-Five Thousand Dollars (\$25,000).
- 1.09 “Lien” shall mean Land Bank has been granted the ability to enforce a lien on the Property, which may be recorded in the Ottawa County Register of Deeds records to secure Developer’s obligations under this Agreement.
- 1.10 Other defined terms, not referenced in this Article are defined throughout this Agreement.

ARTICLE II MUTUAL UNDERSTANDINGS

- 2.01 The Parties acknowledge and understand that they are entering into this Agreement for the express purpose of facilitating the development of the Property in order to promote economic development within Ottawa County.
- 2.02 The Property shall have no liens, judgments, mortgages or other encumbrances held by a third party, which are not approved, in advance and in writing, by Land Bank, which approval shall not be unreasonably withheld, conditioned or delayed, other than to subordinate such liens to the Lien conveyed hereunder.
- 2.03 Land Bank may require Developer to produce other documents related to the Property including, but not limited to, surveys, maps, plans, diagrams, drawings, construction budgets, and contracts for Land Bank's review at any time while this Agreement is in effect. Developer agrees to provide any documents requested by the Land Bank under this Agreement and which are in its possession or under its control within five (5) business days after the execution of this Agreement, and for any future documents requested by Land Bank, within five (5) business days of the Land Bank's request, or within five (5) business days after receipt by the Developer if not in Developer's possession at the time of the Land Bank's request.
- 2.04 The Parties acknowledge and understand that in order to qualify for the benefits from the Land Bank, Developer has demonstrated the ability and commitment to develop the Property in the manner, and during the time periods, set forth on Exhibit B. Developer has an absolute and unconditional obligation to develop the Property and construct the improvements included on Exhibit B. Developer will complete construction of those improvements identified in Exhibit B no later than November 30, 2027.
- 2.05 If it has not already been provided in Exhibit B, immediately following execution of this Agreement, Developer will provide the Land Bank with the following:
- i) Copy of the scope of work required for the proper completion of the Project.
 - ii) Evidence, acceptable to the Land Bank, that Developer has secured equity commitments or agreements, or otherwise has the ability to meet all of the Project Costs as set forth in the Project and Application.
 - iii) Such other information as the Land Bank shall reasonably request relative to the Project and participation in the Land Bank's Program.

- 2.06 During the term of this Agreement, Land Bank may request that Developer provide written reports to Land Bank, on a quarterly basis, which reports shall include:
- i) An update on Developer's status of completing the Project;
 - ii) A summary of work completed, and the total actual development costs incurred on the Property to date and an update to any changes to the estimated costs to be incurred or additional time that may be required through completion of the Project;
 - iii) Any new or additional facts discovered by Developer, or any conditions known by Developer, that may impact any costs or Developer's performance obligations under this Agreement.
 - iv) Following completion, Developer shall provide documentation that the Project has reached final completion and shall provide an itemized accounting of all eligible sums expended towards the development costs.

2.07 This Agreement shall run from the date the Agreement is fully executed by the Parties until the project is completed, November 30, 2027 (the "Termination Date"). Within ten (10) business days after the Termination Date, unless the Developer is in default under this Agreement and such default has not been timely cured, the Land Bank shall revoke its ability to enforce a Lien on the Property. The Land Bank shall not be required to revoke its ability to enforce a Lien on the Property in the event Developer owes any amounts due under this Agreement, until all such amounts are paid in full. The Parties have also agreed that the Land Bank shall have the right, but not the obligation, to terminate this Agreement upon an Event of Default and, in the event of such termination, may exercise any of the rights and remedies set forth in this Agreement or available at law or in equity.

- 2.08 Developer shall pay:
- i) To defray the Land Bank's costs, Land Bank (\$25,000) within twenty (20) days of the execution of this Agreement;
 - ii) If applicable, immediately upon receipt of a notice from the Land Bank of an Event of Default, all of the Land Bank's fees and costs, including without limitation actual attorney fees, incurred in enforcing the terms of this Agreement or any of the Land Bank's rights and remedies, including ; but not limited to any costs it may incur to complete the Project; and
 - ii) Amounts due under this Agreement to Land Bank that are not timely paid shall bear interest at the rate of 12% per annum or the maximum amount permitted by law (the "Default Rate") until paid.

- 2.9 The Parties agree that any Event of Default under this Agreement shall be regarded as a material breach of this Agreement.
- 2.10 The Parties agree that Developer does not have the right to sell the Property, or any portion thereof, prior to the termination of this Agreement without Land Bank's written consent, which shall not be unreasonably withheld, conditioned or delayed. Developer is also not permitted to assign this Agreement without Land Bank's written consent, which shall not be unreasonably withheld, conditioned or delayed. The Parties agree that neither the sale of the Property, or any portion of the Property, nor the unpermitted assignment of this Agreement, shall relieve Developer of its obligations to pay the Land Bank as set forth in this Agreement.
- 2.11 As a condition precedent to Land Bank's participation in this Project and entering into this Agreement, the Developer shall timely pay 100% of all taxes and/or special assessments related to the Property, including any interest and penalties, whether or not Developer challenges the assessment, taxable value, classification or any other aspect of the Property in a given year. Developer agrees that it will not challenge the assessment of the taxable value or the classification of the Property during the term of this Agreement.
- 2.12 The Parties agree and acknowledge that the Developer is pursuing approval of the Brownfield Plan for the Project. Developer acknowledges that the Brownfield Plan does not include school tax increment capture.
- 2.13 In order to assist with the long-term viability of the Project, a tax abatement under Public Act 198 may be pursued from the City of Zeeland by the Developer. The Land Bank has agreed to participate in the Project and to waive (or otherwise intentionally forego obtaining) any rights to the Eligible Tax Reverted Property Specific Tax ("Land Bank 5/50") to which it may otherwise be entitled. The Developer and the Land Bank agree that, in order to induce the Land Bank to participate in and support the Project, the Land Bank will exercise control over the Developer and ensure the development of the Project through this Agreement. This Agreement is intended to confirm and document the right of the Land Bank to enforce a lien on the property in order to guaranty development completion and payment of the Land Bank Property Income, if applicable.

ARTICLE III REPRESENTATIONS AND WARRANTIES

- 3.01 The Parties represent and warrant to each other respectively, as to each Party's own performance only, as follows:

- i) This Agreement when executed, will be valid, binding, and legally enforceable; and
- ii) The execution, delivery and performance of this Agreement:
 - a. Will not violate any order of any court or other agency of government, any provision of any indenture, agreement or other instrument to which the Parties are bound, and
 - b. Will not be in conflict with, result in a breach of, or constitute (with or without due notice and/or passage of time) a default under any such indenture, agreement or other instrument.

3.02 The Developer represents and warrants that:

- i) There are no actions, suits or proceedings, and no proceedings before any arbitrator or by or before any governmental commission, board, bureau or other administrative agency, pending, or, to the best knowledge of the Developer, threatened against or affecting the Developer, or any properties or rights of the Developer or the Property, which, if adversely determined, could materially impair the right of the Developer to carry on business substantially as now conducted or could have a materially adverse effect upon the financial condition of the Developer or would negatively impact Developer's ability to perform as required under this Agreement.
- ii) The Developer has not given, offered, or promised a commission, gift, or gratuity to an agent, employee, or other person associated with the Land Bank to enter into this Agreement and has not done or offered to do an act beneficial to an agent, employee, or other person associated with the Land Bank with intent to influence the action of the agent or employee or other person associated with the Land Bank in relation to this Agreement or the Project.
- iii) The Developer unequivocally assures the Land Bank that upon the execution of this Agreement, the funds obtained and secured and known to be available for the Project will be sufficient to pay all Project Costs. Developer represents and warrants that it has committed the required equity to the Project. In light of the foregoing, the Developer hereby unconditionally guarantees completion of the Project to be evidenced by the Certificate of Occupancy or temporary certificate of occupancy with final to be issued upon any interior tenant specific improvements to the building as part of the Project (or other documentation reasonably requested by the Land Bank),

- iv) The Developer is duly organized, validly existing and in good standing under the laws of the State of Michigan and has full power and authority to conduct its affairs in the State of Michigan, with full power and authority to own its properties, conduct its business as currently conducted, and execute, deliver, and perform its obligations under this Agreement.
 - v) The Developer agrees that these representations and warranties set forth in Article III of this Agreement shall survive the termination of this Agreement.
- 3.03 The Land Bank represents and warrants that it is duly organized and validly existing under the laws of the State of Michigan, and that it has the power and authority to execute, deliver, and perform its obligations under this Agreement.

