



ADA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS
MONDAY, JUNE 10, 2024, MEETING, 8:00 A.M.
ASSEMBLY ROOM, ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR SE, ADA, MI

AGENDA

- I. CALL TO ORDER/ROLL CALL
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES OF MAY 13, 2024, REGULAR MEETING
- IV. APPROVAL OF PAYABLES – none
- V. UNFINISHED BUSINESS
 - a. Review and Approve 12-month Renewal Contact with Placer.ai for Foot Traffic Analysis Services
- VI. NEW BUSINESS
 - a. Beers at the Bridge Summer Concert Update – *Verbal update*
 - b. Consider Application for Resolution of Support for Redevelopment Area Liquor License Application, Vino Vibrations, LLC, 7415 River Street
- VII. REPORTS AND COMMUNICATIONS
 - a. DDA Financial Report, May 31, 2024
 - b. Director/Staff Reports
- VIII. BOARD MEMBER COMMENT
- IX. PUBLIC COMMENT
- X. ADJOURN MEETING



DRAFT

**ADA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
BOARD OF DIRECTORS
MINUTES OF THE MAY 13, 2024, MEETING, 8:00 A.M.**

A regular meeting of the Ada Township Downtown Development Authority (DDA) was held on Monday, May 13, 2024, at 8:00 a.m. at the Ada Township Hall, Assembly Room, 7330 Thornapple River Drive, Ada MI.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 8:00 a.m. by Chair Knapp.

BOARD MEMBERS PRESENT: Frost, Harrison, Idema, Knapp, Leisman, Turan, Vogl

BOARD MEMBERS ABSENT: Cloutier, Coe

STAFF AND OFFICIALS PRESENT: Buckley, Said, Stichman, Suchy, Chief Murray, Treasurer Moran

PUBLIC PRESENT: 6 members of the community

II. APPROVAL OF AGENDA

Moved by Idema, supported by Harrison, to approve the agenda as presented. Motion carried.

III. APPROVAL OF MINUTES OF APRIL 8, 2024, REGULAR MEETING

Moved by Vogl, supported by Harrison, to approve the minutes of April 8, 2024, Regular Meeting. Motion carried.

Turan arrived at the meeting at 8:02 a.m.

IV. APPROVAL OF PAYABLES - none

V. UNFINISHED BUSINESS - none

VI. NEW BUSINESS

a. Beers at the Bridge Summer Concert Update – *Verbal update*

Stichman shared an update on the Beers at the Bridge budget and sponsorships. She said she has seen a decrease and increase in some of the expenditures in terms of what is budgeted, and she gave a brief overview of costs: new sound management system increased \$1,500, cups decreased, fencing cost decreased (Give Em a Break savings), total cost of event at \$77,000 and intends an overall surplus. Stichman mentioned an option to purchase projection screens to enhance vendor advertising/banners. The cost for the screen would be \$1,200 and the DDA members concurred to the expense.

b. Review DDA Walkway Project Concept Plan from Progressive Companies and Consider Proposal for MI Neighborhood Program Grant Funding

Stichman said Progressive Companies has provided plans for the walkway project between Nonna's and the Barbershop and she has included it in the packet for DDA review. She met with both property owners to discuss potential improvements and they are supportive and eager to see the project move forward. She went over plan details, landscape design, paving, benches, lighting, and screening elements.

Stichman stated the DDA budget includes a \$40,000 expenditure for this project. Based on rough cost estimates from Progressive Companies for the design presented, we would be looking at a \$90,000-\$100,000 investment. She has identified grant funds that could be utilized to bridge the gap in funding. The MI Neighborhood program is managed through the Michigan State Housing Development Authority. Public amenity projects are being funded through this program for up to \$75,000. This program is being used to support the statewide regional housing plan and The Right Place is a co-lead for our Region F (West MI). After speaking with Travis Alden from The Right Place, she feels confident that this project is a good match for the public amenity portion of the grant. Travis Alden has offered to help facilitate a letter of support from The Right Place for any grant application that may be submitted for this project.

There was DDA discussion regarding: the budgeted amount vs. the \$90,000-\$100,000 cost, maintenance of the walkway, walking over and reviewing the project area, and the process and timing for applying for the grant.

Moved by Vogl, supported by Harrison, to authorize the DDA Director to work with the Township Manager to apply for MI Neighborhood Program grant funds of up to \$75,000 to support the DDA Walkway public improvement project.

c. Review and Approve 12-month Renewal with Placer.ai for Foot Traffic Analysis Services

Stichman informed the DDA Board budgeted \$10,000 last fiscal year for the implementation of foot traffic analysis software. Placer.ai is the leading provider of foot traffic analytics that offers insight into (1) how many people have visited an area, (2) where visitors come from and go afterwards, and (3) where visitors work and live, other favorite places as well as demographic information. Placer.ai can provide this data for any location in the US, and data goes back to 2017, which has allowed for comparison to historical data.

Stichman said through utilizing the software we successfully improved our ability to analyze the impact of special events and have shared data with our community partners. Over the next 12 months, the goal is to concentrate on compiling demographic information through the placer.ai platform.

Stichman is requesting approval of the renewal of this contract (includes a standard 5% increase) which brings the 12-month contract price to \$10,500 for FY24/25. The DDA fund budget doesn't include a line item for this expenditure, however, with anticipated revenues the DDA fund would have a positive net of revenues with approval of this expenditure.

There was DDA discussion about concerns of understanding and utilizing the data, and whether a presentation or a written report from Placer.ai illustrating how to use the data would be beneficial. Following extended discussion, Chair Knapp appointed a sub-committee (Harrison, Frost, and Knapp) to meet with Stichman and review ways to understand and utilize the data and will report back to the DDA Board.

d. Consider Train Bridge Mural Maintenance & Repair Recommendation from Lions & Rabbits Center for the Arts (LRCFA)

Stichman explained details of the process for the repair of the train bridge wall and trestle murals (the murals were subjected to graffiti in the spring). Jarran Fountain from Lions & Rabbits Center for the Arts said they contracted the original artist to undertake the restoration work and he explained the process for the repairs.

Jarran said the additional repairs to the train trestle will require the closure of one lane to Ada Drive to facilitate safe access for the artist and their equipment. He referred to the quote from Give Em A Break for the road closure for \$2,575. He also went over long-term suggestions to mitigate the risk of further vandalism, lighting fixtures, surveillance cameras, patrolling measures, and others.

Moved by Leisman, supported by Turan, to approve the proposal to repair the mural from Lions & Rabbits and recommend the Township Board approve the road closure. Motion carried.

e. Review Farmers Market Branding Statement of Work from LRCFA

Stichman referred to the statement of work from Lions & Rabbits for the development of a brand guide for the Farmers Market. This project aims to collaborate with the artist responsible for last year's poster design to create supplementary brand materials for the Farmers Market. Acting as the project manager, LRCFA will facilitate this process at the artist's request. Stichman said she received input from the Farmers Market Committee and community collaborators, and it was determined that the poster was difficult to read, so adjustments will be made to certain aspects of the poster to enhance its impact.

Stichman said the proposal from LRCFA outlines a \$2,500 project expenditure. There is \$14,000 budgeted for contract services related to the Farmers Market for FY24/25 (\$10,000 will be utilized for the AmeriCorps position), the additional \$4,000 budgeted could be used to cover the cost of this project.

Moved by Idema, supported by Vogl, to approve that statement of work from Lions and Rabbits Center for the Arts for the development of a brand guide for the Ada Farmers Market and authorize the DDA Director to execute the project management contract in the amount of \$2,500. Motion carried.

f. Review and Approval Farmers Market Marketing Plan Consulting Proposal

Stichman said the feedback from both vendors and community members has made it clear that staff needs to focus on raising awareness of the Ada Farmers Market this season to increase weekly foot traffic. To increase attendance and engagement, raise awareness of participating vendors & sponsors, and encourage community involvement and support of the Ada Farmers Market, she connected with Tara Heerspink, a local business owner and Ada resident with vast experience in developing comprehensive content strategies for local brands. After reviewing a basic social media content framework with Tara, she submitted the attached proposal outlining tasks and services she can provide to help improve the Market's content strategy and social media presence. Stichman noted that she has also included a copy of the integrated marketing plan she developed to give board members an idea of the strategy Tara would be helping to tailor for the 2024 Farmers Market season.

Stichman stated the proposal from Tara outlines a \$600 monthly consulting fee and Staff anticipates a total cost of \$3,000 for 5-months of social media/content strategy consulting. Stichman explained that there is \$14,000 budgeted for contract services related to the Farmers Market (\$10,000 will be utilized for the AmeriCorps position), and the additional amount could be used to cover the cost of this consulting fee.

Moved by Leisman, supported by Turan, to approve the consulting proposal from Tara Heerspink for Content Strategy Development & Management at a monthly rate of \$600, not to exceed \$3,000 over 5 months and authorize the DDA Director to execute the contract with Tara Heerspink. Motion carried.

g. Consider Cascade Community Foundation’s Proposal for Enterprise Workshop Series Partnership

Knapp disclosed that he serves on the Cascade Community Foundation Board, and he abstains from participating in this agenda item. Vice-Chair Vogl presided over the meeting.

Stichman said that Cascade Community Foundation (CCF) submitted a proposal for support of its Enterprise Workshop Series. A hands-on professional development module uniquely designed for small businesses and nonprofit leaders seeking to enhance operations. Support of these workshops would allow the DDA to provide professional development opportunities for its local businesses. By rotating the workshop locations, we have an opportunity to engage with a broad range of businesses within the development district. Stichman referred to the proposal in the packet and said, as outlined and during discussions with executive director Justin Swan, CCF is willing to tailor workshops based on Ada business input and provide unique opportunities for the Ada Farmers Market.

Stichman said the proposal does outline a \$9,500 investment per year for two years. She is requesting the DDA Board to consider a \$5,000 investment this fiscal year with a commitment to budget \$10,000 for FY25/26.

Justin Swan, Executive Director of CCF, explained how the event works and the benefits of the hands-on experience, specifically with the uniquely tailored group workshops for Ada Farmers Market and other businesses.

Following DDA discussion, it was moved by Harrison, supported by Turan, to approve the \$5,000 investment in the CCF Enterprise Workshop series for FY24/25. Motion carried 6-0, with 1 abstained and 2 absent.

VII. REPORTS AND COMMUNICATIONS

a. DDA Financial Report, April 30, 2024

Stichman referred to the financial outline and mentioned a few main points: Beers at the Bridge revenue totaling \$2,700, Progressive Tastings revenue \$1,635.81, Progressive Tastings expenditures \$5,279, community events expenditure, and contract services. Financial activity for the Farmers Market included vendor registration and sponsorship revenue equaling \$2,950 and expenditures totaling \$6,000 (which include payment for the expanded kid’s programming).

b. Director/Staff Reports

Stichman noted two initiatives that Staff is working on; bringing downtown Ada in collaboration with the Right Place, Developer Day, and the Place Matters Summit.

VIII. BOARD MEMBER COMMENT

Idema mentioned a concern with the very white pavers recently installed around the older flower beds. Stichman explained that the new pavers are white and in time may weather like the others. Stichman said she will follow-up with the BFG Director about the color/wear.

Leisman shared that the Connecting Community Campaign is going very well and has raised \$5.2 million.

IX. PUBLIC COMMENT - none

X. ADJOURN MEETING

Moved by Frost, supported by Vogl, to adjourn the meeting at 9:37 a.m. Motion carried.

Respectfully submitted:

Dawn Marie Coe, DDA Secretary

rs:eb



MEMORANDUM

Date: 6/7/24

TO: Downtown Development Authority Board Members
FROM: Haley Stichman, DDA Director
RE: Review and Approve 12-month Renewal with Placer.ai for Foot Traffic Analysis Services

Background:

The DDA Board budgeted \$10,000 last fiscal year for the implementation of foot traffic analysis software. Placer.ai is the leading provider of concrete, near real-time foot traffic analytics that offers insight into (1) how many people have visited an area, (2) where visitors come from and go afterwards, and (3) where visitors work and live, other favorite places as well as demographic information. Placer.ai can provide this data for any location in the US, and data goes back to 2017, which has allowed for comparison to historical data.

The goal of the implementation was to increase the DDA's ability to accurately monitor special event attendance, specifically in open areas where it has been more challenging to do counts, such as Music on the Lawn, Farmers Market, 4th of July, etc. Through utilizing the software, we successfully improved our ability to analyze the impact of special events on the Downtown area and we have shared data with our community partners. This data has informed decisions around marketing and has allowed us to measure event performance. Over the next 12 months, the goal is to concentrate on compiling a demographic profile through the placer.ai platform. This data will be instrumental in offering valuable customer insights to our local businesses, aiding them in refining their marketing strategies and identifying their target audience. This data will also be useful as we continue conversations regarding a shop local campaign.

The renewal of this contract includes a standard 5% increase which brings the 12-month contract price to \$10,500 for FY24/25. The DDA fund budget doesn't include a line item for this for this expenditure, however, with anticipated revenues the DDA fund would have a positive net of revenues with approval of this expenditure.

Back in May, DDA Board Members initially reviewed this recommendation. Concerns were expressed about the understanding of data source and utilization, and there was a desire for staff to compile a report better illustrating specifics about the data and how it pertains to Ada. Following the discussion, Knapp appointed a sub-committee (Harrison, Frost, and Knapp) to meet and review ways to understand and utilize the data. Attached you'll find a presentation that showcases a little more about Placer.ai, where the data comes from, and how staff have been utilizing the data over the past year as well as some of the use cases I would be intending to focus on over the next 12 months. The whole sub-committee was not able to find a time that worked; however, I was able to coordinate a time for Knapp to meet with Placer.ai. He will be able to share his experience and understanding with Board members on Monday as well.

Recommendation:

Approval of the \$10,500 expenditure to renew and deploy the Placer.ai foot traffic analysis software for another 12-month term is recommended.

Requested Motion: Motion to approve \$10,500 expenditure to renew and deploy foot traffic analysis software and authorize the DDA Director to execute the renewal of a 12-month contract with Placer.ai.

Ada Township

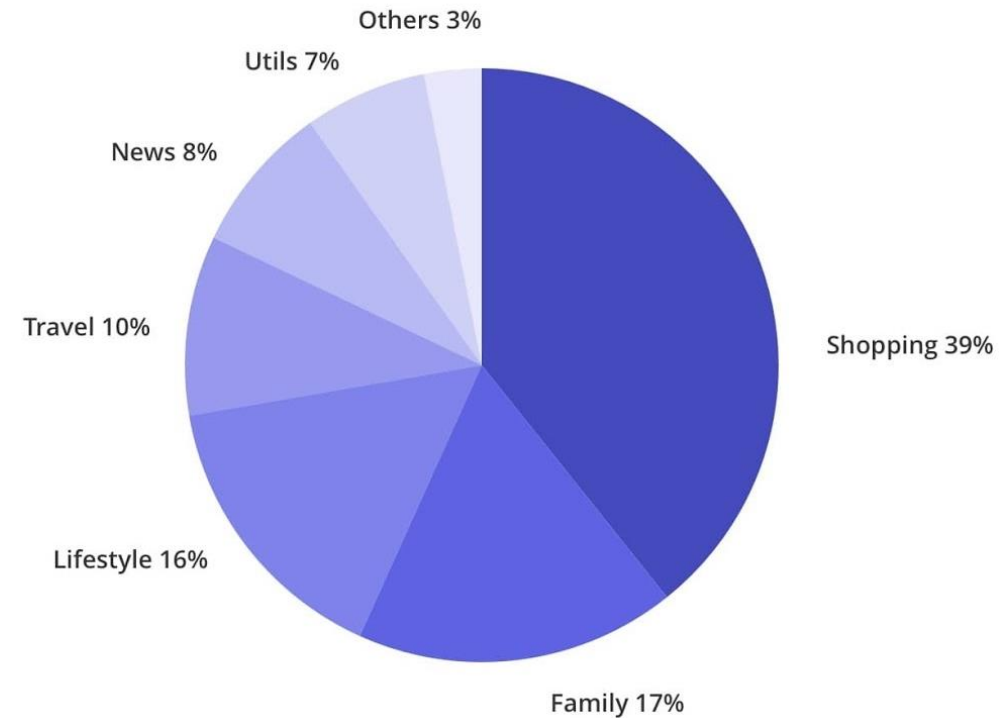
Placer.ai

Who is Placer.ai?

- Placer.ai is the world's most advanced visitation analytics platform allowing anyone with a stake in the physical world to instantly generate insights into any property for a deeper understanding of the factors that drive success.
- Placer.ai is the first platform that fully empowers professionals across a range of industries and companies to map existing visitors in relation to any property.

What is Placer.ai data?

- Placer.ai data is observed mobile location data that is aggregated, normalized, and extrapolated to generate insights into various locations and visitor behaviors.
- The [aggregated](#) location data is sourced from hundreds of partner mobile applications that collect data from mobile devices. We partner with a wide range of companies who have apps across various categories (i.e., coupon, travel, games, etc.), which altogether generate a diverse panel of more than 25 million monthly average users from which we collect our data.
- Placer doesn't collect location data directly from consumers but receives data from its mobile application partners who are collecting location data from millions of mobile devices. The collected data includes - foot traffic information and auxiliary supporting data such as Bluetooth and Wi-Fi beacons, battery, and network.





How Civic Leaders Use Placer Data



Retail Recruitment

- Discover retail demand
- Reveal leakage
- Target best fit retailers
- Drive revenue



Event Analysis

- ✓ Optimize Marketing
- ✓ Increase Sponsors and Vendors
- ✓ Measure Performance
- ✓ Reveal economic impact



Travel and Tourism

- Discover visitation to any destination, attraction, convention center, etc
- Discover demographic profile of visitors
- Discover origin market and visitor journey
- ✓ Gain insights into economic impacts
- Look at Competitor Locations



Sales Tax Estimation

- Correlate Visitation with Sales
- Reveal sales data for key sectors
- Estimate based on visitation history since 2017.



Transportation / Infrastructure / Parks & Open Spaces

- Reveal usage for any day and time
- Identify investment opportunities
- Learn economic impacts
- Measure ROI and efficacy



Marketing & Reports

- ✓ Optimize marketing to reach target audiences
- Expand marketing based on new insights
- ✓ Receive monthly reports on visitation trends
- ✓ Share reports with stakeholders, and the public



Workforce Analysis & Business Recruitment

- Reveal workforce potential
- Discover changes to workforce trends
- Share data with desired employers



COVID Recovery | ARPA

- Identify Economic Impacts
- Measure Performance of Efforts
- Report progress of ARPA investments



Support Local Business

- Provide Insights about customer journey, dwell time etc.
- Optimize marketing to reach desired customers.
- Gain insights into customer demographics, HHI and brand preferences.
- Get the Right Retail Mix

Over 400 Civic Clients Across the Country

Cities, Counties, Districts, Economic Development Organizations, Travel and Tourism DMOs, Chambers of Commerce, Downtowns, Conference Centers, Tribal Nations, etc.



Current customers in Michigan include Grand Rapids DDA, City of Muskegon, Visit Muskegon, Oakland County, Macomb County Department of Planning & ED, Midtown Detroit, Downtown Detroit Partnership, and Flat Rock DDA.

How have we used the data?

- Post-Event Analysis
 - Measure turn out
 - Reveal demographics
 - Measure economic impact
- Data sharing with community partners

BEERS AT THE BRIDGE

EVENT ANALYSIS



Zipcode / City	Visits (% of Total)
49546 Grand Rapids, MI	948 (26.3%)
49301 Ada, MI	781 (21.7%)
49341 Rockford, MI	176 (4.9%)
49331 Lowell, MI	161 (4.5%)
49302 Alto, MI	149 (4.1%)
49525 Grand Rapids, MI	124 (3.5%)
48823 East Lansing, MI	122 (3.4%)
49505 Grand Rapids, MI	102 (2.8%)

3,600
Visitors

June 16

Avg. Dwell Time:
121 mins.

Peek time:
7PM- 8PM

Income:
85K

3,080
Visitors

July 21

Avg. Dwell Time:
106 mins.

Peek time:
7PM- 8PM

Income:
89K

3,081
Visitors

August 18

Avg. Dwell Time:
115 mins.

