



# CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. Grand Rapids, MI 49546-7123

**Date:** April 12, 2021  
**To:** Supervisor Grace Lesperance  
Treasurer Ken Peirce (2021 Vice Chair)  
Trustee Jim Koessel (2021 Chair)  
**From:** Ben Swayze, Township Manager  
**Subject:** Personnel & Finance Committee Agenda – April 14, 2021 (9:00am)

The Personnel and Finance Committee is to meet in the Large Conference Room of the Township Office (and/or via Zoom) to discuss the following:

1. **Approval of the March 10, 2021 Meeting Minutes** – The Committee is responsible for approving the previous meeting notes

**Recommended Action** – Approve Minutes

2. **Legal Services RFP** – TM Swayze has distributed the copies of the responses to the legal services RFP, which were as follows:

- Dickenson Wright
- Varnum (Decline)
- Mika Meyers
- Bloom Sluggett
- Shifman & Carlson
- Fahey Schultz Burzych Rhodes
- Miller Canfield (Bond Counsel Only)
- Curcio Law Firm
- Foster Swift

The committee will need to make a decision and/or a recommendation on the evaluation process for the RFP proposal selection.

**Recommended Action** – Recommendation regarding the RFP proposal selection process.

3. **Property at 2965 Wycliff Dr** – At the February 24, 2021 Township Board meeting the Township Board tabled consideration of purchasing the property located at 2965 Wycliff Dr. At the time additional information was requested, including a review and recommendation from the Parks Committee on how the property would be utilized and, in light of a recommendation from the Parks Committee, a review and recommendation from the Personnel and Finance Committee on how a potential purchase would be funded.

Attached for your review is a memo from Township Planner Brian Hilbrands outlining the recommendation from the Parks Committee on the potential use of the property, as well as where the public input came from that was utilized for the recommendation. Also included is an email from Manager of Assessing Services Jennifer Genter on the value of the property, and memos regarding the property that had been previously prepared and included in the February 24 Board Packet.

**Recommended Action** – Recommendation to the Township Board regarding the purchase of the property at 2965 Wycliff Dr.

**CASCADE CHARTER TOWNSHIP**  
**PERSONNEL & FINANCE COMMITTEE MEETING**  
March 10, 2021 at 9:00am  
Held via Zoom Remote Conferencing Software &  
Large Conference Room at Township Hall  
2865 Thornhills SE, Grand Rapids, MI 49546

**Members Present:** Supervisor Lesperance, Treasurer Peirce, Trustee Koessel

**Others Present:** Township Manager (TM) Ben Swayze, Manager of Assessing Service (MAS) Jennifer Genter

**Call to Order:** Trustee Koessel called the meeting to order at 9:00 a.m.

**Business:** The Personnel & Finance Committee discussed the following items:

**1. Approval of the February 10, 2021 Meeting Minutes**

TM Swayze explained that per the committee policy, the committee is responsible for approving the minutes.

*Motion by Supervisor Lesperance, supported by Treasurer Peirce to approve the minutes. Motion carried.*

**2. 2021 Cascade Township Poverty Exemption Guidelines**

MAS Genter reviewed the changes to the poverty exemption guidelines from the State. Many of the changes are required and have already been included in the updated document. MAS Genter explained that the Township Board will need to decide whether eligible applicants can apply for a 25%, 50% or 100% reduction of their taxable value. Prior to the changes in PA 253 of 2020, 100% was the only option. Discussion ensued.

MAS Genter reiterated that current applicants are eligible for 100%. She also indicated that the Township rarely gets applications for the program. The committee agreed that keeping the 100% exemption for qualified applicants is the best course of action.

*Motion by Treasurer Peirce, supported by Supervisor Lesperance to recommend the Township Board approve the 2021 Cascade Township Poverty Exemption Guidelines with the 100% option. Motion carried.*

**3. Proposed Contract with ITP for Bus Service (May 15, 2021 – September 30, 2021)**

TM Swayze reviewed the proposed contracts for bus service. TM Swayze explained that in December 2020 the Township received proposed contracts with the Rapid for the 28<sup>th</sup> Street and 36<sup>th</sup> Street service. While the contract year typically begins in in October, the Rapid had agreed to extend the contracts at the previous rate for 3 additional months while they worked

on adjusting rates based on State and Federal funding levels that they expected to fluctuate due to the effects of the Covid-19 pandemic.