ARTICLE IV COVENANTS AND WARRANTIES OF THE DEVELOPER

- 4.01 Upon execution of this Agreement, the Lien attached as Exhibit D hereto, shall be signed and recorded in the Ottawa County Register of Deeds records and shall act as security for Developer to perform its obligations under this Agreement including, without limitation, payment of all amounts owed under this Agreement and the costs to complete the project. The Land Bank warrants that it will not enforce the Lien until the Developer has failed to complete the development project in accordance with this Agreement.
- 4.02 Developer shall be solely responsible for obtaining, at its sole cost and expense, all permits and authorizations necessary to complete the Project and shall comply with all relevant building and zoning codes and applicable state and federal regulations.
- 4.03 Developer acknowledges and agrees that its estimates of the Project Costs are reasonable for the completion of the Project as outlined in Exhibit B, and the completed Project should, in Developer's view, result in an increase in taxable value of the Property over the taxable value of the Property on the date of execution of this Agreement after consultation with the local assessor.
- 4.04 Developer shall complete construction of the Project and obtain a Certificate of Occupancy or temporary certificate of occupancy with final to be issued upon any interior tenant specific improvements to the building as part of the Project (or other documentation reasonably requested by the Land Bank establishing that the

work set forth in the Application has been satisfactorily completed) within the time frame required by this Agreement. Developer shall provide to Land Bank a copy of the Certificate of Occupancy or other requested documentation within ten (10) days of receipt.

- 4.05 Developer warrants that, to Developer's knowledge, there are no actions, suits, or proceedings, and no proceedings before any arbitrator or by or before any governmental commission, board, bureau or other administrative agency, pending, or, threatened against or affecting Developer or the Project.
- 4.06 Developer shall indemnify, defend, and hold harmless the Land Bank, its Board of Directors, and its employees from any and all liability arising out of or in any way related to Developer's breach of this Agreement or any and all liability resulting from any acts or omissions of Developer, its employees or agents.
- 4.07 Developer hereby agrees that it shall pay all real and personal property taxes at the Property, or cause such taxes to be paid pursuant to leases of any portion of the Property by its tenants, and shall not seek an exemption from paying such taxes for itself or for any tenant, except that Developer may, on behalf of itself or its tenants, apply for an Industrial Facilities Exemption Certificate ("IFEC") pursuant to Public Act 198.

ARTICLE V EVENT OF DEFAULT

- 5.01 The occurrence of any one of the following, subject to any applicable period of cure, shall constitute an Event of Default by the Developer under this Agreement:
 - i) failure of Developer to timely perform any term, condition, obligation and/or covenant of Developer, as set forth in this Agreement;
 - ii) failure of Developer to complete construction as defined in Exhibit B of the Project by November 30, 2027;
 - iii) failure of Developer to pay to Land Bank the Land Bank Property Income when due;
 - iv) the intentional furnishing to, or omitting by, Developer of any information to Land Bank that is materially false or misleading in the Agreement or any of the Exhibits thereto, or any subsequent documents, including the failure to immediately notify the Land Bank if the Developer identifies any information that is or could be determined to be materially false or misleading; or

- v) Developer becomes insolvent or the subject of a voluntary or involuntary proceeding in bankruptcy, reorganization, arrangement or creditor composition.

5.02 Except as it relates to Sections 5.01 (iii) or (v) above, for which no cure period is permitted, continuation of a default in excess of thirty (30) calendar days after delivery of written notice of such default from the Land Bank shall constitute an Event of Default, and the Land Bank shall have the rights and remedies provided in this Agreement.

ARTICLE VI REMEDIES UPON DEFAULT

6.01 At any time after the occurrence of and during the continuance of any uncured Event of Default, Land Bank shall have all of the following rights and remedies, which shall be cumulative:

- i. The Land Bank may declare a forfeiture of any and all benefits offered to Developer under this Agreement;
- ii. Land Bank may enforce its Lien on the Property;
- iii. Land Bank may pursue specific performance of this Agreement;
- iv. The Land Bank shall have any other legal remedies available at law or in equity, including any remedies available in the Lien.

6.02 If for any reason whatsoever, it becomes legally impossible for Land Bank to fulfill its obligations, the Developer expressly understands and agrees that the sole legal remedy available to Developer for a breach, violation, or impossibility of performance of this Agreement by the Land Bank shall be termination of this Agreement.

ARTICLE VII LIABILITY

7.01 Nothing in this Agreement shall be construed to create any liability for the Land Bank and/or Ottawa County for the payment of any debt service, lien, or encumbrance, including, but not limited to, mortgage, promissory note, land contract, or other Developer obligations against the Property.

- 7.02 Nothing in this Agreement shall be construed to create any liability of the Land Bank and/or Ottawa County for any payment to a contractor or service provider engaged by Developer for work on the Property. Developer shall be solely responsible for all such amounts.
- 7.03 Developer shall defend, indemnify, hold harmless and pay any such liability costs, fees, taxes or expenses that may be brought against Land Bank as provided in this Article VII.

ARTICLE VIII NOTICE

- 8.01 Written Notice. All requirements for written notice contained in this Agreement shall be accomplished by any one of the following methods:
- i) personal service with service being effective upon delivery, or
 - ii) certified mail, Federal Express or other overnight courier service, return receipt requested, with service being effective on the date of receipt or first attempted delivery, or
 - iii) e-mail with service being effective upon delivery (with delivery confirmed) if delivery is made prior to 5:00 p.m. on any business day and if not so made the next business day.

NOTICES SHALL BE ADDRESSED AS FOLLOWS:

Ottawa County Land Bank Authority:

Chairperson
Ottawa County Land Bank Authority
12220 Fillmore Street
West Olive, Michigan 49460
E-Mail: cclark@miottawa.org

With a copy to Ottawa County Land Bank Authority Counsel
(which copy shall not constitute notice):

Attn: Doug Van Essen
Ottawa County Corporation Counsel
12220 Fillmore Street, West Olive, MI 49460
Email: dvanessen@miottawa.org

Developer:

JR Automation Technologies, LLC
ATTN: Doug LaCroix
4190 Sunnyside Drive
Holland, Michigan 49424
Email: doug.lacroix@jrautomation.com

With a copy to Counsel for Developer: (which copy shall not constitute notice):

Attn: Sarah Somers
Address: 4190 Sunnyside Drive, Holland, Michigan 49424
Email: sarah.somers@jrautomation.com

**ARTICLE IX
AMENDMENTS**

9.01 Any change, extension or modification of this Agreement, which is mutually agreed upon by the parties, shall be incorporated in written amendments signed by both parties. Such Amendments shall not invalidate this Agreement, nor relieve nor release Developer of Land Bank from any of their obligations under this Agreement, except for those parts thereby amended and only to the extent so amended.

**ARTICLE X
MISCELLANEOUS**

10.01 All of Developer's covenants, agreements, representations and warranties made in connection with this Agreement, and any document contemplated hereby, shall be deemed to have been relied upon by Land Bank, notwithstanding any investigation made or not made by Land Bank. All statements contained in any certificate or other document delivered to Land Bank at any time by or on behalf of Developer, pursuant hereto or in connection with the transactions contemplated hereby, shall constitute representations and warranties by Developer in connection with this Agreement.

10.02 This Agreement may be signed in multiple counterparts with the same effect as if the signatures were upon the same instrument.

10.03 The headings and captions in this Agreement are included as a matter of convenience and shall not be considered a part of this Agreement nor be used in determining the intent of the Parties to it.

- 10.04 If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a specific situation, is found to be invalid, void or unenforceable by a court of competent jurisdiction, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect.
- 10.05 This Agreement sets forth the entire understanding of the Parties and all terms and conditions with respect to the matters discussed in this Agreement, and supersedes and annuls any and all other or former agreements, preliminary drafts, prior versions, contracts, negotiations, promises and/or representations, whether written or oral, expressed or implied, made by, for, or on behalf of Developer and Land Bank.
- 10.06 This Agreement shall be construed and governed in accordance with the laws of the State of Michigan without regard to its conflicts of law principles, and any lawsuit or legal action brought relating to this Agreement shall only be brought in a court of competent jurisdiction sitting in Ottawa County, Michigan.
- 10.07 It is specifically understood and agreed by and between the Parties that the development of the Property is a separately undertaken private development. No partnership, joint venture or other association of any kind between Developer, on the one hand, and the Land Bank or Ottawa County, on the other, is formed by this Agreement.
- 10.08 All Parties acknowledge this Agreement has been reviewed by their respective attorneys. All Parties acknowledge joint authorship of this Agreement and agree that nothing in this Agreement shall be construed in a court of law to be interpreted in favor of one Party due to the authorship of the Agreement.