Peek time:
7PM- 8PM

Income:
93K

ECONOMIC IMPACT

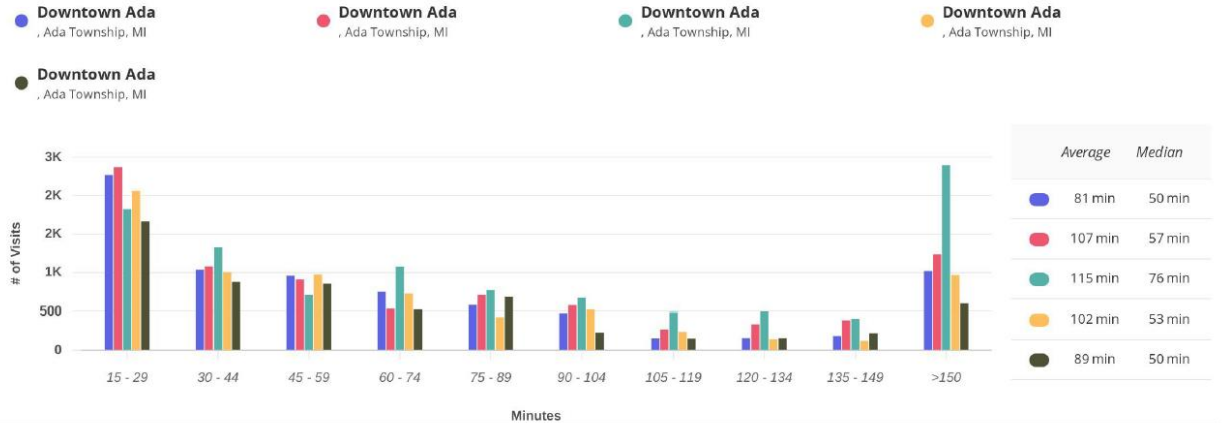


Hourly Visits



Visits
 Downtown Ada - Jun 2nd, 2023
 Downtown Ada - Jun 9th, 2023
 Downtown Ada - Jun 16th, 2023
 Downtown Ada - Jun 23rd, 2023
 Downtown Ada - Jun 30th, 2023
 Data provided by Placer Labs Inc

Length of Stay



Visits
 Downtown Ada - Jun 2nd, 2023
 Downtown Ada - Jun 9th, 2023
 Downtown Ada - Jun 16th, 2023
 Downtown Ada - Jun 23rd, 2023
 Downtown Ada - Jun 30th, 2023
 Data provided by Placer Labs Inc. (www.placer.ai)

7,500
Visitors*

9,800
Visitors

+2,300

*Average # of visitors on a typical Friday (June).

BEERS AT THE BRIDGE

June 16

Music on the Lawn

EVENT ANALYSIS



Legacy Park

7430 River St SE, Ada, MI 49301

Daily Insights
Wed, June 14, 2023

Visits
943

Vs. Last Year
+347% (211)

Vs. Prev. Wednesday
+525% (151)

Vs. Avg. Wednesday
+84% (512)



6.7K
Total Visitors
June 1 - August 31 | Wednesdays

Avg. Dwell Time: 92 mins.
Peak time: 7PM- 8PM
Income: 89K

Weather | Ada, US



61° C/F

Partly cloudy
Max Temp: 74.5°, Min Temp: 48.4°, Max Wind: 10 mi/h, Total Precipitation: 0 in, Avg Humidity: 65%

943
Visitors
June 14

973
Visitors
July 20

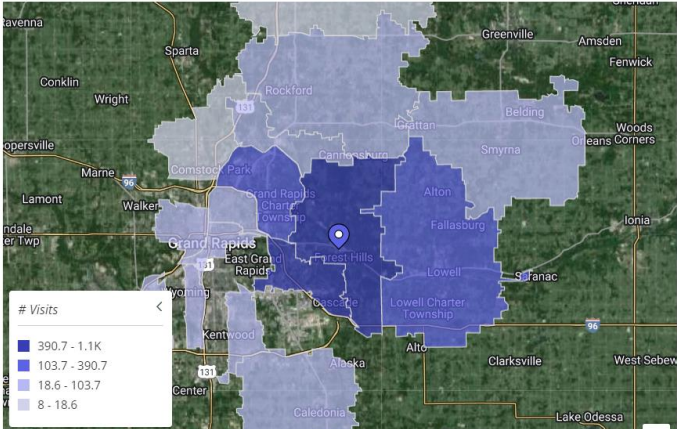
1.2K
Visitors
August 3

Farmers Market

EVENT ANALYSIS

Ada Farmers Market

7239 Thornapple River Dr SE, Ada, MI 49301



2.5K
Total Visitors
June 1 - September 30 | Tuesdays

Avg. Dwell Time: 41 mins.

Peak time: 11AM - 12PM

Visit Frequency: 1.3

Zipcode / City	Visits (% of Total)
49301 Ada, MI	1.1K (42.6%)
49546 Grand Rapids, MI	392 (15.6%)
49331 Lowell, MI	351 (14%)
49525 Grand Rapids, MI	133 (5.3%)
48809 Belding, MI	76 (3%)
49505 Grand Rapids, MI	63 (2.5%)
49504 Grand Rapids, MI	62 (2.5%)
49508 Grand Rapids, MI	55 (2.2%)

290
Visitors
June 6

266
Visitors
June 13

294
Visitors
August 8

How can we expand our usage?

- Continue to use the post-event analysis data to secure additional sponsors for events.
- Develop demographic profile of visitors.
- Expand marketing based on new insights.
- Support local businesses by providing insights about customer data to help optimize their marketing to reach target audience and share demographic profile to shed light on brand preferences.

Demographic Profile of Visitors (Examples)

Metrics

 **Downtown Ada**
Ada Township, MI

Visits	1.8M	Visits YoY	-5.2%
Visitors	319K	Visits Yo2Y	+8.5%
Visit Frequency	5.77	Visits Yo3Y	+42.9%
Avg. Dwell Time	98 min		

May 1st, 2023 - Apr 30th, 2024

Data provided by Placer Labs Inc. (www.placer.ai)



1.8M

Visits

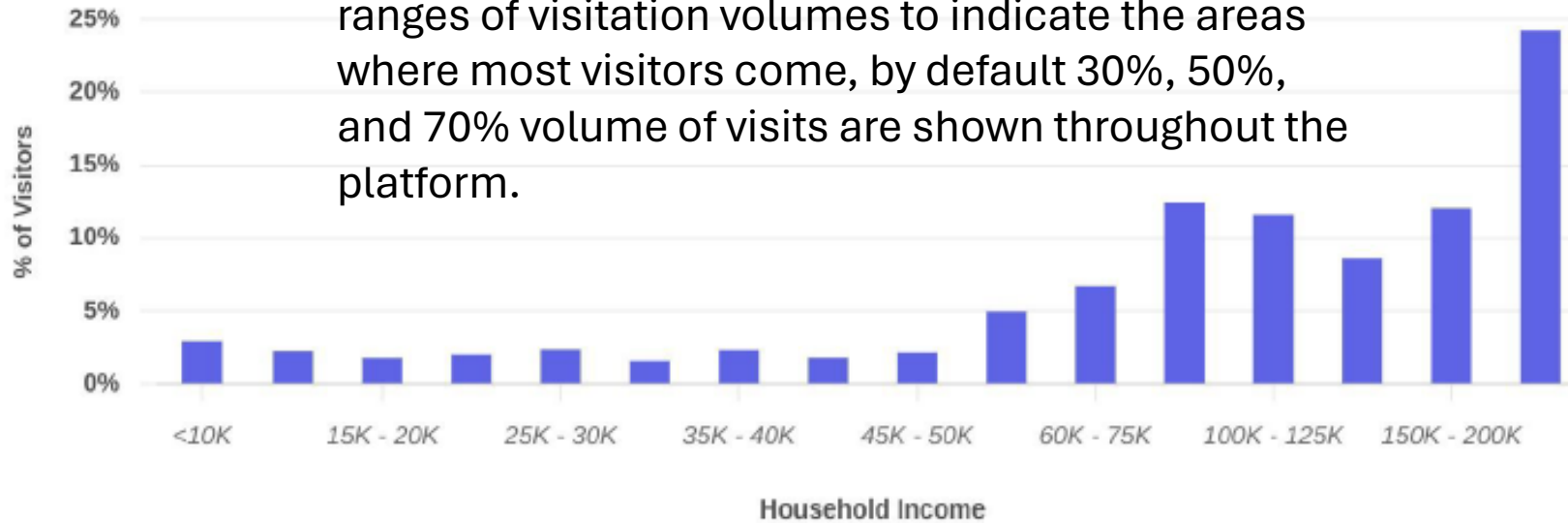
- These are visits to downtown Ada between May 1, 2023, and April 30, 2024.
- Out of the 1.8M visits, 319K are unique visitors.
- The data tells us that each unique visitor comes to Ada roughly 5 times a year.
- Visitors stay for about an hour and a half.

Household Income

The **Trade Area** represents the market where your audience group resides or works and is most likely to engage in commercial transactions.

● **Downtown Ada**
Ada Township, MI

- The True Trade Area is illustrated using 3 different ranges of visitation volumes to indicate the areas where most visitors come, by default 30%, 50%, and 70% volume of visits are shown throughout the platform.



Average Income	171K
Median Income	114K

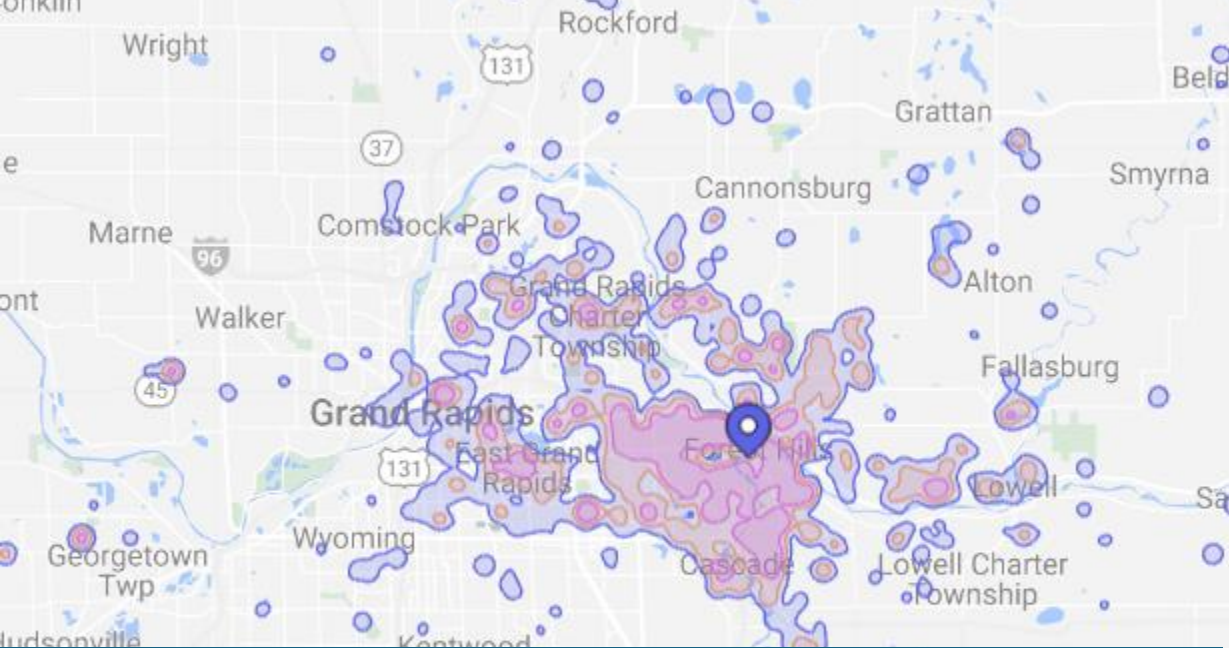
- The mean is typically better when the data follow a symmetric distribution. When the data are skewed, the median is more useful because the mean will be distorted by outliers.

*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2022

May 1st, 2023 - Apr 30th, 2024

Data provided by Placer Labs Inc. (www.placer.ai)

- 70% is the default percentage in various reports, like the data above. This is because this traffic volume is typically optimal to produce accurate analytical reports.



Viewing the **True Trade Area** of the captured market, which analyzes demographics of the trade area based on visitors to the downtown area. A large percentage of visitors fall within the **Power Elite**: The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

How to Market

Being the most marketable consumer segment in America, it is vital for brands to break through the noise. To hyper-target Power Elite, use messaging that resonates with what's on the horizon; empty-nesting and eagerness to embrace new experiences. Though sophistication and elegance are certainly relevant, pull out all the stops and let this market know that your brand appreciates and emanates their interests in authentic experiences, quality products and service.

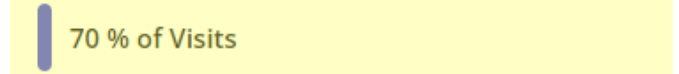
Focus on streaming TV, social media and email to reach them where they most prefer to hear about brand offers. Show your brand's value proposition for saving time and enabling the finer things in life, like cooking for fun, leisure and travel.

Overview



America's wealthiest households belong to Power Elite, a group of six types living in the nation's most prestigious areas. Many of the Power Elite have risen to the top thanks to advanced educations and lucrative careers as lawyers, doctors and corporate leaders. Today, these middle-aged and older executives (about half are empty-nesting couples) enjoy lives of luxury in the nation's most fashionable and exclusive ZIP codes.

With their deep pockets, they own property in some of America's most sought-after addresses—from the contemporary mansions of Beverly Hills, Calif. to the sprawling waterfront estates of Old Greenwich, Conn. Many paid more than a million dollars for their dream-homes. While many have settled in the greener-belt suburbs of big cities, significant numbers also enjoy private in-town residences, with their homes protected by iron gates and well-tended shrubbery, the backyards dominated by swimming pools.



By Households		50 % of Visits		70 % of Visits	
A - Power Elite	46.4%	576	41.1%	510	40.3%
C - Booming with Confidence	20.8%	252	19.3%	234	19.1%
B - Flourishing Families	20.4%	475	17.9%	417	15.3%

Commitment to ensure success.

- Meet bi-weekly with Placer.ai customer success manager.
- Attend monthly training webinars through Placer.ai academy resources.
- Develop complete demographic profile to share with local businesses.
- Share post-event analysis with community partners.



MEMORANDUM

Date: 6/6/24

TO: Ada DDA Board
FROM: Haley Stichman, DDA Director
RE: Resolution DDA-061024-1, Redevelopment Liquor License Application for Vino Vibrations, LLC

Background:

Staff received an application for a Class on-premises Redevelopment Area Liquor License from Christy May Graceffa, majority owner of Vino Vibrations, LLC. This new business is to be located directly next to the Ada Hotel at 7415 River Street with access from the hotel lobby. The space is currently under construction. Once the space is complete, Vino Vibrations, LLC dba TBD will operate a wine store and bar.

After review by the DDA Board, any recommendation will be included with the application and reviewed by the Township Board for approval of a local governmental support resolution that is required by the MLCC.

The attached application and supporting narrative states that the Vino Vibrations, LLC that the valuation of its establishment is planned at \$850,000 for the 1,355 square feet and plans to hire one managerial employee and 3-4 additional part-time employees incrementally to staff the location. This vision is to give the Ada community a distinct place that differs from other establishments within the area to get wine.

The Township's redevelopment area is eligible for 1 license for each \$1 million of investment in the redevelopment area in the last 3 years, per 1,000 population in the Township. The attached affidavits from the Township Assessor document that there has been \$45.458 million in new public and private investment in the redevelopment project area from 2020 through 2022. Based on the 2020 census population of 14,388, \$14.388 million in investment is required for each redevelopment liquor license issued. $45.458/14.388 = 3.2$ licenses permitted. One additional license is permitted for the "major fraction", thereby permitting 3 licenses in the Township.

Recommendation:

After reviewing the application, staff is recommending that Resolution DDA-061024-1 be adopted by the DDA Board to support the application for the redevelopment liquor license for Vino Vibrations, LLC.

Requested Motion: Motion to approve Resolution DDA-061024-1 to support the redevelopment liquor license application for Vino Vibrations, LLC.



Ada Township
Application for Liquor License Support Resolution

Ada Township does not issue liquor licenses. This application is for a resolution of support from the Township, which may be required by the State of Michigan Liquor Control Commission before a liquor license is issued.

APPLICANT INFORMATION

Name: Christy May Graceffa DOB: 01-06-1978

Street Address: 1570 Tammarron Ave SE

City: Grand Rapids State: MI Zip: 49546

Phone: 414-698-4219 Mobile: 414-698-4219 Email: maygraceffa@gmail.com

BUSINESS INFORMATION

Name of Business: Vino Vibrations LLC

Street Address: 7295 Cascade Road SE

City: Grand Rapids State: MI Zip: 49546

Business Partners:

Name	Address	DOB
<u>Christy May Graceffa</u>	<u>1570 Tammarron Ave SE</u>	<u>1/6/1978</u>
<u>Broc Crider</u>	<u>7295 Cascade Road SE</u>	<u>8/11/1986</u>

LICENSE INFORMATION

Please list the type of Michigan Liquor License Commission license that is being applied for. If you are applying for transfer of an escrowed license, please list the license number and current owner.

Retail off premise- specialty designed merchant

Retail on premise- class c

Business and Location Description: This business will be a wine store and wine bar that also has food for customers to eat while they are enjoying their wine. It will be an upscale lux establishment this fills a whitespace void in Ada township. It will set itself apart from other establishments such as Garage bar and Ada grill to be a small nice quiet environment where people can enjoy wine on the spot or purchase bottles to take home.

Please attach to this application a building and site plan showing all structures and premises, including the specific areas where the license is to be utilized.

If the applicant is an entity, please also attach certified copies of the entity's organizational documents such as articles, bylaws, partnership agreement, operating agreement, etc.

Please initial the following statement:

X I (the applicant) have read the Ada Township Alcoholic Beverages ordinance and will not violate any of the laws of the State of Michigan or the United States or any ordinances of Ada Township in the conduct of the business related to the license being applied for.

Signature:  _____ Date: 6/4/2024

For Official Use Only

Fire Department Approval Signature: _____ Date: _____
Notes: _____

Clerk Department Approval Signature: _____ Date: _____
Notes: _____

Treasurer Department Approval Signature: _____ Date: _____
Notes: _____

Zoning Department Approval Signature: _____ Date: _____
Notes: _____

DDA Board Approval Signature: _____ Date: _____
Notes: _____

Township Board Approval Signature: _____ Date: _____
Notes: _____
Resolution Number _____

Vino vibrations LLC intends on investing significant capital in construction, wine inventory and employees' salaries to bring to life a luxurious space where friends, family and loved ones can gather to enjoy wine, food and life in Ada township. The valuation of our establishment is planned at \$850,000 for the 1,355 square feet. Having a perfect location right next to the Ada hotel lobby entrance and down the street from Foxtail coffee gives our establishment a wonderful gateway for both Ada residents as well as those further away staying at the hotel.

Our overall vision for the space includes mixed materials of earthy woods, lux velvets, durable leather, gold metals and opulent lighting fixtures. This vision gives our Ada community a distinct place that differs from other establishments within the area to get wine. The soft lighting sets the mood and plush seating will give people the perfect place to cozy up with some wine, friends and fun. It will also set itself apart by having an amazing, curated assortment of wines for those who would like to purchase bottled wine to bring home. We also plan to serve our busy residents with a service for home delivery wine to those in the Ada area. In addition, we are also finalizing plans to have an assortment of cheeses and other charcuterie items to complete our customers' basket to pair with their wine selection.

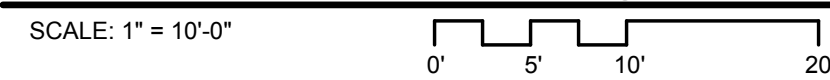
Our excellent Chef, Greg Kellermeier, who will be a salaried associate at our establishment will give our business credibility and stability in the restaurant space. Not only will Greg curate the food selection, but he will also manage the team and space. Greg comes to us with many years of experience in the restaurant industry including Mudpenny, Paddock place and Cascade country club to name a few. In addition to Greg, we will have additional employees to assist in kitchen service, retails sales and the bar. Incrementally to Greg we plan on 3-4 part time employees.

Earlier I spoke to some of our design elements that will really set this business apart from others. This is a white space opportunity for Ada to bring a softer touch to a drinking establishment. We are partnered with High Road LLC as our construction team. High Roads owner, Broc Crider will have minority ownership in our establishment. High road construction recently finished Mammoth Distilling lounge on Wealthy Street which was featured in the Grand Rapids magazine in their bars and restaurants edition (page 40-41). High Road has experience in this space and will be able to make sure we are ready for construction once the floors have been poured to ensure a timely opening.

Lastly, as the majority owner, I May Graceffa have 20 plus years in the corporate retail merchandising space, most formally at Meijer corporation. As majority owner, I am excited to bring a women owned/minority owned establishment to the Ada area. I will use my merchant experience to drive results and continue to enhance the amazing Ada community. My goal is to bring Ada the wine store/wine bar it deserves.