The proposed contracts received in December contained a 12.08% increase from \$68.48 to \$76.75. At the time the Township indicated to the Rapid that the increase was not acceptable and that we would need to come up with alternatives, including altering the physical route, altering the route frequency or altering the funding models, before the Township would consider the new contracts.

After review the potential alternatives, The Rapid has agreed to a funding model that takes into account the “revenue hours” model in Cascade rather than the Township bearing the “full bus cost” model that had been previously utilized. Under the full bus cost model, the Township was responsible for paying the full amount of the additional bus that had to be added to Route 28 in order to serve Cascade. Under the new revenue hours model, the Township will only pay for the time the bus is actually in Cascade Township, effectively sharing part of the cost of the service with the Rapid.

The resulting savings is \$57,943.18, or 37.2% over what it would have been utilizing the old model. It should be noted that this savings is for the 28<sup>th</sup> Street route only, the 36<sup>th</sup> Street route already was serviced under the revenue hours model. If approved it is anticipated that the savings would be allocated to the general fund portion of the payments.

Discussion ensued regarding the value of the bus system to the Township residents and businesses. Question was raised regarding shortening the bus route or altering service hours. TM Swayze indicated that if the “revenue hours” model is adopted altering the route and/or hours may reduce costs further. TM Swayze indicated that the recommendation would be for the DDA to cover 75% of that contract – but that would need to go to the DDA for further discussion.

***Motion by Treasurer Peirce, supported by Trustee Koessel to recommend the Township Board approve the contracts with the ITP for Bus Service. Motion Carried 2-1 (Lesperance dissent)***

#### **4. Cash Flow Statements**

TM Swayze and Treasurer Peirce reviewed the cash flow statements that had been produced by Deputy Treasurer Sourine. Discussion ensued.

***No action, review only***

#### **5. Position Realignment**

TM Swayze gave an update on the potential realignment of the Deputy positions.

***No action, review only***

**Adjournment:** Motion by Treasurer Peirce, supported by Supervisor Lesperance to adjourn the meeting. Motion carried. Meeting adjourned at 10:14 am

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## INTEROFFICE MEMORANDUM

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**TO:** BEN SWAYZE

**FROM:** BRIAN HILBRANDS

**SUBJECT:** 2965 WYCLIFF DR

**DATE:** MARCH 17, 2021

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The Parks Committee met on 3/17/21, to discuss the idea of purchasing 2965 Wycliff Dr. for a future park after the Township Board had asked that the committee reexamine the potential use for the site, as well as what public input had been included and what associated costs there might be.

The Parks Committee discussed the matter and shared some concerns regarding the high price of the property, how much of the site would be usable, and whether spending the money to purchase this property would preclude the Township from pursuing other opportunities that arose. The Committee also discussed the number of benefits that the property provides, including access to the pathway system and the location as a potential neighborhood park. Potential funding sources were also discussed, including using the General Fund or the Pathways Fund if the park were to include a trailhead, but the Committee recognizes that this would most likely be a decision for the Finance Committee.

Regarding public input, the most recent Parks and Recreation Plan (2014-2019) utilized a community input survey and a community open house to engage with residents and determine what their needs were. Question 12 in the community input survey showed Small Neighborhood Parks as the second biggest need in Cascade behind Natural Areas. Utilizing recreational standards for parks and facilities provided by the Michigan DNR also showed that Cascade has a shortage of Neighborhood Parks.

Members McDonald and Rowland had to leave the meeting before a recommendation was made, but the remaining four members of the Parks Committee recommended that the Township pursue purchasing this property for use as a passive trailhead park.

The Parks Committee recognized that it will be up to the Township Board to decide if they want to acquire the property. They also recognized that the current asking price for the property seems high, and would like to see if the Township can negotiate with the seller for a lower price. If this can be done, the Committee can work on developing a more detailed plan for the park involving neighborhood and public engagement, as well as looking into what potential improvement costs might be, if that is the process that the Township Board would like to use.

