TOWNSHIP DDA

ADA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS
MONDAY, MAY 18, 2026, 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 APRIL 20, 2026, SEMI-ANNUAL INFORMATIONAL MEETING

IV. APPROVAL OF MINUTES OF APRIL 20, 2026, REGULAR MEETING

V. PUBLIC COMMENT

VI. UNFINISHED BUSINESS

a. Election of DDA Board Officers for FY26-27
    i. Director Austin

VII. NEW BUSINESS

a. Review and consider renewal of Placer Ai locational analytics service subscription for year 26-27.
    i. Director Austin

b. Review and consider Consumers Energy Agreement for the installation of an overhead streetlight at the intersection of Ada Drive and Bronson St.
    i. Director Austin

c. Presentation of the Final Report from Notre Dame School of Architecture on the Ada Township Hall Design Study and Civic Center
    i. Township Manager Julius Suchy

VIII. REPORTS AND COMMUNICATIONS

a. Rev and Expenditure Report 04/30/26
b. DDA Director Report
c. Farmers Market Manager Monthly Report
d. Township Department Head Staff Reports

IX. BOARD MEMBER COMMENT

X. PUBLIC COMMENT

XI. ADJOURN MEETING

ADA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
BOARD OF DIRECTORS
MINUTES OF THE APRIL 20, 2026, SEMI-ANNUAL INFORMATIONAL MEETING

DRAFT

A Semi-Annual Informational Meeting of the Ada Township DDA Board was held on Monday, April 20, 2026, at 8:00 a.m. at Ada Township Office, 7330 Thornapple River Dr. SE, Ada MI.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 8:01 a.m. by Chair Knapp.

BOARD MEMBERS PRESENT: Coe, Knapp, Schaff, Turan, Vogl
BOARD MEMBERS ABSENT: Cloutier, Frost, Harrison, Korth
STAFF AND OFFICIALS PRESENT: DDA Director Austin, Planning Director Said, Treasurer Moran, Administrative Assistant Buckley
OTHERS PRESENT: 4

II. APPROVAL OF AGENDA

Moved by Vogl, supported by Turan, to approve the agenda as presented. Motion carried.

III. NEW BUSINESS

a. Presentation on DDA Events and Projects

Austin stated that Public Act 57 of 2018 stipulates that Downtown Development Authorities hold two informational meetings annually. Informational meetings are meetings held for the purpose of informing the public of the goals and direction of the authority, including projects to be undertaken in the coming year. They are not for the purpose of voting on policy, budgets, or other operational matters. The informational meetings may be held in conjunction with other public meetings of the authority or municipality. Prior to the informational meeting, a notice must be sent out to each taxing jurisdiction that has taxes that are subject to capture by the authority. The Ada Township DDA only captures taxes from Ada Township. All other taxing jurisdictions opted out of the tax capture.

Austin said he included in the packet a summary of the 2026-27 DDA events and projects. Austin briefly went over the outline covering the DDA Strategic Goals and Objectives, and the events, projects and contracts of what has taken place and what is in process.

IV. BOARD MEMBER COMMENT - none

V. PUBLIC COMMENT – none

VII. ADJOURNMENT

Moved by Turan, supported by Coe, to adjourn the Semi-Annual Informational Meeting at 8:13 a.m. Motion carried.

Respectfully submitted:

Shelley Cloutier, DDA Secretary

rs:eb

ADA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
BOARD OF DIRECTORS
MINUTES OF APRIL 20, 2026, REGULAR MEETING, 8:00 A.M.

DRAFT

A regular meeting of the Ada Township Downtown Development Authority (DDA) was held on Monday, April 20, 2026, 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 8:14 a.m. (immediately following the Informational Meeting) by Chair Knapp.

BOARD MEMBERS PRESENT: Coe, Knapp, Schaff, Turan, Vogl
BOARD MEMBERS ABSENT: Cloutier, Frost, Harrison, Korth
STAFF AND OFFICIALS PRESENT: DDA Director Austin, Planning Director Said, Treasurer Moran, Administrative Assistant Buckley
OTHERS PRESENT: 4

II. APPROVAL OF AGENDA

Moved by Coe, supported by Schaff, to approve agenda as presented. Motion carried.

III. APPROVAL OF MINUTES OF MARCH 16, 2026, REGULAR MEETING

Moved by Vogl, supported by Turan, to approve March 16, 2026, regular meeting minutes. Motion carried.

IV. APPPROVAL OF MINUTES OF MARCH 5, 2026, JOINT PARKING MEETING MINUTES

Moved by Turan, supported by Schaff, to approve March 5, 2026, Joint Parking Meeting Minutes. Motion carried.

V. APPROVAL OF MINUTES OF MARCH 27, 2026, STRATEGIC PLANNING MEETING MINUTES

Moved by Schaff, supported by Knapp, to approve March 27, 2026, Strategic Planning Meeting Minutes. Motion carried.

VI PUBLIC COMMENT - none

VII. UNFINISHED BUSINESS - none

VIII. NEW BUSINESS

a. Election of DDA Board Officers for FY26-27

Austin noted that for two of the positions that would be re-nominated, chairman and vice-chair, we only have four board members that could vote and need five for a quorum, so he recommended to table the elections until the next meeting.

Moved by Knapp, supported by Vogl, to table the election of chairperson, vice-chairperson, and secretary until the next DDA meeting on May 18. Motion carried.

b. Review and Approval of 2026 Update to Strategic Objectives and Goals

Austin summarized the 2026 Update of the DDA Key Objectives and Goals. He said the DDA revisited and refined the guiding principles in two planning work sessions in early 2025 and February 2026. The final draft is complete and Austin referred to the copy of proposed changes, clearly marked in red text.

Moved by Turan, supported by Schaff, to adopt the Ada Township DDA Key Objectives Update – Spring 2026. Motion carried.

c. Review and Approval of Event Management Budget for 2026 Beers at the Bridge Concert Series

Austin referred to the event management plan and budget outline included in the packet . He went over items in the outline and said the DDA Board is being asked to approve a plan to move forward with processing invoices. Please note that certain expenses are being estimated based on 2025 pricing and are subject to change as staff works through the planning process with vendors. Significant changes to estimated figures will be brought back to the DDA Board for review.

Austin made note that Seyferth PR provided a quote for graphic design services to refresh the imagery for Beers at the Bridge events. He explained that their services have been very effective for him.

Moved by Coe, supported by Turan, to approve the 2026 Beers at the Bridge budget as outlined in the event management plan and memo and authorize the DDA Director to process invoices and contracts for services listed in the event management plan. Motion carried.

d. Review of Proposed Landscaping enhancements for 250th – Ada Drive and Headley Intersection

Austin said the raised landscape beds at the intersection of Ada Drive and Headley have previously been identified as priority locations for planting enhancement within the Downtown District. In recognition of the upcoming 250th Anniversary of the founding of the United States, this proposal introduces a targeted improvement to these highly visible gateway beds. The intent of this project is to enhance the visual character of the corridor while incorporating a patriotic design that aligns with national commemoration efforts.

Austin explained the details in the scope of work proposed by RRR Lawn and Landscape (improvements to a total of eight landscape beds, their locations, planting materials, and installation timing). He informed that the total cost of the proposed landscaping improvements is $5,615.00. Funding for this project will be drawn from the DDA's Landscaping and Beautification allocation, which currently has a budget of $59,000.

Moved by Vogl, supported by Schaff, to approve the proposed landscaping enhancements from RRR Lawn and Landscape at the intersection of Ada Drive and Headley, including associated beds at Ada Drive and Bronson, in the amount of $5,615.00, with funding to be allocated from Landscaping and Beautification budget. Motion carried.

e. Review of Tinsel, Treats, and Trolleys Title Sponsorship Renewal Request

Jon Conklin, member of the ABA Board (Ada Business Association) and T3 co-chair, said the Tinsel, Treats, and Trolleys event has been going on since 2008 and really has been Ada's kickoff to the holidays with Ada's title sponsorship support and other sponsors. We had a really great event again this past December with over 9,000 attendees and 114 businesses that participated, with lots of media engagement both within and outside the Ada community. He highlighted all the activities that take place at the event (bridge lighting, trolly transportation, festival of trees). Mr. Conklin requested Ada's continued sponsorship again this year at the title level.

Moved by Coe, supported by Turan, to approve the $10,000 investment in the 2026 Tinsel, Treats, and Trolleys Title Sponsorship. Motion carried.

f. Review Proposal for ROW Improvements at 3 Primary Locations in the DDA

Austin referred to his memorandum proposing a Right-of-Way (ROW) Beautification Project targeting three priority locations within the DDA District that have been identified as underutilized, under-maintained, or holding strong placemaking potential. These areas are highly visible and, in several cases, serve as informal gateways or transitional spaces within the downtown. This proposal seeks to elevate these locations through intentional, ecologically conscious landscaping that enhances aesthetics, improves environmental function, and contributes to long-term placemaking goals.

Austin explained there are three sites proposed (train bridge embarkment, bumpout at Thornapple River Dr. & Old Headley, and the ROW area at Thornapple River Dr. & River St.). Austin said that in the past there were multiple comments received on those locations. The previous DDA Director Stichman was working with Ada Parks and Recreation staff member Courtney Marek to develop a layout for a native plant species, intentional planting on those three locations. Austin said that Courtney has a great background in education in environmental sustainability and plant life and native species and has been an awesome resource to work with on this.

Austin went over the details on the types of native plant species and perennials proposed to plant and maintain, project schedule, and cost estimates. He concluded that the total cost of the project is $4,563.95 and the funding could be drawn from the DDA's Improvements Allocation.

Moved by Coe, supported by Turan, to approve the proposed Right-of-Way Beautification Projects for three locations within the DDA District, including the Train Bridge Embarkments, the Thornapple River Drive and Old Headley bumpout, and the Thornapple River Drive and River Street ROW area, for an amount not to exceed $5,000. Motion carried.

IX. REPORTS AND COMMUNICATIONS

a. Rev and Expenditure Report 03/31/26 – no additional comments

b. DDA Director Report

Austin summarized the directors report and provided updates: Beers at the Bridge (bands contracted), Farmers Market (Sarah is receiving applications and creating schedules for the vendors), Memorial Day (event on May 25th at 1:00 p.m. at the Veterans Memorial), Streetscape Fixture (recycling cans & bench slabs placement), Ada Dr. Curb (curb alteration on April 20), Support Local Campaign (encourage gift card use), Ada Drive Irrigation (bid out project in the fall), Ada Parking Plan (Austin will begin to formulate a public education campaign on results of the parking plan), Tree Risk Assessment (Bartlett

completed pruning and informed additional recommendations and costs), Pedestrian Safety Ordinance (legal counsel has reviewed the final draft ordinance, then it will go before the Township Board for their review), Strategic Plan Annual Review (a draft of revisions will be presented to DDA for approval on April 20th).

c. Farmers Market Manager Monthly Report

Austin briefed on Stawasz monthly report: Sarah is receiving new vendor applications, prioritizing the schedule, and reviewing the layout and signage for the market.

d. Township Department Head Staff Reports – noted and filed

X. BOARD MEMBER COMMENT - none

XI. PUBLIC COMMENT - none

XII. ADJOURN MEETING

Moved by Turan , supported by Vogl, to adjourn the meeting at 9:12 a.m. Motion carried.

Respectfully submitted:

Shelley Cloutier, DDA Secretary

rs:eb

MEMORANDUM

Date: 05/14/26

TO: Downtown Development Authority Board Members
FROM: Kevin Austin, DDA Director
RE: Election of Officers - PA57 of 2018

Purpose:

We are required to complete the annual election of officers for the Downtown Development Authority (DDA) Board, in accordance with the provisions of Public Act 57 of 2018 (PA 57). These elections are held during our first meeting of the fiscal year. This item was tabled at our last meeting due to not enough board members being present to vote and get a majority with the nominated board member abstaining from the vote. The DDA Board must nominate and approve, by a majority vote, individuals to serve in the following roles:

- **Chairperson**
- **Vice Chairperson**
- **Secretary**

The officers serving during the previous fiscal year (FY25–26) were:

- **Chairperson:** Justin Knapp
- **Vice Chairperson:** Lindsey Vogel
- **Secretary:** Shelley Cloutier

I will request nominations for each officer position. Each nomination should be followed by a separate motion and a majority vote of the Board.

Recommended Motion for Each Officer:

1. **Election of Chairperson**
   Motion: *Motion to nominate and elect ____ as Chairperson of the DDA Board for FY26–27.*

2. **Election of Vice Chairperson**
   Motion: *Motion to nominate and elect ____as Vice Chairperson of the DDA Board for FY26–27.*

3. **Election of Secretary**

Motion: *Motion to nominate and elect _____as Secretary of the DDA Board for FY26–27.*

MEMORANDUM

Date: 05/10/26

TO: Downtown Development Authority Board of Directors
FROM: Kevin Austin, DDA Director
RE: Renewal of Placer AI Services Subscription

Purpose

The purpose of this memorandum is to request renewal of the for the Placer Ai. location analytics and data services platform utilized by the Ada Downtown Development Authority.

The attached invoice outlines the proposed annual renewal for the period of May 10, 2026 through May 9, 2027 in the amount of $11,576.00. This represents a $551.00 increase over the prior year's subscription cost. Funding for this service was anticipated and included within the adopted DDA budget under Contract Services.

This would represent the third consecutive year of services with Placer AI. Over that time, the platform has become an important resource for evaluating visitation trends, consumer activity, event performance, and broader economic patterns within the Downtown District. The service provides access to location-based analytics tools including:

- Visitor and foot traffic analytics
- Event attendance and performance data
- Trade area and customer origin mapping
- Business and retail trend analysis
- Void and market gap analysis
- Expanded chain and commercial activity reporting
- Esri mapping integrations and visualization tools

The information gathered through these services has supported the DDA in a variety of initiatives including event evaluations, parking and mobility considerations, pedestrian safety initiatives, marketing, and downtown strategy discussions. The platform also provides valuable benchmarking data that assists staff and stakeholders in understanding seasonal visitation patterns and overall district activity trends.

Alignment with DDA Strategic Goals

The service assists the DDA in refining and evaluating current events and programming efforts through visitation

and consumer behavior data, allowing staff and stakeholders to better understand attendance trends, visitor origins, and overall event performance.

The platform also supports Objective 1 Organizational Priorities by providing valuable market data and trend information that can be shared with businesses, property owners, developers, and community stakeholders. This data helps reinforce the DDA's role and relevance as a resource for economic development, business support, and informed downtown planning.

The service supports Objective 2 by helping optimize existing events and downtown activation efforts while also providing traffic pattern data that can assist in evaluating pedestrian safety concerns, mobility trends, and circulation throughout the Downtown District.

Staff believes continuation of the service remains beneficial and consistent with the DDA's ongoing economic development and downtown planning efforts.

A report of key metrics for Downtown Ada over the past year has been attached to this memo.

Recommended Action:

Motion to approve the annual renewal of Placer AI services for the Ada Downtown Development Authority in the amount of $11,576.00 for the 2026–2027 subscription term.

Placer.ai

Placer Labs, Inc.
440 N Barranca Ave #1277
Covina CA 91723
United States

Invoice #INUS09949
Date: 5/10/2026
Term Start Date: 5/10/2026
Term End Date: 5/9/2027

Bill To:
Ada Township
7330 Thornapple River Drive SE.
Ada Michigan 49301
United States

Due Date: 6/9/2026
Terms: Net 30

Item	Description	
Platform Access	Location Based Services & Analytics	
Chains Report Expanded	Chains Report Expanded	
Void Analysis	Placer - Void Analysis	
Events	Events	
Esri Basemaps	Esri Basemaps	
Subtotal		11,576.00
Tax Total		0.00
Total		**USD 11,576.00**

IMPORTANT: Protect against payment phishing! For any Placer bank change requests, please confirm telephonically with the billing team at 415-228-2444 ext:806 to prevent fraudulent transactions.

Our preferred payment method is via Stripe. Click HERE for Stripe payment link.