1. North Elevation (Parking Lot)



Exterior Materials Legend (OR DESIGN EQUIVALENT)

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR	FACADE
1	MODULAR BRICK #1	BOWERSTON	COMMON BOND	NEW LONDON BLEND MODULAR	#4
2	MODULAR BRICK #2	BOWERSTON	HEADER COURSE	NEW LONDON BLEND MODULAR	#4
3	MODULAR BRICK #3	BOWERSTON	ROWLOCK COURSE	FRISCO BLEND MODULAR	#4
4	MODULAR BRICK #4	BOWERSTON	SOLDIER COURSE	FRISCO BLEND MODULAR	#4
5	MODULAR BRICK #5	BOWERSTON	COMMON BOND	FRISCO BLEND MODULAR	#4
6	PRECAST CONCRETE BASE #1	TERRY'S	SMOOTH FACE	WG	#4
7	PRECAST CONCRETE PILASTER	TERRY'S	SMOOTH FACE	WG	#4
8	PRECAST CONCRETE BELLY BAND #1	TERRY'S	SMOOTH FACE	WG	#4
9	PRECAST CONCRETE SILL #1	TERRY'S	SMOOTH FACE	WG	#4
10	PRECAST CONCRETE SILL #2	TERRY'S	SMOOTH FACE	WG	#4
11	PRECAST CONCRETE BAND #2	TERRY'S	SMOOTH FACE	WG	#4
12	PRECAST CONCRETE BAND #3	TERRY'S	SMOOTH FACE	WG	#2
13	PRECAST CONCRETE BAND #3	TERRY'S	SMOOTH FACE	WG	#2
14	ALUMINUM-CLAD WOOD WINDOW	KOLBE OR EQUAL	NON-OPERABLE, DOUBLE-HUNG	MIDNIGHT	#4
15	ALUMINUM-CLAD WOOD WINDOW	KOLBE OR EQUAL	NON-OPERABLE, PICTURE	STEEL GRAY	#4
16	ALUMINUM STOREFRONT SYSTEM	TBD	2" FACE WIDTH	DARK BRONZE	#2
17	ALUMINUM STOREFRONT SYSTEM	TBD	4" FACE WIDTH	DARK BRONZE	#2
18	POLYURETHANE MOULDING	FYPON	MLD413-12	PAINTED - COLOR TBD	#2
19	ALUMINUM STOREFRONT SYSTEM	TBD	6" DEPTH - REFER TO ENLARGED DETAILS	FLAT PAINTED BLACK	#3
20	HOLLOW METAL MAN DOOR	TBD	TBD	TBD	#1
21	SECTIONAL OVERHEAD DOOR	WAYNE DALTON	CARRIAGE HOUSE STEEL DOOR, "CHARLESTON"	COLOR TBD	#1
22	FOLDING PARTITION WALL	NANAWALL OR EQ.	TBD	DARK BRONZE	#2
23	FIBER CEMENT LAP SIDING #1	JAMES HARDIE	SMOOTH, 6" EXPOSURE	PAINTED - COLOR TBD	#1
24	FIBER CEMENT LAP SIDING #2	JAMES HARDIE	SMOOTH, 4" EXPOSURE	PAINTED - COLOR TBD	#2
25	FIBER CEMENT BASE TRIM	JAMES HARDIE	5/4, SMOOTH	PAINTED - COLOR TBD	#1
26	FIBER CEMENT PANELING	JAMES HARDIE	TBD	PAINTED - COLOR TBD	#1, #2, #4
27	FIBER CEMENT TRIM	JAMES HARDIE	TBD	PAINTED - COLOR TBD	#1, #2, #4
28	POLYURETHANE MOULDING	ARCH. ELEMENTS	MLD392020	PAINTED - COLOR TBD	#1
29	POLYURETHANE MOULDING	ARCH. ELEMENTS	MLD351527	PAINTED - COLOR TBD	#2
30	POLYURETHANE MOULDING	FYPON	MLD556-16	PAINTED - COLOR TBD	#1
31	POLYURETHANE MOULDING	FYPON	MLD440-16	PAINTED - COLOR TBD	#4
32	POLYURETHANE BRACKET	FYPON	BKT14X26 OR BKT 11X20	PAINTED - COLOR TBD	#1
33	WINDOW HEAD TRIM #1	FYPON	9" CRAFTSMAN CROSSHEAD W/ END TRIM	PAINTED - COLOR TBD	#1
34	WINDOW HEAD TRIM #2	FYPON	MLD539-16	PAINTED - COLOR TBD	#2
35	WINDOW CASING	FYPON	MLD226-10	PAINTED - COLOR TBD	#2
36	ARCHITECTURAL METAL PANEL	TBD	TBD	TBD	#3
37	ARCHITECTURAL METAL PANEL	TBD	TBD	TBD	#3
38	STRUCTURAL STEEL BEAM	TBD	TBD	TBD	#3
39	STRUCTURAL STEEL COLUMN	TBD	TBD	TBD	#3
40	METAL PANEL CANOPY	TBD	TBD	TBD	#3
41	PREFABRICATED METAL CANOPY	TBD	FABRIC WRAPPED	TBD	#2
42	DECORATIVE BALCONY #1	TBD	'JULIET' BALCONY	TBD	#1
43	DECORATIVE BALCONY #2	TBD	PATIO BALCONY	TBD	#1
44	EXTERIOR BUILDING SIGNAGE	UNIVERSAL	TBD	TBD	#3
45	EXTERIOR LIGHT FIXTURE #1	TBD	LANTERN	TBD	#4
46	EXTERIOR LIGHT FIXTURE #2	TBD	TBD	TBD	#1
47	CMU MASONRY VENEER	MI CERTIFIED	VARIGRIND GROUND FACE MASONRY UNIT	PEPPERED GRAY	#2
48	DECORATIVE GLASS RAILING	TBD	TBD	TBD	#3
49	LASER CUT METAL PANEL	TBD	TBD	TBD	#1
50	MECHANICAL LOUVER VENT	TBD	TBD	TBD	#4
51	ORNAMENTAL SHEET METAL PANEL	TBD	TBD	TBD	#3
52	EXTERIOR LIGHT FIXTURE #3	TBD	TBD	TBD	#2
53	PREFINISHED METAL PARAPET COPING	TBD	CUSTOM PROFILE	TBD	#2
54	ALUMINUM STOREFRONT SYSTEM	TBD	2" FACE WIDTH	SANDSTONE	#1
55	ALUMINUM-CLAD WOOD WINDOW	KOLBE OR EQUAL	NON-OPERABLE, PICTURE	BEIGE	#1
56	FOLDING PARTITION WALL	NANAWALL OR EQ.	TBD	BLACK	#3
57	MODULAR BRICK #6	BELDEN	COMMON BOND	VINTAGE BLACK VELOUR	#3
58	ALUMINUM STOREFRONT SYSTEM	TBD	4" FACE WIDTH	SANDSTONE	#1
59	FOLDING PARTITION WALL	NANAWALL OR EQ.	TBD	TBD	#4
60	SLIDING WINDOW SYSTEM	WOJAN OR EQ.	TBD	TBD	#4

dixon
ARCHITECTURE
523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
www.dixonarch.com

River Street Commons A4-5, LLC
126 Ottawa Avenue NW
Suite 500
Grand Rapids, MI 49503

River Street Commons - Units A4 & A5
7407 & 7415 River Street
Ada, Michigan
Exterior Elevations

Made in Michigan

Revisions:
75% Review: 10/01/2021
Bidding Set: 11/04/2021
Ext Lights: 07/17/2023

Project No: 217061B
Issue Date: 7/17/23
Reviewer: KCD
Drawn By: TRW

A4.1

Vino Vibrations, LLC
a Michigan limited liability company
Operating Agreement

The parties to this operating agreement are River St. Capital, LLC and Chi Enterprise, LLC (“Chi”). River St. Capital, LLC and Chi Enterprise LLC shall be the initial members (the “*initial members*”), and any other entity or person who may hereafter be substituted or added as a member pursuant to the terms of this agreement. Chi shall be the initial manager (the “*initial manager*”), and any other person who may hereafter be substituted or added as a manager pursuant to the terms of this agreement.

Article 1

Formation of Limited Liability Company

The initial members have formed Vino Vibrations, LLC (the “*company*”) pursuant to the Michigan Limited Liability Company Act.

The rights and duties of all parties as members or managers of the company, as the case may be, shall be as provided in the Act except as otherwise provided in this agreement.

The parties intend that the company shall be a limited liability company, and not a partnership, joint venture, or any other type of business organization, except that the company shall be classified as a partnership for federal tax purposes (and corresponding state and local tax purposes).

Article 2 Name

The name of the company shall be Vino Vibrations, LLC. The company may conduct its activities under one or more assumed names.

Article 3 Definitions and Special Rules

Act. The term “*Act*” means the Michigan Limited Liability Company Act, as amended from time to time, the corresponding provisions of any successor law.

Agreement. The term “*agreement*” means this operating agreement, as amended, modified, or supplemented from time to time.

Bankruptcy. A “*bankruptcy*” shall be deemed to have occurred with respect to a member 56 days after the occurrence of any of the following events:

(a) the filing of a voluntary petition in bankruptcy by the member or the filing of a pleading in any court of record by the member admitting the member’s inability to pay the

member’s debts as they become due, if the petition is not dismissed, or the pleading is not withdrawn or amended to eliminate the admission, before the end of the 56-day period;

(b) the filing of an application by the member for the appointment of a trustee or receiver of the member’s assets, if the application is not withdrawn before the end of the 56-day period;

(c) the making of a general assignment by the member for the benefit of creditors, if the assignment is not revoked or otherwise terminated before the end of the 56-day period;

(d) the filing of an involuntary petition in bankruptcy with respect to the member, if the petition is not dismissed before the end of the 56-day period;

(e) the appointment of a receiver or trustee for the member’s assets, if the appointment is in effect, without stay, at the end of the 56-day period; or

(f) the default of the member in answering any bankruptcy petition, if the default is not set aside before the end of the 56-day period.

Capital Account. The term “*capital account*” means, with respect to each member, the account established on the books and records of the company for the member pursuant to the applicable sections of this agreement. Capital accounts shall be maintained in accordance with section 704(b) of the Code and the applicable Treasury Regulations. Each member’s capital account shall initially have a balance equal to the amount of money and the fair market value of

property (net of liabilities assumed or to which the property is subject) contributed by the member to the company and, except as otherwise required by the Code and the applicable Treasury Regulations, shall be

(a) increased by the amount of

(1) items of income or gain allocated to the member, and

(2) any money and the fair market value of property (net of any liabilities assumed or to which the property is subject) subsequently contributed by the member to the company, and

(b) decreased by the amount of

(1) items of expense or loss allocated to the member, and

(2) any money and the fair market value of property (net of liabilities assumed or to which the property is subject) distributed to the member, as determined for federal income tax purposes, including nontaxable income, nondeductible expenses, and all items required to be separately stated by section 702 of the Code and the applicable Treasury Regulations. The capital accounts may also be adjusted from time to time to reflect a revaluation of the property of the company as provided in section 1.704-1(b)(2)(iv) of the Treasury Regulations.

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Capital Contribution. The term “*capital contribution*” means the amount of money or the fair market value of other property contributed to the company by a member.

Code. The term “*Code*” means the Internal Revenue Code of 1986, as amended from time to time, or the corresponding provisions of any successor law.

Contribution Percentage. The term “*contribution percentage*” means, with respect to each member, the contribution percentage, if any, set forth for the member on the exhibit attached to this agreement. The exhibit shall be revised, as necessary from time to time, in order to reflect changes in the contribution percentages.

Disability. The term “*disability*” means a physical or mental condition of a member that, in the case of a member, prevents the member from participating in the in the business or other affairs of the company and, in the case of a manager, prevents the manager from managing the business and other affairs of the company. A manager is “*disabled*” if the condition has existed for at least six months and is reasonably expected to continue indefinitely. A member or manager shall be deemed to have a disability, and a manager shall be deemed to be disabled, if

(a) an insurance company has determined that the member or manager is disabled (or totally disabled, if the policy provides benefits for partial disability), within the meaning of a long-term disability income insurance policy covering the member or manager, for purposes of receiving disability benefits under the policy,

(b) the Social Security Administration has determined that the member or

manager is disabled, within the meaning of the Social Security Act, for purposes of receiving disability benefits, or

(c) a court of competent jurisdiction has determined that the member or manager is legally incompetent or incapacitated, but a member or manager may nevertheless have a disability, and a manager may nevertheless be disabled, under other circumstances within the general definition provided in this section.

Distribution Percentage. The term “*distribution percentage*” means, with respect to each member, the distribution percentage set forth for the member on the exhibit attached to this agreement. The exhibit shall be revised, as necessary from time to time, in order to reflect changes in the distribution percentages.

Involuntary Transfer. The term “*involuntary transfer*” means any seizure or other transfer enforced by means of legal process, or threat of legal process, to or for the benefit of any person claiming an interest in the subject matter of the transfer, including any transfer in connection with any bankruptcy or insolvency proceeding, or any divorce or separation proceeding, and also including any levy, garnishment, attachment, execution, or other legal process to enforce a judgment or other lien.

Limited Recourse Member. The term “*limited recourse member*” means a member, if any, who bears all or any part of the economic risk of loss with respect to a liability of the

1 Page 3

company as a result of a personal loan to the company or a personal guarantee for the benefit of the company. The term “*limited recourse members*” means any two or more of such members.

Member. The term “*member*” means an initial member or any person who may hereafter be substituted or added as a member pursuant to the terms of this agreement, for as long as the person has an undistributed capital account balance or a right to receive distributions from the company. The term “*members*” means any two or more of such persons. The name and address of each member shall be set forth on the exhibit. The exhibit shall be revised, as necessary from time to time, in order to reflect changes in the membership. The term “*member*” includes a transferee, where appropriate in context, but a transferee who does not become a member shall have only the rights specified in section 505(2) of the Act and shall not have the right to vote or any other rights of a member.

Membership Interest. The term “*membership interest*” means, with respect to any member, all of the member’s interest in the company.

Membership Percentage. The term “*membership percentage*” means the ratio of the capital contributions of a member to the total capital contributions of all members, expressed as a percentage, unless different membership percentages are adopted by the affirmative vote or written consent of a majority of the members with a voting percentage or voting rights as defined below and in the attached exhibit. The membership percentages shall be set forth on the exhibit attached to this agreement. The exhibit shall be revised, as necessary from time to time, in order to reflect changes in the membership percentages.

Minimum Gain. The term “*minimum gain*” means partnership minimum gain as that term is used in section 1.704-2(d) of the Treasury Regulations with respect to partnership nonrecourse liabilities, and means partner nonrecourse debt (or liability) minimum gain as that term is used in section 1.704-2(i) of the Treasury Regulations with respect to partner nonrecourse liabilities.

Net Cash Flow. The term “*net cash flow*” with respect to any fiscal period means all cash revenues of the company during that period, including interest or other earnings on the funds of the company, less the sum of the following to the extent paid or set aside from such cash revenues:

(a) all principal and interest payments on any indebtedness of the company;

(b) all cash expenses (including, to the extent determined without regard to the income of the company, payments, if any, to members for services or the use of capital) incurred in connection with the company’s activities; and

(c) all funds set aside as reserves (in such amounts as the members determine to be necessary or appropriate) for contingencies, working capital, debt service, taxes, insurance, or other costs or expenses related or incidental to the company’s activities.

1 Page 4

Nonrecourse Member. The term “*nonrecourse member*” means a member who is not a limited recourse member. The term “*nonrecourse members*” means all members who are not limited recourse members.

Partner Nonrecourse Deductions. The term “*partner nonrecourse deductions*” means items of deduction or loss attributable to partner nonrecourse liabilities as provided in section 1.704-2(i) of the Treasury Regulations.

Partner Nonrecourse Liabilities. The term “*partner nonrecourse liabilities*” means liabilities of the company to the extent that the liabilities are without recourse against the members generally and one or more members (or related persons) nevertheless bear all or any part of the economic risk of loss with respect to the liabilities as a result of a personal loan to the company or a personal guaranty for the benefit of the company.

Partnership Nonrecourse Liabilities. The term “*partnership nonrecourse liabilities*” means liabilities of the company to the extent that no member bears the economic risk of loss as provided in section 1.752-2 of the Treasury Regulations.

Prime Rate. The term “*prime rate*” means the average prime interest rate posted by U.S. banks as reported from time to time in *The Wall Street Journal*.

Qualified Appraiser. The term “*qualified appraiser*” means a reputable professional business appraiser who is accredited at the highest level by the AICPA, ASA, NACVA, or other established professional association providing certification of business appraisers.

Transfer. The term “*transfer*” means any transfer, including any sale, gift, or assignment, and any pledge or other method of securing an obligation, and any other disposition or encumbrance.

Voting Percentage. The term “*voting percentage*” means, with respect to each member, the voting percentage set forth for the member on the exhibit attached to this agreement. The exhibit shall reflect the agreement of the members, pursuant to MCL 450.4502, that Raytown shall have no voting rights in the company unless a different agreement is adopted by the affirmative vote or written consent of all members. The exhibit shall be revised, as necessary

from time to time, in order to reflect changes in the voting percentages.

Article 4 Purpose of the Company

The purpose of the company shall be grow, cultivate, and commercially sell recreational and/or medical cannabis as permitted or allowed by any applicable licenses or licensing entities and support any conduct and all business and activities reasonably related or incidental thereto. The purpose of the company shall not be changed without the affirmative vote or written consent of a majority of the members with a voting percentage or voting rights.

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Article 5 Term of Existence

The term of the company's existence began when the articles of organization were filed pursuant to the Act, and shall continue perpetually, or for the period (if any) specified in the articles of organization, unless dissolved earlier by an event specified in this agreement or by law as an event causing dissolution.

Article 6 Company Offices

The principal office of the company shall initially be located at 7295 Cascade Rd. SE, Grand Rapids MI 49546, and the initial resident agent shall be Broc Crider. The members, by affirmative vote of a majority of the members with a voting percentage or voting rights, may, from time to time, change the location of the principal office of the company and/or the resident agent, and may establish additional offices of the company.

Article 7 Fiscal Year

The fiscal year of the company shall be a 12-month period ending on the last day of each December.

Article 8 Capital Contributions

Initial Capital Contributions. Each of the initial members of the company shall make an initial capital contribution to the company in the amount set forth in the exhibit attached to this agreement. The initial capital contribution shall be made on or before the date set forth on the exhibit.

Additional Capital Contributions. The members may determine the amount of additional capital contributions necessary for the company's activities, and each member shall make the member's share of such additional capital contributions. All such additional capital contributions shall be made in proportion to the membership percentages of the members, and shall be made within 28 days after the determination of the members, unless the members agree otherwise. The exhibit shall be revised, as necessary from time to time, to reflect the additional capital contributions.

A transferee who does not become a member shall have no right or obligation to make additional capital contributions. If and when additional capital contributions are made by the members, the membership percentages of the members shall be increased, and the membership percentages of the transferees who are not members shall be reduced, by reference to the net fair market value of the company's assets and liabilities, to reflect the additional capital contributions of the members.

1 Page 6

Default in Payment of Capital Contributions. If any member fails to make all or any portion of an initial capital contribution as provided in this agreement, or any additional capital contribution as provided in this agreement, within 28 days after the contribution is due, the company may, in addition to any other rights or remedies which the company may have under the Act or other applicable law, take such action (including the commencement and prosecution of court proceedings) against the member as the other members consider appropriate. The other members may also:

(a) make an additional capital contribution to the company equal to the unpaid contribution (and, as between them, in proportion to their respective membership percentages, unless they agree otherwise), or

(b) advance an additional amount to the company equal to the unpaid contribution (and, as between them, in proportion to their respective membership percentages, unless they agree otherwise) as a loan from them to the company, or

(c) advance an additional amount to the company equal to the unpaid contribution (and, as between them, in proportion to their respective membership percentages, unless they agree otherwise), which amount shall be deemed to be a loan from them to the defaulting member and a subsequent capital contribution from the defaulting member to the company.

If other members make an additional capital contribution as provided above in clause (a), the membership percentages of the other members shall be increased, and the membership percentages of the defaulting member shall be reduced, by reference to the net fair market value of the company's assets and liabilities, to reflect the additional capital contribution of the other members and the unpaid capital contribution of the defaulting member.

If other members advance an additional amount to the company as provided above in clause (b), the loan shall bear interest at a variable rate equal to the prime rate plus two percentage points, and shall be repaid on such terms as the other members and the company may agree at that time.

If other members advance an additional amount deemed to be a loan and subsequent capital contribution as provided above in clause (c), the loan shall bear interest at a variable rate equal to the prime rate plus two percentage points, and the company shall withhold any distributions to which the defaulting member would otherwise be entitled and pay that amount to the other members in proportion to their respective advances until the principal and interest on the loan have been repaid in full.

Interest on Capital Contributions. No member shall have any right to receive interest on the member's capital contribution, and the company shall not pay interest on any member's capital contribution.

Withdrawal and Return of Capital Contributions. No member shall have the right to withdraw any part of the member's capital contribution, or to receive any distributions from the company, except as provided by this agreement.

Loans from Members. Any one or more of the members may (but shall not be obligated to) lend or advance to the company such funds as the members (by the affirmative vote of a majority of the members with a voting percentage) deem advisable from time to time.

Article 9 Management of the Company

Management by Manager. The business and other affairs of the company shall be managed by a manager appointed by the members.

The manager may be appointed or removed at any time by the affirmative vote of a majority of the members with a voting percentage at a meeting called for this purpose or the written consent of a majority of the members with a voting percentage after such a meeting.

If the manager becomes disabled, the members (by vote of a majority of the members with a voting percentage) shall appoint a successor.