## Ben Swayze

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**From:** Jennifer Genter  
**Sent:** Thursday, March 25, 2021 4:17 PM  
**To:** Ben Swayze  
**Subject:** 2965 Wycliff Dr SE

The 2021 True Cash Value for the property is \$352,600 (land and building combined).

The land valuation is \$144,600. 3.88 Acres per approved survey with the land division file.  
The building is currently valued at \$208,000 which includes depreciation and functional obsolescence.

Please let me know if you need anything else for this.

**Jennifer Genter, MAAO, MCPPE**  
Manager of Assessment Services  
Cascade Charter Township  
5920 Tahoe Dr. SE, Grand Rapids, MI, 49546  
P: 616-949-6176 | F: 616-949-3918 [jgenter@cascadetwp.com](mailto:jgenter@cascadetwp.com)



**PLEASE NOTE OUR NEW ADDRESS**



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

**Date:** February 24, 2021  
**To:** Supervisor Lesperance and Township Board Members  
**From:** Ben Swayze, Township Manager  
**Subject:** Parks Committee Recommendation for Property Purchase at 2965 Wycliff

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## **FACTS:**

The Township Parks Committee met on 02/16/21 to discuss the idea of purchasing 2965 Wycliffe for a future park. The property is 3.86 acres and is partially developed with a former church facility and associated amenities (parking lot, etc...). The southern approximate 2.2 acres of property are undeveloped and wooded. The Property is bounded by Cascade Road to the west, Thorncrest Dr. to the north and Wycliffe Dr. to the east and south. There is another homesite on the block to the south of the subject property, approximately 0.53 acres.

Though the building on the property has not been inspected, the Township used to hold elections in the building and it is understood to be in adequate condition. It is being marketed as a "6,120 sq ft ranch style former church."

The current property owner is 2965 Wycliffe LLC, located at 580 W Parkway SE, Grand Rapids, MI 49505. Previously it was owned by New Day Community Church. The property was sold to 2965 Wycliffe LLC by New Day Community Church on January 21, 2020 for \$349,000. Because it was previously tax-exempt property, there is no current state equalized value (SEV) or Taxable Value (TV) on the property, though this will be established for the 2021 tax roll in March 2021. The property is listed for sale by SVN Commercial Real Estate Advisors for \$699,900.

At their 2/16/21 meeting the Parks Committee unanimously supported the purchase of the property and requested that the recommendation be forwarded to the Township Board for consideration

Attached for your review are:

- Memo from Community Development Direction Peterson to Township Manager Swayze regarding the recommendation from the Park Committee
- Agenda from the 2/16/21 Parks Committee meeting regarding the subject property
- Memo prepared by Township Manager Swayze regarding the subject property

## **ANALYSIS & CONCLUSIONS:**

As mentioned previously, the Park Committee unanimously recommended the Township Board pursuing the purchase of this property. In doing so they identified several pros and cons of the Township acquiring the property:

### **PROS**

- Could serve as a neighborhood park to the immediate area

- Could fulfill many objectives in the Park and Rec Master Plan such as increase neighborhood parks and convenient neighborhood location
- Located along and is connected to the existing pathway system
- Has existing bathrooms
- Has existing parking lot

**CONS**

- Steep topography of property will make some of it unusable
- Concern that price is too high
- Some low areas near the south end of the site
- Immediate neighbors could be concerned about introducing a park
- Building may need to be removed

Some ideas the Committee had for future use included:

- Trailhead for pathway system
- Shelter
- Small playground
- Neighborhood/Pocket Park
- Educational park, where the Township could use green ideas, such as permeable paving, green building techniques, solar power, etc.
- Possibility of grant funding from Wege or the Fry Foundation

In both the Parks agenda memo and the TM Property memo would will find references to the plans of the Township that the purchase of this property would address.

If the Township Board should approve the pursuit of this property, it is recommended that the Board go into closed session to discuss negotiation. If the Board votes against the pursuit of the property, the closed session is not necessary.