Wire/ACH to:
Banc of California
To the Credit of: Placer Labs, Inc.
Account Number: 1002153433
Routing & Transit Number: 122238200
SWIFT Code: SQARUS33

Send Check to:
Placer Labs, Inc.
440 N Barranca Ave #1277
Covina, CA 91723

Click **HERE** to Download our W9

Email: billing@placer.ai

Placer.ai

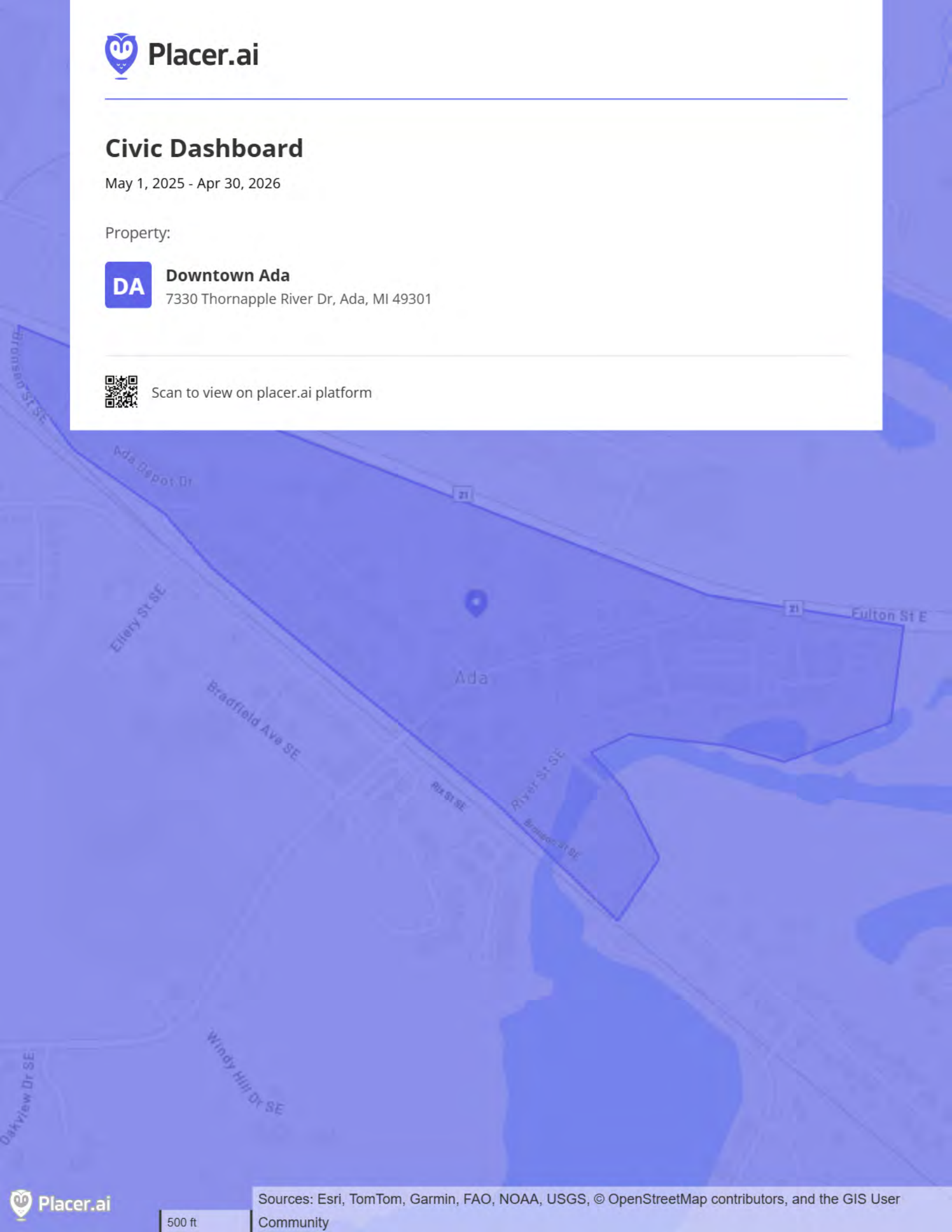
Civic Dashboard

May 1, 2025 - Apr 30, 2026

Property:

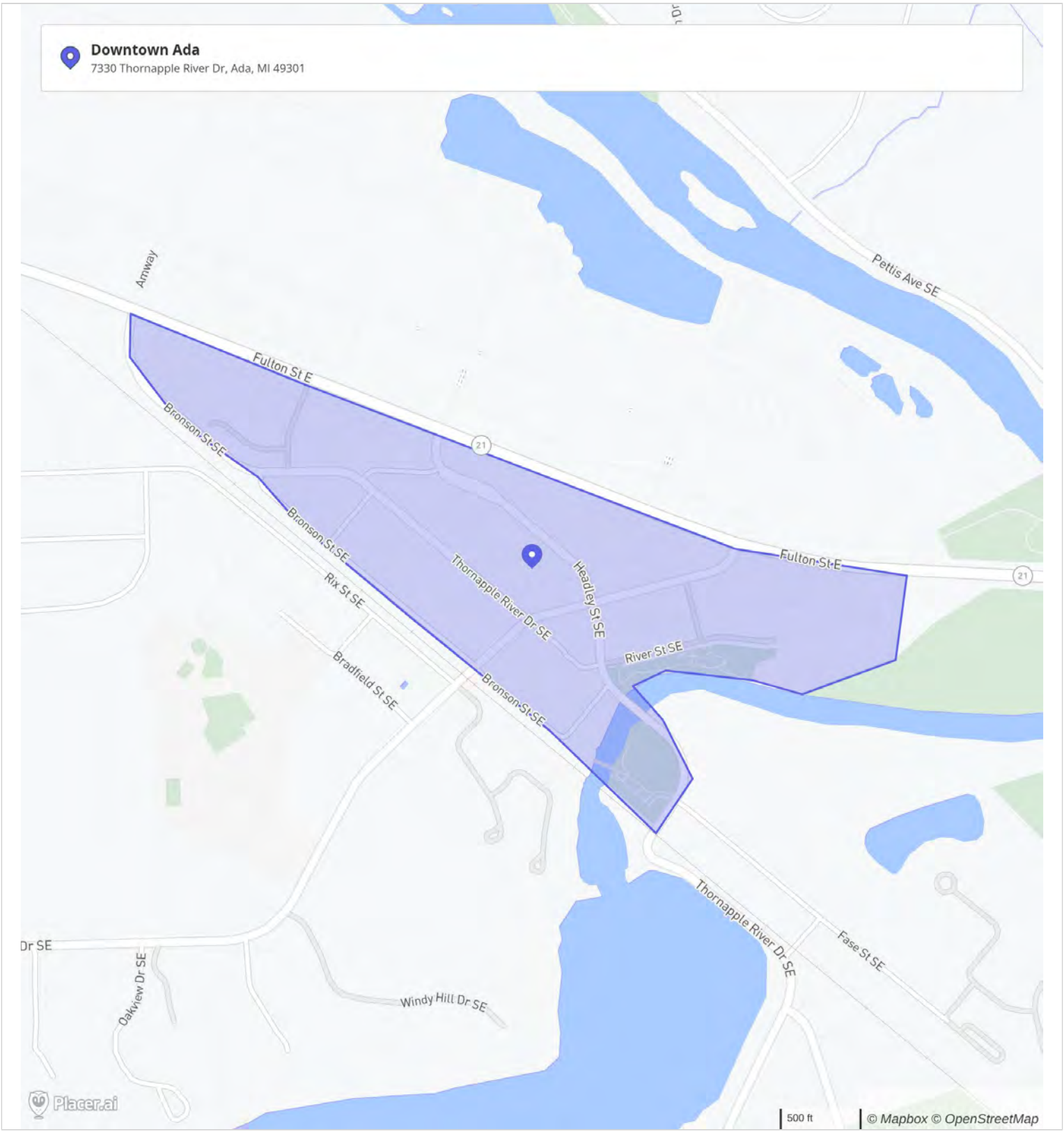
Downtown Ada
7330 Thornapple River Dr, Ada, MI 49301

Scan to view on placer.ai platform



500 ft

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community


Downtown Ada
7330 Thornapple River Dr, Ada, MI 49301
Amway
Pettis Ave SE
Fulton St E
Bronson St SE
Bronson St SE
Rix St SE
Thornapple River Dr SE
Headley St SE
Fulton St E
River St SE
Bradfield St SE
Bronson St SE
Thornapple River Dr SE
Fase St SE
Dr SE
Oakview Dr SE
Windy Hill Dr SE
21
21
Placer.ai
500 ft
© Mapbox © OpenStreetMap

Metrics

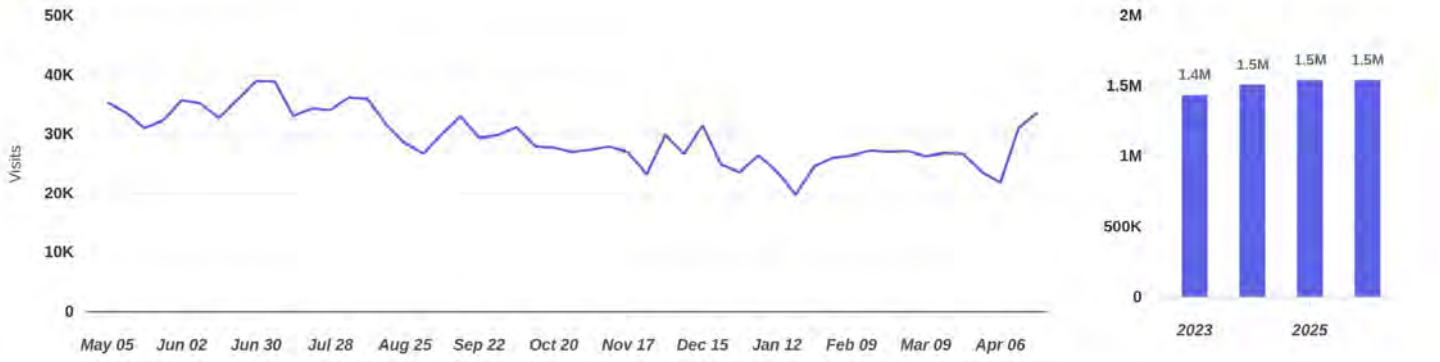
Downtown Ada
Thornapple River Dr, Ada, MI

Visits	1.5M	Avg. Dwell Time	78 Min
Visits / sq ft	0.38	Panel Visits	115.9K
Size - sq ft	4M	Visits YoY	<+0.5%
Visitors	280.2K	Visits Yo2Y	+7.2%
Visit Frequency	5.52	Visits Yo3Y	+8.1%

May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

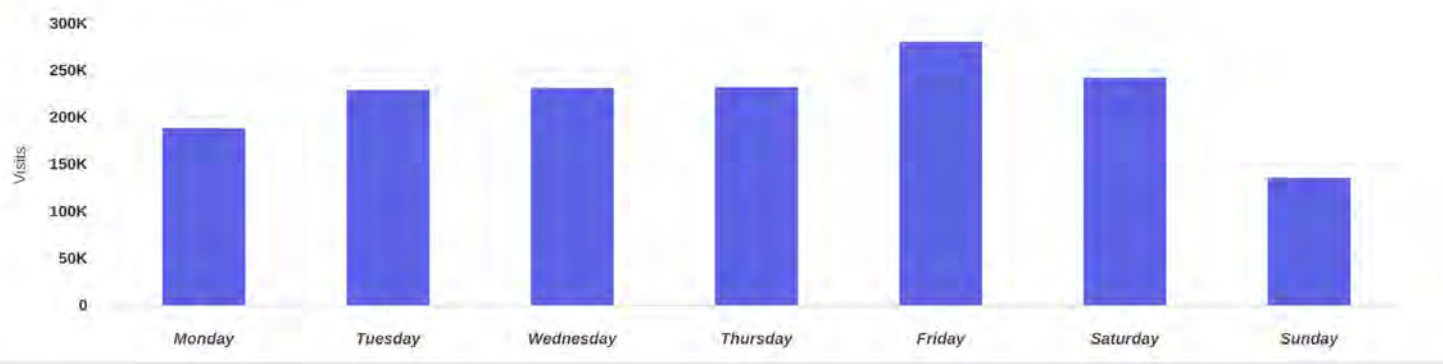
Visits Trend

Downtown Ada
Thornapple River Dr, Ada, MI



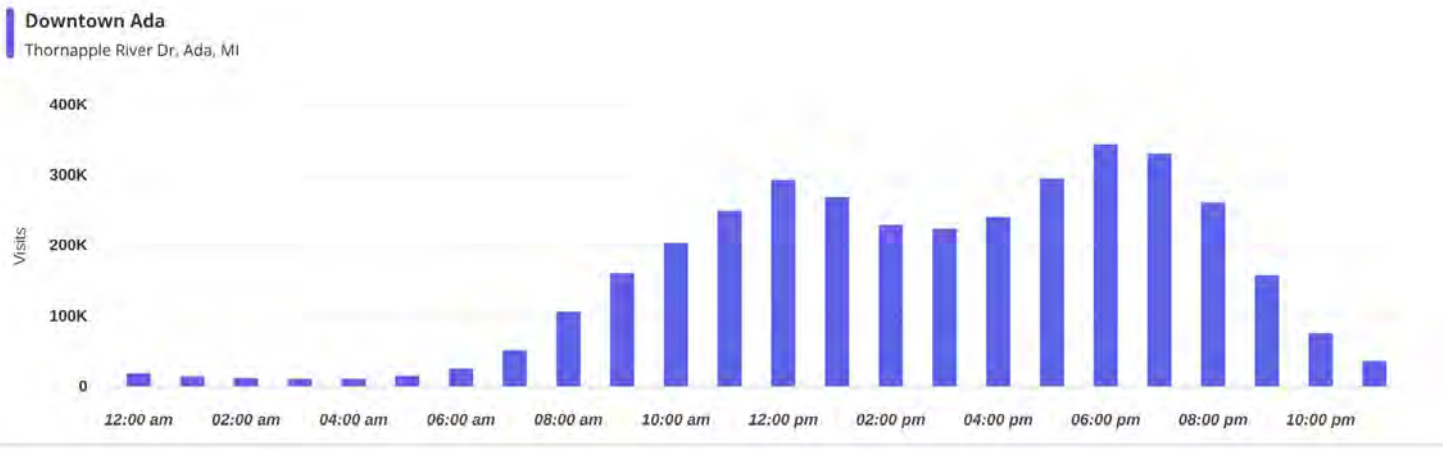
Weekly | Visits | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Daily Visits



Visits | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

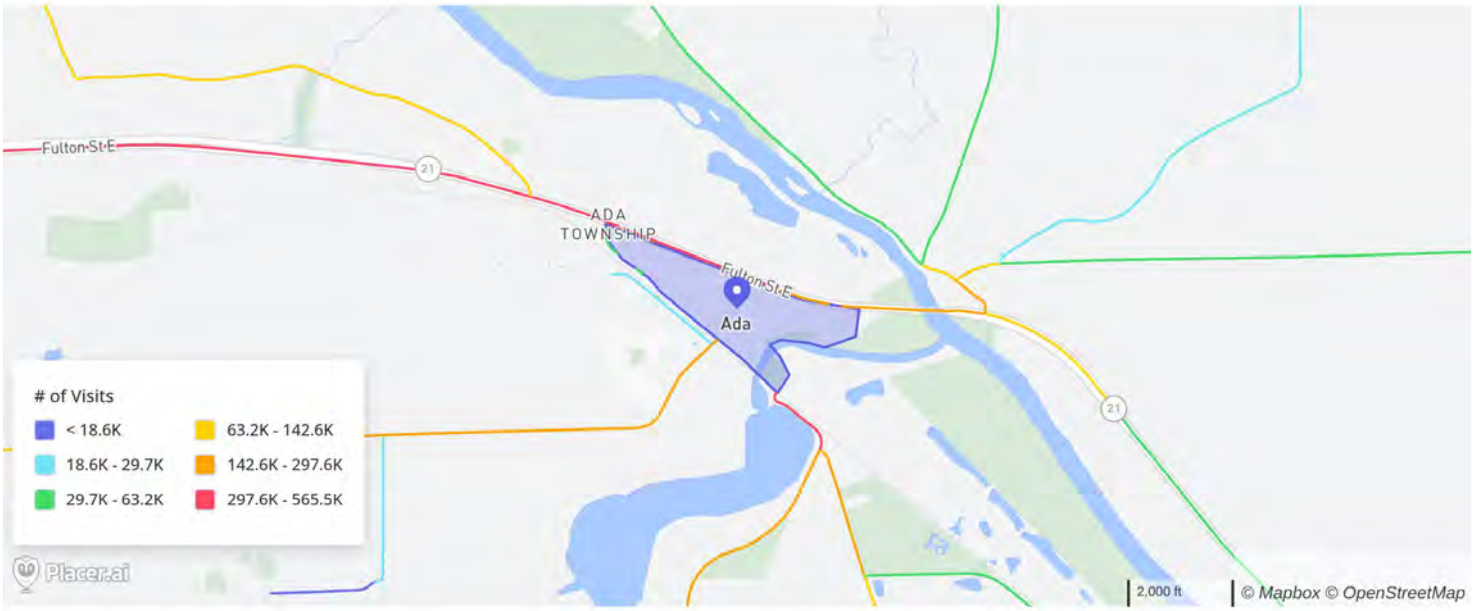
Hourly Visits



Visits | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Visitor Journey - Routes