[Signature Pages Follow]

DEVELOPER

Dated: _____

JR Automation Technologies, LLC

By: _____

Doug LaCroix, Manager

On this ____ day of _____, 2026, before me, a notary public, in and for said county and state, personally came the above-named Doug LaCroix, known to me to be the authorized signatory of JR AUTOMATION TECHNOLOGIES, LLC who acknowledged the signing of the foregoing instrument to be the voluntary act and deed of said company and as his own free and voluntary act, for the uses and purposes herein mentioned.

Notary Public
County of _____,
State of Michigan

My Commission Expires: _____

Acting in the County of _____

OTTAWA COUNTY LAND BANK AUTHORITY

Dated: _____

By: _____

Cheryl Clark
Its: Chair

On this ____ day of _____, 2026, before me, a notary public, in and for said county and state, personally came the above-named Cheryl Clark, known to me to be the authorized signatory and Chair of the Ottawa County Land Bank Authority, who acknowledged the signing of the foregoing instrument to be the voluntary act and deed of said company and as his/her own free and voluntary act, for the uses and purposes herein mentioned.

Notary Public

County of _____ State of Michigan

My Commission Expires: _____

Acting in the County of _____

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

Land situated in the City of Zeeland, Ottawa County, Michigan:

PART OF E 1/2 OF NW 1/4 BEG AT N 1/4 COR, TH S 0D 25M 56S W 1382.17 FT
ALG N&S 1/4 LI, TH S 60D 45M 34S W 113.84 FT, S 60D 42M 54S W 122.6 FT, N
89D 22M 17S W 1124.81 FT, TH N 0D 28M 16S E 1500 FT ALG W LI OF E 1/2 OF
NW 1/4, TH S 89D 22M 17S E 1329.18 FT ALG N SEC LI TO BEG. SEC 17 T5N
R14W 45.51 AC

Ottawa County Parcel #: 70-17-17-101-030

EXHIBIT B
PROJECT AND APPLICATION

Developer proposes to develop the Property for industrial purposes, including the construction of a new 286,000 square foot manufacturing plant and global headquarters to be occupied by JR Automation Technologies, LLC. Total estimated investment to complete the development is \$72,800,000.

EXHIBIT C
DEVELOPER'S ACKNOWLEDGMENT

DEVELOPER’S ACKNOWLEDGMENT

Pursuant to the Development Agreement (“Development Agreement”) dated this _____ day of _____, 2026 by and between the OTTAWA COUNTY LAND BANK AUTHORITY (“Land Bank”) and JR AUTOMATION TECHNOLOGIES, LLC (“Developer”), Developer hereby ACKNOWLEDGES the following and that it has read and understands the defined terms as contained in the Development Agreement and further acknowledges that said defined terms and related definitions apply to this Developer’s Acknowledgment and the same are fully incorporated herein by references:

Developer to initial each paragraph in acknowledgment of same.

1. _____ That Developer is solely and absolutely responsible for safeguarding the materials that the employees, contractors, or subcontractors of the Developer use in performing the Development Agreement.
2. _____ That in the event Developer sells, assigns, or transfers the Property, the Development Agreement shall terminate according to its terms.
3. _____ Developer must submit any Brownfield Plan on the Project for review by the Land Bank.
4. _____ The Developer consents to and acknowledges that the Land Bank has the ability to enforce a statutory lien on the Property in accordance with Act 260 of 2003, Public Acts of Michigan, MCL 211.1026.
5. _____ The Developer consents to and hereby acknowledges that the Land Bank shall have a Lien on the Property in the event that the Developer fails to complete the Project by November 30, 2027. The Lien shall be in an amount equal to the Land Bank Property Income.

Developer, by Doug LaCroix, its Manager and duly authorized representative has read and understands this Acknowledgement.

DEVELOPER

JR AUTOMATION TECHNOLOGIES, LLC

Date: _____

By: _____

Doug LaCroix
Its: Manager

On this _____ day of _____, 2026, before me, a notary public, in and for said county and state, personally came the above-named Joel Cooper, known to me to be the

authorized signatory of JR AUTOMATION TECHNOLOGIES, LLC who acknowledged the signing of the foregoing instrument to be the voluntary act and deed of said company and as his/her own free and voluntary act, for the uses and purposes herein mentioned.

Notary Public

County of Ottawa, State of Michigan

My Commission Expires: _____

Acting in the County of _____

Notary Public County of _____, State of
Michigan

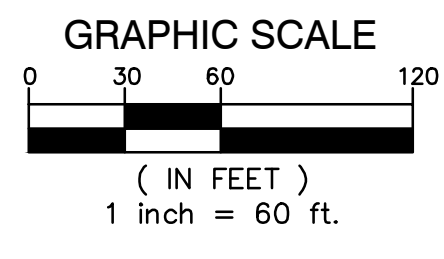
My Commission Expires: _____
Acting in the County of Ottawa

Upon Recording, Please forward to

Ottawa County Corporation Counsel
12220 Fillmore Street
West Olive, Michigan 49460