**FINANCIAL CONSIDERATIONS:**

The listed purchase price of the subject property is \$699,900, and the property last sold in January 2020 for \$349,000. As outlined in the property memo drafted by Township Manager Swayze there are several funds that could be utilized for the purchase of the property. This includes the General Fund, the Open Space Funds (...only if the property is utilized in accordance with the open Space Fund ballot language) and the Pathways Fund (...only if the property is utilized in accordance with the Pathway Fund ballot language.) Should the Township Board ultimately approve a purchase agreement, a budget amendment would need to be made to reflect the purchase.

**RECOMMENDED ACTION:**

Consider the Parks Committee Recommendation for Property Purchase at 2965 Wycliff

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**INTEROFFICE MEMORANDUM**

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**TO:** BEN SWAYZE  
**FROM:** STEVE PETERSON  
**SUBJECT:** 2965 WYCLIFF DR  
**DATE:** FEBRUARY 17, 2021

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The Parks Committee met on 2/16/21, to discuss the idea of purchasing 2965 Wycliff Dr. for a future park. This property has historically been a church but has recently been purchased by a real estate person who has been attempting to flip it. As you are aware Supervisor Lesperance is interested in purchasing the property so the Parks Committee discussed the idea and came up with the following:

Pros	Concerns
Could serve as a neighborhood park to the immediate area	Steep topography of property will make some of it unusable
Could fulfil many objectives in the park and rec plan such as increase neighborhood parks, convenient neighborhood location	Committee concerned that price could be too high
Located along and is connected to the existing pathway system	Some low areas near the south end of the site
Has existing bathrooms	Immediate neighbors could be concerned about introducing a park
Has existing parking lot	Building may need to be removed

The Committee was unanimous in the support that the Township should pursue purchasing this property for a future park. Some of the ideas that the Committee had included:

1. Trailhead
2. Shelter
3. Small playground
4. Neighborhood/Pocket park
5. Educational park, where the township could use green ideas, such as permeable paving, green building techniques, solar power, etc.
6. Possibility of grant funding from Wege or the Fry Foundation

The decision to recommend this property is also consist with previous Park Committee recommendation when they did not want to pursue the AYSO property in lieu of smaller neighborhood parks such as this.

The Parks Committee recognized that it will be up to the Township Board to decide if they want to acquire the property as well as determine what the process will be to develop a plan for the property. The Parks Committee of course would like to be involved in the process should the Township Board purchase the property.

## MEMORANDUM

To: Parks Committee  
From: Steve Peterson, Community Development Director  
Meeting Date: February 16, 2021

### Agenda Item 1

**1. Recommendation to Township Board for possible property purchase at 2965 Wycliff for new park.**

The Township Manager has provided you with a memo that he has prepared for the Supervisor about the possibility of purchasing the property at 2965 Wycliff for a new park.

2965 Wycliff is located at the corner of Wycliff, 30<sup>th</sup> and Thorncrest. It has been the location of a church for years. The property is a little over 3 acres and is connected to the pathway.

As we have done with other properties in the past, the Parks Committee is being asked to recommend whether or not they think the Township Board should pursue the purchase of 2965 Wycliff for a park. This recommendation should be based on the Park and Recreation plan. Once the Township Board considers the recommendation, the Township will either drop the idea or begin the process of developing a plan to purchase the property as well as a plan for the new park.

I am attaching the link to our park plan and appendix that is on our website so that you can review it before the meeting.

<https://www.cascadetwp.com/community/parks/parks-and-recreation-plans>

The Township Manager provided in his memo highlights from several township plans that may assist you. I would like to highlight several areas of the Parks and Recreation plan that I thought would help you in your review.

- Page 27 of the parks plan shows that we are deficient in neighborhood park land area.
- Pages 32 and 33 include some of the “voting” that was done which provides some thoughts on priorities for parks.
- Page 34 includes a list of amenities that families were interested in.

- Page 50 provides an implementation plan for our parks plan.

In addition to these pages in the plan, the appendix is also a good tool to review. highlights include:

- Question 8 has new parks as the second highest priority
- Question 9 has the lack of convenient location of our parks as a reason some were not using them.
- Question 12 has small neighborhood parks as the second biggest need.
- Question 13 has the ages of 10-18 as the most underserved by our parks.