Downtown Ada
Thornapple River Dr, Ada, MI



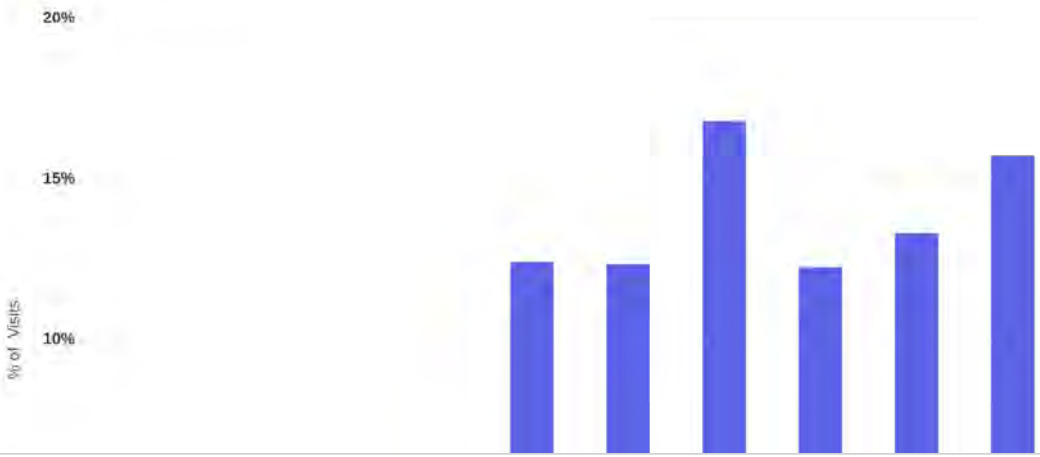
To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

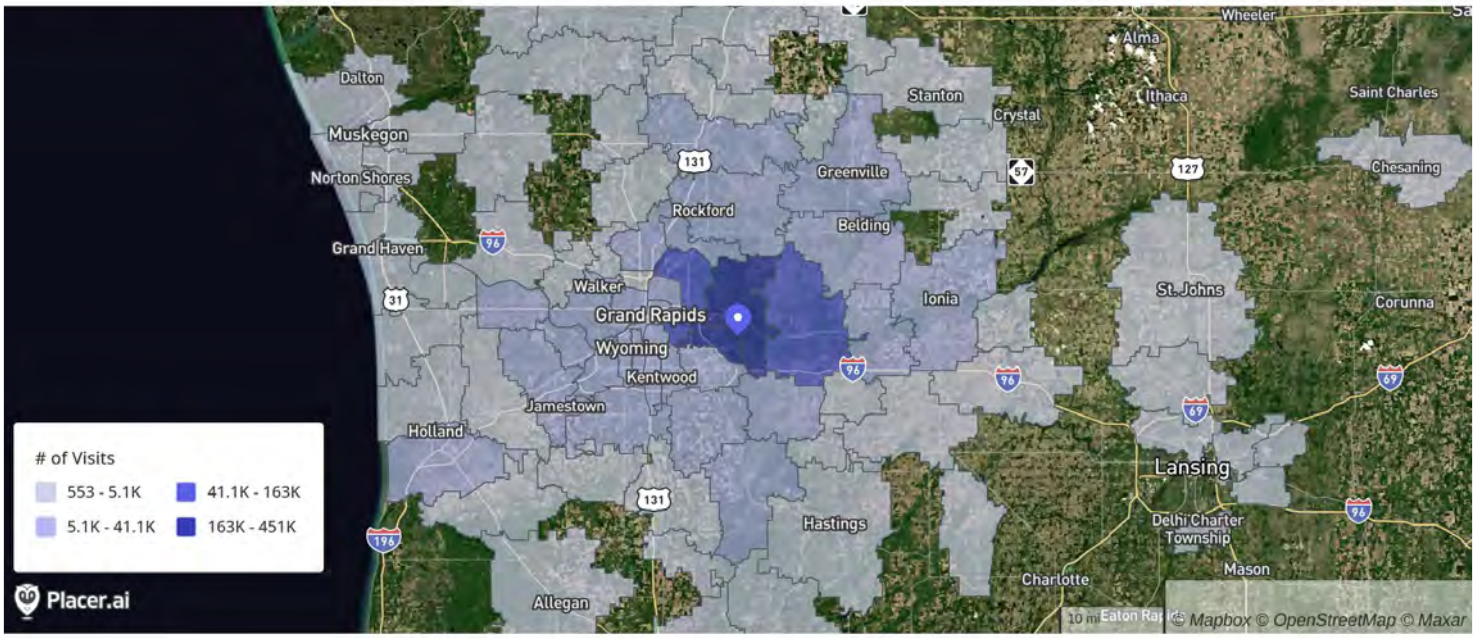
Placer.ai

Trade Area Coverage by Distance

Downtown Ada
Thornapple River Dr, Ada, MI



Visitors By Origin



Zip Code	Visits (% of Total)
49301 Forest Hills, MI	451K (29.2%)
49546 Forest Hills, MI	229K (14.8%)
49331 Lowell, MI	133K (8.6%)
49525 Northview, MI	69.4K (4.5%)
49506 Grand Rapids, MI	62.1K (4%)
49341 Rockford, MI	38.8K (2.5%)
49503 Grand Rapids, MI	35.4K (2.3%)

Zip Code	Visits (% of Total)
49505 Grand Rapids, MI	30.2K (2%)
49316 Caledonia, MI	25.7K (1.7%)
49302 Alto, MI	24.7K (1.6%)

May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Favorite Places

Downtown Ada
Thornapple River Dr, Ada, MI

Rank	Name	Distance	Visitors (%)
1	**The Shops at Centerpoint** 3665 28th St SE, Grand Rapids, MI 49512	5.4 mi	195.1K (69.6%)
2	**Woodland Mall** 3195 28th St SE, Grand Rapids, MI 49512	5.8 mi	182.5K (65.2%)
3	**Waterfall Shoppes** 5070 28th St SE, Grand Rapids, MI 49512	4.2 mi	171.8K (61.3%)
4	**Gerald R. Ford International Airport** 5500 44th St SE, Grand Rapids, MI 49512	5.4 mi	149.5K (53.4%)
5	**Shopping Center at 5531 28th St SE** 5531 28th St SE, Grand Rapids, MI 49512	3.6 mi	148.1K (52.9%)
6	**Meijer** 5531 28th St Ct SE, Grand Rapids, MI 49512	3.5 mi	120.6K (43%)
7	**Knapp's Crossing** E Beltline Ave & Knapp St, Grand Rapids, MI 49525	6 mi	116.5K (41.6%)
8	**Target** 5120 28th St SE, Grand Rapids, MI 49512	4.3 mi	109.9K (39.2%)
9	**Meijer** 1997 E Beltline Ave NE, Grand Rapids, MI 49525	6.1 mi	104.7K (37.4%)
10	**Rivertown Crossings** 3700 Rivertown Pkwy, Grandville, MI 49418	14.7 mi	95.8K (34.2%)

Category: All Categories | Min. Visits: 1 | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Prior / Post Compare

Downtown Ada
Thornapple River Dr, Ada, MI

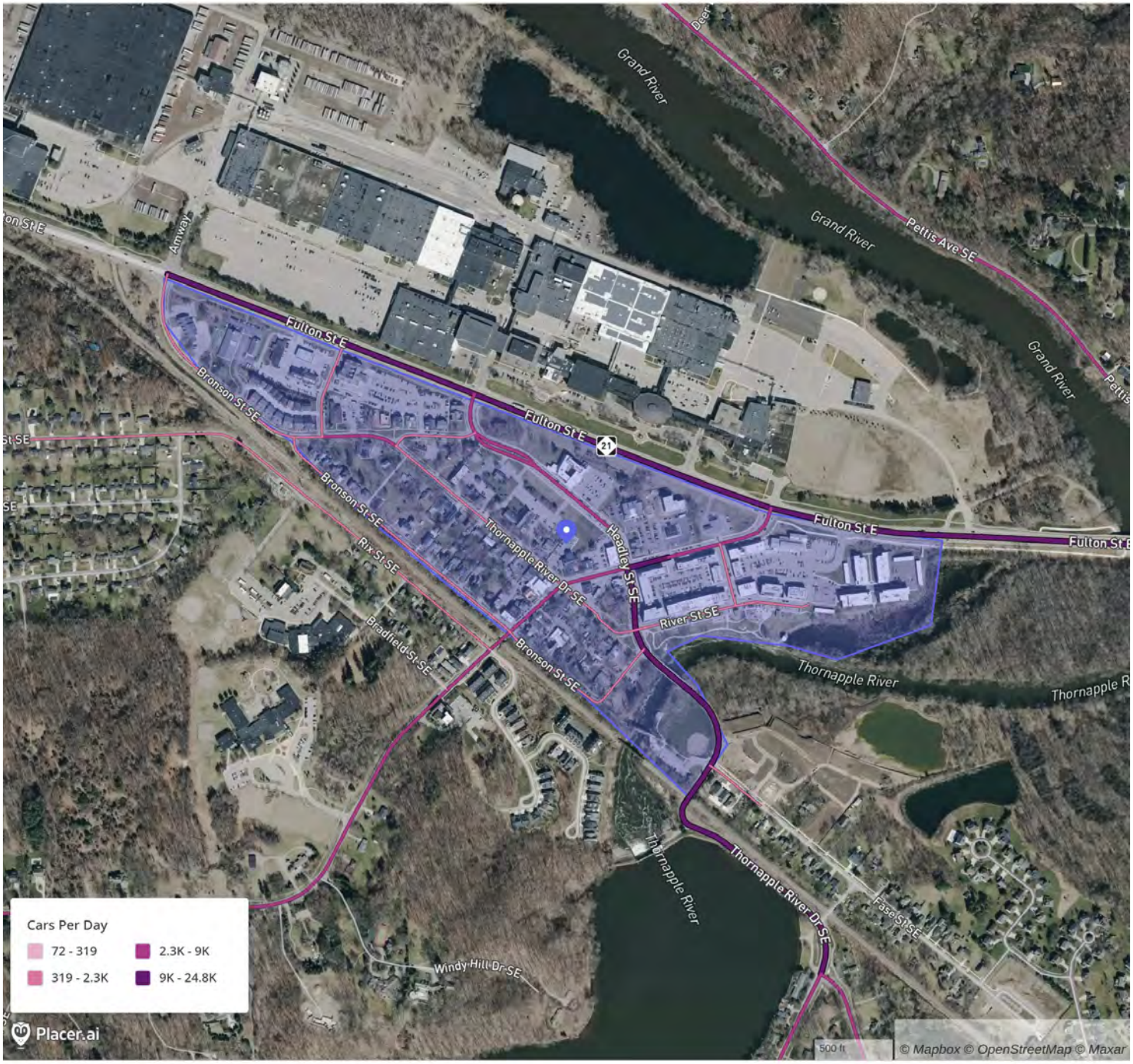
Downtown Ada / Thornapple River Dr, Ada, MI

Prior				Post			
Rank	Property		Foot-Traffic	Rank	Property		Foot-Traffic
1	Forest Hills Foods	Cascade Rd SE, Grand Rapids, MI	0.9%	1	Waterfall Shoppes	28th St SE, Grand Rapids, MI	0.8%
2	Waterfall Shoppes	28th St SE, Grand Rapids, MI	0.7%	2	The Shops at Centerpoint	28th St SE, Grand Rapids, MI	0.7%
3	The Shops at Centerpoint	28th St SE, Grand Rapids, MI	0.5%	3	The Dirty Shame	Fulton St E, Ada, MI	0.6%
4	Vitale's of Ada	Fulton St E, Ada, MI	0.5%	4	Meijer	Fulton St E, Lowell, MI	0.5%
5	Lions Park	Thornapple River Drive SE, Ada, MI	<0.5%	5	Shopping Center at 5531 28th St SE	28th St SE, Grand Rapids, MI	<0.5%
6	Mister Car Wash	Old 28th St SE, Grand Rapids, MI	<0.5%	6	Meijer	E Beltline Ave NE, Grand Rapids, MI	<0.5%
7	D&W Fresh Market	28th St SE, Grand Rapids, MI	<0.5%	7	Mister Car Wash	Old 28th St SE, Grand Rapids, MI	<0.5%
8	YMCA	Burton St SE, Grand Rapids, MI	<0.5%	8	Walmart	28th St SE, Grand Rapids, MI	<0.5%
9	Walmart	28th St SE, Grand Rapids, MI	<0.5%	9	Knapp's Crossing	E Beltline Ave & Knapp St, Grand Rapi...	<0.5%
10	Meijer	E Beltline Ave NE, Grand Rapids, MI	<0.5%	10	Vitale's of Ada	Fulton St E, Ada, MI	<0.5%

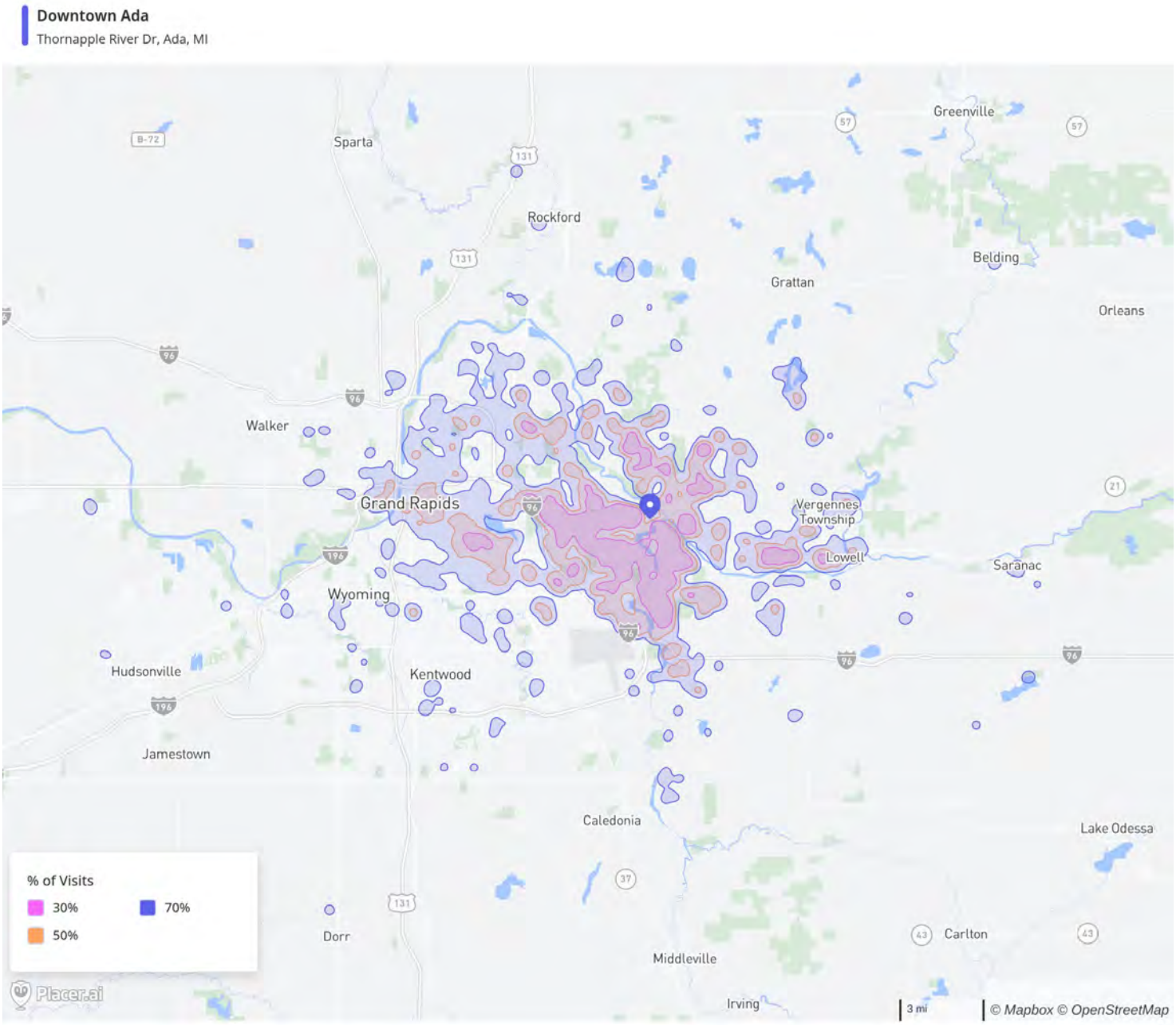
May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Vehicle Traffic Volume

Downtown Ada
Thornapple River Dr, Ada, MI



Jan 1st, 2026 - Dec 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Benchmark: Nationwide

	30 % of Visits		50 % of Visits		70 % of Visits	
Overview						
Persons per Household	2.95	116	2.82	110	2.77	109
Household Median Income	$165,990.22	190	$144,337.07	165	$136,187.39	156
Household Median Disposable Income	$134,490.83	179	$119,088.72	158	$113,112.96	151
Household Median Discretionary Income	$114,053.11	192	$97,553.76	164	$93,556.76	162
Median House Value	$649,079.08	166	$484,299.58	121	$359,516.25	92
Households in Poverty	(2.5%)	20	(4.2%)	34	(5.2%)	41
Household Median Wealth	$143,677.81	175	$128,390.36	157	$123,203.1	150
Households with Children	(40.8%)	152	(38.4%)	144	(36.5%)	136
High School Graduate or Higher	(97.3%)	109	(96.8%)	108	(96.6%)	108
Bachelor's Degree or Higher	(69.8%)	193	(65.4%)	166	(63.5%)	181
Population						
Persons per Household	2.95	116	2.82	110	2.77	109