Management Fee. The manager may receive fees for management services in such amounts as the members and the manager may agree from time to time. This agreement may be memorialized in a separate independent employment agreement. If the manager is a member, the management fees (if any) shall be treated as guaranteed payments for services pursuant to section 707(c) of the Code and the applicable Treasury Regulations.

Time to be Devoted to Company. The manager shall devote such time to the company as necessary to properly manage the business and other affairs of the company. Nothing in this agreement shall preclude the employment at the company's expense, of any third-party to provide management or other services as an employee or otherwise.

Company Funds. The funds of the company shall be deposited in one or more bank accounts, or invested in one or more investment accounts, selected by the manager. All withdrawals from the accounts shall be made only by the manager or by authorized employees or agents of the company. The funds of the company shall be held in the name of the company and shall not be commingled with those of any other person (except to the extent that funds are temporarily held by the manager or other agents of the company).

Power and Authority of Manager. The manager shall have all of the power and authority necessary or appropriate to manage the business of the company. Any person dealing with the company may rely in good faith on the power and authority of the manager to bind the company, and shall not be required to inquire into the authority of the manager to bind the company, except as limited by the Act or this agreement below. The power and authority of the manager include the power and authority to

(a) purchase, lease or otherwise acquire any real or personal property for the company if the amount involved in the committed transaction is Two Thousand Five Hundred and no/100 Dollars (\$2,500.00) or less;

(b) sell, lease, exchange, or otherwise transfer any real or personal property of the company if the amount involved in the committed transaction is Two Thousand Five Hundred and no/100 Dollars (\$2,500.00) or less;

(c) open one or more depository accounts for the company and make deposits

into, and draw checks and make other withdrawals from, the accounts;

(d) borrow money or incur liabilities and other obligations for or in the name of the company if the amount involved in the committed transaction is Two Thousand Five Hundred and no/100 Dollars (\$2,500.00) or less;

(e) enter into any and all agreements for or in the name of the company, or execute any and all contracts, instruments, or other documents for or in the name of the company, if the amount involved in the committed transaction is Two Thousand Five Hundred and no/100 Dollars (\$2,500.00) or less;

(f) employ and terminate the employment of employees, define their duties, and establish their compensation;

(g) hire and terminate the services of agents and independent contractors, including but not limited to attorneys and accountants, and establish their remuneration;

(h) obtain insurance coverage for the company, its property, and its members and employees, including such indemnification insurance as the manager deems necessary to protect the manager and any other persons entitled to indemnification by the company under this agreement; and

(i) prepare and deliver the reports and other information described in this agreement, and such other information as in the manager's judgment is reasonably necessary for the members to be advised of the affairs of the company.

Limits on Power and Authority of Manager. Regardless of any other provision of this agreement or the Act, unless authorized by vote of a majority of the members with a voting percentage at a meeting called for this purpose or the written consent of a majority of the members with a voting percentage after such a meeting, the manager shall not have any power or authority to:

(a) commingle the funds of the company with the funds of any other person (except to the extent that funds are temporarily held by the manager or other agents of the company), or use or permit another person to use the funds of the company in any manner except for the exclusive benefit of the company;

(b) reimburse a member for expenses incurred by the member except for the actual cost to the member of goods, materials, or outside services (including reasonable travel and entertainment expenses) provided by the member to the company;

(c) sell, lease, exchange, or otherwise transfer all or substantially all of the assets of the company, other than in the ordinary course of business;

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(d) borrow money for the company, or execute mortgages and other security interests for repayment of loans, other than in the ordinary course of business;

(e) admit new members to the company except as provided in this agreement;

(f) exercise the company's option to redeem a member's interest, or assign the company's option under this agreement, or

(g) commence, prosecute and defend legal proceedings in the name of the company.

Article 10 Membership and Voting

Membership Meetings and Voting. Any two (2) or more members may call a meeting of the members at any time and for any purpose. Written notice of any membership meeting, unless waived by the members, shall be given at least ten (10) days before the meeting.

Except as otherwise provided in this agreement, the affirmative vote of a majority of the members with a voting percentage shall be required for approval of any matter submitted to the members for decision or other action. The initial members agree, pursuant to MCL 450.4502, that Raytown shall have no voting rights in the company as reflected in the attached exhibit and incorporated here by reference, unless a different agreement is adopted by the affirmative vote or written consent of all members.

Deadlock. Unless otherwise expressly set forth herein, in the event the voting members are unable to reach an agreement or make a decision with respect to any matter on which the voting members are entitled to vote, the matter shall be subject to the internal dispute procedure below.

Because it is the nature of the company is to generate profits on behalf of its members, it is imperative that one voting member's dispute with the manager and/or other members is not allowed to diminish the profits available to other members or the resources necessary to operate the company. In the event of a dispute, claim, question, or disagreement between the voting members or between the voting members and the manager, the manager and members agree that:

(a) They shall use their best efforts and act in good faith to settle any disputes through direct negotiation before resorting to any other means of resolution for a period of thirty (30) days;

(b) If the parties are unable to resolve their dispute through direct negotiation, within that thirty (30) day period, the dispute shall be submitted to mediation administered by the AAA in accordance with its Commercial Mediation Rules.

(c) If the parties are unable to resolve their dispute through mediation, the dispute shall be submitted to the AAA for binding arbitration in accordance with its then current Arbitration Rules. If the matter is submitted to binding arbitration, the prevailing party shall be entitled to an award and reimbursement of its reasonable costs and attorneys' fees as part of any arbitration award.

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Admission of New Members. The voting members may admit new members to the company, and determine the initial capital contribution to be made by a new member upon the member's admission to the company, with the affirmative vote of a majority of the members with a voting percentage at a meeting called for this purpose or the written consent of a majority of the members with a voting percentage after such a meeting.

For purposes of this section, the term "*new member*" does not include any transferee of a member's interest in the company whose admission as a member of the company is subject to the restrictions set forth below in this agreement.

Limitation of Liability. No member shall be liable for any act, debt, obligation, or liability of the company, or for any act, omission, or alleged act or omission of any other member, regardless in any case of whether it arises in contract, tort, or otherwise, except to the extent that limitation of liability is prohibited by law or to the extent that liability is expressly assumed by the member.

No member, as such, shall be liable, responsible, or accountable in damages or otherwise to the company or any other member for any act or failure to act on behalf of the company,

within the scope of the authority conferred on any member, as such, by this agreement or by law, in good faith and with reasonable care under the circumstances.

Indemnification. The company shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative and whether formal or informal, other than an action by or in the right of the company, by reason of the fact that the person is or was a manager or other member of the company, or is or was serving at the request of the company as a director, officer, partner, manager, member, trustee, employee or agent of another foreign or domestic corporation, partnership, limited liability company, joint venture, trust or other enterprise, whether for profit or not for profit, against expenses (including attorneys' fees), judgments, penalties, fines and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit or proceeding if the person acted in good faith and in a manner the person reasonably believed to be in or not opposed to the best interests of the company or its members, and with respect to any criminal action or proceeding, if the person had no reasonable cause to believe the person's conduct was unlawful;.

The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which the person reasonably believed to be in or not opposed to the best interests of the company or its members, or, with respect to any criminal action or proceeding, had reasonable cause to believe that the person's conduct was unlawful. Any such indemnification shall be solely from the assets of the company.

Article 11 Distributions

Distribution and Reinvestment of Net Cash Flow. To the extent permitted by law and by any loan agreements entered into by the company, all or any part of the net cash flow (if any) of the company may be distributed to the members or reinvested in the company as determined by a vote of a majority of the members with a voting percentage at a meeting called for this purpose or the written consent of a majority of the members with a voting percentage after such a meeting. No distributions shall be made to any members until the capital contributions of the members have been repaid by the company. The company's repayment of member's capital contributions shall start with the repayment of the initial capital paid in by Chi Enterprise, LLC, as reflected in the exhibit attached to this agreement, until Chi Enterprise, LLC has been repaid in full. Next the company shall fully repay the capital contributions of River St. Capital, LLC, in that order, until all capital contributions have been repaid in full.

Distributions as Between Members. Distributions, if any, shall be made to those persons recognized in the records of the company as members, in proportion to their membership percentages, as of the date of the distribution.

Limitation on Distributions. No distribution shall be made if, after giving effect to the distribution, the company would not be able to pay its debts as they become due in the ordinary course of business, or the company's total assets would be less than the sum of its total liabilities plus the amount that would be needed, if the company were to be dissolved at the time of the

distribution, to satisfy the preferential rights (if any) of other members upon dissolution to the extent that the rights are superior to the rights of the members who are to receive the distribution.

Article 12 Tax Allocations

General Allocations. For federal income tax purposes (and corresponding state and local tax purposes), except as otherwise provided in this agreement or required by the Code and Treasury Regulations, all items of income, expense, gain, loss, and credit shall be allocated among the members in proportion to their distribution percentages.

Regulatory Allocations. Certain items of income, expense, gain, loss, and credit shall be allocated as provided in this section below.

(a) Items of income, expense, gain, or loss, including depreciation recapture, with respect to any property that has been contributed by a member to the capital of the company, or any property that has been revalued in connection with a revaluation of property and adjustment of capital accounts pursuant to section 1.704-1(b)(2)(iv)(f) or section 1.704-1(b)(2)(iv)(q) of the Treasury Regulations, shall be allocated among the members, as provided in section 704(c) of the Code and sections 1.704-1(b)(2)(iv)(g) and 1.704-3 of the Treasury Regulations, so as to take into account the variation (if any) between the adjusted tax basis and fair market value of the property at the time of the contribution or revaluation.

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(a) Partnership nonrecourse deductions shall be allocated among the members in proportion to their membership percentages except as otherwise required by section 1.704-2(e) of the Treasury Regulations.

(b) If there is a net decrease in the minimum gain attributable to partnership nonrecourse liabilities, then a minimum gain chargeback shall apply, and items of income and gain shall be allocated to each member in an amount equal to the member's share of the net decrease. This provision is intended to be a minimum gain chargeback within the meaning of section 1.704-2(b)(2) and (f) of the Treasury Regulations and shall be interpreted and construed accordingly.

(c) Partner nonrecourse deductions shall be allocated to the members who bear the economic risk of loss for the underlying partner nonrecourse liabilities as provided in section 1.704-2(i) of the Treasury Regulations.

(d) If there is a net decrease in the minimum gain attributable to partner nonrecourse liabilities, then a minimum gain chargeback shall apply, and items of income and gain shall be allocated to each member who bears any economic risk of loss for the liabilities in an amount equal to the member's share of the net decrease. This provision is intended to be a minimum gain chargeback within the meaning of section 1.704-2(i) of the Treasury Regulations and shall be interpreted and construed accordingly.

(e) The items of expense and loss allocated to any nonrecourse member shall not exceed the amount which can be allocated to that member without causing that member to have an adjusted capital account deficit, at the end of the fiscal year, in excess of the amount that the nonrecourse member is deemed to be obligated to restore pursuant to section 1.704-2(g) of the Treasury Regulations. Any item of expense or loss that, as a result of this limitation, cannot be allocated to a nonrecourse member shall be allocated among the limited recourse members in proportion to their membership percentages.

(f) If any nonrecourse member unexpectedly receives any adjustment, allocation, or distribution described in section 1.704-1(b)(2)(ii)(d)(4), (5), or (6) of the Treasury Regulations, and if that nonrecourse member would have an adjusted capital account deficit after the allocations otherwise provided for in section 11.1 of this agreement or in this section 11.2 (without regard to this subsection (f)), then items of income and gain (consisting of a pro rata portion of each item) shall be allocated to that nonrecourse member in an amount and manner sufficient to eliminate the deficit as quickly as possible. This provision is intended to be a qualified income offset within the meaning of section 1.704-1(b)(2)(ii)(d) of the Treasury Regulations and shall be interpreted and construed accordingly.

(g) If, at the end of any fiscal year, any limited recourse member has an adjusted capital account deficit that exceeds the sum of (1) the amount that the member is obligated to restore pursuant to any provision of this agreement and (2) the amount that the member is deemed to be obligated to restore pursuant to sections 1.704-2(g) and 1.704-2(i)(5) of the Treasury Regulations, then items of income and gain (consisting of a pro rata portion of each item) shall be allocated to that limited recourse member in the amount and manner sufficient to eliminate the excess deficit as quickly as possible.

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(h) If items of income or gain are allocated pursuant to subsection (b), (c), (d), (e), (f), (g), or (h) of this section in a manner different than the items would otherwise have been allocated pursuant to this agreement, then subsequent items of income, expense, gain, and loss shall be allocated (to the extent possible, subject to the provisions of subsections (b), (c), (d), (e), (f), (g), and (h) of this section) in a manner intended to result in each member having a capital account balance equal to what it would have been had the allocations provided in subsections (b), (c), (d), (e), (f), (g), and (h) of this section not been made.

(i) Items of credit shall be allocated in the same manner as the items of income or expense that are related to the credit.

Partnership Representative. If the manager is not the partnership representative under the Code and applicable Treasury Regulations, the members, by affirmative vote of at least three (3) members, shall designate one of the members to be the partnership representative. The members may change this designation from time to time.

Article 13 **Books, Records, and Reports**

Books and Records. The company shall maintain such books and records of transactions and other matters relating to the business and other affairs of the company as are ordinarily maintained by persons engaged in activities of a similar character, including a capital account in accordance with section 704(b) of the Code and the applicable Treasury Regulations and the books and records required by the Act. The company's books and records shall be prepared in accordance with reasonable accounting practices, consistently applied, using the cash method of accounting, unless the members determine that another method of accounting will be in the best interest of the company. The books and records shall be kept at the company's principal office and shall be open to examination by the members or their duly authorized representatives during reasonable business hours.

Reports to Members. As soon as practicable after the end of each fiscal year, the company shall provide to the members

(a) financial statements, including a balance sheet as of the end of the fiscal year,

a profit and loss statement for the fiscal year, and a cash flow statement for the fiscal year, compiled or reviewed by the company's independent accountants, and

(b) a Schedule K-1 for the fiscal year and such other information concerning the company as may be necessary for the members to prepare their income and other tax returns.

The company shall also provide to the members, as soon as practicable in the particular case, such other information as the members may determine to be reasonably necessary for the members to be informed of the results of the activities of the company.

Additional Reports. The company may prepare and deliver to the members from time to time during each fiscal year, in connection with distributions or otherwise, financial statements showing the results of the activities of the company to the date of that statement.

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Article 14 Rights of Members

Withdrawal from Company. A member has no right to withdraw from the company, and any withdrawal shall be a withdrawal in breach of this agreement.

A withdrawing member shall have no right to participate in the business or other affairs of the company after the member's withdrawal, and shall acquire or revert to the status of a transferee who is not a member.

Bankruptcy, Disability, and Death. In the case of the bankruptcy or disability of a member, and for as long as the bankruptcy or disability continues, neither the member nor any representative of the member shall not have any right to participate in the business or other affairs of the company, and all acts, consents, and decisions with respect to the company shall be made by the other members. The member shall, nonetheless, remain liable for the member's share of capital contributions to the company, including future capital contributions. If a member dies, the company shall redeem the member's membership interest. If a member becomes disabled, the company shall have the continuing option to redeem the disabled member's membership interest upon written notice to the disabled member or his or her representative. The redemption price shall be determined and paid in the manner provided in this agreement, and the fair market value shall be determined as of the date of death or the date when the company gives written notice that it is exercising its option to purchase the disabled member's membership interest, as the case may be.

Restriction on Transfer of Membership Interests. A member shall not transfer any part of the member's interest in the company, or any rights related to the company or the membership interest, except as expressly permitted by the terms of this agreement. The company shall not recognize any attempted transfer in violation of this transfer restriction. Any attempted transfer in violation of this transfer restriction is null and void (and not just voidable).

Transfers with Approval of Voting Members. A member may transfer all or any part of the member's interest in the company, but only with the unanimous written approval of all members who hold a voting percentage of the company. The transferring member shall, nonetheless, remain liable for that member's share of unpaid capital contributions to the company. The transferee shall not, in any event, become a member or have any right to participate in the business or other affairs of the company without the further unanimous written approval of all members. A member, in the member's discretion, may withhold the member's approval, vote, or consent for any reason deemed sufficient by the member, regardless of whether the reason is objectively reasonable, or may impose such terms and conditions on the approval, vote, or consent as the member may determine. Whether or not the transferee becomes a member

of the company, the transferred interest shall remain subject to the transfer restrictions of this agreement after the transfer.

Transfers for Estate Planning Purposes. A member (other than a trustee) may, during the member's lifetime, transfer all or any part of the member's interest in the company to the trustee of any revocable trust established by the member for the benefit of the member, but only if the member is the sole trustee during the member's lifetime, except in case of disability or

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other incapacity, and sole beneficiary of the trust during the member's lifetime, and only in compliance with the provisions of this section.

(a) *Application of Agreement to Trustee After Transfer.* The trustee shall not, in any event, become a member or have any right to participate in the business or other affairs of the company without the unanimous written approval of the members. A member, in the member's discretion, may withhold the member's approval, vote, or consent for any reason deemed sufficient by the member, regardless of whether the reason is objectively reasonable, or may impose such terms and conditions on the approval, vote, or consent as the member may determine. Whether or not the trustee becomes a member of the company, the transferred interest shall remain subject to the transfer restrictions of this agreement after the transfer.

(b) *Application of Agreement to Member after Transfer.* The transferring member shall continue to be treated as a member for purposes of this agreement for as long as the shares remain part of the trust. The transferring member shall remain liable for the member's share of capital contributions, including future capital contributions.

(c) *Transfer from Trust to Member.* The trustee of any trust established or maintained for the benefit of a member may transfer all or any part of a membership interest to the member.

Transfers by Gift. A member may transfer all or any part of the member's interest in the company as a gift, during the member's lifetime or upon the member's death, if the transfer is made without any consideration. The member shall, nonetheless, remain liable for the member's share of unpaid capital contributions to the company. The transferee shall not, in any event, become a member or have any right to participate in the business or other affairs of the company without the unanimous written approval of the voting members. A voting member, in the member's discretion, may withhold the member's approval, vote, or consent for any reason deemed sufficient by the member, regardless of whether the reason is objectively reasonable, or may impose such terms and conditions on the approval, vote, or consent as the member may determine. Whether or not the transferee becomes a member of the company, the transferred interest shall remain subject to the transfer restrictions of this agreement after the transfer.

Involuntary Transfers. If (despite the transfer restriction in this agreement) any part of a member's interest in the company is, or any rights related to the company or the membership interest are, transferred or to be transferred by an involuntary transfer, the company shall have the option to redeem the member's entire interest in the company as provided in this section:

(a) *Notice.* Within 28 days after a member knows or has reason to know of any involuntary transfer or potential involuntary transfer, but in any event not more than 28 days after any involuntary transfer, the member shall give written notice to the manager and other members. The notice shall describe the involuntary transfer, including the transferee, the membership interest or rights involved in the involuntary transfer, and the reason for the involuntary transfer.

(b) *Company's Option.* The company shall have the option to redeem the member's entire interest in the company, either before or after the transfer, for the price and

payment terms provided in this agreement, and the valuation date shall be the date of the involuntary transfer or the date of the exercise of the option, whichever results in the lower value. If the company wishes to exercise this option, the company must give written notice to the member and transferee within 91 days after receipt of the notice or the date of the transfer, whichever is later. The company shall have the right to assign part or all of its option to any one or more persons, including other members. The company, by affirmative vote or written consent of a majority of the voting members, shall have the power and authority to exercise the company's option on behalf of the company and to assign the company's option.

(c) *Effect of Company's Failure to Exercise Option.* If the company fails to exercise the option after receipt of the notice, the member shall, nonetheless, remain liable for the member's share of unpaid capital contributions to the company. The transferee shall not, in any event, become a member or have any right to participate in the business or other affairs of the company without the unanimous written approval of the members. A member, in the member's discretion, may withhold the member's approval, vote, or consent for any reason deemed sufficient by the member, regardless of whether the reason is objectively reasonable, or may impose such terms and conditions on the approval, vote, or consent as the member may determine. Whether or not the transferee becomes a member of the company, the transferred interest shall remain subject to the transfer restrictions of this agreement after the transfer.

(d) *Effect of Member's Failure to Give Notice.* If the member fails to give the notice required in this section, the company shall nonetheless have the option to redeem the member's interest in the company, and may exercise the option at any time either before or after the transfer. This provision shall not be interpreted or construed to preclude the company or the other members from pursuing any other remedies they may have for breach of this agreement.

Price and Payment. The redemption price shall be equal to the fair value of the member's interest in the company as of the applicable valuation date. The fair value shall be determined by

(a) an appraisal of the fair market value of the company's business and assets by a qualified appraiser, and

(b) a valuation of the member's interest in the company as if the business and assets of the company were sold for cash at the appraised values and, after payment of the company's liabilities (other than the obligation to pay the redemption price), and the cash distributed in accordance with this agreement.

