

**AGENDA**  
Cascade Charter Township  
Downtown Development Authority Board of Directors  
June 19, 2018  
5:30 p.m.  
Cascade Library Wisner Center  
2870 Jacksmith Ave. SE

- ARTICLE 1.** Call the Meeting to Order  
Record the Attendance
- ARTICLE 2.** Approval of the Agenda
- ARTICLE 3.** Approval of the Minutes of May 15, 2018 Meeting
- ARTICLE 4.** Acknowledge visitors and those wishing to speak to non-agenda items *(Comments are limited to five minutes per speaker)*
- ARTICLE 5.** Discuss and Consider Purchase of 5015 28<sup>th</sup> Street (Northern Dr.)  
(Tabled)
- ARTICLE 6.** Discuss and Consider the Request for DDA participation in the Cascade Art Muze
- ARTICLE 7.** Any Other Business  
a. Update on Planning Activities
- ARTICLE 8.** Adjournment

MINUTES  
Cascade Charter Township  
Downtown Development Authority Board of Directors  
Tuesday, May 15, 2018  
5:30 P.M.  
Cascade Library – Wisner Center

**ARTICLE 1.** Chairman Puplava called the meeting to order at 5:30 P.M.  
Members Present: Beahan, DeWitt, Kingsland, Puplava, Ridings, Siegle  
Members Absent: Rowland (resigned), Smith (resigned), and Stephan  
Others Present: DDA Director Sandra Korhorn, and those listed on the sign in sheet.

**ARTICLE 2. Approve the current Agenda.**

**Motion was made by Member Beahan to approve the Agenda. Supported by Member Ridings. Motion carried 6 to 0.**

**ARTICLE 3. Approve the Minutes of the March 20, 2018 Meeting.**

**Motion was made by Member Beahan to approve the Minutes as presented. Supported by Member Kingsland. Motion carried 6 to 0.**

**ARTICLE 4. Acknowledge visitors and those wishing to speak to non-agenda items.**

No one came forward.

**ARTICLE 5. Discuss and Consider the Resolution to Dissolve and Close the Account at Lake Michigan Credit Union**

Director Korhorn stated that the Deputy Treasurer informed her that to dissolve and close an existing DDA account at Lake Michigan Credit Union (LMCU), the DDA needs to pass a resolution. The money in that account will be moved to an MI Class investment pool for greater earnings.

Director Korhorn recommends that the DDA pass the resolution authorizing the closure of the LMCU account.

**Motion was made by Member Siegle to approve the Resolution Authorizing Dissolution and Closure of the Membership at Lake Michigan Credit Union. Supported by Member DeWitt. Chairman Puplava conducted a roll call. Motion carried 6 to 0.**

**ARTICLE 6. Discuss and Consider Purchase of 5015 28<sup>th</sup> Street (Northern Drive).**

Director Korhorn stated that she was informed by the Kent County Treasurer that two parcels are available for purchase due to foreclosure for non-payment of the 2015 taxes. Cascade Township has the option to purchase these under the right of first refusal.

The parcel is located at 5015 28<sup>th</sup> Street, in Cascade Office Park and was created to fix a mistake from the 80's where a sale did not transfer all the land but was not caught until 2013.

Director Korhorn brings forward this request because of the proposed Northern Drive extension project. That project would have made Northern Drive a public street and provided a through street over to Starr, which leads to Patterson Avenue. Purchase of this parcel would bring this project closer to fruition, making improvements and providing easier access along Northern Drive and Cascade Office Park.

This parcel being located on the private drive may make the DDA responsible for some maintenance to the private road prior to the street being converted into a public road. Currently, this is being looked into by the township attorney.

Director Korhorn recommends the purchase of this parcel.

A discussion was held centered mostly around the possible expense of the private road. Many members felt they needed more information concerning the private road expense before coming to a decision. Director Korhorn let the board know that the property goes to tax sale in September.