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

Benchmark: Nationwide

	30 % of Visits		50 % of Visits		70 % of Visits	
Ethnicity						
Other	(4.4%)	85	(4.7%)	91	(4.7%)	90
Hispanic (Ethnic)	(4.1%)	21	(4.4%)	22	(4.9%)	25
Asian	(4.3%)	74	(4%)	69	(3.9%)	68
Black	(1.1%)	19	(2.2%)	38	(3.1%)	26
White	(86.1%)	149	(84.7%)	147	(83.4%)	145
Household by Ethnicity						
Other	(4.7%)	62	(5.1%)	67	(5.1%)	68
Hispanic (Ethnic)	(3.3%)	22	(3.3%)	22	(4%)	26
Asian	(3%)	65	(3%)	65	(2.9%)	64
Black	(<0.5%)	3	(1.6%)	15	(2.5%)	23
White	(88.7%)	144	(87%)	141	(85.5%)	139
Households Income						
Household Average Income	$228,413.06	188	$200,443.26	165	$197,019.98	162
Household Median Income	$165,990.22	190	$144,337.07	165	$136,187.39	156
<$15K	(2.2%)	30	(3.2%)	44	(3.4%)	47

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

Benchmark: Nationwide

	30 % of Visits		50 % of Visits		70 % of Visits	
$15K - $25K	(0.7%)	12	(1.7%)	29	(2.1%)	35
$25K - $35K	(1.5%)	24	(2.3%)	38	(3.1%)	50
$35K - $50K	(2.4%)	25	(4.3%)	44	(4.9%)	52
$50K - $75K	(9%)	60	(10.2%)	68	(10.9%)	73
$75K - $100K	(8.6%)	64	(10%)	74	(10.3%)	77
$100K - $150K	(20.2%)	112	(20.4%)	112	(20.5%)	113
$150K - $175K	(8.5%)	35	(8.3%)	34	(7.8%)	24
$175K - $200K	(9.3%)	187	(8.3%)	167	(7.3%)	146
$200K - $250K	(21.1%)	261	(17.5%)	217	(16.7%)	207
$250K - $500K	(9%)	261	(7.5%)	217	(7.2%)	207
>$500K	(7.5%)	261	(6.3%)	217	(6%)	207
Disposable Households Income						
Household Average Disposable Income	$141,217.74	156	$128,691.06	142	$124,401.32	137
Household Median Disposable Income	$134,490.83	179	$119,088.72	159	$113,112.96	151
<$15K	(2.2%)	28	(3.3%)	42	(3.6%)	45
$15K - $25K	(1%)	14	(2.2%)	28	(2.7%)	39

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

Benchmark: Nationwide

	30 % of Visits		50 % of Visits		70 % of Visits	
$25K - $35K	(1.8%)	25	(3.1%)	43	(3.8%)	53
$35K - $50K	(4.1%)	37	(5.8%)	51	(6.5%)	57
$50K - $75K	(11.1%)	66	(12.6%)	75	(13.1%)	78
$75K - $100K	(12.7%)	88	(13.6%)	95	(13.8%)	96
$100K - $150K	(24.6%)	80	(24%)	77	(23.2%)	123
$150K - $175K	(12.5%)	244	(10.5%)	205	(9.6%)	187
$175K - $200K	(8.4%)	245	(7%)	204	(6.7%)	194
$200K - $250K	(8.7%)	262	(7.2%)	218	(6.9%)	207
$250K - $500K	(11.9%)	262	(9.9%)	218	(9.4%)	207
>$500K	(1%)	253	(0.9%)	218	(0.8%)	207
Discretionary Households Income						
Household Average Discretionary Income	$108,515.13	153	$99,872.09	145	$98,117.75	143
Household Median Discretionary Income	$114,053.11	197	$97,553.76	168	$93,556.76	162
<$10K	(13.1%)	169	(10.9%)	141	(9%)	116
$10K - $20K	(0.8%)	9	(2.3%)	25	(3%)	33
$20K - $30K	(1.9%)	20	(3.8%)	40	(4.8%)	50

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

Benchmark: Nationwide

	30 % of Visits		50 % of Visits		70 % of Visits	
$30K - $40K	(1.5%)	17	(3.3%)	37	(4.1%)	45
$40K - $50K	(3.9%)	46	(4.9%)	58	(5.6%)	67
$50K - $75K	(10.3%)	59	(13.1%)	75	(14%)	81
$75K - $100K	(12.7%)	102	(12.9%)	103	(13.1%)	105
$100K - $125K	(10.3%)	121	(10.5%)	124	(10.3%)	121
$125K - $150K	(12.7%)	150	(11.1%)	132	(9.9%)	153
>$150K	(32.8%)	324	(27.1%)	268	(26.3%)	260

Households Income by Ethnicity

Average Income - White	$143,154.62	140	$133,833.39	131	$130,520.46	127
Median Income - White	$163,006.53	162	$143,879.15	142	$137,098.75	145
Average Income - Black	$121,448.88	153	$63,950.1	86	$71,164.73	96
Median Income - Black	$216,035.45	299	$40,482.74	67	$49,169.57	81
Average Income - Asian	$161,527.27	93	$145,976.73	121	$138,539.19	114
Median Income - Asian	$176,000.48	140	$159,382.68	127	$150,917.08	120
Average Income - Hispanic	$156,726.86	181	$141,001.97	165	$130,050.31	150
Median Income - Hispanic	$174,132.09	232	$159,996.22	213	$141,697.13	189

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

Benchmark: Nationwide

	30 % of Visits		50 % of Visits		70 % of Visits	
Average Income - Other	$156,186.22	142	$138,208.73	144	$131,851.57	138
Median Income - Other	$173,576.08	201	$154,338.36	178	$144,891.35	167
Employment by Occupation						
Production & Transportation	(4.1%)	32	(5.9%)	47	(6.9%)	54
Construction	(2.4%)	30	(2.8%)	35	(3.3%)	41
Farming, Fishing & Forestry			(<0.5%)	8	(<0.5%)	25
Office Admin	(10.6%)	100	(10.4%)	98	(9.6%)	90
Sales	(11.7%)	25	(10.6%)	113	(10.5%)	112
Personal Care	(0.6%)	26	(1.1%)	43	(1.3%)	51
Building Maintenance & Cleaning	(1.7%)	49	(1.8%)	51	(2%)	59
Food Preparation & Serving	(2.9%)	56	(3.6%)	74	(3.8%)	78
Protective	(2.3%)	108	(2%)	91	(1.6%)	75
Healthcare support	(1.5%)	46	(1.7%)	51	(1.5%)	47
Professional Specialty	(36.6%)	148	(35.3%)	143	(34.7%)	140
Managerial/Executive	(25.5%)	147	(24.8%)	143	(24.6%)	141
Employment by Industry						

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

Benchmark: Nationwide

	30 % of Visits		50 % of Visits		70 % of Visits	
Public Administration	(1.5%)	31	(1.7%)	37	(1.6%)	33
Other Professional Services	(2.3%)	48	(2.9%)	61	(4.4%)	94
Entertainment Services	(5.5%)	84	(5.9%)	90	(6.3%)	72
Educational Services	(28.7%)	123	(28.5%)	122	(27.1%)	116
Administrative/Waste Services	(5.3%)	90	(4.7%)	112	(4.2%)	100
Management Services	(<0.5%)	148	(<0.5%)	198	(<0.5%)	260
Professional Services	(12.7%)	157	(12.2%)	151	(11.4%)	141
Financial, Insurance & Real Estate	(9.3%)	97	(8.7%)	91	(9.4%)	140
Information	(2.1%)	114	(2.1%)	115	(1.9%)	104
Transportation	(2.4%)	41	(2.5%)	43	(2.7%)	45
Wholesale Retail	(12.9%)	98	(12.6%)	96	(12.6%)	96
Manufacturing	(14.5%)	146	(14.8%)	149	(14.5%)	146
Agriculture/Mining/Construction	(2.7%)	32	(3.3%)	39	(3.6%)	42

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

MEMORANDUM

Date: 05/01/26

TO: DDA Board of Directors
FROM: Kevin Austin, DDA Director
RE: Consumers Energy Proposal – Streetlight Installation at Ada Drive and Bronson Street

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Background and Purpose

Attached for your review is a proposal from Consumers Energy for the installation and ongoing service of an overhead streetlight at the intersection of Ada Drive and Bronson Street. This location has been identified as an area of concern due to limited visibility, particularly influenced by the adjacent train bridge structure.

At my request, Consumers Energy evaluated the site and prepared a formal agreement (Notification No. 1076474396, dated April 11, 2026) outlining the installation of electric streetlighting facilities at this location.





Public Safety Considerations

Fire Chief Dave Murray has expressed support for the installation of an additional overhead streetlight at this intersection, citing limited visibility caused by the train bridge and associated safety concerns.

This intersection also includes three highly utilized pedestrian crossings. Improved lighting will enhance visibility for

both motorists and pedestrians, particularly during evening hours, winter conditions, and high-traffic events.

Alignment with DDA Priorities

The proposed installation directly supports the DDA's priority of enhancing pedestrian safety within the district. Strategic lighting improvements at key crossings are an important component of creating a safe and accessible environment.

Additionally, during large Township events in the winter months, a portable light tower is frequently deployed near this location to supplement lighting conditions. Installation of a permanent streetlight will reduce reliance on temporary measures while providing consistent, long-term safety benefits.

Summary of Proposal and Agreement Terms

Key details of the Consumers Energy proposal include:

- Installation Scope: Installation of one electric streetlight at Ada Drive and Bronson Street
    - (1) 30 Watt White Cobrahead
- Cost: A one-time, nonrefundable installation charge of $230.00
- Payment Terms: Full payment is required prior to scheduling construction
- Agreement Term: Standard Consumers Energy "Agreement for Modifications of Electric Facilities"
- Validity: Pricing is valid for sixty (60) days from the effective date (April 11, 2026)
- Additional Conditions:
    - Ongoing service will be provided under standard utility service provisions

All costs associated with installation and service will be funded through the DDA Improvement Fund.

Recommendation

Staff recommends approval of the Consumers Energy agreement for the installation and service of a streetlight at Ada Drive and Bronson Street to improve safety, enhance pedestrian visibility, and reduce the need for temporary lighting during events.

Recommended Motion

Motion to recommend approval to the Township Board of the Consumers Energy agreement (Notification No. 1076474396) for the installation and ongoing service of a streetlight at the intersection of Ada Drive and Bronson Street as presented.

Consumers Energy
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A CMS Energy Company

CEM Support Center
Consumers Energy, Lansing Service Center, Rm. 122, 530 W. Willow St., Lansing, MI 48906-4754

April 11, 2026

NOTIFICATION #:
1076474396

ADA TOWNSHIP
7330 THORNAPPLE RIVER DR SE
ADA, MI 49301-9087

REFERENCE: ADA DR AND BRONSON ST, ADA

Dear Valued Customer,

Thank you for contacting Consumers Energy for your energy needs. Please note the Notification Number above and include it on any correspondence you send. Please note the Account Number, located above the Account Name on your invoice, when submitting payment.

Enclosed for approval and signature is the original Authorization for Change and Resolution covering the replacement and/or installation of streetlight(s). You are responsible for the final restoration.

The estimated cost for your energy request is as follows:

Non Refundable Agreement for Installation of Electric Facilities:	
Winter Construction Costs:	$ -
Installation Charge:	$ 230.00
Additional Costs	
Total Estimated Cost:	**$ 230.00**
Less Prepayment Received:	$ -
Total Estimated Cost Due:	**$ 230.00**

Please sign and return the original Authorization for Change and Resolution in the enclosed self-addressed envelope or email to: POBoxCEServiceRequest@cmsenergy.com. Payment in full is required before the installation can be scheduled for construction.

Please review all attached materials carefully and direct inquiries for your request to:

Tanya Martin-walker at 616-251-0574 .

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A CMS Energy Company

PLEASE RETURN THE CHECKED DOCUMENTS BELOW TO CONSUMERS ENERGY IN THE ENVELOPE PROVIDED	
TO EXPEDITE SERVICE, RETURN VIA EMAIL TO: POBoxCEServiceRequest@cmsenergy.com	
☐	AGREEMENT FOR INSTALLATION (Please return all pages of contracts) (Form 93, Form 94 and Form 95 - 2 Page Document Each) (Form 861, Form 862 and Form 230 - 4 Page Document Each)
☑	PAYMENT WITH INVOICE STUB (BOTTOM STUB IS REQUIRED FOR PROCESSING)
☐	REQUEST FOR ELEVATED CUSTOMER DELIVERY PRESSURE
☑	STANDARD LIGHTING CONTRACT (MUST BE CERTIFIED BY CLERK) EMAIL STREETLIGHT CONTRACTS TO: street_lighting@cmsenergy.com
☐	SIGNED CUSTOMER ATTACHMENT PROGRAM (CAP) CONTRACT (PLEASE ENSURE TO CHECK PAYMENT OPTION ON CONTRACT)
☑	GO READY FORM (FORM 1250) TO EXPEDITE SERVICE, RETURN VIA EMAIL TO: POBoxCEServiceRequest@cmsenergy.com
☑	SITE READY PHOTO(S) TO EXPEDITE SERVICE, RETURN VIA EMAIL TO: POBoxCEServiceRequest@cmsenergy.com
☐	OTHER:

ELECTRIC SERVICE NOTIFICATION:	
GAS SERVICE NOTIFICATION:	
ELECTRIC OH DISTRIBUTION NOTIFICATION:	
ELECTRIC UG DISTRIBUTION NOTIFICATION:	
GAS MAIN NOTIFICATION:	
STREETLIGHT NOTIFICATION:	1076474396

Consumers Energy
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Amount Due:	$230.00
Please pay by:	April 25, 2026

ADA TOWNSHIP
7330 THORNAPPLE RIVER DR SE
ADA MI 49301-9087

Invoice Number	9328811025
PO Number	
PO Date	
Bill Date	04/11/26

Account: 3000 2574 9395

ADA DR AND BRONSON ST ADA - STREETLIGHTING - NOTIFICATION NUMBER (s): - - - - - - 1076474396 -

NONENERGY INVOICE

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Electric Streetlights-CIAC	1.0 EA	$230.00	$230.00

TOTAL DUE: $230.00

See Page 2 for Payment Options.

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

INVOICE QUESTIONS - Contact: Tanya Martin-walker -616-251-0574 -

Consumers Energy
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AGREEMENT FOR MODIFICATIONS OF ELECTRIC FACILITIES (NONREFUNDABLE)

PART I

Effective Date: 4/11/2026 **Notification Number:** 1076474396
(Drawing Attached, Exhibit A)

Company:

CONSUMERS ENERGY COMPANY
a Michigan Corporation

530 W. Willow St

Lansing, MI 48909-7662
(Address)

Customer:

ADA TOWNSHIP
(Name)

7330 THORNAPPLE RIVER DR SE
(Street and Number)

ADA, MI 49301-9087
(City, State and Zip Code)

Attention: KEVIN AUSTIN

Service Location: ADA DR AND BRONSON ST ADA

Township ADA **County** KENT

Town 07 **Range** 10 **Section** 34

Price: $ 230.00

NOTE: ADDITIONAL CHARGES MAY BE OWED. SEE PART II, SECTION 2 and 5 FOR DETAILS.

The Price is good for sixty (60) days from the effective date above. Part II, CONSUMERS' FACILITIES AGREEMENT TERMS AND CONDITIONS is attached hereto and is a part of this Agreement. CUSTOMER ACKNOWLEDGES HAVING READ SAID TERMS AND CONDITIONS. CONSUMERS ENERGY COMPANY EXPRESSLY REJECTS ANY ADDITIONAL OR DIFFERENT TERMS AND CONDITIONS SET FORTH IN ANY PURCHASE ORDER ISSUED BY CUSTOMER OR IN ANY OTHER CONTRACT DOCUMENT ISSUED BY CUSTOMER.

CONSUMERS ENERGY COMPANY

By _____
(Signature)

_____
(Print or Type Name)

_____
(Date Signed)

Title _____

ADA TOWNSHIP
(Customer)

By _____
(Signature)

_____
(Print or Type Name)

_____
(Date Signed)

Title _____

AGREEMENT FOR MODIFICATIONS OF ELECTRIC FACILITIES (NONREFUNDABLE)

TERMS AND CONDITIONS
PART II

1. For any new facilities being installed to accommodate new load to the Company's system, a non-refundable contribution pursuant to tariffs filed with the Michigan Public Service Commission (Rule C6) is included in the Price.

In consideration of Customer's request and agreement to pay all the costs of relocation/modification of Consumers' facilities, Consumers hereby agrees to relocate and/or modify its electric facilities. The facilities to be relocated or modified are shown on the drawing attached as Exhibit A. Pursuant to tariffs filed with the Michigan Public Service Commission (Rule C1), when relocation or modification of Consumers' facilities is requested or made necessary by a customer, all costs for the relocation or modification may be charged to the requesting party.

For the above mentioned activities, all costs are non-refundable and are due prior to the start of construction. The Customer shall pay the Price identified in Part I upon execution of this Agreement.

2. After all work is completed, Consumers will invoice the Customer for any additional amounts owed.

The Customer is solely responsible to contact the owner of any phone, cable TV or any other facility that may be attached to Consumers' poles and make arrangements for the removal and/or relocation of those facilities at the Customer's expense. The Price identified in Part I does not include any cost the owner of those facilities may charge for the removal and/or relocation.