ATTACHMENT A
SITE PLAN

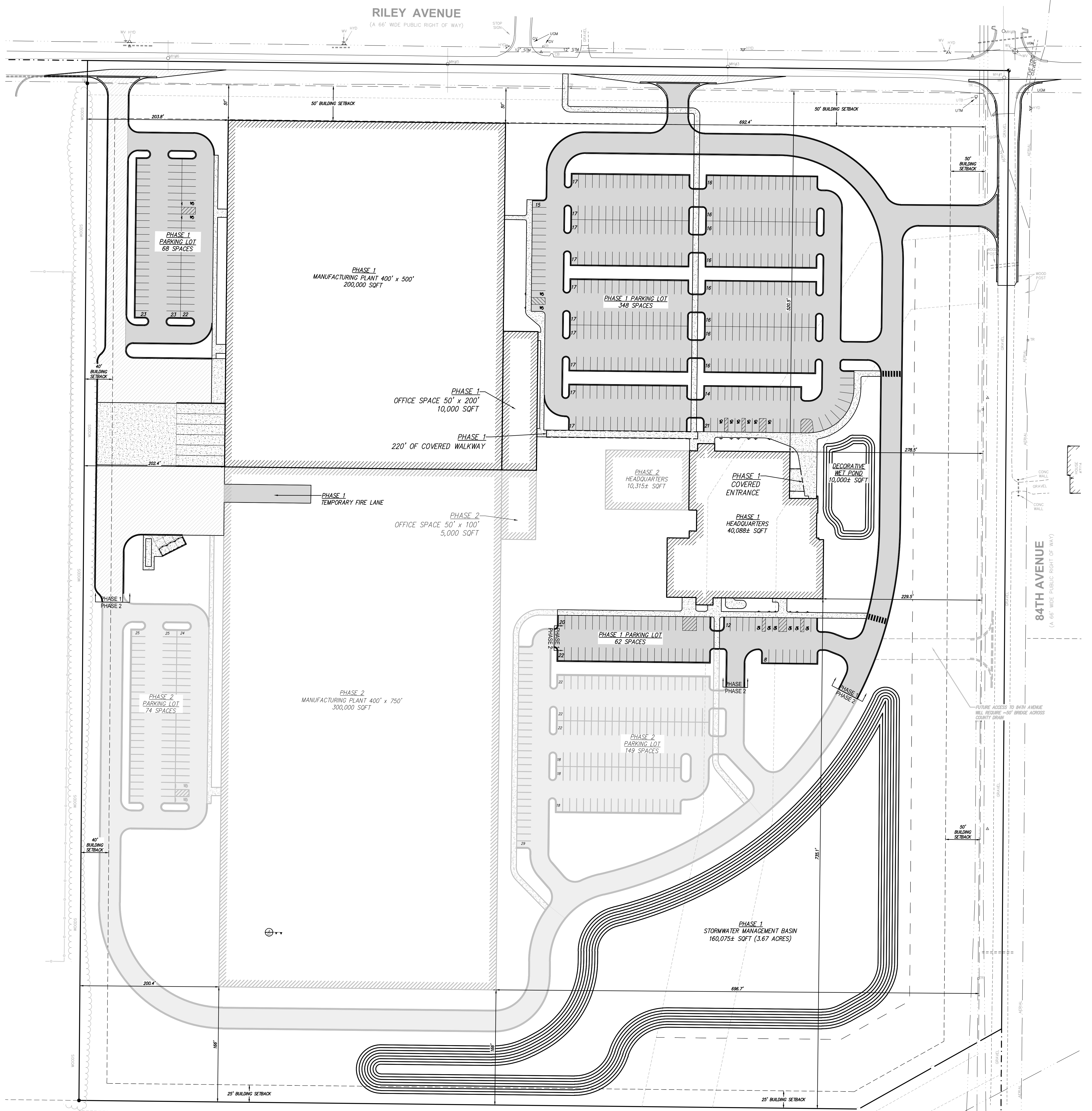
Appendix 4



LEGEND

---	PROPOSED WATER MAIN
---	PROPOSED SANITARY
---	PROPOSED STORM TOWER
---	PROPOSED GAS MAIN
---	PROPOSED ELECTRIC
●	PROPOSED HYDRANT
○	PROPOSED GATE
○	WALK & WELL (C/W)
○	PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
○	PROPOSED SAN MANHOLE (SM)
○	PROPOSED STORM MANHOLE (SM)
○	PROPOSED INLET (INL)
○	PROPOSED END SECTION (ES)
○	PROPOSED FIELD CATCH BASIN (FCB) W/ RESERVE COVER OR STANDBY (C/S) W/ BAR GRATE COVER
■	STANDARD BITUMINOUS PAVEMENT
■	HEAVY-DUTY BITUMINOUS PAVEMENT
■	DEEP-STRENGTH BITUMINOUS PAVEMENT
■	CONCRETE PAVEMENT
■	CONCRETE SIDEWALK
■	MILL PAVEMENT
○	UTILITY CROSSING (SEE DATA TABLE)
○	STORM STRUCTURE
○	SANITARY STRUCTURE
○	WATER MAIN STRUCTURE
○	STRUCT. TYPE
○	STRUCT. NO.

811
 Know what's below.
 Call before you dig.
 PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES ON CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.
UTILITY NOTE
 UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/STATE AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DEICATED UPON A UTILITY COMPANY'S PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROPRIATED FROM FOUND PAINT MARKERS/STAKES, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.
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PARKING SUMMARY

JR AUTOMATION PARKING NEEDS:

HQ Building:
 Phase 1 - Office - 1 Space/300 sft UFA = 32,805 sft/300 sft = 110 spaces
 Phase 2 - Office - 1 Space/300 sft UFA = 12,514 sft/300 sft = 42 spaces
 Total HQ Building Parking Required = 152 spaces

Manufacturing Plant:
 Phase 1 - Office - 1 Space/300 sft UFA = 8,287 sft/300 sft = 28 spaces
 Manufacturing - 1 space/1,000 sft GFA = 59,601 sft/1,000 sft = 60 spaces
 Warehousing - 1 spaces/2,000 sft GFA = 59,601 sft/2,000 sft = 30 spaces
 Total Phase 1 Plant Parking Required = 118 spaces
 Phase 2 - Office - 1 Space/300 sft UFA = 3,413 sft/300 sft = 12 spaces
 Manufacturing - 1 space/1,000 sft GFA = 148,949 sft/1,000 sft = 149 spaces
 Warehousing - 1 spaces/2,000 sft GFA = 148,949 sft/2,000 sft = 75 spaces
 Total Phase 2 Plant Parking Required = 236 spaces

Total Manufacturing Plant Parking Required = 354 spaces

Total Overall Site Parking Required = 354 spaces

Phase 1 Parking = 228 parking spaces
 Phase 2 Parking = 278 parking spaces

Total Parking Required = 506 parking spaces

Total Accessible Parking Spaces Required:
 500 to 1,000 Parking Spaces Requires 2% of Total Parking Number
 701 Spaces x 2% = 14.02 = 15 Accessible Spaces Req.

*PLUS VAN ACCESSIBLE PARKING SPACES
 1/6 of 15 Accessible Spaces = 1/6 * 15 = 2.5 = 3 Van Accessible Spaces Req.

PARKING PROVIDED:
 PHASE 1 = 478 PARKING SPACES
 PHASE 2 = 223 PARKING SPACES
TOTAL = 701 PARKING SPACES PROVIDED
WITH 18 TOTAL ACCESSIBLE PARKING SPACES WHICH INCLUDES 10 VAN ACCESSIBLE SPACES

OVERALL SITE PLAN

SECTION:
 TOWN: NORTH RANGE: EAST
 CITY OF ZEELAND

NO.	DATE	REVISION

NO.	DATE	REVISION

VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET,
 ADJUST SCALES ACCORDINGLY

DRAFTER S. MORRIS	DATE 00-00-00
DESIGNER S. MORRIS	DATE 00-00-00
CHECKED R. PAGE	DATE
PROJECT MANAGER R. PAGE	BID PLAN DATE
DEPARTMENT MANAGER APPROVAL T. SOVEL	DATE
JOB NO. NP25030	DRAWING NO.
SCALE: 1" = 60'	SHEET NO. C.10

Project: J17_2025; 7:51 AM; by user: 1800; Saved: 7/17/2025; User: 1800
 N:\P\NLD - Projects\NP25030 - JR Automation - 1800; SPALDING\NP25030\PAV.dwg





21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

CITY COUNCIL MEMORANDUM

TO: Mayor Van Dorp III and City Councilmembers

FROM: Tim Klunder, City Manager

SUBJECT: Amendments to the Brownfield Tax Increment Financing Policy

DATE: April 3, 2026

CC: April 6, 2026, City Council Agenda

BACKGROUND: City Council reviewed an updated draft of our Brownfield Tax Increment Financing Policy at the November 3, 2025, City Council meeting. The previous City Council provided positive feedback on the amendments to the policy, and we subsequently waited for the Brownfield Authority to meet again so they could make final recommendations on the proposed amendments to the policy. That meeting took place on March 31, 2026, at which time the Brownfield Redevelopment Authority recommended approval of the amendments.

Attached hereto are the final updates recommended to the policy. The proposed amendments are exactly as shared at the November 3, 2025, Council meeting. Given a portion of our existing City Council was not a part of the initial review on November 3, 2025, we have attached the cover memo (dated October 31, 2025) presented to the City Council at that time. That memorandum should provide some more background information to the proposed amendments.

RECOMMENDATION: Move to approve the attached amendments to the Brownfield Tax Increment Financing Policy as proposed.

Timothy R. Klunder, City Manager

**CITY COUNCIL (OR GOVERNING BODY/COMMISSION)
POLICY DIRECTIVE**

INDEX NUMBER: 04.43 (amended ~~5-16-2022~~ TBD)

DATE: ~~May 16, 2022~~

BODY: City Council and Brownfield Redevelopment Authority

SUBJECT: Brownfield Tax Increment Financing

Project Review Administration Fees

The City of Zeeland Brownfield Redevelopment Authority and the Zeeland City Council require that outside consulting fees (for example, legal fees, ~~and~~ publication fees, brownfield consultants, traffic engineers, etc.) incurred by the City of Zeeland Brownfield Redevelopment Authority and/or by the City of Zeeland be repaid by the applicant within thirty days from the date of billing.

The applicant may treat such fees, however, as project expenses and may be reimbursed for such fees with tax increment financing (TIF) revenues (if a plan is approved with TIF dollars) at the beginning of the TIF collection. The applicant shall also be liable for such fees and costs if a Brownfield Plan is not approved for the applicant. Amounts annually repaid for these administrative fees shall be subject to the limits of applicable state laws.

Tax Increment Financing (TIF) Considerations

The City of Zeeland Brownfield Redevelopment Authority and the City of Zeeland encourage applicants that seek to use TIF dollars to obtain approval for school tax capture as appropriate for the eligible activities.

The City of Zeeland Brownfield Redevelopment Authority and the City will consider the following factors and guidelines when deciding whether or not to approve a TIF plan:

1. Number and type of jobs created or retained by the project.
- ~~2.~~ In the case of housing, the developer's commitment to reserve a portion of the Project's rental units as income restricted units for income qualified households, i.e., household incomes at or below the State's income percentages found in Act 381 (the Brownfield Redevelopment Financing Act, Act 381 of Public Acts of Michigan of 1996, as amended).
- ~~3.~~ The impact of the project on the community.
- ~~4.~~ The impact of the project on the City's tax base.
- ~~5.~~ The ability of the project to move forward without the capture of TIF.
- ~~6.~~ The quality of construction and the site plan of proposed structures and of a development.
- ~~7.~~ Other relevant factors as may be permitted by law and as may be raised during a public hearing.
8. The proposed length of time for tax increment revenue captures, which shall be limited to a period not to exceed the maximum duration permitted by law.