The company may pay the price in installments as provided below in this subsection or in full at the closing. The choice between installments or full payment at the closing shall be made by a majority vote of the voting members in their unlimited discretion. If the company chooses to pay in installments, the company shall pay 10% of the redemption price as a down payment at the closing and the balance in equal annual installments over a period of ten years, with interest computed at a fixed rate equal to the prime rate in effect at the time the option is exercised, plus two percentage points, but not more than 9% or less than 5%, on the unpaid principal balance, until the balance has been paid in full. The company shall have the right to pay the balance in more frequent installments, with the amount of each installment appropriately adjusted to reflect

the frequency of payment, and shall also have the right to prepay all or any part of the unpaid balance at any time without penalty.

At the closing, the member or transferee, as the case may be, shall transfer the member's interest to the company free and clear of all liens and other encumbrances, and the company shall

have no obligation to close until all liens and other encumbrances, if any, are released.

Other Activities and Competition. The members may have other business and investment interests and may engage in other activities in addition to (but, except as otherwise agreed by the members, not in competition with) those relating to the company. Neither the company nor any member shall have any right, by virtue of this agreement or the member relationship, in or to such other activities of any member or to the income or proceeds derived from them.

Termination of Membership Rights and Expulsion from Company. The right of a member to participate in the business and other affairs of the company may be terminated, or a member may be expelled from the company, but only for good cause, by

(a) the affirmative vote of all other voting members at a membership meeting called for this purpose, or

(b) the written consent of all other voting members after such a meeting.

For purposes of this section, “*good cause*” shall mean, with respect to the member to be terminated or expelled (and in the case of a member that is an entity, with respect to the principal of that member), any of the following: (a) any conduct which in the view of a reasonable person could cause material reputational or economic harm to the company; (b) conviction of a felony or conviction of a misdemeanor which in the determination of the other members adversely affects the company or such member’s ability to perform his duties with respect to the company; (c) misappropriation of the company’s funds or other acts of dishonesty with respect to the company; (d) breach of this operating agreement in any material respect; or (e) failure of such member to diligently, substantially, and satisfactorily perform duties assigned by the company.

In the case of a termination of membership rights, the terminated member shall become a transferee who is not a member, and shall have no right to participate in the business or other affairs of the company after the termination, but shall, nonetheless, remain liable for the member’s share of unpaid capital contributions to the company.

In the case of expulsion, the expelled member shall be entitled to receive any distributions to which the expelled member has already become entitled but has not already received, and the company shall redeem the expelled member’s membership interest, but the company shall have the right to offset the distributions and redemption payments by any damages resulting from the cause for expulsion, and the expelled member shall be liable to the company for any such damages in excess of the amount of such distributions and redemption payments. The redemption price shall be determined and paid in the manner provided in this agreement above, except that the valuation date shall be the date of expulsion.

Article 15 Dissolution of the Company

The occurrence of any event set forth in section 801 of the Act shall cause the dissolution of the company.

Article 16 Winding Up, Termination

Winding Up. If the company is dissolved, the manager shall commence to liquidate the

company's assets and to wind up the business and other affairs of the company. The members shall continue to share tax items in accordance with this agreement during the period of liquidation and winding up. The manager shall determine whether the assets of the company are to be sold or distributed to the members. If any asset is to be distributed to a member, all of the assets to be distributed shall be valued at their fair market values, and the difference, if any, between the fair market value and the adjusted basis of each asset to the company shall be credited or charged (as the case may be) to the capital accounts of the members in accordance with the provisions of this agreement. The fair market value shall be used for purposes of determining the amount of any distribution to a member pursuant to this agreement. If the members cannot agree on the fair market value, the fair market value shall be determined by a qualified appraiser selected by the manager.

Capital Account Deficits. If a limited recourse member's capital account has a deficit balance after the liquidation of the company or the member's interest in the company (within the meaning of section 1.704-1(b)(2)(ii)(g) of the Treasury Regulations), and after all allocations and adjustments (including allocations for gain or loss upon sale of the company's assets that have been sold, and the adjustments provided for in this agreement) for the year of liquidation have been made, then the limited recourse member shall be obligated to contribute to the company, within the time provided in section 1.704-1(b)(2)(ii)(b)(3) of the Treasury Regulations, an amount equal to the deficit balance for distribution pursuant to this agreement. This section shall apply only to limited recourse members, and only with respect to capital account deficits attributable to the partner nonrecourse liabilities that make them limited recourse members. Any payments made by a limited recourse member toward satisfaction of a partner nonrecourse liability that makes him a limited recourse member shall be treated as a contribution to the company for the purpose of satisfying this contribution obligation.

Distributions. Subject to the right of the manager to set up such cash reserves as the manager may determine to be necessary or appropriate for any contingent or unforeseen liabilities or obligations of the company, the proceeds of the liquidation and any other funds of the company shall be distributed

(a) to creditors, other than members, in the order of priority as provided by law;
and then

(b) to the members for repayment of loans made by them to the company, or reimbursement of expenses paid by them on behalf of the company; and then

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(c) to the members for any preferred distributions due and payable pursuant to other provisions of this agreement; and then

(e) to the members for any other distributions due and payable pursuant to other provisions of this agreement; and then

(f) to the members in proportion to their respective capital accounts until they have received an amount equal to their capital accounts immediately prior to such distribution, but after adjustment for gain or loss with respect to the sale or other disposition of the company's assets incident to the dissolution of the company and the winding up of the business and other affairs of the company, whether or not the sale or other disposition occurs prior to the dissolution of the company; and then

(g) to the members in proportion to their distribution percentages.

The distributions pursuant to this section shall be made within the time permitted by section 1.704-1(b)(2)(ii)(b) of the Treasury Regulations.

Final Reports. Within a reasonable time following the completion of the liquidation of the company's assets, the company shall provide to each member a statement that sets forth the assets and liabilities of the company as of the date of complete liquidation and each member's portion of distributions pursuant to this agreement.

No Recourse. Each member shall look solely to the assets of the company for all distributions with respect to the company, including the member's share of profits and the return of the member's capital contribution, and shall have no recourse for such distributions (upon dissolution or otherwise) against any other member.

Termination. Upon the completion of the liquidation and distribution of all assets of the company, the company's existence shall terminate.

Article 17 Notices

All notices required or permitted under this agreement must be in writing. Written notice to the company must be addressed generally to the manager and members of the company, and shall be considered to have been given, and received by the company, only when actually delivered to the company at the company's principal office. Written notice to a manager, member or any other person (not including the company) may be given by registered U.S. mail, return receipt requested, addressed to the person at the person's last known address as shown in the company's records, and in this case shall be deemed to have been given when accepted by the U.S. Postal Service (as shown by the postmark date or established by other evidence) and, if receipt is necessary for the notice to be effective, shall be deemed to have been received seven days later. A commercial delivery service may be used instead of registered U.S. mail, and with the same effect, if the delivery service provides a method of tracking items from the point of pickup to the point of delivery and requires the signature of the addressee for delivery. This is not the exclusive method of giving written notice to a manager, member or any other person (not including the company), and written notice to such persons may also be given in any other reasonable manner intended to ensure receipt under the circumstances, but in that case the risk of non-receipt or delayed receipt shall be on the person giving notice.

Article 18 Miscellaneous

Governing Law. This agreement shall be governed by, and shall be interpreted and construed in accordance with, the law of the State of Michigan, even if the courts of the State of Michigan would, as a matter of choice of law, apply the law of another jurisdiction.

Effect. Except as otherwise specifically provided in this agreement, this agreement shall be binding upon and inure to the benefit of the parties and their legal representatives heirs, administrators, executors, successors, and assigns.

Interpretation and Construction. This agreement shall not be interpreted or construed against any party as the drafter of this agreement. The words "*include*" and "*including*" are not exclusive unless accompanied by the word "*only*" or other words of limitation. The captions in this agreement are included only for reference, and shall not be interpreted or construed to limit or extend the meaning of any provision of this agreement.

Severability. If any provision of this agreement is unenforceable in a legal proceeding, the provision shall be severed from the rest of this agreement, but only for that proceeding and only to the extent that the provision is unenforceable under the circumstances.

Amendments. This agreement may be amended by the affirmative vote or written consent of a majority of the voting members, except that any amendment changing tax allocations or the right to share in distributions (including liquidating distributions) requires the affirmative vote or written consent of all members and all transferees who would be adversely affected by the amendment. All amendments shall be set forth in writing, and signed by a majority of the voting members.

Execution. This agreement, including exhibits and amendments, may be executed by one or more of the parties on separate copies. When signed and delivered, together or in counterparts, the signed copies shall have the same force and effect as if all of the parties had signed the same document. A signed copy sent by facsimile, PDF, or other electronic form of delivery shall have the same force and effect as delivery of the original.

[date and signatures on next page]

Christy May Graceta

Member Name No.1 Signature

[Handwritten Signature]

Member No.1 Title

owner

Date:

6/4/24

Member Name No. 2 Printed

BROC CRIDER

Member Name No. 2 Signature

[Handwritten Signature]

Member No. 2 Title

OWNER

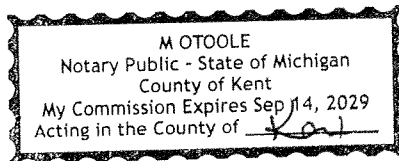
Date:

6.4.24

State of michigan
county of Kent

The foregoing instrument was acknowledged before me
on this 4th day of June 2024 by
Christie Graceffa and Broc Crider

[Handwritten Signature]



Member NO.	Member Name & Address	Membership and Distribution %	Capital Contributions	Voting %
No.: 1	Chi Enterprise LLC 1570 Tammarron Ave. SE Grand Rapids, MI 49546	84%	\$520,000	
No.: 2	River St. Capital, LLC 7295 Cascade Rd. SE Grand Rapids, MI 49546	16%	\$100,000 in cash equivalent project management and business operations	

Date:



Form Revision Date 02/2017

ARTICLES OF ORGANIZATION

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

VINO VIBRATIONS LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Article III

The duration of the limited liability company if other than perpetual is:

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: BROC CRIDER

2. Street Address: 7295 CASCADE RD SE

Apt/Suite/Other:

City: GRAND RAPIDS

State: MI Zip Code: 49546

3. Registered Office Mailing Address:

P.O. Box or Street Address: 7295 CASCADE RD

Apt/Suite/Other:

City: GRAND RAPIDS

State: MI Zip Code: 49546

Signed this 17th Day of April, 2024 by the organizer(s):

Signature	Title	Title if "Other" was selected
Broc Crider	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

VINO VIBRATIONS LLC

ID Number: 803202626

received by electronic transmission on April 17, 2024 ***, is hereby endorsed.***

Filed on April 19, 2024 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 19th day of April, 2024.

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

STATE OF MICHIGAN
LIQUOR CONTROL COMMISSION



AFFIDAVIT OF STEPHANIE BOERMAN, ADA TOWNSHIP ASSESSOR,
AS TO INVESTMENT MADE IN THE REDEVELOPMENT PROJECT
AREA

Stephanie Boerman, Ada Township Assessor, being duly sworn, deposes and says as follows:

1. That I am the Ada Township Assessor.
2. That I have reviewed applicable information from the Downtown Development Authority, Assessing and Building Departments, including assessment records and permits, for the period beginning January 1, 2020 thru December 31 2022 and have estimated that the following investments have been made to the Redevelopment Project Area:
(Please see attached)

Public & Private real property demolitions, additions, new construction and remodeling:

TOTAL: \$45,453,338.00


Stephanie Boerman
Assessor, Ada Township

Erin McIntosh
Deputy Clerk, Ada Township

Subscribed and sworn to before me
This 7th day of December 2023



Notary Public

Erin C McIntosh
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires 25-Jul-2030
Acting in the County of Kent

Kent County, Michigan
My Commission Expires: 25-July-2030

**STATE OF MICHIGAN
LIQUOR CONTROL COMMISSION**


**AFFIDAVIT OF STEPHANIE BOERMAN, ADA TOWNSHIP ASSESSOR,
AS TO INVESTMENT MADE IN THE REDEVELOPMENT PROJECT
AREA**

Stephanie Boerman, Ada Township Assessor, being duly sworn, deposes and says as follows:


1. That I am the Ada Township Assessor.
2. That I have reviewed applicable information from the Downtown Development Authority, Assessing and Building Departments, including assessment records and permits, for the period beginning January 1, 2020 thru December 31, 2022 and have estimated that the following investments have been made to the Redevelopment Project Area:
(Please see attached)

Public & Private real property demolitions, additions, new construction and remodeling:

Residential:	\$0.00
Commercial:	\$44,608,409.00
Industrial:	\$0.00
Manufacturing:	\$0.00
Exempt:	\$844,929.00
TOTAL:	\$45,453,338.00



Stephanie Boerman
Assessor, Ada Township



Erin McIntosh
Deputy Clerk, Ada Township

Subscribed and sworn to before me
This 7th day of December, 2023



Notary Public

Erin C McIntosh
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires 25-Jul-2030
Acting in the County of Kent

Kent County, Michigan

My Commission Expires: 25-July-2030

**DDA REAL PROPERTY
PRIVATE/PUBLIC INVESTMENT AMOUNTS
3 YEARS 2020-2022**

Parcel	Address	Type of Improvements	Com Investment	Res Investment	Ind Investment
411527401013	378 Pettis Ave SE	none			
411527401014	390 Pettis Ave SE	none			
411527451002	313 Pettis Ave SE	none			
411527451007	379 Pettis Ave SE	none			
411527451009	383 Pettis Ave SE	none			
411527477010	396 Pettis Ave SE	Remodel, Sign	\$18,056		
411527477011	398 Pettis Ave SE	none			
411527477021	392 Pettis Ave SE	none			
411527477022	400 Pettis Ave SE	none			
411528330004	6739 Fulton St E	Sign	\$4,600.00		
411528330005	6751 Fulton St E	Signs, Awning, Remodels	\$555,138.00		
411528335004	6650 Fulton St E	none			
411528477027	7125 Headley St SE	none			
411528477046	7030 Fulton St E	none			
411528477047	7100 Fulton St E	none			
411528479001	7183 Headley St SE	none			
411528479002	7181 Headley St SE	Remodel	\$5,000.00		
411528479003	7179 Headley St SE	none			
411528479004	7177 Headley St SE	Sign	\$3,500.00		
411528479005	7175 Headley St SE	none			
411528479006	7167 Headley St SE	none			
411528479007	7163 Headley St SE	New Building and Sign	\$830,000.00		
411528479008	7159 Headley St SE	none			
411528479009	7155 Headley St SE	none			
411533229003	7170 Headley St SE	none			
411533229005	7179 Thornapple River Dr SE	none			
411533229006	7169 Thornapple River Dr SE	none			
411533229007	7159 Thornapple River Dr SE	none			
411534101010	7267 Thornapple River Dr SE	none			
411534101018	7178 Headley St SE	none			
411534101020	7199 Thornapple River Dr SE	none			
411534101039	7205 Thornapple River Dr SE	none			
411534101040	7190 Headley St SE	none			
411534101041	7195 Thornapple River Dr SE	none			
411534101042	7210 Headley St SE	Remodel	\$40,000.00		
411534101048	545 Ada Dr SE	none			
411534101049	523 Ada Dr SE	Sign	\$164.00		
411534101050	7171 Headley St SE	none			
411534101051	7239 Thornapple River Dr SE	Demo, Tents	\$64,300.00		
411534101052	7277 Thornapple River Dr SE	none			
411534101053	555 Ada Dr SE	none			
411534102009	455 Ada Dr SE	none			
411534102011	7380 Fulton St E	none			
411534102012	7500 Fulton St E	none			
411534102013	475 Ada Dr SE	Sign	\$4,210.00		
411534102014	519 Ada Dr SE	Deck Enclosure	\$86,000.00		
411534102015	517 Ada Dr SE	none			
411534102016	7185 Headley St SE	none			
411534102018	527 Headley Dr SE	none			
411534103007	7270 Thornapple River Dr SE	Remodel	\$170,000.00		
411534103014	7275 Bronson St SE	none			
411534103018	583 Ada Dr SE	Signs	\$1,500.00		
411534103019	587 Ada Dr SE	none			
411534103020	597 Ada Dr SE	Deck	\$40,000.00		
411534103021	577 Ada Dr SE	none			
411534105003	562 Ada Dr SE	Remodel, Sign	\$62,500.00		
411534105004	584 Ada Dr SE	Remodel	\$42,247.00		
411534105005	590 Ada Dr SE	none			
411534105006	596 Ada Dr SE	none			
411534105023	7318 Thornapple River Dr SE	none			
411534105024	7330 Thornapple River Dr SE	none			
411534126007	518 Ada Dr SE	Remodel, Addition, sign	\$450,100.00		
411534126016	548 Ada Dr SE	none			
411534126019	7349 Thornapple River Dr SE	none			
411534126021	7369 Thornapple River Dr SE	none			
411534126022	500 Ada Dr SE	none			
411534127004	7590 Fulton St E	New Buildings	\$15,200,000.00		
411534128001	444 Ada Dr SE	none			
411534128002	452 Ada Dr SE	Sign	\$2,610.00		
411534128003	550 Settlers Dr SE	none			
411534128004	7437 River St SE	Remodel	\$135,000.00		
411534128005	7471 River St SE	New Building, Tennant Build-outs, signs	\$5,782,325.00		
411534128006	7505 River St SE	New Building, Tennant Build-outs, signs	\$4,549,000.00		
411534129001	460 Ada Dr SE	Tennant Build-outs, Signs	\$392,739.00		
411534129002	551 Settlers Dr SE	Tennant Build-outs, Sign	\$470,000.00		
411534129007	496 Ada Dr SE	Signs, Tennant Build-outs	\$582,373.00		
411534129008	472 Ada Dr SE	Signs, Tennant Build-outs	\$204,547.00		
411534129009	7430 River St SE	none			
411534129010	7423 River St SE	New Building, Tennant Build-out	\$3,750,000.00		
411534129012	7399 River St SE	none			
411534129013	7415 River St SE	New Building	\$9,700,000.00		
411534200007	410 Pettis Ave SE	none			
411534200037	7895 Vergennes St SE	none			

RESOLUTION NO. DDA-0601024-1
ADA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY
COUNTY OF KENT, MICHIGAN

RESOLUTION TO SUPPORT THE MICHIGAN COFFEE CREW - ADA A6, LLC
APPLICATION FOR A TAVERN ON-PREMISES REDEVELOPMENT LIQUOR
LICENSE

Minutes of a regular meeting of the Ada Township Downtown Development Authority Board (DDA), Kent County, Michigan, held at the Township Hall in said Township on the 10th day of June 2024, at 8:00 a.m. Local Time.

PRESENT: Members: _____

ABSENT: Members: _____

The following resolution was offered by Member _____ and supported by Member _____:

WHEREAS, obtainment of a liquor license provides businesses with additional opportunities to serve and meet the needs of customers while strengthening the Ada business community; and

WHEREAS, with no Ada Township quota liquor licenses being available, the Ada Township Board and the DDA have created a process to support applications for on-premises redevelopment licenses to businesses located within the DDA District or Redevelopment Project Area; and

WHEREAS, the applicant, Vino Vibrations, LLC will be located within the Redevelopment Project Area at 7415 River Street, Ada, MI 49301; and

WHEREAS, the DDA is not aware of any violations of zoning regulations or Township ordinances for the business that will be located at 7415 River Street, Ada, MI 49301, and;

WHEREAS, a completed application for liquor license support resolution with all required information has been submitted by the applicant and reviewed by township staff,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The DDA Board hereby expresses its support for the Vino Vibrations, LLC application for a Class C on-premises redevelopment liquor license.

2. The DDA Board recommends that the Ada Township Board adopt a local governmental approval resolution for the Vino Vibrations, LLC application to be provided to the Michigan Liquor Control Commission.

On a roll call vote on the adoption of the above resolution, the vote was:



MEMORANDUM

Date: 6/7/24

TO: Ada Township DDA Board
FROM: Haley Stichman, DDA Director
RE: May 30, 2024, Financial Report

April 2024 financial activity in the DDA Fund included the following items of mention:

- Beers at the Bridge totaling \$2,200.00 includes sponsorship revenues for the 2024 concert series.
- Music on the Lawn expenditures totaling \$2,500.00 to Baraton Sponsorship for the 2024 concert series.
- Landscaping and Beautification expenditure in the amount of \$5450.00 includes payment to RRR Lawn and Landscape for seasonal color.

Financial activity for the Farmers Market included vendor registration and sponsorship revenue equaling \$6835. There were no significant expenditures in May.