After review of our Parks Plan it appears to me that the pursuit of this property would be consistent with several objectives of the plan to acquire small neighborhood parks that could include amenities like a shelter, bike path trailhead, bathrooms and/or a small playground. I recommend a positive recommendation to the Township Board. It will be up to the Township to decide what is the right amount to pay for the property and what the process will be to develop a park plan if they choose to pursue it.

## **2. Park and Recreation plan update**

The current Park and Recreation plan is up for an update. I would like the Committee to start thinking about how we're going to do public input. In the past we have used a combination of public meetings, surveys, open house and of course the required public hearing. We are not under any kind of timeline so we have time. Our next meeting is scheduled for April 20 and I would like to make a decision at that meeting on the process.



# CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

**Date:** February 5, 2021  
**To:** Grace Lesperance – Township Supervisor  
**From:** Benjamin Swayze – Cascade Township Manager  
**Subject:** Property at 2965 Wycliff

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You have requested some research in regards to the property located at 2965 Wycliffe Drive, below you will find summary of the information that you have requested. Where appropriate, information has been attached to the memo that corresponds with information found below.

### **Property Information**

The property is 3.86 acres and is partially developed with a former church facility and associated amenities (parking lot, etc...). The southern approximate 2.2 acres of property are undeveloped and wooded. The Property is bounded by Cascade Road to the west, Thorncrest Dr. to the north and Wycliffe Dr. to the east and south. There is another homesite on the block to the south of the subject property, approximately 0.53 acres.

Though the building on the property has not been inspected, the Township used to hold elections in the building and it is understood to be in adequate condition. It is being marketed as a “6,120 sq ft ranch style former church.”

The current property owner is 2965 Wycliffe LLC, located at 580 W Parkway SE, Grand Rapids, MI 49505. Previously it was owned by New Day Community Church. The property was sold to 2965 Wycliffe LLC by New Day Community Church on January 21, 2020 for \$349,000. Because it was previously tax-exempt property, there is no current state equalized value (SEV) or Taxable Value (TV) on the property, though this will be established for the 2021 tax roll in March 2021.

The property is listed for sale by SVN Commercial Real Estate Advisors for \$699,900  
<https://svn.com/find-properties/?propertyId=754203-sale>

### **Potential Sources of Funds**

The Township has a total of 12 funds in its operating budget. In order for funds to be spent on this acquisition, they must relate to the purpose of the fund. In the case of funds associated with voter approved millages, the purpose must tie back to the original millage language.

### ***General Fund***

The General Fund is the fund through which the Township Board has the most discretionary authority to spend funds. Projects funded through the general fund must serve a public purpose, and the Township has used general funds in the past for property acquisition. Most recently the

Township Board in 2015 utilized \$243,000 in general fund money to purchase property at 2800 and 2804 Thornapple River Drive.

At the end of FY 2019 the General Fund had a fund balance of \$8,011,844. It is anticipated that the FY2020 year end fund balance will be between \$6.5 and \$7 million.

### ***Open Space Fund***

The Open Space Fund is a voter approved millage that was approved in 2008. The language on the ballot was:

*Shall Cascade Charter Township be authorized to levy a new additional tax annually upon the taxable value of all property subject to ad valorem taxation within the Township in an amount not to exceed .23 mills (\$0.23 for each \$1,000 of taxable value) for a period of 20 years, 2008 through 2027, inclusive, to be used for the purchase, acquisition, improvement and operation of open space land, minimally improved public parklands, environmentally sensitive properties, and/or nature preserves, which lands include, but are not necessarily limited to, the approximately 80-acre "Tassell property" (6803 and 6805 Burton Street (parcel #s 41-17-09-201-005 and 41-17-09-201-006)) and the approximately 195-acre "Fase property" (8630 Bolt and 8900 Grand River (Parcels # 41-19-11-200-004 and 41-19-12-100-001))? (If approved and levied, this millage would raise an estimated \$328,942 in the first calendar year of the levy.)*

The purchase of this property would be appropriate with Open Space funds, so long as the property remained "open space" or "minimally approved parkland." If Open Space funds are to be used, it would be recommended that the building be removed or otherwise repurposed solely for uses related to the park (restrooms, warming area, etc...)