Tax Increment Financing Provisions:

1. The City's Brownfield Authority shall collect a 5% annual administrative fee during the term a developer is reimbursed with Tax Increment Financing.
2. Up to 5% interest on the outstanding reimbursement balance of the developer will be considered for payment, with the Secured Overnight Financing Rate (SOFR) used as a benchmark during the Brownfield Plan development. No interest shall be paid while local capture is not being collected (during a CRA exemption for example).
3. If Commercial Rehabilitation Act Exemption, Commercial Redevelopment Act Exemption, or similar incentives are sought which would delay the local capture of TIF, the TIF plan may seek to delay the start of TIF collection for five years.
4. Development incentive maximums should target no more than 40% Brownfield tax increment incentives (50% if no other city involved financial incentives are provided – refer to City's Community and Economic Development Financial Incentive Policy) of projected cash value of the project. Please refer to attached sample calculation table.
- 7.5. The TIF Plan shall provide for 5 years of Local Brownfield Redevelopment Capture and/or the capture of funds to support public infrastructure for the project. Should capture occur to support public infrastructure work, 10% of the annual available capture (after State Brownfield Revolving Fund and BRA Administrative Fee captures) shall be paid to the Brownfield Authority for public infrastructure work associated with the project.

In the event the capture of school tax increment revenues is not requested or is not approved, the reimbursement for eligible activities will be limited to the proportional share that captured local tax mills have to the total property tax mills. There may be exceptions for those cases where there is a compelling local interest. In addition to the criteria set above, the City of Zeeland Brownfield Redevelopment Authority and City Council will also consider the following criteria when deciding to capture additional local non-school taxes.

1. The ability of the project to move forward without the extension of local non-school tax captures.
2. The length of time needed to capture the full school tax capture amount.

Reimbursement Agreement

The City of Zeeland Brownfield Redevelopment Authority and the Zeeland City Council shall require all projects that seek to utilize TIF revenue captures to enter into a reimbursement agreement as specified by the City of Zeeland which will outline the respective parties' obligations as they relate to the reimbursement of eligible costs under a TIF plan.

Housing Fund Assistance

Should an eligible (under Act 381) Housing Development Project's proposed Tax Increment Financing Plan fail to capture sufficient funds to reimburse the developer's eligible cost due to compliance with the City's Tax Increment Financing Provisions found within this Policy and/or the Financial Incentive Percentages found within the City's Community and Economic Development Financial Incentive Policy, the Developer

may request the use of funds (if available) within the Brownfield Authority's fund balance committed for Housing Projects. The "Housing Fund Assistance" dollars will be considered as "gap" financing between the Tax Increment Financial Incentives and other City Financial Incentives capped by the Policies referenced above and the projected amount of dollars requested by a developer to fully recoup their eligible activities within a developer's Brownfield Plan. The amount of dollars provided by the Brownfield Authority/City Council from the City's Housing Assistance Fund will be determined solely by the City's Brownfield Redevelopment Authority and City Council based on project criteria outlined in the various incentive policies outlined within this policy and will only be made available if the developer obtains an approved Brownfield Plan from the City and State. Additionally, the City, at its sole discretion, may determine that only a percentage of the "financial gap" will be provided and nothing shall require the City to fully fund the "financial gap" referenced above. Funds provided by the City designated as Housing Assistance Fund will be considered as a grant that will be paid to the developer at the conclusion of the Brownfield Plan term.



21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-6400 • FAX (616) 772-5352

CITY COUNCIL MEMORANDUM

TO: Mayor Klynstra and City Councilmembers

FROM: Tim Klunder, City Manager

SUBJECT: Review of (1) Proposed Amendments to the Brownfield Tax Increment Financing Policy and (2) New Community and Economic Development Financial Incentive Policy

DATE: October 31, 2025

CC: November 3rd City Council Work/Study Session

The City's 2025 Strategic Action Plan notes a couple of action steps under the Commitment of Community and Economic Development as referenced below.

Action Step	Outcome Indicator	Value Statement
(1) Economic Development Incentive Level of Support Policy	By July 1, 2025, develop a policy that provides a framework for total level of economic support that can be offered for development projects using any combination of available incentives and abatements.	Developing an economic development support level policy will provide clear guidance to developers regarding the level of economic support they may seek, while also ensuring equitable levels of local economic support across differing projects.
(2) Brownfield TIF Policy Amendment	By July 1, 2025, update the Brownfield TIF Policy to address such things as payment of interest, capture of TIF for LBRF, public infrastructure, max. TIF reimbursement as % of project, etc.	Developing an economic development support level policy will provide clear guidance to developers regarding the level of economic support they may seek, while also ensuring equitable levels of local economic support across differing projects.

Our leadership team has been working on these policies and we first presented them to their Brownfield Redevelopment Authority on October 13, 2025 meeting. Although I was unable to attend that meeting, my understanding is that the Authority provided positive feedback on them. At Monday's work/study session, we would like to share them with City Council and review them for Council's feedback.



Brownfield Tax Increment Financing Policy

When the city originally established our Brownfield Redevelopment Authority, a Brownfield Tax Increment Financing (TIF) Policy was put in place to help guide decisions around brownfield plans seeking tax increment financing – historically tax increment financing has helped reimburse developers for additional costs associated with cleaning up contaminated sites. The city’s Brownfield TIF Policy largely remained unchanged from when it was established in 2004 until 2022. At that time, the city started to witness an increase in brownfield activity and the policy needed to be refreshed.

We now feel the Brownfield TIF Policy should undergo another update. Two primary reasons are suggested for the updates. (1) In 2023 the State of Michigan enabled housing activities to qualify for tax increment financing in the Brownfield Act if certain criteria are met with the project. (2) Within the city we have seen developments, particularly in the downtown, seek multiple layers of tax incentives to make the project financially viable. We are thus recommending an overall Economic Development Incentive Policy be established (discussed below) and therefore, the Brownfield TIF Policy should reference that proposed new policy as well.

Attached you will find proposed amendments to the Brownfield Tax Increment Financing Policy. At Monday’s meeting, we would like some feedback from City Council on these proposed amendments. We are not seeking action at Monday’s meeting. A summary of the proposed amendments are as follows:

1. Under “Tax Increment Financing Considerations” adding a component related to housing and the need for the developer to reserve a portion of the project’s housing for income qualified households. Note, we are not suggesting that a minimum percentage of income restricted units be set. Rather, we feel each project should be evaluated on a case-by-case basis.
2. Adding a “Tax Increment Financing Provisions” Section.
 - a. Item #1 and #2 under this section are setting percentages (or maximums) for administrative fees and interest payments. The city has historically collected administrative fees and we have allowed interest payments. Providing guidance on these percentages creates consistency between projects.
 - b. Item #2 deals with the layering of a Commercial Rehabilitation Tax increase with a brownfield plan. This has been done with numerous projects in the city. The impact is that a Commercial Rehabilitation Tax essentially freezes (some school tax exceptions) taxes for 10 years. Thus, there is no incremental gain in tax revenue to reimburse a developer for brownfield costs in the first 10 years. This naturally extends the time required to repay a developer. Under the Brownfield



Act, once a developer is paid in full, the Authority can collect another 5 years (assuming the entire plan does not go beyond 30 years) of tax increment revenue to put in the Local Brownfield Fund. Under the Brownfield Act, an Authority can delay the start of collecting TIF for 5 years. This delayed start may allow for the Local Brownfield Fund to collect 5 years of TIF within the 30-year time limit of TIF collection.

- c. Item #4 and #5 are the “heart” of the updates. Under Item #4 of the proposed policy amendment, incentives maximums should target no more than 40% brownfield incentives (50% if no other incentives offered). How these percentages are calculated are written into the policy. The increase from 40% to 50% if no other incentives are offered, tries to bring equity to projects that do “layer” other economic incentives – and which will now be addressed in a new Economic Development Incentive Policy.
 - d. Item #5 notes that a TIF Plan shall provide some funding to either the Local Brownfield Fund and/or support public infrastructure for the project. This would prevent a project from capturing all of the tax increment revenue for “private purposes only”. It also notes 10% of the annual tax increment shall be used for public infrastructure work (if it is undertaken for the project).
3. Adding a “Housing Assistance Fund” provision section. This section is theoretically based and there is no Housing Assistance Fund within the Brownfield Authority or city at this time. This provision is established if (a) a proposed project is above the financial incentive percentages outlined in the Brownfield TIF Policy and/or Economic Development Incentive Policy and (b) if the city were able to obtain funds for a Housing Assistance Fund through a grant, donation, etc. In theory, the Housing Assistance Fund could be used to close the financial gap. This is purely a pro-active statement at this time. But, it is a provision that may help with projects that are seeking to create affordable workforce housing, but would not be able to develop their project to the full extent requested due to the city’s incentive policy limits.