REVENUE AND EXPENDITURE REPORT FOR ADA TOWNSHIP
 Balances as of 05/31/2024
 % Fiscal Year Completed: 16.71
 Fund 248 - DDA FUND

GL Number	Description	2024-25 Orig Budget	2024-25 Amended Budget	YEAR-TO-DATE THRU 05/31/24	ACTIVITY FOR MONTH ENDED 05/31/2024	Available Balance	% Used
Revenues							
Department 000.000:							
248-000.000-401.405	TAXES: DDA AD VAL	254,000.00	254,000.00	0.00	0.00	254,000.00	0.00
248-000.000-665.000	INTEREST REVENUE	7,000.00	7,000.00	0.00	0.00	7,000.00	0.00
Total - Dept 000.000		261,000.00	261,000.00	0.00	0.00	261,000.00	0.00
Department 020.000: TAXES							
248-020.000-406.000	TAXES: DDA MILLAGE	375,000.00	375,000.00	0.00	0.00	375,000.00	0.00
248-020.000-437.000	TAXES: IFT	15,926.00	15,926.00	0.00	0.00	15,926.00	0.00
248-020.000-573.000	LOCAL COMMUNITY SABILIZATION	125,000.00	125,000.00	0.00	0.00	125,000.00	0.00
Total - Dept 020.000		515,926.00	515,926.00	0.00	0.00	515,926.00	0.00
Department 026.000: CONTRIBUTIONS							
248-026.000-654.001	BEERS AT THE BRIDGE						
05/06/2024	CR BEERS AT THE BRIDGE 05/06/2024			900.00	BEERS AT THE BRIDGE 05/06/2024		
05/15/2024	CR BEERS AT THE BRIDGE 05/15/2024			800.00	BEERS AT THE BRIDGE 05/15/2024		
05/22/2024	CR BEERS AT THE BRIDGE 05/22/2024			500.00	BEERS AT THE BRIDGE 05/22/2024		
248-026.000-654.001	BEERS AT THE BRIDGE	80,000.00	80,000.00	4,900.00	2,200.00	75,100.00	6.13
248-026.000-654.008	PROGRESSIVE TASTINGS	10,000.00	10,000.00	1,635.81	0.00	8,364.19	16.36
Total - Dept 026.000		90,000.00	90,000.00	6,535.81	2,200.00	83,464.19	7.26
Department 028.000: FARMER'S MARKET							
248-028.000-675.000-FARMERMARKET MISC AND OTHER REVENUE							
05/20/2024	CR FARMER'S MARKET 05/20/2024			250.00	FARMER'S MARKET 05/20/2024		
05/29/2024	CR FARMER'S MARKET 05/29/2024			5,000.00	FARMER'S MARKET 05/29/2024		
248-028.000-675.000-FARMERMARKET MISC AND OTHER REVENUE		3,000.00	3,000.00	5,500.00	5,250.00	(2,500.00)	183.33
248-028.000-675.001-FARMERMARKET REGISTRATIONS							
05/07/2024	CR FARMER'S MARKET 05/07/2024			255.00	FARMER'S MARKET 05/07/2024		
05/15/2024	CR FARMER'S MARKET 05/15/2024			305.00	FARMER'S MARKET 05/15/2024		
05/22/2024	CR FARMER'S MARKET 05/22/2024			465.00	FARMER'S MARKET 05/22/2024		
05/23/2024	CR FARMER'S MARKET 05/23/2024			255.00	FARMER'S MARKET 05/23/2024		
05/28/2024	CR FARMER'S MARKET 05/28/2024			305.00	FARMER'S MARKET 05/28/2024		
248-028.000-675.001-FARMERMARKET REGISTRATIONS		10,000.00	10,000.00	4,285.00	1,585.00	5,715.00	42.85
Total - Dept 028.000		13,000.00	13,000.00	9,785.00	6,835.00	3,215.00	75.27
Total Revenues		879,926.00	879,926.00	16,320.81	9,035.00	863,605.19	1.85
Expenditures							
Department 272.000: GENERAL ADMINISTRATION							
248-272.000-890.001	BEERS AT THE BRIDGE	80,000.00	80,000.00	0.00	0.00	80,000.00	0.00
248-272.000-890.002	WINTER WONDERLAND	29,000.00	29,000.00	0.00	0.00	29,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR ADA TOWNSHIP

Balances as of 05/31/2024

% Fiscal Year Completed: 16.71

Fund 248 - DDA FUND

GL Number	Description	2024-25 Orig Budget	2024-25 Amended Budget	YEAR-TO-DATE THRU 05/31/24	ACTIVITY FOR MONTH ENDED 05/31/2024	Available Balance	% Used
Expenditures							
Department 272.000: GENERAL ADMINISTRATION							
248-272.000-890.003	FALL FESTIVAL/BRATS & BONFIRES	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
248-272.000-890.004	4TH OF JULY	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
248-272.000-890.005	SANTA PARADE	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
248-272.000-890.006	TINSEL, TREATS & TROLLEYS	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00
248-272.000-890.007	MUSIC ON THE LAWN						
05/09/2024	AP ADA TOWNSHIP/MUSIC ON THE LAWN			2,500.00	Inv #: 'STATEMENT'	Vendor '0725'	
248-272.000-890.007	MUSIC ON THE LAWN	2,500.00	2,500.00	2,500.00	2,500.00	0.00	100.00
248-272.000-890.008	PROGRESSIVE TASTINGS	16,900.00	16,900.00	5,279.00	0.00	11,621.00	31.24
248-272.000-906.001	COMMUNITY EVENTS	0.00	0.00	752.84	0.00	(752.84)	100.00
248-272.000-959.000	CONTRIBUTIONS TO OTHER GOVN'T	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
Total - Dept 272.000		145,900.00	145,900.00	8,531.84	2,500.00	137,368.16	5.85
Department 277.000: DDA OPERATIONS/CONSTRUCTION							
248-277.000-704.000 WAGES							
05/09/2024	PR SUMMARY PR 05/09/2024			2,920.25	1469		
05/23/2024	PR SUMMARY PR 05/23/2024			2,920.25	1471		
248-277.000-704.000	WAGES	76,638.00	76,638.00	10,174.39	5,840.50	66,463.61	13.28
248-277.000-704.001	WAGES - SUPPORT						
05/09/2024	PR SUMMARY PR 05/09/2024			1,070.36	1469		
05/23/2024	PR SUMMARY PR 05/23/2024			1,070.38	1471		
248-277.000-704.001	WAGES - SUPPORT	28,110.00	28,110.00	3,885.38	2,140.74	24,224.62	13.82
248-277.000-704.005	WAGES: OVERTIME	200.00	200.00	0.00	0.00	200.00	0.00
248-277.000-707.001	WAGES - INTERN	8,800.00	8,800.00	0.00	0.00	8,800.00	0.00
248-277.000-715.000 FICA - TOWNSHIP SHARE							
05/09/2024	PR SUMMARY PR 05/09/2024			239.99	1469		
05/23/2024	PR SUMMARY PR 05/23/2024			232.52	1471		
248-277.000-715.000	FICA - TOWNSHIP SHARE	6,900.00	6,900.00	825.98	472.51	6,074.02	11.97
248-277.000-716.000 FICA - MEDICARE TWP SHARE							
05/09/2024	PR SUMMARY PR 05/09/2024			56.12	1469		
05/23/2024	PR SUMMARY PR 05/23/2024			54.37	1471		
248-277.000-716.000	FICA - MEDICARE TWP SHARE	1,400.00	1,400.00	221.15	110.49	1,178.85	15.80
248-277.000-719.000 RETIREMENT - EMPLOYER COST							
05/09/2024	PR SUMMARY PR 05/09/2024			399.07	1469		
05/23/2024	PR SUMMARY PR 05/23/2024			399.06	1471		

REVENUE AND EXPENDITURE REPORT FOR ADA TOWNSHIP
 Balances as of 05/31/2024
 % Fiscal Year Completed: 16.71
 Fund 248 - DDA FUND

GL Number	Description	2024-25 Orig Budget	2024-25 Amended Budget	YEAR-TO-DATE THRU 05/31/24	ACTIVITY FOR MONTH ENDED 05/31/2024	Available Balance	% Used
Expenditures							
Department 277.000: DDA OPERATIONS/CONSTRUCTION							
248-277.000-719.000	RETIREMENT - EMPLOYER COST	10,487.00	10,487.00	1,611.30	798.13	8,875.70	15.36
248-277.000-719.001	MEDICAL, DENTAL INSURANCE						
05/09/2024 PR	SUMMARY PR 05/09/2024			824.09	1469		
05/23/2024 PR	SUMMARY PR 05/23/2024			793.28	1471		
248-277.000-719.001	MEDICAL, DENTAL INSURANCE	24,000.00	24,000.00	5,575.72	1,617.37	18,424.28	23.23
248-277.000-724.000	PHONE ALLOWANCE						
05/09/2024 PR	SUMMARY PR 05/09/2024			83.10	1469		
248-277.000-724.000	PHONE ALLOWANCE	930.00	930.00	166.37	83.10	763.63	17.89
248-277.000-740.000	OPERATING SUPPLIES/SERVICES						
05/22/2024 AP	GODWIN HARDWARE, INC/OPERATING SUPPLIES/SERVICES			35.54			Inv #: '194215' Vendor '0005'
248-277.000-740.000	OPERATING SUPPLIES/SERVICES	3,500.00	3,500.00	93.83	35.54	3,406.17	2.68
248-277.000-740.000-FARMERMARKET	OPERATING SUPPLIES/SERVICES						
05/22/2024 AP	AMAZON CAPITAL SERVICES, INC./OPERATING SUPPLIES/SERVICE			30.98			Inv #: '1JRHYYR13XRT' Vendor '3220'
248-277.000-740.000-FARMERMARKET	OPERATING SUPPLIES/SERVICES	2,500.00	2,500.00	30.98	30.98	2,469.02	1.24
248-277.000-788.000-FARMERMARKET	PROGRAM SUPPLIES/SERVICES	5,500.00	5,500.00	6,000.00	0.00	(500.00)	109.09
248-277.000-800.000	CONTINUING EDUCATION	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
248-277.000-800.000-FARMERMARKET	CONTINUING EDUCATION	350.00	350.00	0.00	0.00	350.00	0.00
248-277.000-801.000	CONTRACT SERVICE	3,000.00	3,000.00	1,154.00	0.00	1,846.00	38.47
248-277.000-801.000-FARMERMARKET	CONTRACT SERVICE	14,000.00	14,000.00	0.00	0.00	14,000.00	0.00
248-277.000-801.010	LANDSCAPING/BEAUTIFICATION						
05/22/2024 AP	RRR LAWN AND LANDSCAPE LLC/LANDSCAPING/BEAUTIFICATION			5,450.00			Inv #: '4179' Vendor '8432'
248-277.000-801.010	LANDSCAPING/BEAUTIFICATION	37,000.00	37,000.00	5,450.00	5,450.00	31,550.00	14.73
248-277.000-801.020	I.T. MAINTENANCE	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
248-277.000-801.030	SNOW REMOVAL SERVICES	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00
248-277.000-801.040	MARKETING/PROMOTION	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
248-277.000-820.000	MEMBERSHIP & DUES	750.00	750.00	0.00	0.00	750.00	0.00
248-277.000-820.000-FARMERMARKET	MEMBERSHIP & DUES	250.00	250.00	0.00	0.00	250.00	0.00
248-277.000-821.000	ENGINEERING	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
248-277.000-828.000	LEGAL SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR ADA TOWNSHIP

Balances as of 05/31/2024

% Fiscal Year Completed: 16.71

Fund 248 - DDA FUND

GL Number	Description	2024-25 Orig Budget	2024-25 Amended Budget	YEAR-TO-DATE THRU 05/31/24	ACTIVITY FOR MONTH ENDED 05/31/2024	Available Balance	% Used
Expenditures							
Department 277.000: DDA OPERATIONS/CONSTRUCTION							
248-277.000-870.000	MILEAGE & EXPENSES	750.00	750.00	0.00	0.00	750.00	0.00
248-277.000-870.000-FARMERMARKET	MILEAGE & EXPENSES	50.00	50.00	0.00	0.00	50.00	0.00
248-277.000-927.000	MAINTENACE & REPAIR/IMPROVEMENT	15,000.00	15,000.00	2,080.00	0.00	12,920.00	13.87
248-277.000-974.000	IMPROVEMENTS	122,000.00	122,000.00	0.00	0.00	122,000.00	0.00
Total - Dept 277.000		403,115.00	403,115.00	37,269.10	16,579.36	365,845.90	9.25
Department 279.000: OTHER TOWNSHIP EXPENSES							
248-279.000-719.002	LIFE INSURANCE, OTHERS						
05/09/2024	PR SUMMARY PR 05/09/2024			15.64	1469		
05/23/2024	PR SUMMARY PR 05/23/2024			40.59	1471		
248-279.000-719.002	LIFE INSURANCE, OTHERS	1,000.00	1,000.00	112.52	56.23	887.48	11.25
248-279.000-999.000	PAYING AGENT FEES	650.00	650.00	0.00	0.00	650.00	0.00
Total - Dept 279.000		1,650.00	1,650.00	112.52	56.23	1,537.48	6.82
Department 905.000: OTHER TOWNSHIP EXPENSES							
248-905.000-991.000	BOND PRINCIPAL PAYMENTS	184,173.00	184,173.00	0.00	0.00	184,173.00	0.00
248-905.000-993.000	BOND INTEREST PAYMENTS	81,082.00	81,082.00	0.00	0.00	81,082.00	0.00
Total - Dept 905.000		265,255.00	265,255.00	0.00	0.00	265,255.00	0.00
Total Expenditures		815,920.00	815,920.00	45,913.46	19,135.59	770,006.54	5.63
NET OF REVENUES AND EXPENDITURES		64,006.00	64,006.00	(29,592.65)	(10,100.59)	93,598.65	



Director Report for June 10, 2024

Submitted by DDA Director Haley Stichman

Events/Sponsorships:

Beers at the Bridge Summer Concerts: 6/21, 7/19 & 8/16

We are just about two weeks away from the first Beers at the Bridge event on June 21. I've been working over the past few weeks to finalize day-of-event logistics and will be working to coordinate with the band, vendors, and sponsors this week to ensure a smooth set-up on event day. Elise (DDA Intern) and I are scheduled to be onsite all day on June 21 to oversee and facilitate the event set-up. Township staff will be accompanying us throughout the day to provide additional support. Set up this year will include fencing logistics as our BFG maintenance crew will be picking up the fencing from Give Em' A Break and bringing it to Legacy Park for installation. Installing the fence ourselves is significantly reducing our event expenditures as the quote from Fence Consultants came back around \$20,000 for the summer. We're anticipating the setup to take up to 4/5 hours. Based on consensus from the board regarding the video screens to display digital banners of our sponsors, I've been working to confirm with a recommended vendor on pricing, dimensions and availability. Previous cost discussed with the Board was an additional \$1,200 for delivery, set-up, and operation. I anticipate deploying this video screen on site for June. More details to be provided as I continue to work through all logistics.

Progressive Tastings

We have two opportunities for Board members to participate in June (6/12 and 6/27), with the June 12 event coinciding with the launch of Music on the Lawn. We are considering rescheduling the June 12 specialty event due to History Center representatives not being available this year and a lull in ticket sales this week. An additional update will be given to the Board once any schedule changes are worked out. The goal of Board participation is for the members to gain a better understanding of the Progressive Tasting experiences and learn more about what Ada restaurants and retail have to offer. Please plan to share progressive tasting promotional materials with your networks. Reach out to me directly if you need me to resend any information.

Upcoming Events:

Ada Village Farmers Market – June 11, 18, & 25 | 9 a.m. – 2 p.m. @ The Community Church

Ada Progressive Tasting: The History Hop – June 12 | 4-6:30pm

Music on the Lawn - June 12, 19, and 26 | 7pm-9pm @ Legacy Park

Beers at the Bridge Summer Concert: Barenaked 90's – June 21 | 6pm-9pm @ Legacy Park

Ada Progressive Tasting: Art Groove – June 27 | 4-6:30pm

Ada Township's 4th of July Celebration – July 4 | Parade kicks off at 10am

DDA Summer Internships:

Stella Sutton and Elise Taylor have come onboard as interns this summer. Stella will be working on communications and operations of the Farmers Market and Elise will be providing support for marketing and events, mainly Beers at the Bridge and progressive Tastings. Interns are expected to work together to research the idea of a shop local campaign for Ada.

Streetscape Planting Management:

Due to a delay in securing the full number of cement blocks from Busch Concrete, BFG staff are still working to finish up the streetscape improvements. This delay did not have an impact on our ability to move forward with irrigation updates or seasonal plantings. The irrigation updates to the flower beds were completed prior to the seasonal plantings on May 20. RRR Lawn has been providing weekly updates after each maintenance visit, and we're working through some less-than-ideal moisture readings in a certain portion of the flower beds. BFG crews are continuing to monitor and increase irrigation schedules as needed to mitigate these issues. Maintenance visits will now begin on a bi-weekly basis and run through mid-October. I followed up with Dennis Brinks, BFG Director, regarding the lighter color tone of the new cement blocks utilized for the streetscape improvements. It was noted that this is likely due to different the types of materials used during the manufacturing process of the new cement blocks versus the sidewalk cement. Over time, cement oxidizes, which tends to darken the appearance so we will likely see the new cement blocks darken as well. These new cement blocks do have fiberglass in them as well, which may allow them to keep their vibrant color longer than traditional cement mixtures.

Ada Village Social District:

New social district signage will be deployed over the next week to denote the new expanded social district boundaries.

Downtown Walkway Project:

I have been working to complete the Mi Neighborhood Program grant application for the DDA pedestrian walkway improvement project. Applications for this grant are being accepted on a rolling basis and grouped together in two-week rounds for scoring purposes. The deadline of May 31 was outlined in my memo to the Board at the meeting in May. Additional material was needed to submit the application, so I have shifted my goal for submittal to the next deadline of 6/15. After submitting our application, we can expect follow up by July 17. Staff began to explore opportunities to make improvements to this pedestrian walkway located between Nonna's: The Trattoria (584 Ada Dr SE) and Ada Barber Shop (576 Ada Dr SE) back in January. The conversation started as the current brick pavers posed some pedestrian safety concerns. The current sand base appeared to be eroding causing the brick pavers to sink into the ground. BFG staff have since fixed the uneven pavers by addressing the eroding sand base. However, long-term issues are still a concern. Initial cost estimates showed it being more expensive to relay the existing pavers after the base had been repaired, than it would be to replace them with new pavers. Since there is a necessity to replace the brick pavers, staff believe it is a good time to consider additional improvements to beautify the walkway and make it more pedestrian friendly.

Shop Local Campaign:

The goal is for the DDA's summer interns to work collaboratively to establish a framework as the concept of shopping locally connects to the Farmers Market. Additionally, there is an opportunity to partner with Forest Hills Northern students to start research around the idea of a shop local campaign. These students have engaged in similar market research projects as part of the classes "Industry Month" which gives an opportunity to participate in project-based learning across different industries. More details will be provided as I continue to work through these details.

Welcoming new businesses to Ada:

The ABA will be hosting a Ribbon Cutting Ceremony at 4pm for Village Family Eyecare on Wednesday, June 26 for their grand opening. Village Family Eyecare is located in the former Sheldon Cleaners location at 7175 Headley St SE. After the ribbon cutting, meet Dr. Heather Jones, enjoy refreshments and snacks and check out their new office! You should have received a calendar invite. Ideally, we will be able to have at least two board members present to represent the DDA. I will be planning to attend until 4:30pm.

The Right Place - Developer Day

Ada will be hosting a group of 50 during The Right Place's Developer Day tour of the M-21 Corridor (Ada, Lowell area) on Thursday, June 13. This event will feature the Ada area as an aspirational showcase before heading East to Lowell via Fulton. Manager Suchy and I will be leading the tour groups around the downtown area to highlight MI Software Labs rooftop view and Legacy Park for placemaking highlights, then the Covered Bridge and the anticipated development of the Leonard Park property.

Farmers Market Report:

The Farmers Market kicked off its 2024 season this past Tuesday on June 4. Even with changes to the layout, setup went relatively smooth, with only a few adaptations necessary to get all vendors settled into place by 9am. We saw a lot of activity in the market throughout the day, particularly in the family programming area in the morning and at the new picnic table area during lunchtime. I had an opportunity to speak with almost every vendor throughout the day and the feedback was overwhelmingly positive. There seemed to be a consensus that it was a busy opening, with some vendors noting slower traffic times throughout the day. With kids still in school on June 4, I anticipate that the traffic will pick up over the next week. It was interesting to hear from some vendors that they didn't necessarily see some of their regular patrons yet but saw a lot of new faces. This is encouraging. Community members noted that the market looked fuller, they were happy to see an increased number of new vendors and enjoyed the picnic area for dining in the market. Parking was noted as a concern, especially for those seeking accessible parking. We may consider shifting vendor vehicles out of some of the closest parking spaces to keep them open to the public. Additional signage is going to be necessary for clear communication. I will continue to seek feedback from the vendors and community throughout the season.

Marketing and Branding: Stella (DDA Intern) and I have been working with Tara Heerspink to develop and implement an integrated marketing strategy for the Farmers Market. There was a lot of social media activity in the week leading up to the Market with a countdown to opening day. We saw increased engagement from the community and market vendors. To keep the momentum going, we will be developing a monthly calendar that I will continue to work with Stella to implement throughout the summer. The Farmers Market Committee will be meeting next week on June 1; the main agenda item for this meeting will be to review the new branding deliverables from local artist Gabrielle Eisma. As I work through the rebranding process with the committee, a timeline for launch will be developed.