**Motion was made by Member Beahan to table the issue until there is additional information concerning the private road maintenance expense. Supported by Member Ridings. Motion carried 6 to 0.**

**ARTICLE 7. Discuss Sculpture Pad at Museum Gardens Park**

Director Korhorn held a general discussion concerning the sculpture pad. Specifically, keep/buy what is currently there or find something different.

**ARTICLE 8. Discuss Thornapple Center - Bus**

Director Korhorn held a general discussion concerning the Thornapple Center Bus.

**ARTICLE 9. Any Other Business**

- a. Update on Marketing Plan
- b. Update on Planning Activities

**ARTICLE 10. Adjournment.**

**Motion was made by Member DeWitt to adjourn. Supported by Member Siegle. Motion carried 6 to 0. The meeting was adjourned at 6:15 p.m.**

Respectfully submitted,  
Diana Kingsland, Secretary

---

---

## DDA MEMORANDUM

---

---

**To:** Cascade Township DDA Board

**From:** Sandra Korhorn, DDA/Economic Development Director *SKK*

**Subject:** Discuss and Consider Purchase of Property at 5015 28<sup>th</sup> Street  
(Northern Drive) (Tabled from May 15)

**Meeting Date:** June 19, 2018

---

The DDA discussed this at their May 15 meeting and tabled it so staff could gather additional information. The Township attorney looked into the purchase of this parcel and confirmed that the DDA could buy it. He also confirmed that there is no record of a maintenance agreement for the private street.

Below is the information I presented at the May meeting re: this purchase of property. There is also a resolution in the packet should the DDA choose to move forward with this purchase. Our attorney will be at the meeting for questions.

We were informed by the Kent County Treasurer of two parcels that were foreclosed on due to non-payment of the 2015 taxes. Cascade Township has the option to purchase these under the first right of refusal.

This parcel at 5015 28<sup>th</sup> Street was created to fix a mistake from the 80's where a sale did not transfer all the land but it was not caught until 2013.

This parcel is located in Cascade Office Park. I am bringing this request to you because of the Northern Dr. extension project that staff considered in 2012. The project would have made Northern Dr. a public street and provided a through street over to Starr, which leads drivers to Patterson Ave. I have attached the PowerPoint slides from the meeting we had with the property owners.

Purchasing this parcel would be a first step to allow the DDA/Township/property owners to make improvements to this area and provide easier access for the businesses and shoppers along Northern Dr. and Cascade Office Park.

Since this parcel is located on the private drive, purchasing this parcel may also make us responsible for some maintenance to the private road prior to the street being converted into a public road. Our attorney is looking into any deed restrictions pertaining to our responsibilities.

The cost for the purchase of this parcel is \$586.60. Staff recommends the purchase of this parcel to help facilitate the goals in the DDA plan.

CASCADE CHARTER TOWNSHIP  
DOWNTOWN DEVELOPMENT AUTHORITY

At a regular meeting of the Board of the Cascade Charter Township Downtown Development Authority, County of Kent, Michigan, held in said Township, on the 19th day of June, 2018, there were:

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following preamble and resolution were offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY

WHEREAS, Cascade Charter Township, Kent County, Michigan (the "Township") has established the Cascade Charter Township Downtown Development Authority (the "Authority") and has adopted a DDA Development Plan and Tax Increment Financing Plan (the "Plan") pursuant to Act 197 of the Michigan Public Acts of 1975, as amended ("Act 197"); and

WHEREAS, the Authority is authorized by Act 197 to acquire by purchase or otherwise, on terms and conditions and in a manner the Authority considers proper, land and other property, real or personal, or rights or interests in property which the Authority determines is reasonably necessary to achieve the purposes of Act 197; and

WHEREAS, the Plan authorizes the Authority to acquire property for development and redevelopment purposes if and when such properties meet the goals of the DDA development areas; and

WHEREAS, the Board of the Authority (the "Board") has determined that it is advisable to acquire certain real property commonly known as 5015 28th Street S.E., Grand Rapids, Michigan 49512, which is located in the development area described in the Plan (the "Property).