Community and Economic Development Financial Incentive Policy

In conjunction with the Brownfield TIF Policy amendments, we are proposing a new policy that looks to bring equity to projects that may seek multiple financial incentives. While some projects have only sought brownfield incentives, more recently, projects have looked to layer incentives such as Commercial Rehabilitation Incentives, Brownfield Incentives, property purchases, etc. As stated above, the new policy looks to establish equity between projects by creating target maximum percentages of incentives offered to projects.



Financial Incentives Example Chart

Attached to this information is a chart of how percentages would have been calculated on existing projects (projects 1 – 4) and an example of a potential housing project that would not have met the policy and thus, would have to alter their request in order to comply with the policy. A review of existing projects helped formulate the percentage maximums that have been proposed.

Summary

Again, the Brownfield Redevelopment Authority reviewed these policies at their October 13, 2025 meeting and provided positive feedback on the direction of these policies. We look forward to City Council's feedback on Monday evening. Following City Council's feedback and any adjustments to the policies that need to be made, our leadership team would bring them back to the Brownfield Redevelopment Authority for approval consideration and then they would return to City Council for consideration.

Timothy R. Klunder, City Manager

**CITY COUNCIL (OR GOVERNING BODY/COMMISSION)
POLICY DIRECTIVE**

INDEX NUMBER: 04.43 (amended ~~5-16-2022~~ TBD)

DATE: ~~May 16, 2022~~

BODY: City Council and Brownfield Redevelopment Authority

SUBJECT: Brownfield Tax Increment Financing

Project Review Administration Fees

The City of Zeeland Brownfield Redevelopment Authority and the Zeeland City Council require that outside consulting fees (for example, legal fees, ~~and~~ publication fees, ~~and~~ brownfield consultants, traffic engineers, etc.) incurred by the City of Zeeland Brownfield Redevelopment Authority and/or by the City of Zeeland be repaid by the applicant within thirty days from the date of billing.

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- ~~2.3.~~ The impact of the project on the community.
- ~~3.4.~~ The impact of the project on the City's tax base.
- ~~4.5.~~ The ability of the project to move forward without the capture of TIF.
- ~~5.6.~~ The quality of construction and the site plan of proposed structures and of a development.
- ~~6.7.~~ Other relevant factors as may be permitted by law and as may be raised during a public hearing.
8. The proposed length of time for tax increment revenue captures, which shall be limited to a period not to exceed the maximum duration permitted by law.

Tax Increment Financing Provisions:

1. The City's Brownfield Authority shall collect a 5% annual administrative fee during the term a developer is reimbursed with Tax Increment Financing.
2. Up to 5% interest on the outstanding reimbursement balance of the developer will be considered for payment, with the Secured Overnight Financing Rate (SOFR) used as a benchmark during the Brownfield Plan development. No interest shall be paid while local capture is not being collected (during a CRA exemption for example).
3. If Commercial Rehabilitation Act Exemption, Commercial Redevelopment Act Exemption, or similar incentives are sought which would delay the local capture of TIF, the TIF plan may seek to delay the start of TIF collection for five years.
4. Development incentive maximums should target no more than 40% Brownfield tax increment incentives (50% if no other city involved financial incentives are provided – refer to City's Community and Economic Development Financial Incentive Policy) of projected cash value of the project. Please refer to attached sample calculation table.
- 7.5. The TIF Plan shall provide for 5 years of Local Brownfield Redevelopment Capture and/or the capture of funds to support public infrastructure for the project. Should capture occur to support public infrastructure work, 10% of the annual available capture (after State Brownfield Revolving Fund and BRA Administrative Fee captures) shall be paid to the Brownfield Authority for public infrastructure work associated with the project.

In the event the capture of school tax increment revenues is not requested or is not approved, the reimbursement for eligible activities will be limited to the proportional share that captured local tax mills have to the total property tax mills. There may be exceptions for those cases where there is a compelling local interest. In addition to the criteria set above, the City of Zeeland Brownfield Redevelopment Authority and City Council will also consider the following criteria when deciding to capture additional local non-school taxes.

1. The ability of the project to move forward without the extension of local non-school tax captures.
2. The length of time needed to capture the full school tax capture amount.

Reimbursement Agreement

The City of Zeeland Brownfield Redevelopment Authority and the Zeeland City Council shall require all projects that seek to utilize TIF revenue captures to enter into a reimbursement agreement as specified by the City of Zeeland which will outline the respective parties' obligations as they relate to the reimbursement of eligible costs under a TIF plan.

Housing Fund Assistance

Should an eligible (under Act 381) Housing Development Project's proposed Tax Increment Financing Plan fail to capture sufficient funds to reimburse the developer's eligible cost due to compliance with the City's Tax Increment Financing Provisions found within this Policy and/or the Financial Incentive Percentages found within the City's Community and Economic Development Financial Incentive Policy, the Developer

may request the use of funds (if available) within the Brownfield Authority's fund balance committed for Housing Projects. The "Housing Fund Assistance" dollars will be considered as "gap" financing between the Tax Increment Financial Incentives and other City Financial Incentives capped by the Policies referenced above and the projected amount of dollars requested by a developer to fully recoup their eligible activities within a developer's Brownfield Plan. The amount of dollars provided by the Brownfield Authority/City Council from the City's Housing Assistance Fund will be determined solely by the City's Brownfield Redevelopment Authority and City Council based on project criteria outlined in the various incentive policies outlined within this policy and will only be made available if the developer obtains an approved Brownfield Plan from the City and State. Additionally, the City, at its sole discretion, may determine that only a percentage of the "financial gap" will be provided and nothing shall require the City to fully fund the "financial gap" referenced above. Funds provided by the City designated as Housing Assistance Fund will be considered as a grant that will be paid to the developer at the conclusion of the Brownfield Plan term.

Commented [TK1]: Should this be considered a 0% loan

	Project				Potential	to meet 40% policy	to meet 50% policy	average incentive of offers
	Example 1	Example 2	Example 3	Example 4		adjusted Potential	adjusted Potential	
Land Value	\$ 315,800.00	\$ 467,500.00	\$ 195,000.00	\$ -	\$ -	\$ -	\$ -	
Proposed Brownfield Value	\$ 671,900.00				\$ 2,346,119.00	\$ 1,400,000.00	\$ 1,750,000.00	
Actual Brownfield Value			\$ 2,523,640.00	\$ 147,250.00				
Value of Tax Abatement (CRA)	\$ 696,632.20	\$ 377,384.66	\$ 1,163,312.44	\$ 95,248.62				
Total Incentive	\$ 1,684,332.20	\$ 844,884.66	\$ 3,881,952.44	\$ 242,498.62	\$ 2,346,119.00	\$ 1,400,000.00	\$ 1,750,000.00	
No. of Dwelling Units	22	8	48	N/A	18	18	18	\$ 87,681.72
Incentive per Unit	\$ 76,560.55	\$ 105,610.58	\$ 80,874.01	N/A	\$ 130,339.94	\$ 77,777.78	\$ 97,222.22	
Finished Square Footage	27684	19075	62808	6548	18415	18415	18415	\$ 50.99
Incentive per Square Foot	\$ 60.84	\$ 44.29	\$ 61.81	\$ 37.03	\$ 127.40	\$ 76.02	\$ 95.03	
Total True Cash Value	\$ 4,662,000.00	\$ 2,500,000.00	\$ 8,400,000.00	\$ 920,000.00	\$ 3,500,000.00	\$ 3,500,000.00	\$ 3,500,000.00	\$ 0.36
Incentive per Investment Value	\$ 0.36	\$ 0.34	\$ 0.46	\$ 0.26	\$ 0.67	\$ 0.40	\$ 0.50	
Percentage of Total Incentive to True Cash Value	36.13%	33.80%	46.21%	26.36%	67.03%		50.00%	35.62%
Percentage of Total Brownfield incentive to True Cash Value	14.41%	0.00%	30.04%	16.01%	67.03%	40.00%		20.15%

Example 1 Land Value - Purchase price of property plus demolition costs

Example 2 Land Value - Purchase price of property, demolition costs, and land purchase

Example 3 Land Value - Estimated Market Value less Payment for property, Estimated Market Value for Vacated ROW



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CITY COUNCIL MEMORANDUM

TO: Mayor Van Dorp III and City Councilmembers

FROM: Tim Klunder, City Manager

SUBJECT: Approve Community and Economic Development Financial Incentive Policy

DATE: April 3, 2026

CC: April 6, 2026, City Council Agenda

BACKGROUND: In conjunction with the Brownfield TIF Policy amendments, our administrative team and the Brownfield Redevelopment Board Authority are proposing a new Community and Economic Development Financial Incentive Policy that looks to bring equity to projects that may seek multiple financial incentives. While some projects have only sought brownfield incentives, more recently, projects have looked to layer incentives such as Commercial Rehabilitation Incentives, Brownfield Incentives, property purchases, etc. As stated above, the new policy looks to establish equity between projects by creating target maximum percentages of incentives offered to projects. This new policy was originally presented to the Brownfield Redevelopment Authority on October 13, 2025, and the Zeeland City Council on November 3, 2025. Both bodies provided positive feedback on the establishment of such a policy.