Programming: Kids/family programming is part of the Farmers Market's larger strategy of becoming a vibrant community hub on Tuesdays in downtown Ada. The goal is to boost our offerings this season through our partnership with Cynthia Hagedorn/Community on Canvas. Pop Up pARTy activities and Storytime launched on opening day. Families can expect an expanded array of fun activities from 9 a.m. to noon every Tuesday, starting June 18 and running through August 20. These will include the "Rooster's Crow" session at 9 a.m. with fun physical activities for kids and the "Hometown Heroes Harvest" at 11 a.m, where we'll be partnering with vendors and organizations, like the Ada History Center and Fire Department, to highlight our favorite community heroes. The launch of these expanded activities on June 18 differs slightly from the tentative programming scheduled outlined in April. The intentional shift was necessary to give some time to build up curiosity and allow for implementation of our marketing efforts. Launching the expanded programming a little later in the season allows for something new and exciting to keep families coming back.

Additionally, we will be introducing the idea of a community picnic to take place on June 18 to invite the community into the market with the intension of highlighting vendor offerings and encouraging patrons to shop while they enjoy the vibrant atmosphere. This is an attempt to connect with the lunchtime crowd and bolster food traffic from 12-2pm. We want to connect the audience we capture with programming, to the market area, so vendors can feel the benefits. June 18 aligns with the Ada Business Association's commitment to hosting Summer Lunch Meet ups in the market on the third Tuesday of June, July, and August.



Township Manager Report for June 5, 2024

Submitted by Township Manager Julius Suchy

Ada Township to Participate in Right Place Developer Day:

On Thursday June 13th the Township will be host to approximately 50-60 individuals in the development and real estate world to highlight the Township and the work it has done around public/private partnerships.

The tour will begin with guests arriving at the Amy Van Andel Library and following a short introduction about the building Haley Stichman and I will lead two groups through downtown to finish with a tour of Michigan Software Labs provided by co-owner Joshua Hulst. The tour will include a highlight from the rooftop deck overlooking the area that will be transformed through the Connecting Community in Ada Campaign. The morning will conclude with the group walking over the Covered Bridge to busses waiting to take them to the next stop on the tour.

Ada will be the first community highlighted as an aspirational community and we are excited about this opportunity to highlight the many successful public/private partnerships that have shaped Ada and where the future ones – Connecting Community in Ada, will take the Township.

Kent County Road Commission Deer Management:

The Kent County Road Commission is currently exploring options to address deer management issues throughout the County. Based on their review, a significant portion of vehicle accidents involve deer and rather than look at solutions in specific jurisdictions, there is a desire to explore a county wide plan.

They have submitted additional information with a request for potential funding from the Township. This request will be on the July 8th board agenda for consideration. I will forward to the Administrative Committee prior to it coming to the board.

Kent County Drain Commissioner Update on Knapp Street Water Dumping:

I had anticipated the Drain Commissioner Ken Yonker attending the June 10th board meeting but this is now delayed until July 8th. Mr. Yonker would like to provide the board an update on his plans to address the issues at Knapps Street Crossing that have led to water dumping in the Grand River in Ada Township via trucks.

I have requested that Mr. Yonker provide some written materials explaining their plan so the board has a chance to review them prior to the meeting.

River Street Construction Traffic:

Staff has been working with our community policing officers to review the increased construction traffic and parking between Bronson Street and Thornapple River Drive. The purposes of the review was to determine if the east side of River Street should be a temporary no-park zone to ensure that the road is kept clear for public safety vehicles as well as the public. There have been numerous times

when it is extremely difficult for vehicles to travel on River Street with vehicles parking on both sides of the road.

Staff has followed up with our community policing officers to identify the next steps if this is something that the Township would like to explore.

Trail Wayfinding Signage Update:

Following approval of the implementation plan with Corbin Design I met with their staff to discuss next steps and the final schedule. The plan is to have the wayfinding signage bid due prior to the July 8th board meeting so Corbin Design can review the bids submitted and make a recommendation to the Township Board on awarding the bid.

14.9 Acre Property Purchase from Oxbow Update:

The property closing took place last week and the Township is now in possession of the property.

Committee Updates:

- Building, Grounds, Utility Committee:
 - Still working on finalizing a meeting date to discuss the following items:
 - Friends of the AVA Library Sign Request
 - Review Proposals from Baker Tilly & Municipal Analytics for a full rate study
 - Other items as needed

- Public Safety Committee:
 - A meeting will be scheduled to review information provided by Chief Murray regarding a potential change to how our upcoming fire truck purchases would be staggered.
 - Cost recovery ordinance that would allow the Township the potential of recouping cost – this has been submitted to legal counsel for review. Once the review is complete it will be presented to the Township Board unless significant issues arise during the legal review

- Trail Committee:
 - A meeting will be scheduled to consider the inclusion of Pettis Avenue from Deer Run Ave. to Dogwood Ave. as requested by the Township Board



June 5, 2024

Re: Ada Township Engineering
Project No. 240102.01

Mr. Julius Suchy, Township Manager
Ada Township
7330 Thornapple River Drive SE
Ada, Michigan 49301

Dear Mr. Suchy:

This letter will provide our monthly update on various engineering projects in the Township.

Sewer Odors – The Township Board approved the purchase of new impellers for the Fulton Street lift station at the meeting on April 8, 2024. These are being shipped (by boat from Sweden!) and will arrive in 6 to 8 weeks. Hopefully, these will help mitigate the sewer odors.

Water Main Construction 2021/2022 – The Township continues to retain \$25,000 that will be paid to CL Trucking after we confirm good growth of the lawns. Julius and I drove through the project last month and noted improvement in the lawns, but some lawns still remained spotty with limited growth. I also reviewed some of the lawns with Chad Lidstrom, the owner of CL Trucking. I suggested to Chad that if they wanted the final payment, they should make a formal request to the Township. At this time, we recommend the Township continue retaining the \$25,000.

Hall/Ferridge Lift Station – The Hall Street Lift Station was constructed in 1975 and needs improvements due to the age of the equipment. These improvements include new controls, new piping within the dry well, new bypass connection piping, wet well modifications, wet well and bypass chamber lining, electrical upgrades, and other related items. The discharge forcemain has had a couple of recent breaks and also needs to be replaced. Budgetary information for the project as well as our engineering services proposal will be reviewed with the Township Board on June 10.

Trail Construction 2023

- **2023 Fulton Street Trail from Legacy Park/Fulton Street Bridge** – The project is complete, and we have confirmed good growth of the seeding on the steep side slopes as shown on the photos on the following page. There were several areas of erosion that were repaired with rip rap and Wyoming Excavators is requesting payment for the rip rap (\$4,950) as well as release of the \$40,000 in retainage for a total final payment of \$44,950. The final payment will be reviewed with the Township Board on June 10.



Grand River View



Looking East on Fulton



Old Graffiti Markings

Now that the trail is complete, there has been increased graffiti on the bridge abutment walls along the river. We have solicited an engineering proposal for new trail/security lights under the bridge from Century A&E. The concept has been approved by MDOT, and the proposal will be reviewed with the Trail Committee.

- **2023 Village East Residential Trail** – This section of trail was constructed by the Wheeler Development Group as part of a development agreement with the Township. The agreement requires the Township maintain this section of trail between Legacy Park and Fulton Street after the East Residential buildings are complete.

There are several areas that are eroding and other design issues that need to be addressed before the Township can accept this section. We have expressed our concerns to the developer and will meet next week to walk this section and review our concerns.



East Residential Trail



Construction Equipment Marks



Edge Drops/Erosion

Trail Construction 2024/2025

- **2024 Trail Maintenance** – The Township uses a portion of the yearly trail millage proceeds to fund maintenance of the trail system. This year's maintenance project will focus on the trail along Grand River Drive between Fulton Street and Carl Drive. We walked this section last week with Julius Suchy, Dennis Brinks, and Wesley Deason to review proposed repairs for this section. Budgetary information as well as our engineering services proposal will be reviewed with the Township Board on June 10.
- **2025 Pettis Trail – Cannonsburg Road to Knapp Street** – The Grand River Greenway Committee has contracted with LRE Engineers for the design/construction engineering services for this 3.5 mile section. We are meeting with LRE later this week to coordinate our work as a subconsultant with them for the 1.5 mile section in Ada Township from Knapp Street to 4 Mile Road.



- **2024 Pettis Trail – Chief Hazy Cloud Park to Vergennes** – We have contacted AT&T and Comcast to request that they proceed to place their low-hanging lines underground. They had initiated their design for this work last spring. This will hopefully be done this fall, and the trail can be built next spring.
- **2025 Rix Street from Adaridge to Ada Drive** – Township Manager Suchy hopes to discuss this project with Forest Hills Schools to consider alternate routes that would utilize a portion of the Ada Vista campus to access the Adaridge neighborhood.
- **2025 Kamp Twins** – We have requested MDOT schedule a safety review of the crossing. At the safety review, consideration is given to the installation of gates and/or warning lights at the crossing. If this is required by MDOT, it will add even more cost to the project. The safety inspection is a new requirement from MDOT. We had previously verified that this would not be a project requirement.
- **2025 Thornapple River Pedestrian Bridge** – The topographical survey for the project is complete. We have reviewed the project with Dave Schulz, who is doing the hydraulic analysis for the EGLE permit application. I will be meeting with Pete Lazdins from Progressive Companies later this week to review the layout of the bridge and to make sure the bridge will tie in nicely with the Covered Bridge Park goals. The project will be constructed in 2025.
- **Knapp Street Bridge** – We are working with the Grand River Greenway organization on this project. The current plan is to extend the existing bridge piers wide enough to accommodate future bridge widening and also to support a separate pedestrian bridge. The project estimate is around \$8 million with funding provided by Grand River Greenway, the Kent County Road Commission, and Ada Township. We attended the kick-off meeting for this project, and we will begin the topographic survey of the corridor in the next few weeks.
- **Oxbow Development** – We have been working with the developer and his contractor to verify that all punch list items for the water and sanitary sewer are complete before the Township accepts the water and sewer systems.

Please call if you have any questions.

Sincerely,

Steven C. Groenenboom, P.E.
Township Engineer



Buildings, Facilities, and Grounds Report for June 10 2024

Submitted by Dennis Brinks BFG Director

Streetscapes:

The first batch of cement blocks arrived Friday March 29th for the DDA flower beds with streetlights. We are waiting on the second of three batches for the four-foot cement blocks. We had ordered 108 blocks all together and they can only make 4 a day weather dependent. BFG staff will continue to work on this project through the summer.

Contracted Irrigation and flower bed installation was a success. BFG is monitoring the flower beds for moisture content along with the contractor RRR to insure the longevity of the flowers.

BFG staff will also be edging the DDA sidewalks this summer in addition to cleaning up the benches with our new skid mounted pressure washer.

BFG also removed the suckers from the Locust Trees along the down town streets. In addition to rebuilding the island by the new Foxtail building.

Parks:

Contractor recently placed the new blown in mulch around Legacy and the Streetscapes. Parks and Rec Director Deason and I will be asking the contractor to install this sooner next year. Along with the special playground mulch.

Made sure the fountain install went smoothly at Ada Park. Come check it out, it's quite the spectacle.

Helped with the Forest Hills East School event at Roselle Park. I had about 160 students go through my station to help remove some weeds in the flower beds, mulch around the building, and pull some invasive Mugwort.

Contractor repaired the irrigation at Roselle. There was a leak at the main shut off and the two outside spigots were not working.

Facilities:

Hurst Mechanical was able to complete the first portion of the preventative maintenance and repair work. This was just in time before the hot humid weather and all seems to be running smoothly.

BFG delivered around 16 yards of mulch to the museum so that their staff could manage the flower beds.

New handicap signs are being installed to be in compliance. The difference is the person is in motion.

Trails:

BFG is continuing to clean up the weeds along our trail system in addition to cutting back branches and mowing the edges of the trails that the property owners neglect. This summer I plan to have the BFG remove the debris in the larger cracks and fill it in with bagged cold patch material.

We also had a wind storm that knocked down a few large tree limbs along our trails. BFG was able to open up the trails and haul wood.

Attended a walking meeting with Township Manager Suchy, Engineer Groenenboom and White, Parks and Rec Director Deason, and Intern Sennett regarding the next trail maintenance.

BFG:

Safety Training is going well. Recently we had Bloodborne Pathogen Training and Heat Stroke/Stress Training. Next trainings coming up will be Lock Out/Tag Out and Hazzard Communications.

I am working with Township Manager Suchy for a software to manage the Safety Material Data Sheets for the Township.

Attached are some pictures of some equipment and attachments that the BFG is not using any more or that we had already replaced with newer equipment. I would like to send this to auction so that the proceeds would cover a portion of the newer equipment that we had already purchased like a push mower, suitcase style generator, and buffalo turbine. Included in the auction list are: John Deere broom, John Deere mower, DR walk behind brush cutter, Walk behind blower, John Deere Brush cutter, John Deere Roller, Honda Generator, and Toro Push Mower.









**Parks & Recreation Department
Director's Report for June 4th, 2024
Submitted By: Director of Parks & Recreation – Wesley Deason**

Parks, Recreation, and Land Preservation Advisory Board

- The next PRLP Advisory Board meeting is scheduled for Thursday, June 20th at 8:30am at the Roselle Park Resource Building.
- The PRLP Advisory Board Meeting for May was cancelled due to a light agenda.
- The Design Steering Committee (established by the PRLP Advisory Board) will be working with Progressive Companies on the design concepts and planning for the Connecting Community Campaign in the coming months.

Administrative Items:

- Due to all staff working and supporting the Township 4th of July Celebration and activities on Thursday, July 4th the Parks & Recreation offices will be closed on Friday, July 5th 2024.

Special Events & Programs:

- On Saturday, May 18th we hosted the second annual Vintage Baseball Game in partnership with the Ada Historical Society. This year's contest was once again well received by the community with over 350 people in attendance. The Ada team was victorious for the 2nd year in a row.



- On Tuesday, June 4th our department in partnership with Paradigm Fitness held its first Free Community Fitness Class at Ada Park. These classes will be held from June 4th – August 1st on Tuesday & Thursday mornings at 9am.



- The Grand Rapids Triathlon is scheduled to take place on Saturday, June 8th and Sunday, June 9th and will once again be headquartered at Ada Park. Parks & Recreation staff will be working the event to provide support in our park spaces and facilities.
- The Forest Hills Girl Scouts will be holding their annual twilight camp at Ada Park from June 10th-13th. This year's troop will be working with Parks & Recreation Administrative Assistant Courtney Marek to restore all our parking lot islands to create well-manicured native plant beds.
- Recreation Program Coordinator Ethan Engel has created a new Adult 6v6 Soccer League which will begin league play on Tuesday evening June 11th.



- The Music on the Lawn Summer Concert Series in partnership with the Ada Historical Society begins Wednesday evening June 12th at Legacy Park with live music from 7pm-9pm.



The poster features a top orange banner with the Ada Parks & Recreation logo on the left, the text "2024 MUSIC ON THE LAWN" in the center, and the Ada Historical Society logo on the right. The main title "Summer Concert Series" is written in a large, black, cursive font. Below the title, there are two rows of concert listings. Each listing includes a date, a band name, a small photograph of the band, and a genre name. The genres are written in a cursive font. There are also decorative icons: a pair of sunglasses above the July 10th listing, a beach ball between the July 24th and July 31st listings, and a microphone between the August 7th and August 14th listings.

Date	Band	Genre
JUNE 12TH	THORNAPPLE RIVER BAND	Pop Rock
JUNE 19TH	PRIOR NOON	Country
JUNE 26TH	ROCHELLE & THE SPOILERS	Rockin Blues
JULY 10TH	THE FROG KING	Neil Diamond Tribute
JULY 17TH	YACHT ROCKET	Yacht Rock
JULY 24TH	RIGHT SIDE UP	Classic Rock
JULY 31ST	ASSAMU JOHNSON	Blues
AUGUST 7TH	PRETZEL LOGIC	Classic Rock
AUGUST 14TH	CLIF METCALF JAZZ	Jazz
AUGUST 21ST	LIGHTING MATCHES	Alternative Rock

- On Thursday, June 20th we will be hosting the 2024 West Michigan Conservation Network annual partners meeting at the Roselle Park Resource Building.
- Parks & Recreation staff, along with other Township Departments are finalizing details and planning for next month's 4th of July Celebration.

Ongoing Projects:

- BFG Director Brinks and I had the pleasure of working with Dursko Electric to get a new fountain wired and installed into the Ada Park Pond.



- Significant improvements have been made to the Ada Park ball fields with the laser grading and top-dressing of both infields thanks to services from West Michigan Sports Turf.
- I am working on finalizing a final quote to have our pickleball courts resurfaced as a part of this year's CIP allotment.
- I met with the Kent Conservation District on Tuesday, June 4th to discuss the status and progress of our Land Management Plan for our Parks & Preserves. 3 of the 5 sites we have contracted their research to be done on have been completed. Once the remaining 2 are finished, we will review their findings and create a best practice plan moving forward.

Other:

- I have been nominated to serve as Vice President for the West Michigan Recreation & Parks Association regional group which provides representation for West Michigan at the state level.
- I will be attending the Parks & Recreation Director's Summit on Wednesday, June 5th at the Michigan State Capitol. I will have the opportunity to meet with legislative representatives to discuss and promote the role and importance that Parks & Recreation agencies play in our communities.



MEMORANDUM

Date: 06.04.24

TO: Julius Suchy, Township Manager
FROM: John D. Said AICP, Director of Planning
RE: Department Activities Summary Report, May 2024

Planning Commission

May 16 Meeting

The Planning Commission meeting consisted of the following reviews and actions:

- Planned Unit Development (PUD) Amendment for expansion of an existing PUD for commercial warehouse/storage facility (The Caves) with a total of 15 buildings (existing and proposed) at 4900 and 4920 Fulton Street. The Planning Commission recommended denial of this request, due to the proposed changes to: (1) allow for manufacturing/assembly/fabrication; and (2) allow for outdoor trailer parking/storage.
- Proposed Zoning Ordinance Text Amendments to: (1) Create provisions for public art and murals. The Planning Commission tabled this matter until further notice to allow Staff the opportunity to determine if there is language that can be developed to allow for public art and murals matter while also maintaining consistency with content-neutral requirements for signs.
- Discussion of the Zoning Ordinance Rewrite Update. The Commission and Staff reviewed the process and various recommendations from the Master Plan. Staff indicated that, because the project is to be done internally, a definitive timeframe for completion cannot be provided, although it is expected to take at least one year. As well, the Master Plan recommendations, such as adding different residential housing options to the Zoning Ordinance, was supported by the Planning Commission.

Zoning Board of Appeals

May 7 Meeting

The May 7 meeting of the Zoning Board of Appeals consisted of the following reviews and actions:

- Request for signage variances, for the Ada Hotel in the C1/PVM zoning district, 7415 River Street SE, Ken Dixon, Dixon Architecture on behalf of River Street Commons A4 & A5, LLC. The Zoning Board approved the requested variances.
- Request for variance, rear yard setback, to allow for a replacement deck in the R3 zoning district, 4920 Burrwood Street SE, David & Joy Wahby. The Zoning Board approved the requested variance.

- Request for variance, side yard setback, to allow construction of a 2nd story addition to existing home in the R2 zoning district, 875 Maple Hill Avenue SE, Andrew C. Hess Trust. The Zoning Board approved the requested variance.

Other Activities/Information

Code Enforcement

Here is an update concerning the most prominent of current/recent code enforcement locations:

- 7626 3 Mile Road NE; trailers being used on property as dwelling structures. Property owner informed Staff that trailers are no longer being used for occupancy, one trailer has been removed, and the other is to be removed by the end of June.
- 8831 Bailey Dr. NE; front yard accessory building constructed without permit and no zoning approval. Citation issued; court hearing scheduled for June 4.

Additional Items

The following additional activities and information from February are provided:

- Director and Township Manager have been coordinating with attorney representing Township regarding the Kent County Conservation League (KCCL) site at 8461 Conservation. Meeting with attorney and KCCL neighbors was held May 24 to review the use and activities. Manager and Director will be following up with attorney to determine next steps.
- As requested by Township Manager, Director sent letter to Forest Hills School District requesting courtesy of Township review, through the Planning Commission, of the proposed relocation of athletic fields at the Eastern Middle/High School campus.
- Director continues to monitor issues resulting from Public Act 233 of 2023, which exempts large-scale solar and wind power projects from local zoning authority. The Act mandates local permitting only of the affected local unit of government has adopted a "compatible renewable energy ordinance" (CREO). The Michigan Townships Association (MTA) is engaged in this matter, with anticipated release of a model renewable energy ordinance once draft guidance is provided by the Michigan Public Service Commission (MPSC). This matter will continue to be checked on.
- Director, Township Manager, and DDA Director continue working with The Right Place as their annual Developer Day event is being planned. The event, which will take place June 12-14, will include a tour of communities along the M-21 corridor including Ada.
- Director attended Michigan Association of Planning Spring Conference on May 8 in East Lansing.
- Department Staff attended Connecting Community Campaign kick-off ceremony at Leonard Field Park on May 15.
- Director has volunteered to be part of the Host Committee for the Michigan Association of Planning (MAP) Statewide Conference to be held in October, 2024, in Grand Rapids, with a kick-off remote meeting on May 16. A tour of Ada has been requested as a mobile workshop option for conference attendees; mobile workshops will be decided in the next month or so.