NOW, THEREFORE, BE IT RESOLVED by the Board of the Cascade Charter Township Downtown Development Authority:

1. The Board hereby determines that it is in the best interest of the Authority to acquire the Property to meet the goals of the DDA development areas, and authorizes the execution and delivery of such documents (the "Acquisition Documents") as are necessary or desirable to purchase the Property, in the forms to be determined by the officers of the Authority who execute such documents on behalf of the Authority; provided that the purchase price for the Property shall not exceed \$800.00.

2. Any two of the Chairperson, Vice Chairperson, Secretary or Treasurer of the Authority are authorized to execute the Acquisition Documents and any one of such officers is authorized to execute such certificates, instruments, and other documents as may be required by law or may be necessary or convenient to effectuate the acquisition of the Property.

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

ADOPTED this 19th day of June, 2018.

YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

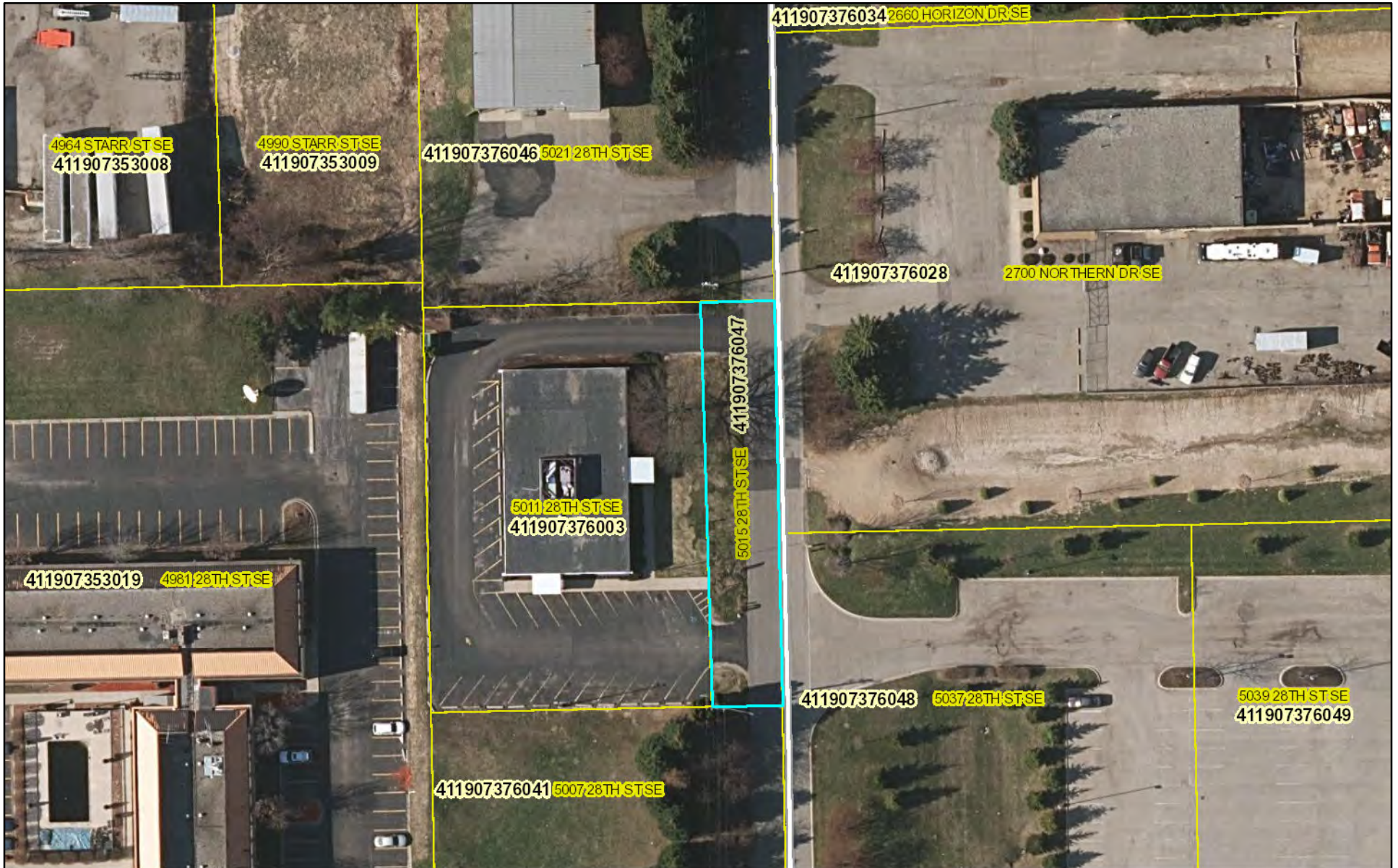
CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the Cascade Charter Township Downtown Development Authority, State of Michigan, at a meeting held on June 19, 2018, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan of 1976, including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

