

MINUTES

Cascade Charter Township
Downtown Development Authority
February 17, 2026, at 5:30pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1.** Chair Kleyla called the meeting to order at 5:28pm.
Members Present: Vogel, Carlson, Preston, Stephan, Kleyla, Bingham, Lesperance
Late: Makkar
Others Present: Township Manager Jade Smith, Executive Assistant Jessica Stine
- ARTICLE 2. Approval of the Agenda**
Motion was made by Member Bingham to approve the agenda. Supported by Member Carlson. Motion carried 7 to 0.
- ARTICLE 3. Approval of the Minutes of the November 18, 2025 Meeting**
Motion was made by Member Vogel to approve the minutes as written. Supported by Member Bingham. Motion carried 7 to 0.
- ARTICLE 4. Election of Officers**
Chair Kleyla asked for clarification on whether this included all officer positions.
Manager Smith stated that was correct.
Motion was made by Member Carlson to elect Chair Kelyla as Chair. Supported by Supervisor Lesperance. Motion carried 7 to 0.
Motion was made by Supervisor Lesperance to elect Vice Chair Stephan as Vice Chair. Supported by Member Carlson. Motion carried 7 to 0.
Motion was made by Vice Chair Stephan to elect Member Vogel as Secretary. Supported by Supervisor Lesperance. Motion carried 7 to 0.
- ARTICLE 5. 2025 Annual Report**
Manager Smith provided an overview of the contents of the 2025 Annual Report. Chair Kleyla stated that the report looked great.

Member Makkar arrived at 5:34pm.

The DDA Board discussed the Cascade Road pedestrian bridge. Vice Chair Stephan brought up one resident's concerns about snow plowing the bridge, when it was still in the design phase, and asked if there were any comments or complaints this year. Manager Smith stated that there was no issue with snow plowing at the pedestrian bridge and that the Township has not received concerns. Member Vogel added that he'd only heard of some issues with rainwater. Manager Smith stated he believed the

contractor had already addressed that, otherwise they were in the process of addressing it.

ARTICLE 6. Staff Updates

The DDA Board was updated on the Tassel Park improvement project and discussed the open house being held at the Wisner Center on March 11th from 5pm to 7pm. Staff intend on having Troyer Group present the schematics/drawings and garner more feedback at the next DDA meeting. Vice Chair Stephan asked if there was anything that came out of the last open house or the other meetings that were a surprise from the staff's perspective. Manager Smith mentioned a meeting with the Kent County Road Commission, where the Township was told that the plans for turning Thornapple Drive, in front of the park, into a one-way were rejected. Manager Smith said that he still thinks it is a good design and that the realigned parking lot will meet the needs of the park. Manager Smith discussed the proposed building at the doctor's office site and cutting back on some of the non-essentials to save on cost.

Manager Smith explained the Local Preference Policy and the opportunity for businesses to register as local vendors. The policy includes a formula for comparing local and regional vendors to other non-local vendors.

The Zoning Ordinance amendment was approved by the Township Board of Trustees. The DDA Board discussed data centers. Manager Smith explained that legal counsel is working on language to add to the Zoning Ordinance in the future regarding regulation of data centers. Vice Chair Stephan asked Supervisor Lesperance if the hiatus taken for the Township Board and Staff to further complete due diligence and hold public meetings resulted in changes to the Zoning Ordinance or if it remained largely the same. Supervisor Lesperance stated that she would say both, explaining that much of the information was still the same but it was good to educate the public. Supervisor Lesperance discussed some of the opposition received regarding the Zoning Ordinance amendments and her frustrations surrounding misinformation.

Updates on recent business activities in the DDA District were provided by Manager Smith.

The DDA Board discussed moving the March DDA meeting date to March 10th or March 24th to accommodate schedule conflicts for staff members. Member Bingham, Supervisor Lesperance, and Member Preston stated they were fine to move the meeting to either date, with no other members objecting. The Board agreed to move the March 17th DDA meeting to March 24th at 5:30 pm.

An Easter Egg hunt will be held on March 28th at Rec Park.

Manager Smith stated that the façade improvement grant will be on the agenda for the next DDA meeting to vote on reopening the grant applications with a budget amendment to fund the line item.

Member Vogel stated that he has heard rumblings of break-ins on Old 28th Street. Manager Smith stated he was unaware. Member Rishi explained what he heard

regarding the break-ins and members discussed installation of cameras in the village. Manager Smith explained that cameras on streets and in public rights-of-ways would require more discussion as those types of measures often come with a lot of public scrutiny.

ARTICLE 7. Any Other Business

There was not any other business to discuss at that time.

ARTICLE 8. Acknowledge Visitors & Public Comment

There weren't any visitors who wished to comment at that time.

ARTICLE 9. Adjournment

Motion was made by Member Rishi to adjourn the meeting. Supported by Member Carlson. Motion carried 8 to 0. The meeting adjourned at 6:07 p.m.

Respectfully submitted,

Scott Vogel, Secretary

DRAFT