At the end of FY 2019 the Open Space Fund had a fund balance of \$754,310. It is anticipated that the FY2020 year end fund balance will be approximately \$774,000. It should be noted that approximately \$370,000 of that is reserved as the remaining portion of the Homeyer Fund, which was moved into the Open Space Fund at the recommendation of our auditors. When this transfer occurred, the Township Board committed by resolution to:

*...the Township Board will seek input from the executors of the Homeyer Trust prior to utilizing any of the Homeyer Open Space committed funds for the purchase of open space in the Township;*

### ***Pathway Fund***

The Pathway Fund is a voter approved millage that was approved in 2018. The language on the ballot was:

*Shall the previously voted increase in the constitutional tax rate limitation of general ad valorem taxes within Township of Cascade of 0.4000 mills, reduced to 0.3985 mills (39.85 cents per \$1,000 of taxable value) by required millage rollbacks, be renewed at 0.3500 mills for a period of ten (10) years, 2018 through 2027, inclusive, for the purpose of continuation of funding of the Construction and Maintenance of the Cascade Township Public Pathway System.*

The subject property is situated on the Township pedestrian pathway system. The Township has in the past explored options for a “trailhead” park for the pathway system. This would be a place where pathway users who don’t have direct access to the pathway system could drive to and park, and then utilize the system. If the subject property is developed as a trailhead park for the pathway system, the use of Pathway Fund funds would be appropriate.

At the end of FY 2019 the Pathways Fund had a fund balance of \$2,018,101. It is anticipated that at the end of FY 2020 the fund balance will be approximately \$775,000. Furthermore, it should be noted that this fund balance may also be used for the Burton Street pedestrian bridge project, which is scheduled for construction in 2021-2022 and was part of the projects demonstrated to the public that would be completed as part of the millage renewal.

### **Township Planning Document References**

There are several planning documents of the Township that contain goals and objectives relative to parks, pathways and open space.

#### ***Cascade Township Parks, Recreation and Open Space Plan (2014-2019)***

***(pg 38)***

**Goal 3** – Continue to develop a system of non-motorized paths which will connect the Township’s residential neighborhoods with schools, parks, commercial centers and destination points and which will link to township adjacent communities

**Objective A** – Integrate existing pedestrian path segments within the village business district, business corridors, parks, destinations and adjacent community pedestrian pathways.

***(pg 38)***

**Goal 4** – Assure that adequate land is available for the appropriate use and improvement of park and recreation facilities in the Township

**Objective D** – Explore other land acquisition in the residential portions of the Township

**Objective E** – Acquire available land adjacent to existing parks for improved access, parking and expansion of green space and enhanced use areas and facilities.

**Objective F** – Acquire land...to provide for and assure access to nearby open space, water frontage or access points, parks and trail systems that provide expanded leisure time opportunities for members of the community.

**Objective I** – Explore acquisition of land for development of Community Center in the Village area, connected to other public leisure and cultural opportunities.

#### ***Cascade Charter Township Comprehensive Master Plan***

<http://cascadetwpvision.com/our-vision/neighborhoods-partnerships/projects/#project-1>

Provide permeable edges to parks and natural areas by increasing the number of access points. Participants in the Community Design Day indicated that some parks in the community were difficult to access by foot or bicycle from surrounding neighborhoods.

<http://cascadetwpvision.com/our-vision/transportation-mobility/projects/#project-3>

Connect trail and pathway system to all Township Parks. 61% of survey respondents “strongly agree” or “agree” with the following statement: “My neighborhood needs pedestrian connections to and between schools, trails and shops”

***Township Strategic Plan – 2014 – 2016***

***(pg. 6)***

***Goal Area 3: Maintain and Continue to Develop Recreation Opportunities the Support Cascade Residents and Attract Visitors to the Community***

***Objective 2: Add/Improve Recreational Opportunities within the Township***

***Objective 3: Add to Existing Pedestrian Pathways***

**Previous Comparable Projects and Costs**

You’ve requested the cost of previous township property purchases and development projects similar in nature to the possible purchase and development of the subject property.