The Customer shall also be responsible for additional extraordinary construction costs that result from, but are not limited to site conditions, environmental contamination, underground, or buried obstructions, permit fees or other governmental restrictions. If work is to be completed outside of Consumers' normal working hours at the Customer's request, incremental costs shall apply, and these costs will be the Customer's responsibility.

Any amounts to be paid pursuant to this Agreement are exclusive of federal, state, county, municipal, or local property, license, excise, sales use, gross receipt or similar tax with respect to the work covered hereunder and if Consumers is required by applicable law or regulation to pay or collect any such tax or if any such taxes are assessed against Consumers on account of performance of this Agreement, no matter when such assessment is made, then such tax or taxes shall be paid by the Customer to Consumers in addition to the amounts provided for herein.

3. Prior to the installation of the facilities, and as a condition precedent thereto, the Customer shall provide, at no expense to the Company, recordable easements, on a form provided by the Company, granting all necessary rights of way for installation and maintenance of said facilities. If said facilities are to serve a residential subdivision, said easements shall include, but not be limited to, rights of way for streetlighting in the subdivision by means of underground facilities, even though Consumers does not undertake to provide streetlighting facilities and service as a part of this Agreement. If said easements are not secured and delivered to Consumers within thirty (30) days after execution of this Agreement, Consumers may, at its option, refund all payments made to it hereunder by the Customer, without interest, after deducting reasonable expenses incurred by Consumers on account of this Agreement, and this Agreement shall thereupon terminate.

4. For any underground facilities included in the work to be performed hereunder, the Customer shall provide, at no expense to Consumers, rough grading (not more than three inches below finished grade) so that the underground facilities can be properly installed in relation to the finished grade level. The Customer shall maintain the average elevation within six feet of any cable, conduit wire, conductor or other underground facility thereafter at a level not to exceed twelve inches above or three inches below the grade level established at the time of installation of said underground facilities. Further, the Customer shall maintain the ground surface elevation in an area four feet wide around any transformer pad, subsurface transformer, junction vault or other support at an elevation of not less than three inches and not more than six inches below the base of any transformer mounted on a pad or other support and not more than six inches below the top of any subsurface transformer or junction vault; provided, however, that changes in the ground surface elevation in excess of the limits herein prescribed may be permitted upon written consent of Consumers. Consumers will backfill and place excavated earth over any area of construction; the Customer is responsible for the final restoration of the construction area.

TERMS AND CONDITIONS (CONT.)

5. If any underground facilities or any portion thereof are to be installed between December 15 and April 15, the Customer shall, prior to installation of said underground facilities or portion thereof, pay Consumers an additional nonrefundable contribution per trench foot as stated in the "Computation of Electric Distribution System Line Extension Deposit and Contribution" for the portion of said facilities installed during said period (Winter construction/practical difficulties charge). The Customer will receive a credit for any part of such winter charge paid by other utilities for joint use of the trench or paid by the Customer for installation, by Consumers, of gas pipe in the same trench. No portion of said facilities will be installed between December 15 and April 15, unless the Customer has paid such additional contribution.

In addition, a further nonrefundable contribution in addition to that provided for herein may be required where, in Consumers' judgment, practical difficulties not considered in determining the Customer's estimate such as water conditions or rock near the surface are encountered during construction. If the Customer does not make such additional contribution within fifteen (15) days after receiving written notice of the necessity for and amount of such additional contribution, Consumers may, at its option, refund all payments made to it hereunder by the Customer, without interest and deducting reasonable expenses incurred by Consumers, and this Agreement shall thereupon terminate.

6. Consumers shall not be in breach of contract as a result of any delay in performing its obligations if such delay is due to strikes or other labor troubles; inability to obtain labor, materials, components, supplies, for any reason, including default of suppliers or subcontractors; acts of God; fire; flood; storm; earthquake or other natural calamities; war; insurrections; riot; embargoes; curtailment; order; regulations or restriction imposed by governmental authorities; or any other cause which is beyond the reasonable control of Consumers, whether of a similar or dissimilar nature and whether or not existing or foreseeable on the scheduled date of commencement of the work. Consumers shall have no obligation to settle any strike or other labor difficulty in a manner not completely satisfactory to it. Should any such delay occur, the time for the performance of Consumers' obligations shall be extended by a time equal to the length of the delay plus such additional time as is reasonably necessary to enable Consumers to resume performance of its obligations.

7. Consumers warrants that any work performed under this Agreement shall be performed by properly skilled personnel in accordance with generally accepted standards for the work being performed. The sole liability of Consumers for defective work under this warranty or otherwise, shall be limited to reperforming any such work on the same conditions as the original work. The foregoing is the Customer's exclusive remedy and, EXCEPT AS EXPRESSLY STATED HEREIN, THERE ARE NO OTHER WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, INCLUDING THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

In no event shall Consumers be liable for any loss or damage whatsoever, by reason of its failure to discover, report or modify latent defect or defects inherent in the subject matter of the work. The aforementioned warranty is subject to the following conditions:

(a) Consumers shall not be responsible for repairs, replacements, or corrections made by others with respect to the work performed by Consumers.

(b) The Customer shall notify Consumers in writing of any breach or warranty with respect to the services performed by Consumers within ten (10) days after completion of the work.

8. THE TOTAL LIABILITY OF CONSUMERS, ITS AGENTS, EMPLOYEES, VENDORS AND CONTRACTORS WITH RESPECT TO ANY AND ALL CLAIMS ARISING OUT OF THIS CONTRACT INCLUDING THE PERFORMANCE OF OBLIGATIONS IN CONNECTION WITH THE WORK HEREUNDER, WHETHER BASED ON CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, SHALL NOT EXCEED IN AGGREGATE ONE THOUSAND DOLLARS ($1,000.00) AND SHALL IN NO EVENT INCLUDE INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY NATURE INCLUDING, BUT NOT LIMITED TO, LOSS OF REVENUE OR ITS USE; LOSS BY REASON OF PLANT OR EQUIPMENT SHUTDOWN OR INABILITY TO OPERATE AT RATED CAPACITY; INCREASED EXPENSE OR OPERATION OF PLANT OR EQUIPMENT; INCREASED COSTS OF PURCHASING OR PROVIDING EQUIPMENT, MATERIALS, SUPPLIES OR SERVICES OUTSIDE CONSUMERS' SCOPE OR SUPPLY; COSTS OR REPLACEMENT POWER OR CAPITAL; CLAIMS OF THE CUSTOMER'S CUSTOMERS; OR INVENTORY OR USE CHARGES, EVEN IF CONSUMERS HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

TERMS AND CONDITIONS (CONT.)

This limitation of liability section shall prevail over any conflicting or inconsistent provisions contained herein or in any other applicable document and shall be in effect even if the remedy or remedies set forth herein fail in their essential purpose.

9. The Customer shall indemnify and hold Consumers, its agents, employees, vendors and contractor(s) harmless from and against, and shall at Consumers' option undertake the defense of, any and all claim, losses, liability and damage (including environmental harm) and including reasonable attorney's fees which Consumers might sustain or incur or which might be asserted by any third party against Consumers as a result of the services provided under this Agreement, whether based on warranty, contract, tort (including negligence), strict liability or otherwise, unless caused solely by the negligence of Consumers, its agents or employees.

10. Any assignment or any part thereof by the Customer without the previous written permission of Consumers shall be void and of no effect. Consumers may subcontract any services hereunder.

11. This agreement does not create an employer/employee relationship between the parties. Consumers will retain sole and absolute discretion over the manner and means of carrying out Consumers' responsibilities hereunder.

12. The terms of this Agreement shall not be changed superseded or supplemented, except in writing by an authorized representative of Consumers and by a duly authorized representative of Customer.

13. This Agreement shall be deemed a Michigan contract and shall be construed in accordance with and governed by the laws of the State of Michigan. With respect to the subject matter hereof, this Agreement supersedes all previous representations, understandings and negotiations, either written or oral, between the parties hereto or their representatives and constitutes the entire contract between the parties. This Agreement is intended for the benefit of the parties hereto and does not grant any rights to any third parties unless otherwise specifically stated herein. No part of any purchase order, request for proposal or other documents issued by Customer shall be binding upon Consumers or affect its rights or obligations hereunder unless signed by a duly authorized representative of Consumers.

14. This Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the Parties with respect to this Agreement, including this Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither Party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.

15. Additional Items

Form 547 11-2014

Consumers Energy
Count on Us

AUTHORIZATION FOR CHANGE IN STANDARD LIGHTING CONTRACT(COMPANY-OWNED) FORM 547

Contract Number: 103034009581
Consumers Energy Company is authorized as of _____ by the Township of ADA TWP, to make changes, as listed below, in the lighting system(s) covered by the existing Standard Lighting Contract between the Company and the Township of ADA TWP, dated 10/12/2018.

Lighting Type: General Unmetered Light Emitting Diode Lighting Rate GU-LED

Except for the changes in the lighting system(s) as herein authorized, all provisions of the aforesaid Standard Lighting Contract dated 10/12/2018 shall remain in full force and effect.

Notification Number(s): 1076474396

Comments:

Township of ADA TWP

By: _____

(Signature)

_____

(Printed)

Its: _____

(Title)

This Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the parties with respect to this Agreement, including this Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.

Form 547 11-2014

RESOLUTION

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the lighting service as provided in the Standard Lighting Contract between the Company and the Township of ADA TWP, dated 10/12/2018, in accordance with the Authorization for Change in Standard Lighting Contract dated _____,

heretofore submitted to and considered by this ☐ commission ☐ council ☐ board; and

RESOLVED, further, that the _____ Clerk be and are authorized to execute such authorization for change on the behalf of the Township.

STATE OF MICHIGAN
COUNTY OF KENT

I, _____, clerk of the Township of ADA TWP do hereby certify that the foregoing resolution was duly adopted by the

☐ commission ☐ council ☐ board of said municipality, at the meeting held on _____.

_____

Dated:

_____

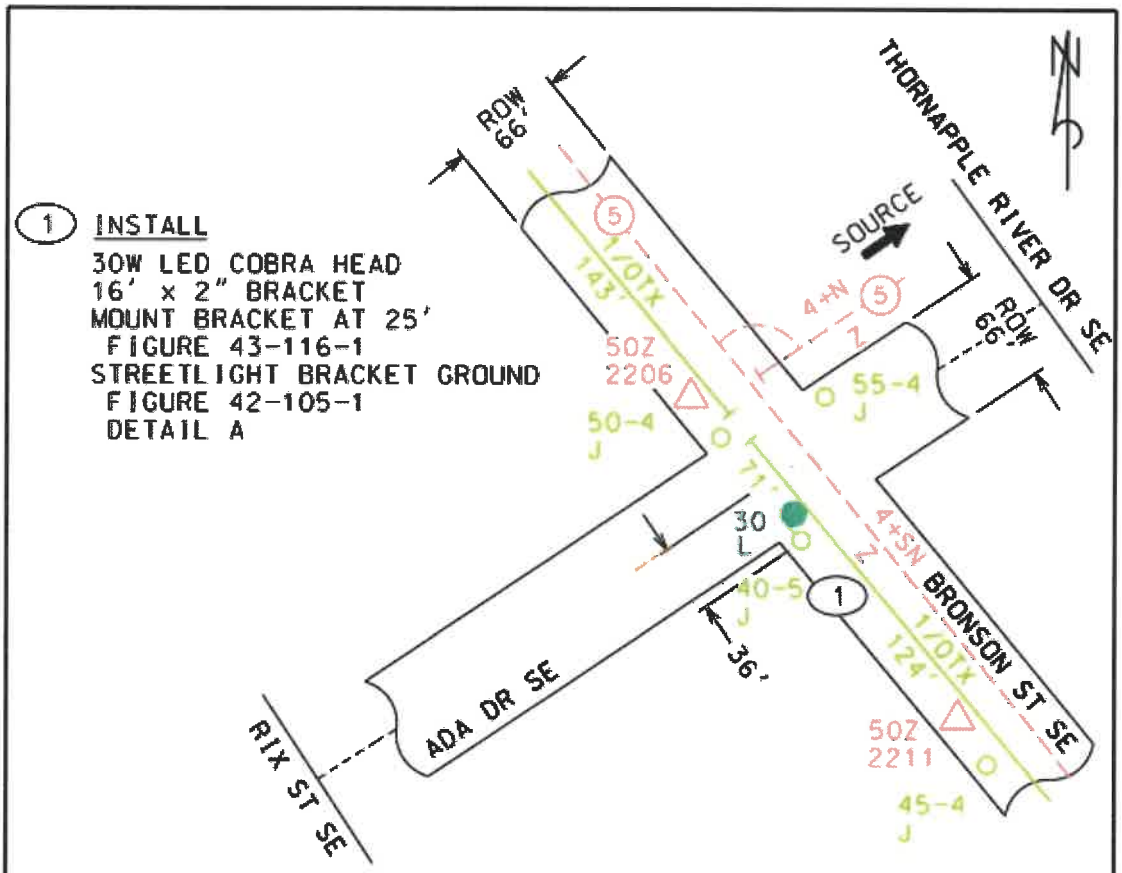
Municipal Customer Type: Township

Form 547 11-2014

GENERAL UNMETERED LIGHT EMITTING DIODE LIGHTING RATE GU-LED

- (1) 30 watt LED White Cobrahead NA to Install at location ADA DR AND BRONSON ST;

Form 547 11-2014



METER ORDER NUMBER	METER NUMBER
READ	METER LOCATION

ADA DR AND BRONSON ST ECNC STL

CM NO.100008231308

CONSUMERS ENERGY CONTACTS		
DEPARTMENT	NAME	NUMBER
COORDINATOR	TANYA M MARTIN-WALKER	616-251-0574
DESIGNER	COLIN WHITMAN	616-530-4243

ORDER TYPE	MAT. TYPE	NOTIFICATION NUMBER	DESIGN NUMBER	ORDER NUMBER
ECNC	STL	1076474396	11862343	

CE STAKING REQ'D	☐ Yes ☒ No	TLM NUMBER	# OF RODS	OHMS
FORESTRY REQ'D	☐ Yes ☒ No	07103422		

JOB PURPOSE:
INSTALL NEW STREET LIGHT OVER ADA DR SE

Consumers Energy
A CMS Energy Company
ELECTRIC

SUBSTATION	WD NO.
THORNAPPLE	0589
CIRCUIT	CKT NO.
HEADLEY	01

UPSTREAM SECTIONALIZING DEVICE:
TRF-2211
LOCATION:
SEE PRINT

SHEET A	SHEET 1 OF 1	SCALE 1"=80'

KENT CO ADA TWP T 07N R 10W SEC. 34

ELECTRIC CAD TITLE BLOCK (2020)

02-28-2020 13:38:17

MEMORANDUM

Date: 5/13/26

TO: Downtown Development Authority Board
FROM: Julius Suchy, Township Manager
RE: Notre Dame Township Hall Concept Plan & Corridor Plan

Background:

In 2025, the Township Board engaged with the University of Notre Dame School of Architecture, Housing & Community Regeneration Initiative, to provide a concept design for a new Township Hall and to review and envision the Headley Street corridor and how the Township Hall would interact with the surrounding properties.

The team from Notre Dame presented a final report to the Township Board on April 13th; the report is enclosed.

The Township Board will now move forward with this Township Hall concept and begin working with an architect to right-size the building footprint for Township operations and to provide cost estimates for the Township to use to determine potential financing. The plan would be for the Township to break ground on a new Township Hall before the end of 2026.

I would like to provide a short summary of this report to the DDA Board, as the study area is within the DDA district, and there may be questions about the report and its intended purpose.

Ada Township

A New Township Hall & Civic Center

Final Report

MARCH 2026



PREPARED BY

The University of Notre Dame
School of Architecture
Housing & Community Regeneration Initiative

PARTICIPANTS

Notre Dame Faculty & Initiative Staff

Marianne Cusato, School of Architecture
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Brian Lemmerman, School of Architecture
Stefanos Polyzoides, School of Architecture

Visiting Professionals

James Brainard, Mayor Emeritus of Carmel, IN
Ian Espinoza, Ian Espinoza Associates Architectural Illustration

Student Charrette Participant

Nandita Varma

Ada Township

Kevin Austin, Downtown Development Authority
Stephanie Boerman, Assessor
Dennis Brinks, Buildings, Facilities & Grounds
Wesley Deason, Director of Parks & Recreation
Jo DeMarco, Clerk
Thomas Korth, Supervisor
Kevin Moran, Treasurer
David Murray, Fire Chief
John Said, Planning Director
Julius Suchy, Township Manager
Bernie Veldkamp, Ada Township Historical Society

WITH SPECIAL THANKS TO

The Residents of Ada Township
Ada Township History Center
Ken Dixon & Chip Clark, Dixon Architects

The study was supported by Ada Township.

