

Tax Incentive Committee
October 6, 2025

Call to Order

This is a regular meeting of the Tax Incentive Committee held at 21 S. Elm Street, Zeeland, MI 49464 on Tuesday October 6, 2025. Committee member VanDorp called the meeting to order at 5:45 P.M.

Present: Committee members – VanDorp, Gruppen, Kass

Absent: Mayor Klynstra

Staff Present: Tim Klunder, City Manager, Jim Donkersloot, City Attorney and Sharon Lash
Recording Secretary

AGENDA

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

Tim Maday, Community Development Director, states Koele Godfrey Investment Group, located at 123 E. Main Ave., is planning a redevelopment of its site in downtown Zeeland. The proposal includes removing the existing single-story building and constructing a new two-story building in its place. The new building would be approximately 6350 square feet in area and represent a capital investment of about \$2,000,000.

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

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

Ayes: VanDorp, Gruppen and Kass

No Votes: None

Absent, Mayor Klynstra