- Director and Planner/Zoning Administrator have been working with the new developer of the Fase Street Crossings, as well as the developer of the Oxbow project, on minor changes to each of these projects. For the most part, the proposed changes can be administratively approved. Any review required beyond that level will be scheduled for the Planning Commission.
- Director coordinated a meeting with the Buildings, Facilities, and Grounds Director and the Cascade Building Director to assist in awareness of building projects that may impact public improvements in adjacent right-of-way areas. This could include sidewalks and trails, as well as the sprinkler system used for downtown-area public landscaped areas. A meeting was held May 21 to arrange this coordination.
- Director and Parks Director, along with Township Manager, hosted groups of second grade students from Meadow Brook Elementary School on Friday May 24, and from Ada Elementary School on Tuesday May 27. The students were working on a community awareness section of their curriculum.
- Director coordinated inquiries from the Ada Moorings neighborhood homeowners association (HOA) with Deputy Kate Chase of the Kent County Sheriff's Department regarding temporary use of a Sheriff's Department speed monitoring sign for speed control in that area.
- Director has had the honor of mentoring a Michigan State University Planning Program graduate student during the 2023-2024 academic year. The student, Mr. Gaurav Sagvekar, has now graduated with his Masters in Planning, and has received two professional job offers (in Chicago and Minneapolis-St. Paul).
- In addition to the meetings/activities noted above, attended/participated in the following Township meetings/events:
 - May 2 Trail Committee meeting
 - May 13 DDA meeting
 - May 13 Township Board meeting
 - May 28 Township Board meeting

Permit Activity

Permit summary activity from Cascade Township for May will be provided as soon as it is received.

As always, please let me know if there are any questions regarding this report.



June 3, 2024

Julius Suchy, Township Manager
Ada Township
7330 Thornapple River Drive
Ada, MI 49301

RE: May 2024 Monthly Utility Report

Dear Julius:

Summarized below are the activities for the wastewater and water system operations for Ada Township, May 2024.

UTILITY REPORT

ADMINISTRATIVE

- The May Monthly Operation Report (MOR) for the Grand Valley Estates water supply for the Michigan Department of Environment, Great Lakes, and Energy (EGLE) is expected to be filed by June 7, 2024.
- Attended developer and board meetings.
- Coordinated work orders to change out water meters due to inaccessibility around houses or nearing the end of their lifespans.
- Continuing work on Distribution System Materials Inventory (DSMI) for EGLE.
- Completed the 2023 Consumer Confidence Report for both water systems. The report is approved and online for viewing.
- Prepared documentation for the US Environmental Protection Agency (EPA) visit at Township office to go through reports.

WASTEWATER OPERATIONS

- Conducted routine lift station checks/maintenance on May 10, and May 24, 2024.
- Performed routine water jet maintenance in Ada Moorings.

WATER OPERATIONS

- Collected routine bacteria water samples.
- Responded to water pressure complaint for irrigation at 2295 Grand Valley Drive. Discovered the irrigation system going through the water softener before leaving the home. Irrigation works great when softener is bypassed.
- Completed routine Miss Digs in Ada Township and Grand Valley Estates.
- Water meter change outs set up with customers.
- Worked with contractors to get inside the gate at the Ada Drive water tower.

2960 Lucerne Drive SE, Suite 100
Grand Rapids, MI 49546
P: 616.588.2900
F: 616.977.1005
www.fv-operations.com

EMERGENCY CALLS/OUT-OF-SCOPE

May 2024 after-hours emergency call outs.

- Confined space entries in two pits to install irrigation meters for the Oxbow Development.
- Climb the water tower on Ada Drive to flush mud valve and install new light on top of tower prior to washing.
- Emergency Miss Dig on Hall Street.
- High level alarm at Ada Moorings. Ordered new power supply; expected delivery first week of June.
- Confined space entry and traffic control to remove plywood and cloth from manhole on Spaulding.



Sincerely,

F&V OPERATIONS AND RESOURCE MANAGEMENT, INC.

Stephanie M Kozal
Project Manager

Museum Manager Report

Ada History Center – Kristen Wildes

May 2024

Week of May 6

- Collections - worked with Sheri and Karey on new accessions. Worked on collections storage organization. Connected with Marilyn T about sewing labels in artifacts. Worked on proper storage for dollhouse & accessories.
- Admin - 15 yards of mulch was spread by Aleisha and the gardening helpers. Met with fundraising & events committee to discuss our 50th/25th birthday party. Met with Karey about volunteer coordination. Worked on sign-up genius for next month. Designed and ordered banners and items for birthday celebration. Helped with board packets and attended monthly meeting. Connected with Wesley at Parks about several matters. Working on history presentation for Ada Congregational Church's fundraiser. Connected with Aleisha over several gardening matters. Communicating with Robinson Family about their reunion in August.
- Publicity - social media post made about our 50th with the publication of Snug Little Place history book & Mother's Day. Finalized content and edits and submitted article about Ada's naming to Historical Society of Michigan. Working with Michael on future social posts.

Week of May 13

- Collections - worked with Katelyn and Patric on photo collection. Worked with Karey and Sheri on new accessions. Held luncheon for collections crew.
- Admin - worked with Karey on scheduling volunteers for June/July/August. Worked with Karey on volunteer recognition event for June 6. Met with Art and Bernie to review and revise proposed 2024 budget. Met with Sandy and prepared materials for our table at the Vintage Baseball event. Processing memberships, new and renewals. Processing online gift shop orders. Met briefly with Rhonda about gift shop matters. Working with Jeanne on MACC grant request. Met with Marie about a couple items. Renewed our memberships in the Ada Business Association and American Association of State and Local History. Scheduled visit from Ada Elementary for May 28. Received and forwarded emails regarding road resurfacing on Teeple & Bronson starting today. Created and updated org chart for committees and budgeting.
- Publicity - composed and scheduled Month@theMuseum email to go out May 29. Shared upcoming events info with DiscoverAda. Updated website with all the Music On the Lawn and Beers at the Bridge bands and event info. Made social media posts about: Mother's Day, our Bridal Wreath Spirea plant, and two posts about the Vintage Baseball event. Wrote and submitted article for June's Our Home Ada magazine about fishing.

Weeks of May 20 thru 31

- Display - Meadow Brook Elem visited on Friday (approx 150 ppl) and Ada Elem visited on Tuesday (~100 ppl).
- Collections - Worked with Gary on photo collections. Received donation of a pen and ink drawing of the Ada bridge. Shared some info about Ada Beef with a researcher.
- Admin - Griffin came and all is well. John from the township's BFG to walk-thru the facility. Met with Barb and Betty Jo about fundraising. Met with Wesley about America's upcoming 250th. Met with Jeanne, Art and insurance agent, doing some follow-up work on documenting the collections. Met with Sandy and Bernie about a new volunteer opportunity. Working on follow-up meeting for vintage baseball. Working with programming/events committee. Looking into purchasing a logo'd tent per Bernie's request. Attended walk-through at the amphitheater for Music on the Lawn. Received vintage baseball images and a booklet from Keith W and Dale. Worked with Dennis about getting the sprinkler system repaired and operational. Received research info from the Robinson family. Met with Julius about several items. Met briefly with Marie, with Betty Jo, and with Aleisha.
- Publicity - emailed to membership information on Plainfield Historical Society's Victorian Tea. Emailed out Month@theMuseum for June. Emailed with Kim from ABA and our board about hosting reindeer for Tinsel, Treats & Trolleys. Connected with Mike about his Our Home Ada article. Planned out social media posts for all of June. Supplying info to Ada Congregational Church about their history. Posted about: Ada Congregational Church's Blue Star Flag for Memorial Day and about Kreigh Collin's boat Heather and love of sailing.

Ada Township Fire Department



May 2024

Activity Report

Type	May	YTD
Medical	23	128
Vehicle accident	11	26
Structure fire Ada	0	5
Auto aid	5	21
Grass/ illegal burn	0	5
Fire alarm	3	41
Service call/ assist	0	5
Good intent / odor/gas	0	5
Hazardous condition/ CO	3	8
Other calls / wires	5	16
Vehicle fire	1	4
Total	51	264

Year	Month/May	YTD
2024	51	264
2023	47	268
2014	52	228

Auto aid	Received	Received	Given	Given
Department	May	YTD	May	YTD
Cannon	1	2	0	0
Cascade	0	6	2	8
GR Twp	0	1	0	1
Grattan	0	0	1	1
Lowell	0	2	2	8
Plainfield	0	0	0	2
Total	1	11	5	20

#	Date	Address	Description	Detail	Shift	Time	#FF	Assist
216	5-1	5362 Abbey Mill Blvd.	Med 3	Assist AMR w/entry	3	5:50	4	
217	5-3	910 Thornapple River	Med 2	Medical	1	11:25	2	
218	5-3	Fulton & Sargent	Vehicle accident	Property damage	1	14:40	4	
219	5-3	3455 Goodwood	Structure fire	Canceled	1	15:00	2	To Cascade
220	5-4	516 W. Main	Structure fire	Commercial garage	4	9:15	5	To Lowell
221	5-4	4816 Fulton	Vehicle accident	I Watch – unfounded	4	12:51	4	
222	5-4	5444 Forest Bend	Med 1	Medical	2	22:27	4	
223	5-6	6200 Cedar Run	Med 1	Medical	2	17:34	3	
224	5-6	2605 Landsdowne	Med 1	Medical	2	19:40	2	
225	5-9	421 Grand River	Vehicle accident	Rollover	2	17:04	6	
226	5-9	7128 Fulton	Med 2	Medical	2	17:50	1	
227	5-9	4812 Aylesworth	Med 1	Medical	2	20:01	4	Lucas
228	5-10	7128 Fulton	Med 2	Medical	1	13:21	1	
229	5-11	821 Moorings Drive	Fire alarm	Canceled	2	22:01	3	
230	5-13	9415 Bennett	Med 2	I phone alert – unfound	2	16:49	3	
231	5-14	1124 McCabe	Med 1	Medical	2	16:01	2	
232	5-14	58 Alta Dale NE	Med 1	Medical	2	22:09	3	
233	5-15	1101 Buttrick	CO alarm	Battery problem	1	11:02	2	
234	5-16	7128 Fulton	Med 1	Medical	1	15:18	3	
235	5-16	731 Ada Drive	Med 2	Medical	1	15:39	3	
236	5-16	5716 Forest Glen	Co alarm	False	2	18:52	3	
237	5-18	Fulton & Ada Drive	Vehicle accident	One car	2	21:57	4	
238	5-19	Boynton Hills & Bennett	Wires down	Power lines	1	14:46	3	
239	5-19	9992 6 Mile	Structure fire	House	2	20:50	2	To Grattan
240	5-21	1164 Bridgecrest	Med 1	Medical	3	2:49	3	
241	5-22	330 Clements Mill Ct.	Med 0	Medical	3	5:13	4	
242	5-22	9311 Fulton	Vehicle accident	Rollover	3	7:21	5	
243	5-22	Fulton & Sargent	Wires down	Power lines	1	9:02	2	
244	5-22	993 Bridgewalk Ct.	Med 1	Medical	1	10:05	2	

#	Date	Address	Description	Detail	Shift	Time	# FF	Assist
245	5-22	6275 3 Mile	Wires down	Power lines	3	7:31	4	From Cannon
246	5-22	7128 Fulton	Med 1	Medical	1	11:55	2	
247	5-23	Fulton & Ada Drive	Vehicle accident	Property damage	1	13:33	6	
248	5-24	Ada Drive & Maple Hill	Vehicle accident	Property damage	1	15:00	9	
249	5-24	6001 Grand River	Lawn mower fire	In a field	2	16:05	7	
250	5-25	5877 Montreux Hills	Fire alarm	False	4	10:27	2	
251	5-26	769 Maple Hill	Med 2	Medical	4	14:02	4	
252	5-26	6990 Fulton	Med 1	Medical	4	14:15	5	
253	5-26	Fulton & Ada Drive	Med 2	Medical	4	15:01	6	
254	5-26	7270 Storeybrook Lane	Odor investigation	Natural gas leak	2	17:26	4	To Cascade
255	5-26	9281 Bailey	Wires down	Storm	2	17:29	7	
256	5-26	Pettis & Three Mile	Wires down	Storm	2	19:14	4	
257	5-26	2501 Egypt Creek Ct.	Fire alarm	Power outage	2	22:55	4	
258	5-28	571 N. Whitman Ct.	CO alarm	Battery problem	3	3:38	1	
259	5-29	333 Grand River	Med 1	Medical	3	1:06	4	
260	5-29	205 Boynton SE	Med 1	Medical	1	8:50	3	
261	5-29	5817 Ada Drive	Vehicle accident	Canceled	1	14:53	0	
262	5-29	Ada Drive & Fox Hollow	Vehicle accident	Two cars	1	15:11	4	
263	5-30	7575 Fulton	Med 1	Medical	1	11:39	1	
264	5-30	2790 Murray Lake	Grass fire	Field	1	13:45	3	To Lowell
265	5-31	Gd River & Carl	Vehicle accident	Motorist assist	1	9:55	4	
266	5-31	2392 Pettis	Vehicle accident	I phone no injuries	1	11:39	2	

Additional Training

A few of our fulltime staff took part in a tabletop exercise which covered the Emergency Action Plan (EAP) for the many events we have taking place in our downtown. Kent County Emergency Management has had several meetings preparing an EAP specifically for Ada Township. Included in the planning were Sheriff's Deputies, Fire Department and Township staff, along with stakeholders from the ABA, Discover Ada and CDV5 to name a few. This is a very thorough plan addressing many of the possible emergency situations that may arise during such a large event.

Fire Training

For the first time since beginning the Fire Academy last fall our entire Department was present for training. We took this time to operate several pieces of equipment used in the transfer of water. Rarely used is the porta tank, used where hydrants are not available. Tenders would unload 3000 gallons of water into the tank while a pumper would draft and use the water to extinguish the fire. The tender would then refill while other departments would keep a supply of water in the porta tank. It was a great hands-on exercise.

Work Night

Dinner was provided by Myrth our newest Italian restaurant. The crew loved the pizza and all that went with it! Following dinner, we broke into small groups to check the equipment and operation of all our vehicles and tools.

Touch a Truck

St. Roberts held their third annual Touch a Truck event this month. We had a fire truck and two rescue units on display for the students to enjoy. There were also Grand Rapids DPW vehicles, fire and maintenance vehicles from the airport and several other companies including the landing of Aero Med in the parking lot.

Rides on the River Tabletop Exercise

An Emergency Action Plan (EAP) exercise took place this month with 32 participants from 13 different organizations. This exercise was to discuss the EAP for the upcoming Rides on the River event, which can carry over to many of our other events. Various scenarios were discussed from weather conditions to mass casualty incidents and the roles of the many responding agencies.

Kent County Fire Commission

I had our annual meeting with representatives from Kent County Purchasing and Fleet Services. We are part of the commission which funds a portion of our county pumper, they also provide fleet insurance coverage for the entire Fire Department fleet. On this program, the fire truck is replaced on a 17-year rotation, during this period Kent County covers all maintenance on this truck. Our next county truck is due for replacement in 2030, the county portion will be \$ 220,000.

Michigan Chiefs Expo

De Vos Place was the host for the Michigan Fire Expo debut in West Michigan, Novi has been the sight for years. Two days of class and a large display of fire apparatus and vendors for all types of equipment. Our Engine 7 was on display for Spencer Manufacturing and Sound Off Equipment. Hundreds of firefighters and chiefs from around the state had the opportunity to take a look at our newest truck.

On the Cover

School must be out for summer. The last week of May had hundreds of students from Ada Vista and Ada Elementary on their final field trip of the year visiting the station. We also visited each of the schools to give them a cool down after a day of field games.



Township Manager Report for June 5, 2024

Submitted by Township Manager Julius Suchy

Ada Township to Participate in Right Place Developer Day:

On Thursday June 13th the Township will be host to approximately 50-60 individuals in the development and real estate world to highlight the Township and the work it has done around public/private partnerships.

The tour will begin with guests arriving at the Amy Van Andel Library and following a short introduction about the building Haley Stichman and I will lead two groups through downtown to finish with a tour of Michigan Software Labs provided by co-owner Joshua Hulst. The tour will include a highlight from the rooftop deck overlooking the area that will be transformed through the Connecting Community in Ada Campaign. The morning will conclude with the group walking over the Covered Bridge to busses waiting to take them to the next stop on the tour.

Ada will be the first community highlighted as an aspirational community and we are excited about this opportunity to highlight the many successful public/private partnerships that have shaped Ada and where the future ones – Connecting Community in Ada, will take the Township.

Kent County Road Commission Deer Management:

The Kent County Road Commission is currently exploring options to address deer management issues throughout the County. Based on their review, a significant portion of vehicle accidents involve deer and rather than look at solutions in specific jurisdictions, there is a desire to explore a county wide plan.

They have submitted additional information with a request for potential funding from the Township. This request will be on the July 8th board agenda for consideration. I will forward to the Administrative Committee prior to it coming to the board.

Kent County Drain Commissioner Update on Knapp Street Water Dumping:

I had anticipated the Drain Commissioner Ken Yonker attending the June 10th board meeting but this is now delayed until July 8th. Mr. Yonker would like to provide the board an update on his plans to address the issues at Knapps Street Crossing that have led to water dumping in the Grand River in Ada Township via trucks.

I have requested that Mr. Yonker provide some written materials explaining their plan so the board has a chance to review them prior to the meeting.

River Street Construction Traffic:

Staff has been working with our community policing officers to review the increased construction traffic and parking between Bronson Street and Thornapple River Drive. The purposes of the review was to determine if the east side of River Street should be a temporary no-park zone to ensure that the road is kept clear for public safety vehicles as well as the public. There have been numerous times

when it is extremely difficult for vehicles to travel on River Street with vehicles parking on both sides of the road.

Staff has followed up with our community policing officers to identify the next steps if this is something that the Township would like to explore.

Trail Wayfinding Signage Update:

Following approval of the implementation plan with Corbin Design I met with their staff to discuss next steps and the final schedule. The plan is to have the wayfinding signage bid due prior to the July 8th board meeting so Corbin Design can review the bids submitted and make a recommendation to the Township Board on awarding the bid.

14.9 Acre Property Purchase from Oxbow Update:

The property closing took place last week and the Township is now in possession of the property.

Committee Updates:

- Building, Grounds, Utility Committee:
 - Still working on finalizing a meeting date to discuss the following items:
 - Friends of the AVA Library Sign Request
 - Review Proposals from Baker Tilly & Municipal Analytics for a full rate study
 - Other items as needed

- Public Safety Committee:
 - A meeting will be scheduled to review information provided by Chief Murray regarding a potential change to how our upcoming fire truck purchases would be staggered.
 - Cost recovery ordinance that would allow the Township the potential of recouping cost – this has been submitted to legal counsel for review. Once the review is complete it will be presented to the Township Board unless significant issues arise during the legal review

- Trail Committee:
 - A meeting will be scheduled to consider the inclusion of Pettis Avenue from Deer Run Ave. to Dogwood Ave. as requested by the Township Board

June 10, 2024



AMY VAN ANDEL LIBRARY + COMMUNITY CENTER

KDL Wins the IMLS National Medal



Medal Winners and Summer Wonder Prizes

June kicks off another year of Summer Wonder. KDL's summer reading program is getting bigger and better every year. And it's only one of reasons that KDL was recently awarded the National Medal from the Institute of Museum and Library Services. This is the nation's top award and is only given to 5 libraries each year. It's KDL's first time winning this prestigious award.

We look forward to seeing you every Tuesday at the Farmers Market. On Tuesday, June 4, Librarian Liz Wierenga performed a storytime to well over 100 people. It's so much fun to be back outside. The Friends of the Library also have a tent where they are promoting membership and selling used books.

By the Numbers:

- The Ada branch has grown from 2,614 library cards to 4,815.
- 56% of ADA households have a library card. (2nd highest out of 20 KDL branches)
- Physical circulation is effectively the same year over year from January - May, but digital circulation has increased 46%!
- 2024 visitor counts are 33,958 through April 30 compared to 29,764 in 2023 (14% increase)

Operationally the library is thriving. Visitor counts, circulation, program attendance, and new card signs up are all better than target. Even more impressive is we continue to welcome patrons who let us know they are visiting for the first time. As downtown continues to grow the library is strengthening it's position as a community gathering place.

In 2024 we are excited to expand outreach and find new ways to support the community.

A handwritten signature in black ink, appearing to read "Scott Ninemeier".

Scott Ninemeier
Amy Van AnDEL Library Regional Manager

Pictured Left to Right:
1.) May Book Sale in Action!
2) April Artist Reception
3) Ann Patchett and Kevin Wilson speak in front of a sold out crowd of over 1,000 people at KDL's On the Same Page.





AVA Library Monthly Visitors January - April 2021-2024



AVA Digital Circulation January 2023 - April 2024