At the most recent Brownfield Redevelopment Authority Board meeting on March 31, 2026, the Authority Board did recommend the policy's approval. Attached hereto is an updated draft of the policy (dated 3.7.26). It is in substantial alignment with the policy presented on November 3, 2025. The key addition to this updated draft is a reference that will require projects that occur within the City's Central Business District (downtown) that are new or create significant alterations to an existing building, and seek financial incentives for the project, to complete a public parking analysis. Given the strains (perceived or real) on the city's public parking system because of developments within our Central Business District,

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we feel this parking analysis is appropriate if the project is seeking financial incentives to support the project.

Like the Amended Brownfield Tax Increment Financing Policy, given the Community and Economic Development Financial Incentive Policy was presented prior to the existing Council being elected, we have attached the memorandum from the November 3, 2025, City Council work/study for background information.

RECOMMENDATION: Move to approve the Community and Economic Development Financial Incentive Policy (draft 3.7.26) as attached.

A handwritten signature in black ink, appearing to read 'Timothy R. Klunder', is written over a horizontal line.

Timothy R. Klunder, City Manager

CITY COUNCIL (OR GOVERNING BODY/COMMISSION)
POLICY DIRECTIVE (draft 3.7.26)

INDEX NUMBER: tbd

DATE: tbd

BODY: City Council

SUBJECT: Community and Economic Development Financial Incentive Policy

Policy Overview

The City of Zeeland has a Community and Economic Development commitment to our “Feel the Zeel” Vision. That commitment states the City will: *“Lead and facilitate strategic growth that is consistent with the City’s vision by building collaborative relationships and promoting a climate that is accommodating, identifies and utilizes resources to create development opportunities, and is responsive to emerging issues and trends.”* This Community and Economic Development commitment also plays a role in impacting other commitments such as a Vibrant Downtown; Infrastructure; Strong, Safe and Connected Neighborhoods; and Financial Sustainability.

Identifying financial ~~incentives, and incentives and~~ utilizing those resources to create development opportunities has been a hallmark of Zeeland’s success. Incentives that the City has used successfully include (but are not limited to) grants, Industrial Facility Tax Exemptions (PA 198), Commercial Rehabilitation Tax Incentives (Act 210), Commercial Redevelopment Act (Act 255), Brownfield Redevelopment Tax Increment Financing (Act 381), and land sales/agreements.

In keeping with the City’s commitment to remain Financially Sustainable, and to promote equity between various community and economic development projects seeking financial incentives from the City to make those developments financially viable, the City has established an overall financial incentive benchmark (cap) when considering approval of financial incentives (single or multiple) for proposed development projects.

Each specific incentive (IFT, CRA, etc.) has already established specific criteria when analyzing a project around such things as job creation, impact of the project on the community, cash investment by the developer, quality of project, etc. Please refer to each applicable incentive policy for those identified criteria. As such, this policy does not necessarily touch on those evaluation criteria, but rather, the purpose of this policy is to create equity in financial incentives across various projects.

Financial Benchmarks/Comparables

While no specific values are set for any single financial benchmark noted below, the City will perform an analysis of the financial incentives across the applicable benchmarks to determine if they are comparable with other projects within the City. Those benchmarks are:

1. Dollar incentive per dwelling unit. (Divide dwelling units by estimated cash value of financial incentives offered.)
2. Dollar incentive per square feet of building project. (Divide building square footage by estimated cash value of financial incentives offered.)
3. Dollar incentive per investment value. (Divide estimated incentive value by total estimated cash value of the project upon construction completion.)

Financial Incentive Percentage

1. Incentive maximums to the developer should target no more than 40% Brownfield tax increment incentives (50% if no other city involved financial incentives are provided) and no more than 50% combined financial incentives that the city has direct financial participation in (for example, Commercial Rehab, IFT, land, etc.).
 - a. Calculation of percentages ~~are~~is derived by dividing the estimated financial incentives by the total estimated cash value of the project upon completion. (See table example attached.)

Central Business District (C-2 Zoning Designation) Parking

1. If a project with new building construction or significant alterations to an existing building seeks financial incentives for its project, a professional analysis of public parking by the city's parking consultant will be required at the expense of the applicant, to determine the availability of public parking for the project. Should an analysis find that there is not adequate public parking to support the project, the development may be required to participate in the provision of additional parking (public or private) to qualify for financial incentives.

Development Agreement and/or Contracts

The City may require a developer to enter into a development agreement and/or contract which will identify the parameters for the development (estimated construction value, jobs created, timeline, project aesthetics, materials, etc.) in consideration of the financial incentives offered.



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CITY COUNCIL MEMORANDUM

TO: Mayor Klynstra and City Councilmembers

FROM: Tim Klunder, City Manager

SUBJECT: Review of (1) Proposed Amendments to the Brownfield Tax Increment Financing Policy and (2) New Community and Economic Development Financial Incentive Policy

DATE: October 31, 2025

CC: November 3rd City Council Work/Study Session

The City's 2025 Strategic Action Plan notes a couple of action steps under the Commitment of Community and Economic Development as referenced below.

Action Step	Outcome Indicator	Value Statement
(1) Economic Development Incentive Level of Support Policy	By July 1, 2025, develop a policy that provides a framework for total level of economic support that can be offered for development projects using any combination of available incentives and abatements.	Developing an economic development support level policy will provide clear guidance to developers regarding the level of economic support they may seek, while also ensuring equitable levels of local economic support across differing projects.
(2) Brownfield TIF Policy Amendment	By July 1, 2025, update the Brownfield TIF Policy to address such things as payment of interest, capture of TIF for LBRF, public infrastructure, max. TIF reimbursement as % of project, etc.	Developing an economic development support level policy will provide clear guidance to developers regarding the level of economic support they may seek, while also ensuring equitable levels of local economic support across differing projects.

Our leadership team has been working on these policies and we first presented them to their Brownfield Redevelopment Authority on October 13, 2025 meeting. Although I was unable to attend that meeting, my understanding is that the Authority provided positive feedback on them. At Monday's work/study session, we would like to share them with City Council and review them for Council's feedback.



Brownfield Tax Increment Financing Policy

When the city originally established our Brownfield Redevelopment Authority, a Brownfield Tax Increment Financing (TIF) Policy was put in place to help guide decisions around brownfield plans seeking tax increment financing – historically tax increment financing has helped reimburse developers for additional costs associated with cleaning up contaminated sites. The city’s Brownfield TIF Policy largely remained unchanged from when it was established in 2004 until 2022. At that time, the city started to witness an increase in brownfield activity and the policy needed to be refreshed.

We now feel the Brownfield TIF Policy should undergo another update. Two primary reasons are suggested for the updates. (1) In 2023 the State of Michigan enabled housing activities to qualify for tax increment financing in the Brownfield Act if certain criteria are met with the project. (2) Within the city we have seen developments, particularly in the downtown, seek multiple layers of tax incentives to make the project financially viable. We are thus recommending an overall Economic Development Incentive Policy be established (discussed below) and therefore, the Brownfield TIF Policy should reference that proposed new policy as well.