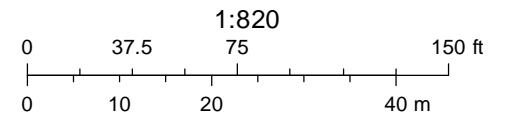
Dated: \_\_\_\_\_, 2018

\_\_\_\_\_  
Diana Kingsland  
Secretary

# Viewer Map



April 26, 2018



# 28<sup>th</sup> Street Access Improvements

Cascade Charter Township

April 24, 2012



HULL JONATHAN E  
4742  
BURTON ST SE

BLAZEVIC NEJZAD  
2457  
PATTERSON AVE SE

ZOELLMER WILLIAM  
4670  
BURTON ST SE

CLEAN ROOM REAL ESTATE LLC  
2459  
STARR ST SE

SMEENGE PAUL & JONET TRUST  
23411  
HIGH RIDGE LN SE

BY DENNIS L B  
4740  
BURTON ST SE

ARAYA MARIA L  
4796  
SHADE LEAF LN SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

DEN HOUTER FAMILY  
5295  
BURTON ST SE

HANSEN PHILIP G  
2525  
PATTERSON AVE SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

WOODCREEK CT SE

HANSEN PHILIP G  
2525  
PATTERSON AVE SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

WOODCREEK CT SE

HANSEN PHILIP G  
2525  
PATTERSON AVE SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

WRIGHT WIND DR  
KENTWOOD BROADMOOR CO  
4630  
COMMON WAY SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

SHADY PINE LN

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

LARGO SPE LLC  
4747  
28TH ST SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

IC BRAND RAPIDS LLC  
4741  
28TH ST SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

DEVELOPMENT OF MARYLAND  
4646  
28TH ST SE

PATTERSON JOHN M TRUST ET AL  
4730  
28TH ST SE

WOODCREEK DR  
PATTERSON ICE CENTER LLC  
2550  
PATTERSON AVE SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

CONSUMERS ENERGY  
5231  
BURTON ST SE

Starr St

Northern Dr.

Hotel Ave.



Exit 49

Exit 43A

WATERALL SHOPPES II LLC  
5088  
28TH ST SE

4BYS ROAST BEEF  
5090  
28TH ST SE

WATERALL SHOPPES I LLC  
5100  
28TH ST SE

BOB EVANS FARM FOODS 63  
5197  
28TH ST SE

CONSUMERS ENERGY  
5231

# 28<sup>th</sup> St. Access Improvements

## Concerns:

- Comments have been made that access through this area is difficult.
  - Business Owners
  - Kent County Road Commission (KCRC)
  - Michigan Department of Transportation (MDOT)
- Access to the light at Hotel Ave. can be difficult.

# 28<sup>th</sup> St. Access Improvements

## Goal for Area:

- Improve Access for Existing Businesses
- Potential Redevelopment

## Why Now:

- 2013 MDOT Reconstruction
- Interest in Redevelopment

# 28<sup>th</sup> St. Access Improvements

## Purpose of Meeting:

- To meet and discuss the concerns with the most affected stakeholders
- To discuss a potential option to alleviate the concerns.
- Request input regarding the option.
- Determine support for the project.