The University of Notre Dame School of Architecture's Housing and Community Regeneration Initiative is a "Think-and-Do Tank" that provides assistance to municipalities and nonprofit organizations to improve economic development by reimagining the built environment. Our work targets immediate local impact as well as national and global influence through three interrelated activities: actionable projects, research, and education. Faculty, students, and collaborating professional teams carry out these activities under the leadership of the school's dean, Stefanos Polyzoides, and the initiative's director, Marianne Cusato. The work carried out under the Housing and Community Regeneration Initiative is grounded in the principles of New Traditional Architecture and New Urbanism. Central to this initiative is the belief that, as stewards of our built environment, we must seek to facilitate a robust social infrastructure and create a better world for future generations by developing and promoting beautiful, enduring buildings within human-scale, walkable communities.

HOUSING & COMMUNITY REGENERATION INITIATIVE WEBSITE

Scan the QR Code or visit www.housingandcommunityregeneration.nd.edu

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PART 1: INTRODUCTION

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EXECUTIVE SUMMARY

Ada Township, Michigan has grown expansively in the past decade. Its historic one-block main street remains active, but has been complemented by new urban and residential developments that expand the scale and density of the township. This growth has led to the need for a larger Township Hall.

About This Study

Ada Township engaged the University of Notre Dame School of Architecture's Housing and Community Regeneration Initiative (HCR) to develop a vision for a new Township Hall and civic center. This study responds to three elements:

1. ***Need for a New Township Hall*** – Staff and community members have outgrown the capacity of the current Ada Township Hall, and identified a site for a new hall within the emerging civic center.
2. ***New Village Development*** – Many new buildings and developments have rapidly emerged in Ada, expanding the available commercial, office, and residential opportunities in the Township (Figure 12).
3. ***Emerging Civic Center*** – The Community Church in Ada, Amy Van Andel Library, and Ada Farmer's Market have all clustered near Headley Street SE (Figure 2). A large amount of open land provides the opportunity for new development with these civic buildings as its center.

In August of 2025, the HCR team traveled to Ada to conduct a three-day charrette to develop: an urban proposal in response to the conditions of the study area (Figure 1), and a new Township Hall design in response to the immediate context and surrounding buildings (Figure 2). These proposals evolved over the following months, and are presented in this report.

A Vision for Ada Township

The report is divided into two areas of focus:

1. ***Urban Intervention Proposal*** – A proposal for a new civic center along Headley Street SE, between Fulton Street and Thornapple River Drive SE. The proposal includes new civic buildings and public spaces, mixed-use buildings, parking strategies, and a street proposal (Figure 3).
2. ***Township Hall Proposal*** – A design for the new Township Hall that sits at the heart of the proposed civic center. The building design proposal includes conceptual floor plans, elevations, and details (Figure 4).

2013 - Ongoing

Envision Ada 2013 plan kickstarts new urban growth; Ada Village is built in the intervening decade

July & August, 2025

Pre-Charrette: Local meetings, walking tours, discussions of project needs, site analysis, precedent studies, initial concept sketches

August 18-20, 2025

Design Charrette: Discussion of initial concepts, open feedback session, development & production, final public presentation

March, 2026

Post-Charrette: Issuing of Final Report & Township Hall concept design drawings

Next Steps

Construction of proposed Ada Township Hall

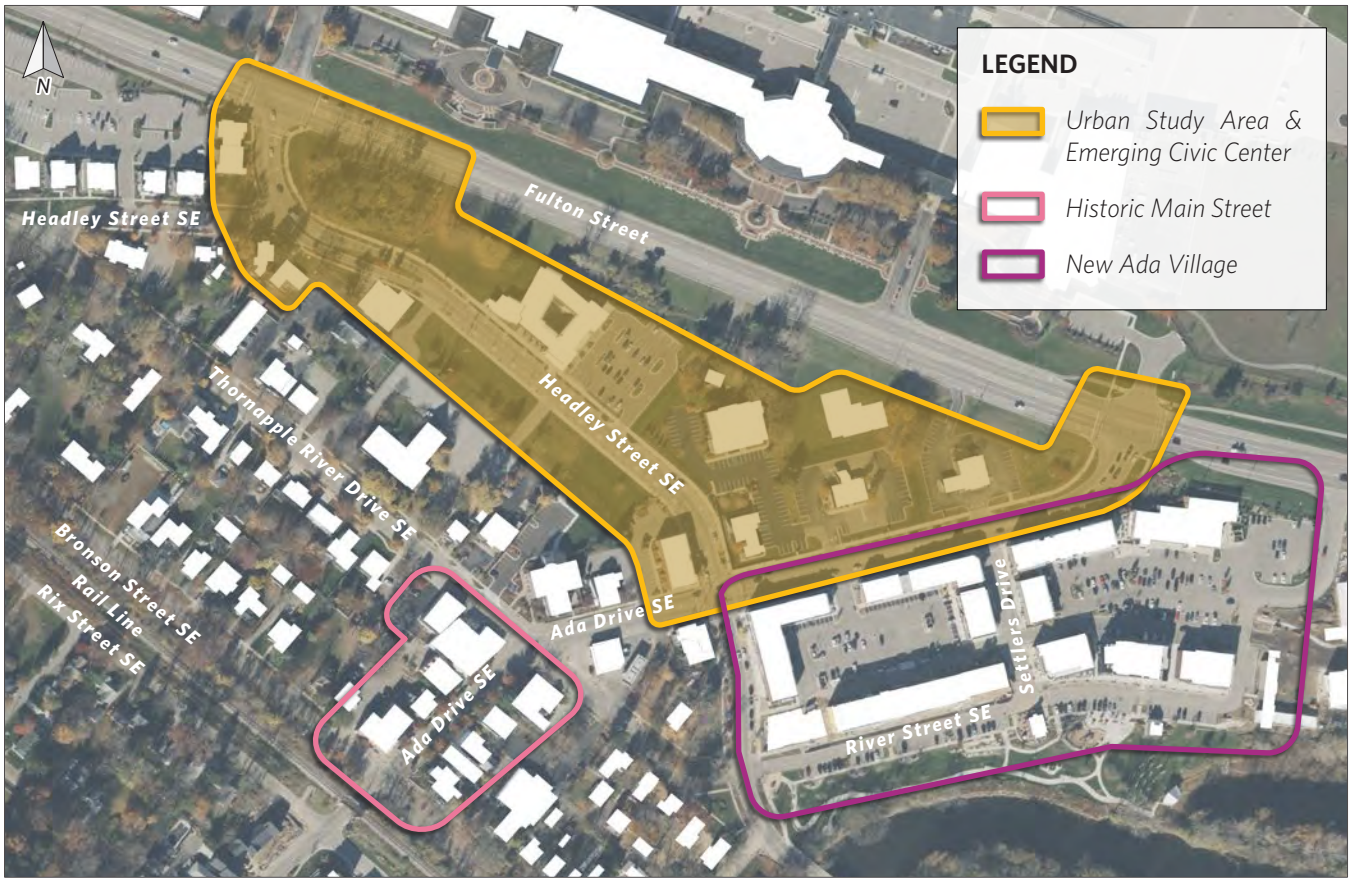


FIGURE 1: Urban Context & Interaction
The emerging civic center is adjacent to Ada's historic main street and new Ada Village development.

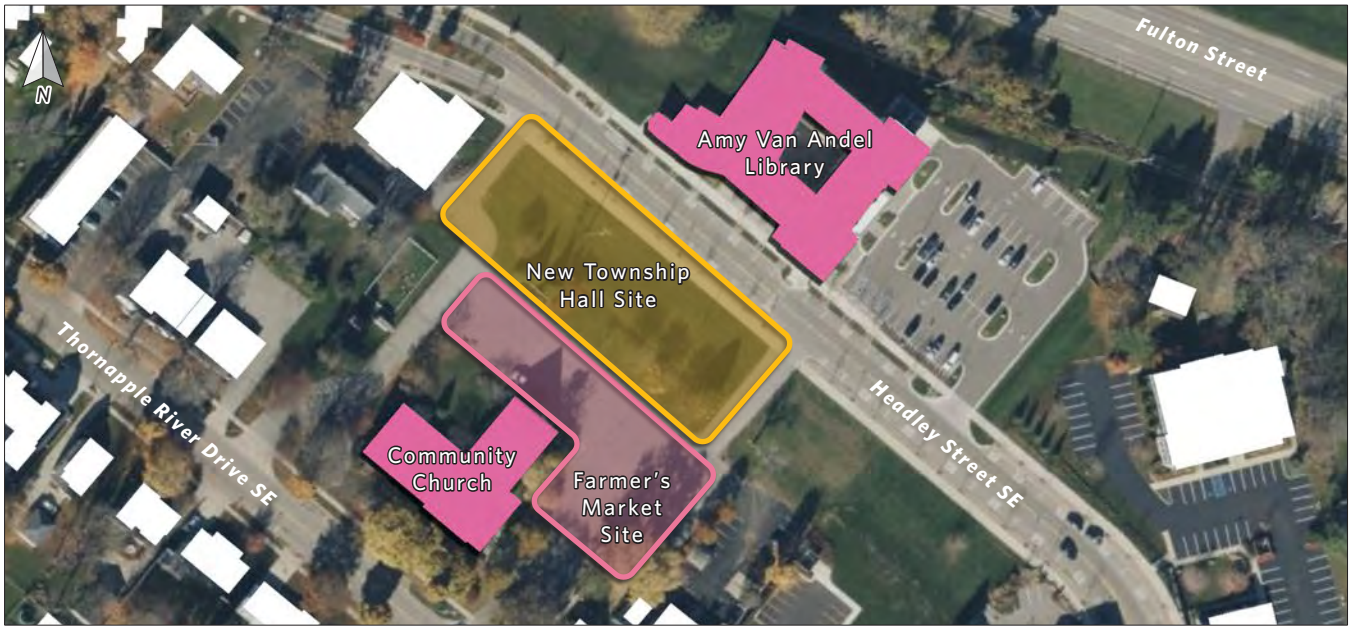


FIGURE 2: Township Hall Context & Interaction
The site for the new Township Hall is adjacent to existing civic buildings and other nearby stakeholders.

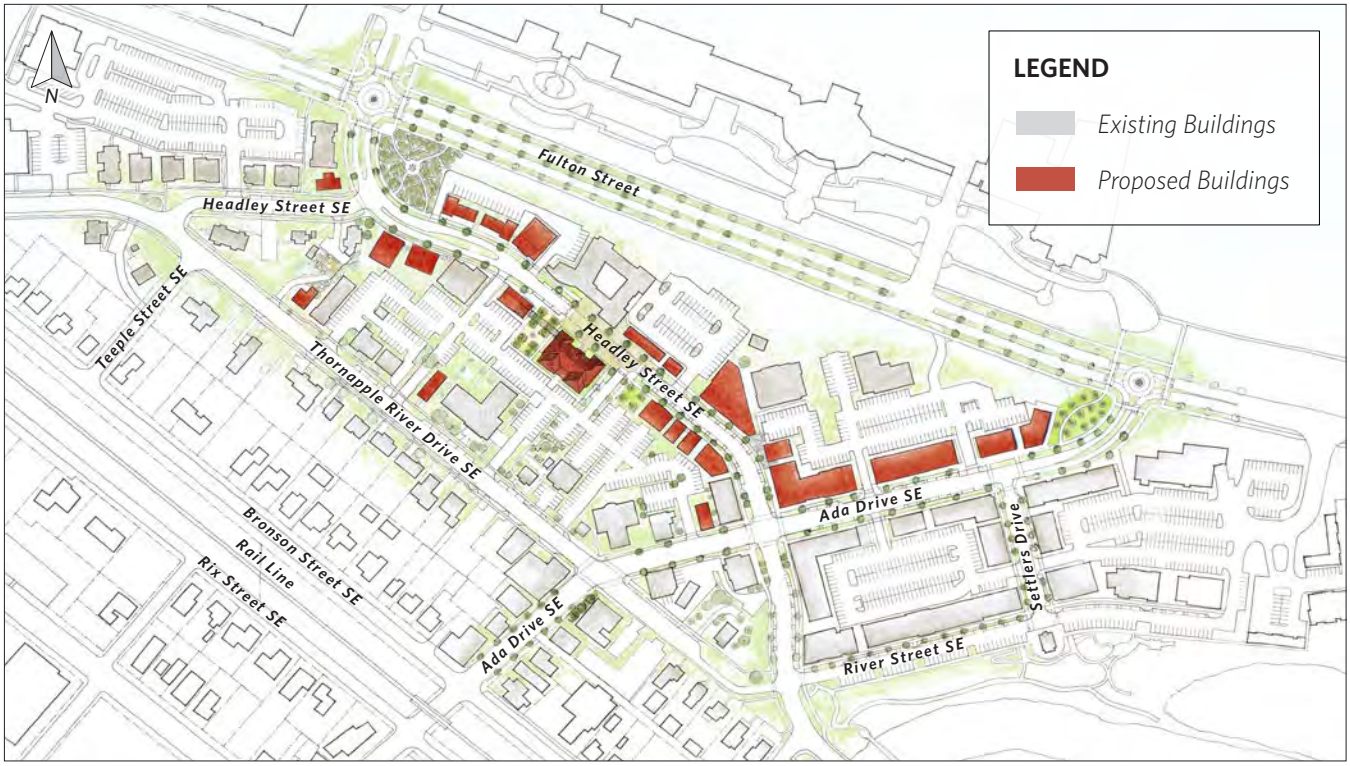


FIGURE 3: Proposed Masterplan of the Civic Center

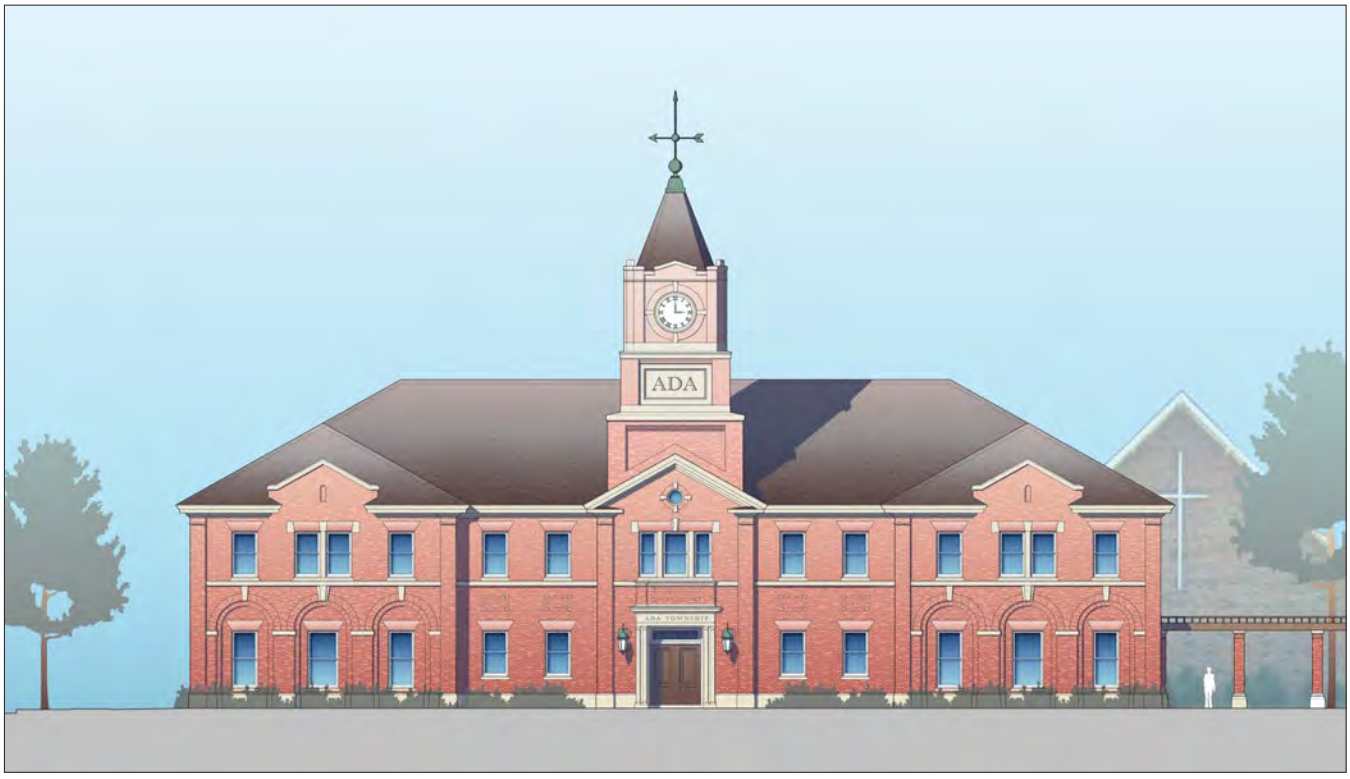


FIGURE 4: Proposed Township Hall Front Elevation

CONTEXT

Ada Township is located in Kent County, Michigan, west of Grand Rapids. It sits along the Thornapple River, and is surrounded by forests and parks. Historic Ada began as a main street along what is now Ada Drive SE, and as residential blocks to the south and west. The main street remains active, and is central to the current township community, but no longer the area with the greatest density or commercial presence.

Following the Envision Ada 2013 masterplanning exercise (page 10), Ada Village was built up in the following decade. These new blocks have changed the experience of the township by bringing more retail, density, public amenities, walkable space, and a higher scale of development.