Attached you will find proposed amendments to the Brownfield Tax Increment Financing Policy. At Monday’s meeting, we would like some feedback from City Council on these proposed amendments. We are not seeking action at Monday’s meeting. A summary of the proposed amendments are as follows:

1. Under “Tax Increment Financing Considerations” adding a component related to housing and the need for the developer to reserve a portion of the project’s housing for income qualified households. Note, we are not suggesting that a minimum percentage of income restricted units be set. Rather, we feel each project should be evaluated on a case-by-case basis.
2. Adding a “Tax Increment Financing Provisions” Section.
 - a. Item #1 and #2 under this section are setting percentages (or maximums) for administrative fees and interest payments. The city has historically collected administrative fees and we have allowed interest payments. Providing guidance on these percentages creates consistency between projects.
 - b. Item #2 deals with the layering of a Commercial Rehabilitation Tax increase with a brownfield plan. This has been done with numerous projects in the city. The impact is that a Commercial Rehabilitation Tax essentially freezes (some school tax exceptions) taxes for 10 years. Thus, there is no incremental gain in tax revenue to reimburse a developer for brownfield costs in the first 10 years. This naturally extends the time required to repay a developer. Under the Brownfield



Act, once a developer is paid in full, the Authority can collect another 5 years (assuming the entire plan does not go beyond 30 years) of tax increment revenue to put in the Local Brownfield Fund. Under the Brownfield Act, an Authority can delay the start of collecting TIF for 5 years. This delayed start may allow for the Local Brownfield Fund to collect 5 years of TIF within the 30-year time limit of TIF collection.

- c. Item #4 and #5 are the “heart” of the updates. Under Item #4 of the proposed policy amendment, incentives maximums should target no more than 40% brownfield incentives (50% if no other incentives offered). How these percentages are calculated are written into the policy. The increase from 40% to 50% if no other incentives are offered, tries to bring equity to projects that do “layer” other economic incentives – and which will now be addressed in a new Economic Development Incentive Policy.
 - d. Item #5 notes that a TIF Plan shall provide some funding to either the Local Brownfield Fund and/or support public infrastructure for the project. This would prevent a project from capturing all of the tax increment revenue for “private purposes only”. It also notes 10% of the annual tax increment shall be used for public infrastructure work (if it is undertaken for the project).
3. Adding a “Housing Assistance Fund” provision section. This section is theoretically based and there is no Housing Assistance Fund within the Brownfield Authority or city at this time. This provision is established if (a) a proposed project is above the financial incentive percentages outlined in the Brownfield TIF Policy and/or Economic Development Incentive Policy and (b) if the city were able to obtain funds for a Housing Assistance Fund through a grant, donation, etc. In theory, the Housing Assistance Fund could be used to close the financial gap. This is purely a pro-active statement at this time. But, it is a provision that may help with projects that are seeking to create affordable workforce housing, but would not be able to develop their project to the full extent requested due to the city’s incentive policy limits.

Community and Economic Development Financial Incentive Policy

In conjunction with the Brownfield TIF Policy amendments, we are proposing a new policy that looks to bring equity to projects that may seek multiple financial incentives. While some projects have only sought brownfield incentives, more recently, projects have looked to layer incentives such as Commercial Rehabilitation Incentives, Brownfield Incentives, property purchases, etc. As stated above, the new policy looks to establish equity between projects by creating target maximum percentages of incentives offered to projects.



Financial Incentives Example Chart

Attached to this information is a chart of how percentages would have been calculated on existing projects (projects 1 – 4) and an example of a potential housing project that would not have met the policy and thus, would have to alter their request in order to comply with the policy. A review of existing projects helped formulate the percentage maximums that have been proposed.

Summary

Again, the Brownfield Redevelopment Authority reviewed these policies at their October 13, 2025 meeting and provided positive feedback on the direction of these policies. We look forward to City Council's feedback on Monday evening. Following City Council's feedback and any adjustments to the policies that need to be made, our leadership team would bring them back to the Brownfield Redevelopment Authority for approval consideration and then they would return to City Council for consideration.

Timothy R. Klunder, City Manager

CITY COUNCIL (OR GOVERNING BODY/COMMISSION) POLICY DIRECTIVE

INDEX NUMBER: tbd

DATE: tbd

BODY: City Council

SUBJECT: Community and Economic Development Financial Incentive Policy

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DRAFT

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Incentive per Investment Value	\$ 0.36	\$ 0.34	\$ 0.46	\$ 0.26	\$ 0.67	\$ 0.40	\$ 0.50	
Percentage of Total Incentive to True Cash Value	36.13%	33.80%	46.21%	26.36%	67.03%		50.00%	20.15%
Percentage of Total Brownfield incentive to True Cash Value	14.41%	0.00%	30.04%	16.01%	67.03%	40.00%		

Example 1 Land Value - Purchase price of property plus demolition costs

Example 2 Land Value - Purchase price of property, demolition costs, and land purchase

Example 3 Land Value - Estimated Market Value less Payment for property, Estimated Market Value for Vacated ROW



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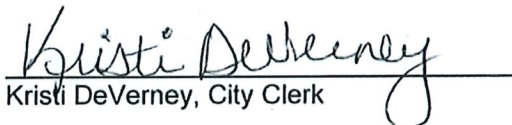
CITY COUNCIL MEMORANDUM

TO: Mayor Van Dorp and City Councilmembers
FROM: Kristi DeVerney, Clerk
SUBJECT: Local Officers Compensation Committee Appointment
DATE: March 30, 2026
CC: April 6, 2026, Council Packet

BACKGROUND: There is a vacancy on the Local Officers Compensation Committee due to Daniel Klompmaker resigning. Allen Dannenberg has submitted a Consideration for Appointment form to serve on the Local Officials Compensation Committee, filling Daniel Klompmaker's vacated seat. Mayor Van Dorp is recommending this appointment.

RECOMMENDATION:

Motion and support to approve the appointment of Allen Dannenberg to the Local Officials Compensation Committee with a term expiring April 4, 2031.



Kristi DeVerney, City Clerk

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CITY OF ZEELAND
CONSIDERATION FOR APPOINTMENT



Date: 3/27/26

Name: Al Dannenberg Home Phone: n/a
 Address: [Redacted] Cell Home: [Redacted]
 Business: West Edge Real Estate
 E-Mail: [Redacted] Number of Years as a Resident: 43

Appointment Seeking:

- | | |
|--|------------------------------------|
| Board of Construction Appeals | City Council |
| Airport Authority | Cemetery/Parks Commission |
| Library Board | <u>Local Officers Compensation</u> |
| Board of Public Works Commission | Commission Nominating Commission |
| Board of Review | Planning Commission |
| Shopping Area Redevelopment Board (SARB) | Hospital Finance Committee |
| Board of Zoning Appeals | |

Employed by: West Edge Real Estate - self employed.
 Position held:
 memberships: Offices held:
 memberships: Offices held:
 qualifications you possess which would be beneficial to the appointment you desire such as: special skills, interests, education, experience

Current: Former Zeeland City Council
 Past: Former Ottawa County Commissioner
 Served on several boards

Personal References:

- | Name and Occupation | Address | Phone No. |
|--------------------------|------------|------------|
| 1. Rick Van Dorp - Mayor | [Redacted] | [Redacted] |
| 2. Mark Timmer - Pastor | [Redacted] | [Redacted] |

Signature

Al Dannenberg

Internal Use Only:

Information Verified by:

Kristi DeWaney



Memorandum

To: City Council

From: Susan Moore, Administrative Assistant

Date: April 1, 2026

RE: Arbor Day Proclamation and Tree Planting Ceremony

The City of Zeeland Cemetery Parks Department will conduct its Annual Arbor Tree Planting Ceremony on Friday, April 24, 2026, at 10:00 AM in the Lincoln Street Cemetery.

The fifth-grade class from Lincoln Elementary School and teacher Joshua Scott will participate in the ceremony this year. Mayor Van Dorp (or his designate) will officiate.

PROCLAMATION

Arbor Day

- WHEREAS, In 1872, J. Sterling Morton, a native of Detroit, Michigan, proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and
- WHEREAS, This holiday thereafter called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and
- WHEREAS, Arbor Day is now observed throughout the nation and has celebrated over 125 years in the United States of America; and
- WHEREAS, It is a privilege to join the citizens of Michigan and our local school children and teachers in commemorating April 24, 2026, as ARBOR DAY in the City of Zeeland; and
- WHEREAS, Trees add the soft touch of nature to our busy lives, they cool our cities, fight pollution, conserve energy, give wildlife a home and make our neighborhoods more livable; and
- WHEREAS, Trees, wherever they are planted, are a source of joy and spiritual renewal for God's divine plan for the community; and
- WHEREAS, Zeeland is recognized as a "Tree City USA" by the National Arbor Foundation and desires to continue its long-standing tradition of tree planting.
- NOW THEREFORE, BE IT RESOLVED that I, Rick Van Dorp, Mayor of the City of Zeeland, do hereby proclaim Friday, April 24, 2026, official Arbor Day in the City of Zeeland.

I urge all citizens in the City of Zeeland to support efforts to protect our trees and woodlands and to support our city's urban forestry programs. I encourage all of our citizens to plant trees, generating an ongoing process of growth and renewal that will continue indefinitely.

Richard J. Van Dorp III, Mayor