<b>Project</b>	<b>Year</b>	<b>Fund</b>	<b>Amount</b>
Purchase of Burton/Peace Parks (including development costs)	2009	Open Space Fund	\$3,955,000
		Homeyer Fund	\$1,000,000
		DNR grant	\$1,200,000
Purchase of 2800 & 2804 TRD	2014	General Fund	\$243,000
Purchase of Tuffy Muffler	2019	DDA	\$800,000
Cascade South & TRD Paths	2020	Pathways Fund	\$663,275
Cascade North & DDA Paths	2020	Pathways/DDA	\$1,087,850
Purchase of 2894 TRD	2020	Dam Fund	\$274,900

# 2965 Wycliff - 3.86 Acres



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Printed 2/1/2021 11:31:14 AM



Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Date of Sale	Recording
01/21/2020	\$349,000.00	WD	NEW DAY COMMUNITY CHURCH	2965 WYCLIFF LLC	G - GOVERNMENT/CHURCH	202001270008046
12/21/2019	\$0.00	WD	GIDDENS JOHN & JILL	NEW DAY COMMUNITY CHURCH	S - SPLIT	202001090002867

Building Information: 3168 sq ft RANCH (Residential)

General

Floor Area	3,168 sq ft	Estimated TCV	\$207,499
Garage Area	0 sq ft	Basement Area	3,168 sq ft
Foundation Size	Not Available	Year Remodeled	0
Year Built	1965 (Actual)	Class	Not Available
Occupancy	Single Family	Tri-Level	No
Effective Age	30 yrs	Heat	Forced Hot Water
Percent Complete	100%	Wood Stove Add-on	No
AC w/Separate Ducts	No	Water	Not Available
Basement Rooms	0	Sewer	Not Available
1st Floor Rooms	0	Style	RANCH
2nd Floor Rooms	0		
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area Heated
1 Story	Basement	Siding	3,168 sq ft 1 Story

Basement Finish

Recreation	2,851 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	1	No Concrete Floor Area	0 sq ft

Plumbing Information

2 Fixture Bath	1	Extra Toilet	4
Extra Sink	4		

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(<http://global.svn.com/>)



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[Franchising \(https://info.svn.com/2020-svn-franchise-sales\)](https://info.svn.com/2020-svn-franchise-sales)

[About !\[\]\(004d352ca3e5c974252147a5c78e6fbb\_img.jpg\)](https://svn.com/about/)  
(<https://svn.com/about/>)

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# Properties

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Log I

## Wycliff Residential Development

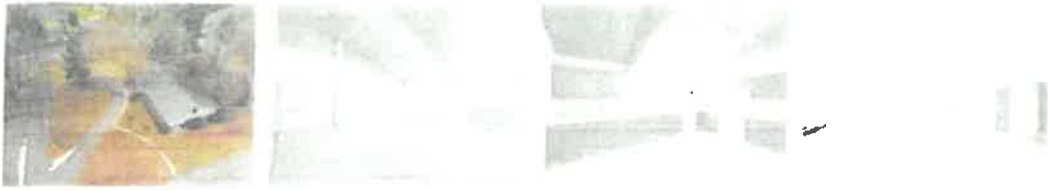
**\$699,900**

Sale Price

2965 Wycliff Drive, SE | Grand  
Rapids, MI 49546

41-19-16-230-004

 [Overview !\[\]\(d2c465f71e74d139a0942b32b939ddeb\_img.jpg\)](#)



## Property Details

<b>Price</b>	<b>\$699,900</b>	<b>Property Type</b>	<b>Land</b>
<b>Total Lot Size</b>	<b>3.86 Acres</b>		

## Description

A great opportunity for a residential developer or home builder or a growing church. Hard to find 3.86 acre parcel in the heart of Cascade. A 6,120 ranch style former church is on site and ready to be remodeled into a home. Located in the Forest Hills School District. Beautiful wooded views of the Thornapple River and Cascade.

## Highlights

- Hard to find 3.86 acre parcel in the heart of Cascade.
- 6,120 square foot, ranch style former church that could easily be converted into a home.
- Forest Hills Public Schools.
- Walking distance to shops and restaurants.
- Community bike path and walking trail system.

## Map





able Rd SE

Elementary



RMap data ©2021

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