The study area in this report (Figure 1) connects to both of these centers of Ada – the historic and the new – offering the opportunity to transition between the two while reinforcing a village scale and character.

The site for the proposed Township Hall (Figure 2) is currently part of a stretch of open land, but also sits within an emerging civic center. There are three existing civic functions around Headley Street SE: the Community Church in Ada, Ada Farmer's Market, and Amy Van Andel Library. Each of these contributes to the area, but is not yet anchored to an overall vision for Headley Street.



FIGURE 5: Current Conditions of the Site
The Township Hall site is currently open green space.



FIGURE 6: Location of the Grand Rapids Area
Source: Google Earth



FIGURE 7: Location of Ada Township within the Grand Rapids Area
Source: Google Earth

HISTORY

Ada Township was founded in the early 19th century, initially as a community of the Grand River Band of the Ottawa, and later as a colonial settlement. Ada was organized as a township circa 1838, and evolved into a rural farming community. In the mid-20th century, Ada transitioned away from farming and became a suburban community of white-collar workers who commuted to jobs outside of Ada. This shift increased Ada's car dependency. Ada grew expansively in the 21st century. Since the 2000 census, the population of Ada Township has increased by 50% from 10,000 to 15,000 people.



Ada Township's Original Main Street Facing Southwest, 1918, Lorraine Nellist



Ada Township's Original Main Street Facing Northeast, 1918, Lorraine Nellist

FIGURE 8: Vignettes of Ada's Historic Main Street

These 1918 views show a series of original main street buildings; some still stand, and others have been replaced or renovated. The scale and character represented here, however, are still evocative of much of present-day Ada.
Source for all: Ada Township History Center



Ada High School (renovated & added onto)



Ada Oil Company (replaced)



McMurray's Hardware Store (replaced)



Ada Masonic Temple (renovated)



Stagecoach Shop (renovated)

FIGURE 9: Historic Images of Ada Township Buildings

These buildings are particularly representative of the scale and character that inspired the proposed buildings in this report.
Source for all: Ada Township History Center

PROJECT CATALYSTS

Several recent catalysts have prompted Ada Township to assess the current and future needs of its community:

1. ***Envision Ada 2013 Plan*** – Urban design firm Speck & Associates proposed a plan for a walkable, urban downtown. This plan emerged in response to Township intentions to replace and improve upon a suburban strip mall. The "Envision Ada" process involved extensive site study and public engagement, and resulted in urban, street, and building proposals.
2. ***Recent Urban & Residential Development*** – Following the "Envision Ada" masterplanning efforts in 2013, the township constructed Ada Village over the intervening decade.
3. ***Parking Study*** – In 2025, the township commissioned a parking study to understand business and resident needs, in response to concerns about capacity.
4. ***Proposed "Block C" Redevelopment*** – Carrying on the momentum of Ada Village, the township is actively considering the redevelopment of "Block C," an area northeast of the Village (at the time of printing this report). The site is currently occupied by suburban bank buildings.
5. ***Evolving Township Hall Needs*** – Township staff and public needs have outgrown the current Township Hall; it is time for expansion and relocation.

The result of development in Ada Township is a new urban scale, one larger than the village scale established by Ada's historic main street. As more long-term growth is anticipated, it is now time to look holistically at the Township, and use the emerging civic center to knit together its different districts. The new Township Hall becomes an opportunity to give this center a strong civic building that creates pride of place.



FIGURE 10: "Envision Ada" 2013 Plan, Overlaid on Current Aerial
This urban plan by Speck & Associates was the first step and inspiration for place-based, walkable development in Ada.



Figure III-11. Mixed-use buildings on Headley Street frame a view of the Market Hall in the Township Green.

Headley Street Rendering from the "Envision Ada" 2013 Proposal
Source: Ada Township; Image Produced By: Speck & Associates, LLC



Figure III-8. The River's edge is made public by a new street flanked by mixed-use buildings and small dining plazas; a small supermarket sits to the east (right).

River Amphitheater Rendering from the "Envision Ada" 2013 Proposal
Source: Ada Township; Image Produced By: Speck & Associates, LLC

FIGURE 11: Highlights from "Envision Ada" 2013
Though the plan was not fully or identically executed, many of its proposals were critical for informing recent growth.

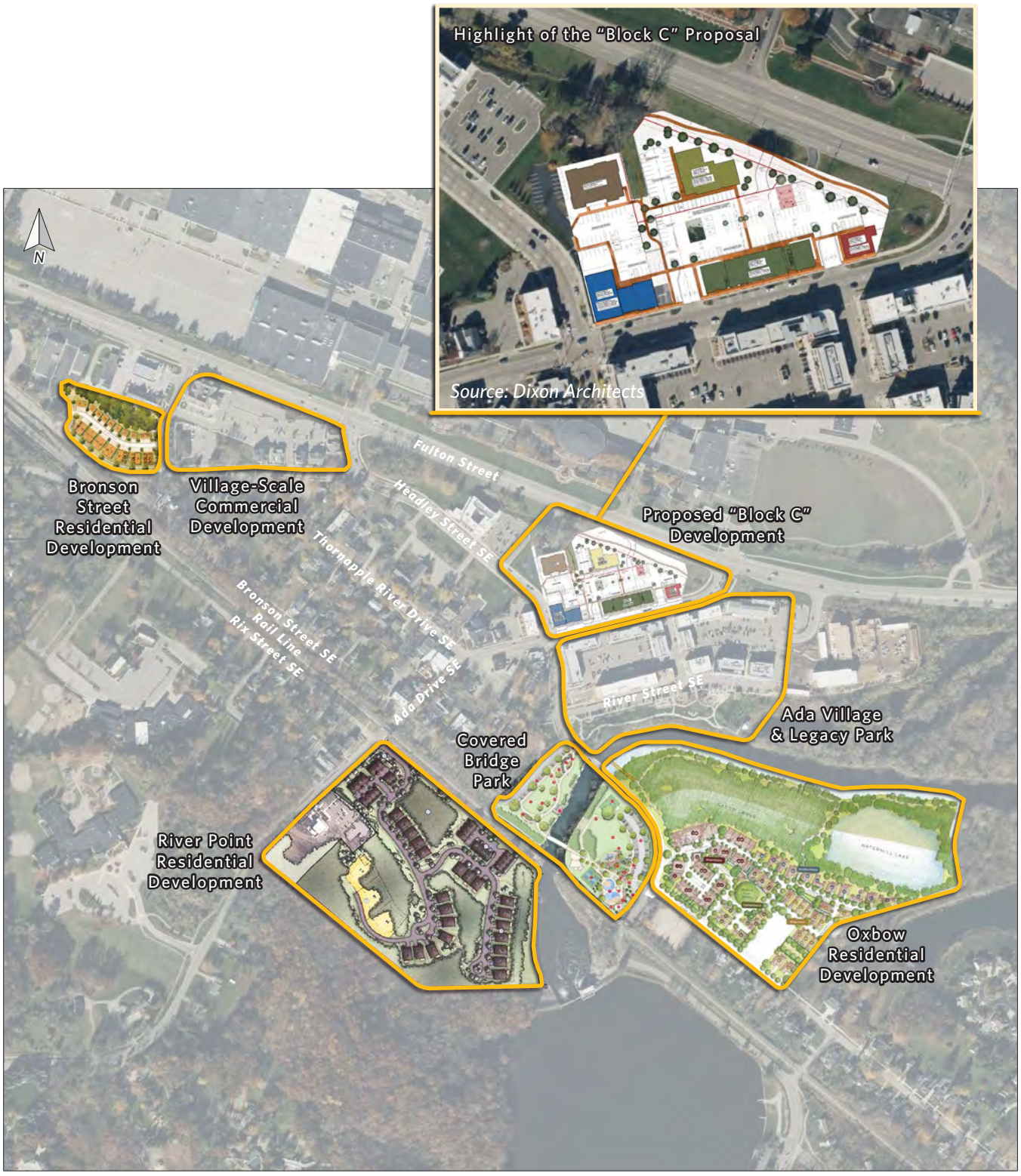


FIGURE 12: Areas of New Growth

Ada Township has extensive recent, ongoing, and future development, sparked by the Envision Ada 2013 plan. Urban development, like the Block C proposal above, builds upon the scale of Ada Village. Residential developments accommodate the population growth that continues in Ada. The new Covered Bridge Park builds upon the river connection established in Legacy Park.



FIGURE 13: 2025 Parking Study
The Township DDA commissioned a parking study in 2025 to assess needs in the area highlighted above (page 42).



Public Lobby of the Current Township Hall



Exterior View of the Rear/Staff Entrance



Exterior View of the Front/Public Entrance

FIGURE 14: Current Township Hall Conditions
The structure itself is in good condition, but the spaces and layout are insufficient for staff and public needs (page 54).

KEY FINDINGS

The following Key Findings draw on information collected through stakeholder meetings and conversations with elected officials, as well as site tours and analysis. These findings jointly address the past, present, and future of the township. Each represents an individual challenge or opportunity within the study area, but can be considered together as a collective approach to diagnosing the current conditions of Ada.

1



KEY FINDING 1:

A HOLISTIC VISION WILL UNITE THE TOWNSHIP'S DISTRICTS

At the northwest end of Headley Street SE, and to the south along the historic main street, buildings are smaller and more village-like in form. An overall vision for the proposed civic center will connect this more modest scale with the larger, urban Ada Village blocks to the southeast, knitting these districts into a continuous experience.

2



KEY FINDING 2:

A CIVIC CENTER IS EMERGING ON HEADLEY STREET SE

The Amy Van Andel Library, Ada Farmer's Market, and Community Church in Ada are all clustered around Headley Street SE. This area has a significant amount of open land, which offers a strong opportunity for a civic center to grow, especially with the need for a new Township Hall.

3



KEY FINDING 3:

HISTORIC ADA & RECENT DEVELOPMENT PROVIDE A RANGE OF SCALE & CHARACTER

Ada's historic main street consists of one- and two-story detached buildings of a modest scale and character. The new Ada Village presents larger, denser urban blocks. Each of these areas offers architectural and urban cues for new development.

4

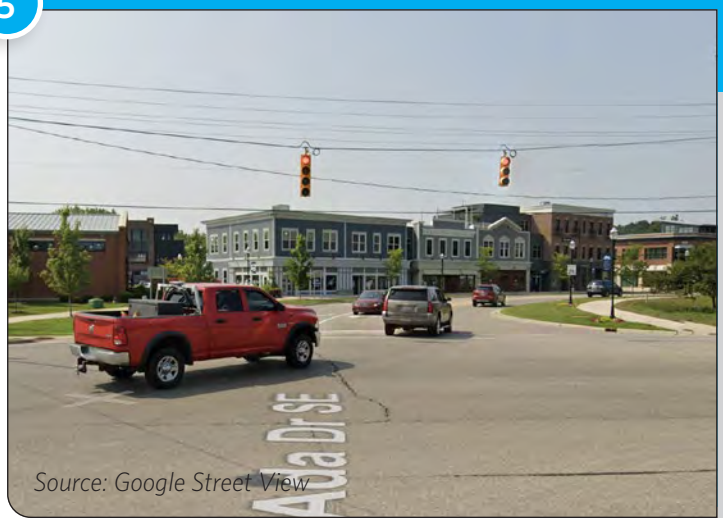


KEY FINDING 4:

A NEW TOWNSHIP HALL WILL ANCHOR THE CIVIC CENTER & MEET EVOLVING NEEDS

The current Township Hall can no longer satisfy the needs of township staff and the public. A new building will provide sufficient, usable meeting and work space, while also presenting a dignified design for Ada's arrival point in the emerging civic center.

5



Source: Google Street View

KEY FINDING 5:

CURRENT STREET CONDITIONS ARE DISRUPTIVE

Fulton Street is a wide, high-speed road that experiences a high volume of traffic. The intersections of Fulton and Headley Street SE, as well as Fulton and Ada Drive SE, create unsafe conditions for pedestrians. Traffic turning off of Fulton Street is disruptive as it moves through the township.





PART 2: URBAN DESIGN PROPOSAL

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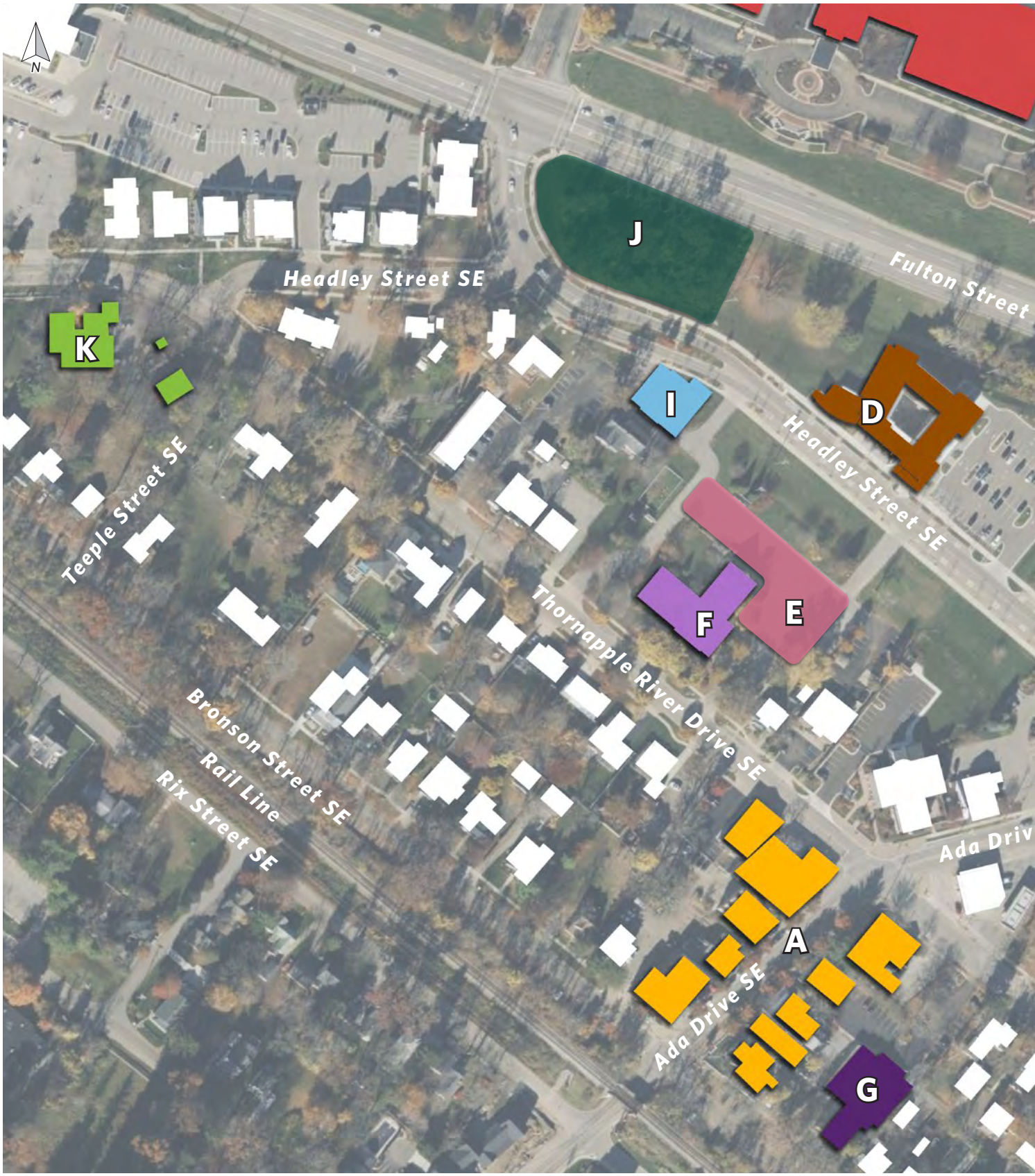
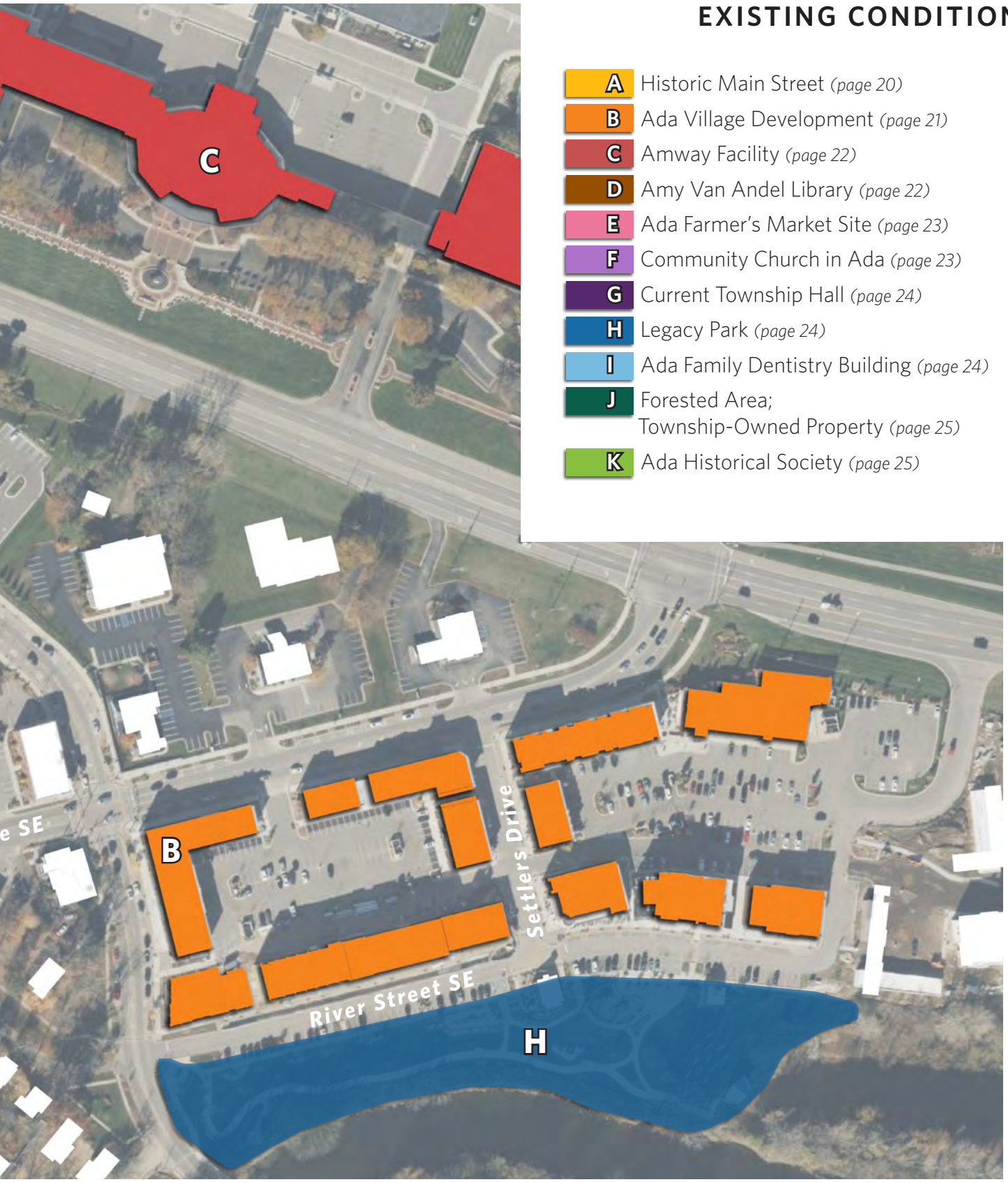