Starr Street

Northern Industrial Drive

28th Street



# 28<sup>th</sup> St. Access Improvements

## Description of Potential Project:

- New Streets
- Convert private streets to public streets
- Update and/or add water and/or sewer
- Update and/or add storm sewer
- Property Acquisition
- Option – Only Northern Dr.

# 28<sup>th</sup> St. Access Improvements

## Costs:

- Township/DDA – Bond for the project
- Costs - Assessed back to the property owners
- Assessment - Based on amount of frontage of improved area
- Secondary assessment – Property owners without frontage, but benefit from improvements

# 28<sup>th</sup> St. Access Improvements

Questions?

Comments?

---

---

## DDA MEMORANDUM

---

---

**To:** Cascade Township DDA Board

**From:** Sandra Korhorn, DDA/Economic Development Director *SKK*

**Subject:** Discuss and Consider DDA Sponsorship for the Cascade Art Muse Contest

**Meeting Date:** June 19, 2018

---

Staff was approached by Bob Dykstra of the Cascade Commons building (5303 28<sup>th</sup> St. Ct.) to inquire if the DDA would be interested in partnering with them on an event.

He would like to hold an “art prize” type event in the Cascade community. The Cascade Art Muse would be a juried competition for participants to submit original visual art and music. At this time the competition would run from September 21-30, 2018. He would also attempt to secure other venues in the Township to participate in the event.

Bob is requesting the DDA:

1. Help assist with marketing and promoting the event as an official DDA sponsored event through media, direct mail and the township website.
2. Be present at any official event to help promote the start of the event.

Mr. Dykstra will be at the meeting for questions.

# Cascade Art Muze Contest Summary

The Art Muse Contest is a juried competition asking participants to [submit](#) original visual art and music . The initial contest will run from September 21 to September 30, 2018 and is open to anyone 18 or over.

The Art Contest seeks to mine the deep vein of artistic creativity by asking participants to submit music, visual art, and sculpture entries

The competition invites everyone, including novice and professional artists, to submit original work. Winners will receive cash prizes. Many more artists will receive ongoing promotion. Those considering entering the competition must download the Art Muse Contest [mobile app](#) and stay connected with it at least until we announce the winners for the competition. Through it, you will be offered ongoing artistic and spiritual nourishment as well as inspiration to help seed their creative work.

We are so pleased to be able to offer more than \$25,000 in total cash prizes for the winners of the Cascade Art Muze, but all creatives know that exposure is also important. All artists rated “distinguished” will be [showcased](#) on our site. In addition, we will actively seek to reach other artists, musicians who

an be influenced by what you create. You will be able to offer the work you enter into the contest for sale, as well as provide services like performing for an event, conducting a workshop, or speaking.

## Cascade Art Muze Contest Cash Prizes:

- 1st Place Visual - \$2,500 | 1st Place Music - \$2,500 | 1st Place Sculpture - \$2,500
- 2nd Place Visual - \$1,000 | 2nd Place Music - \$1,000 | 2nd Place Sculpture - \$1,000
- 3rd Place Visual - \$500 | 3rd Place Music - \$500 | 3rd Place Sculpture - \$50

REQUEST FROM CASCADE TOWNSHIP

ASSITANCE TO HELP MARKET AND PROMOTE THE EVENT THROUGH MEDIA ,TOWNSHIP WEB SITE AND DIRECT MAIL. AS AN OFFICAIL TOWNSHIP SPONSORED EVENT.

BE PRESENT AT ANY OFFICIL EVENTS TO HELP PROMOTE THE START OF THE EVENT.

THERE IS THE POTENTIAL FOR THE ADA TOWNSHIP ART COUNCIL TO PARTICIPATE IN THE EVENT.

FOR THE INTIAL EVENT WE WILL HOST MOST ACTIVITES AND THE CASCADE COMMONS BUILDING UNLESS WE CAN SECURE OTHER VENUES TO PARTICPATE WITH SHORT NOTICE.