FIGURE 15: Existing Conditions of Ada Township

EXISTING CONDITIONS



- A Historic Main Street *(page 20)*
- B Ada Village Development *(page 21)*
- C Amway Facility *(page 22)*
- D Amy Van Andel Library *(page 22)*
- E Ada Farmer's Market Site *(page 23)*
- F Community Church in Ada *(page 23)*
- G Current Township Hall *(page 24)*
- H Legacy Park *(page 24)*
- I Ada Family Dentistry Building *(page 24)*
- J Forested Area; Township-Owned Property *(page 25)*
- K Ada Historical Society *(page 25)*



FIGURE 16: Existing Conditions – Historic Main Street
The historic main street consists of one- and two-story detached buildings of a village scale.

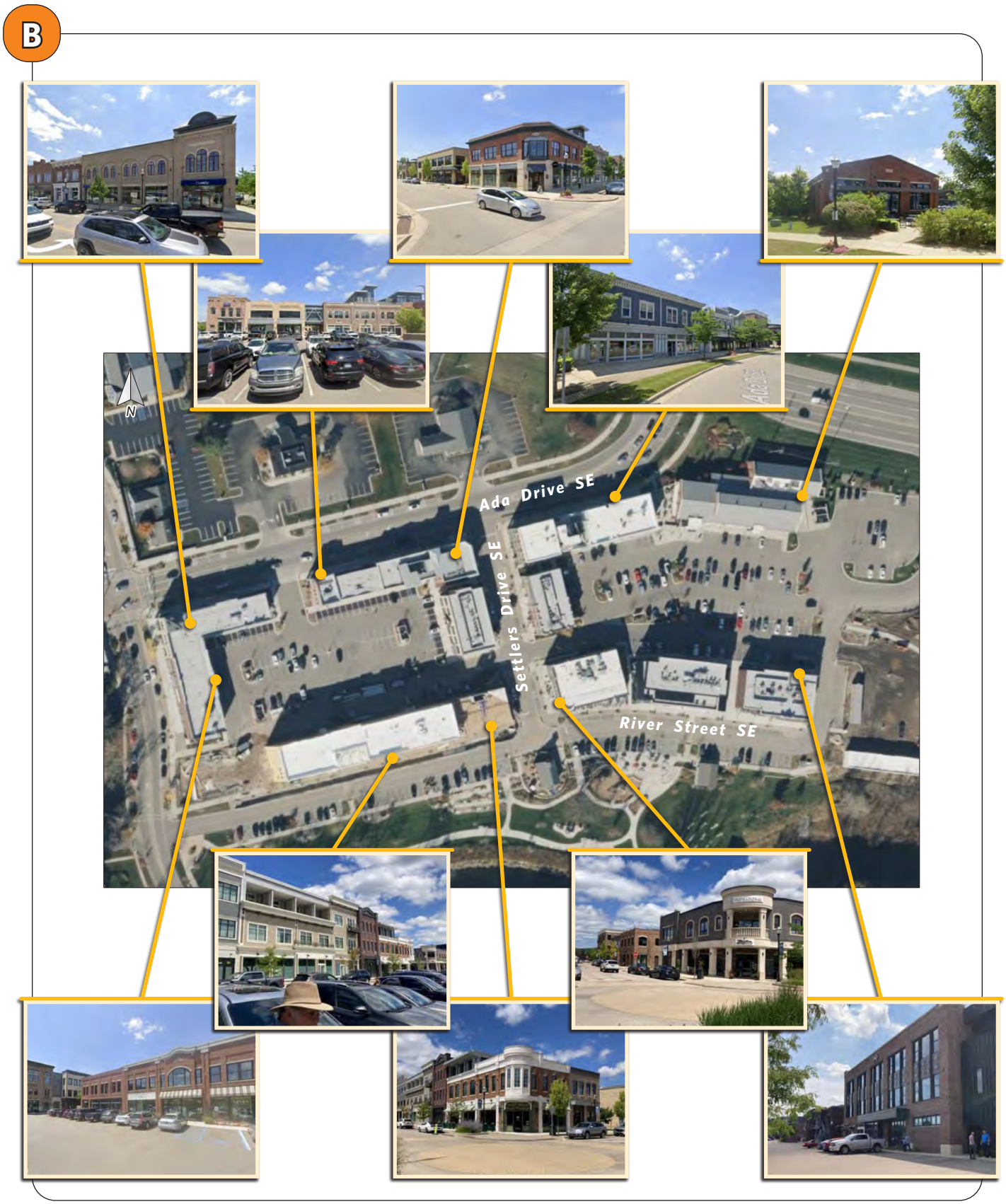


FIGURE 17: Existing Conditions – Ada Village Development
Recent construction consists of larger two- and three-story attached buildings that compose large urban blocks.

C



View of the Primary Amway Entrance from Fulton Street
Source: Google Street View

FIGURE 18: Existing Conditions – Amway Facility
The Amway Facility serves as a corporate campus for the Amway company, a major source of revenue for the township.

D



View of the Library from Headley Street
Source: Google Street View



Primary Library Entrance
Source: Google Street View

FIGURE 19: Existing Conditions – Amy Van Andel Library
The library, which opened in May 2021, is the most prominent building along Headley Street, and a well-loved destination.

E







Visitor Experience of the Market

FIGURE 20: Existing Conditions – Ada Farmer's Market
This Tuesday market, located in the Community Church's rear parking lot along Headley Street, is very popular among residents and visitors. A permanent structure was considered in 2013.

F



View of the Rear of the Church from Parking along Headley Street
Source: Google Street View



Primary Church Entrance along Thornapple River Drive
Source: Google Street View

FIGURE 21: Existing Conditions – Community Church in Ada
The church's rear facade (above left) is visible from Headley Street past the proposed Township Hall site.

G



Exterior View of the Rear/Staff Entrance



Exterior View of the Front/Public Entrance

FIGURE 22: Existing Conditions – Current Township Hall
The current Township Hall has reached its limits of use for staff (page 54).

H







Views of the Park from Rooftops, on River Street SE

FIGURE 23: Existing Conditions – Legacy Park
This new park connects Ada Village to the river, and provides a variety of amenities and natural features.

I



In-Progress Building Construction (July 2025)
Source: Google Street View



Rendering of the Final Structure
Source: Dixon Architects

FIGURE 24: Existing Conditions – Ada Family Dentistry Building
This recent mixed-use building brings a new urban character to Headley Street.

J



View of the Site from Fulton Street, Entering Ada Township
Source: Google Street View



View of the Site from Headley Street
Source: Google Street View

FIGURE 25: Existing Conditions – Forested Area
This forested area terminates a key view for visitors to Ada, and is under consideration for redevelopment into a park.

K



Exterior View of the History Center



Barn & Monument on the History Center Site

FIGURE 26: Existing Conditions – Ada History Center
The History Center exemplifies historic village-scale architecture, and serves as an important landmark for the township.

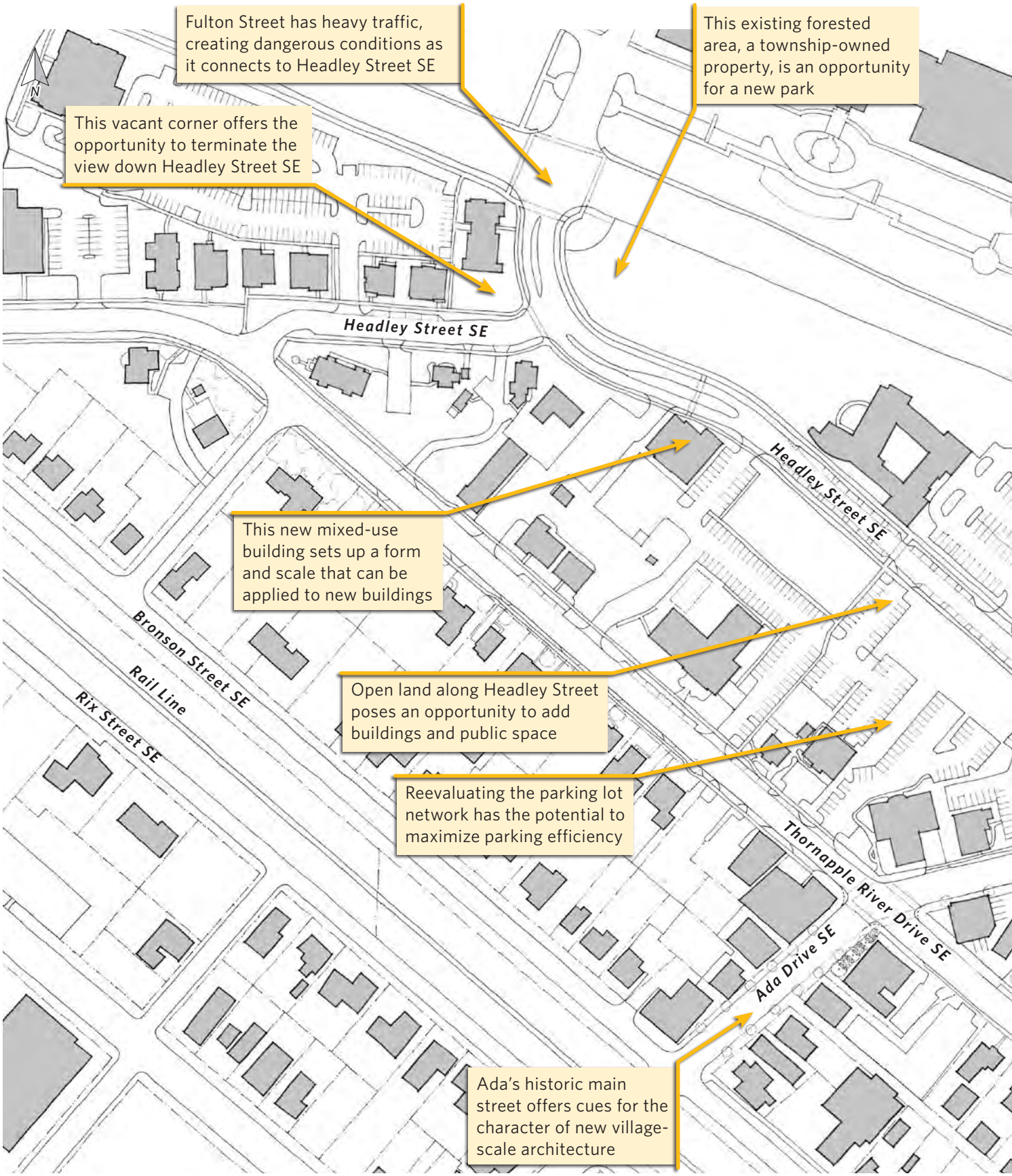
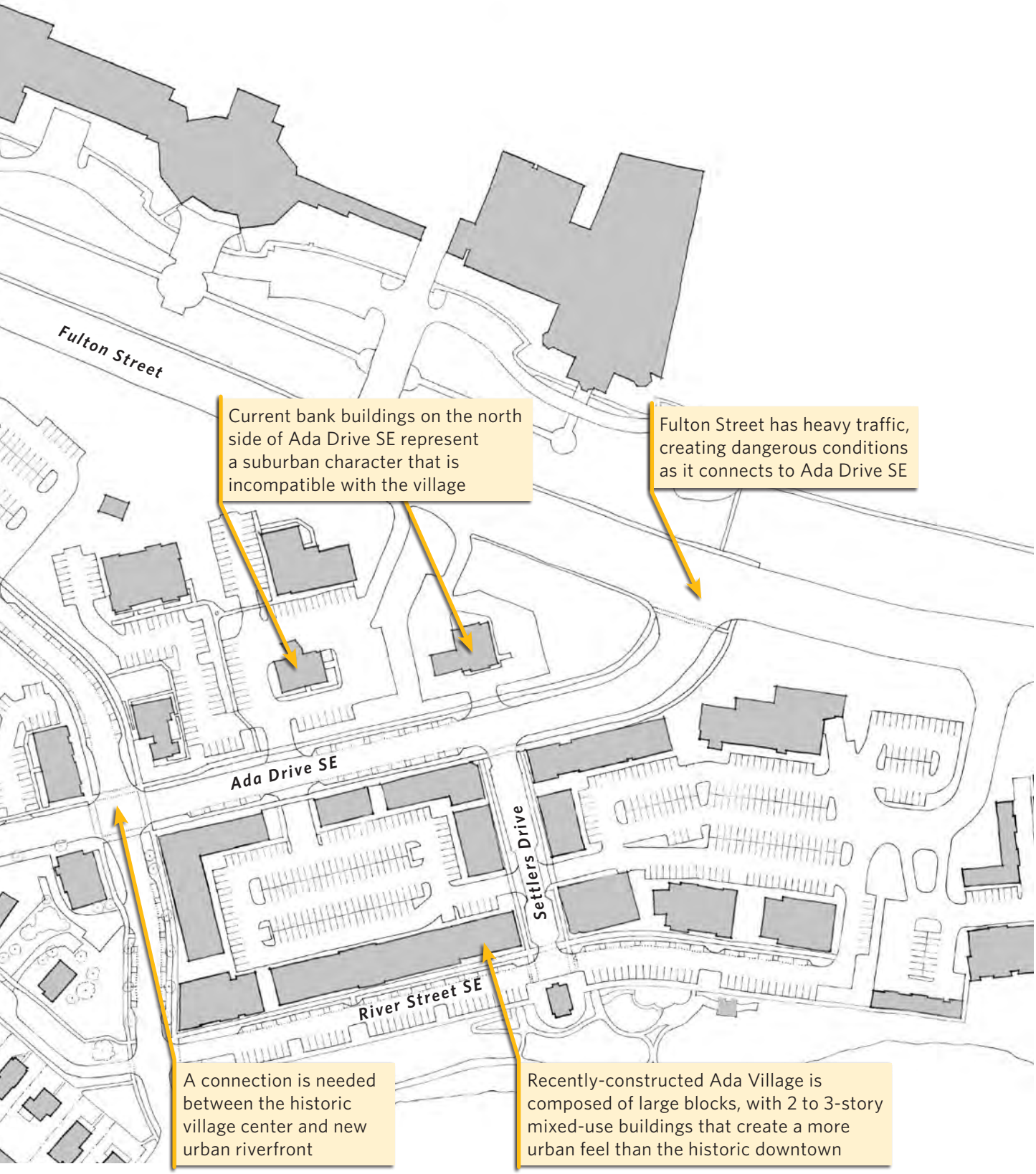


FIGURE 27: Existing Conditions of Ada Township with Challenges & Opportunities Highlighted

EXISTING CHALLENGES & OPPORTUNITIES



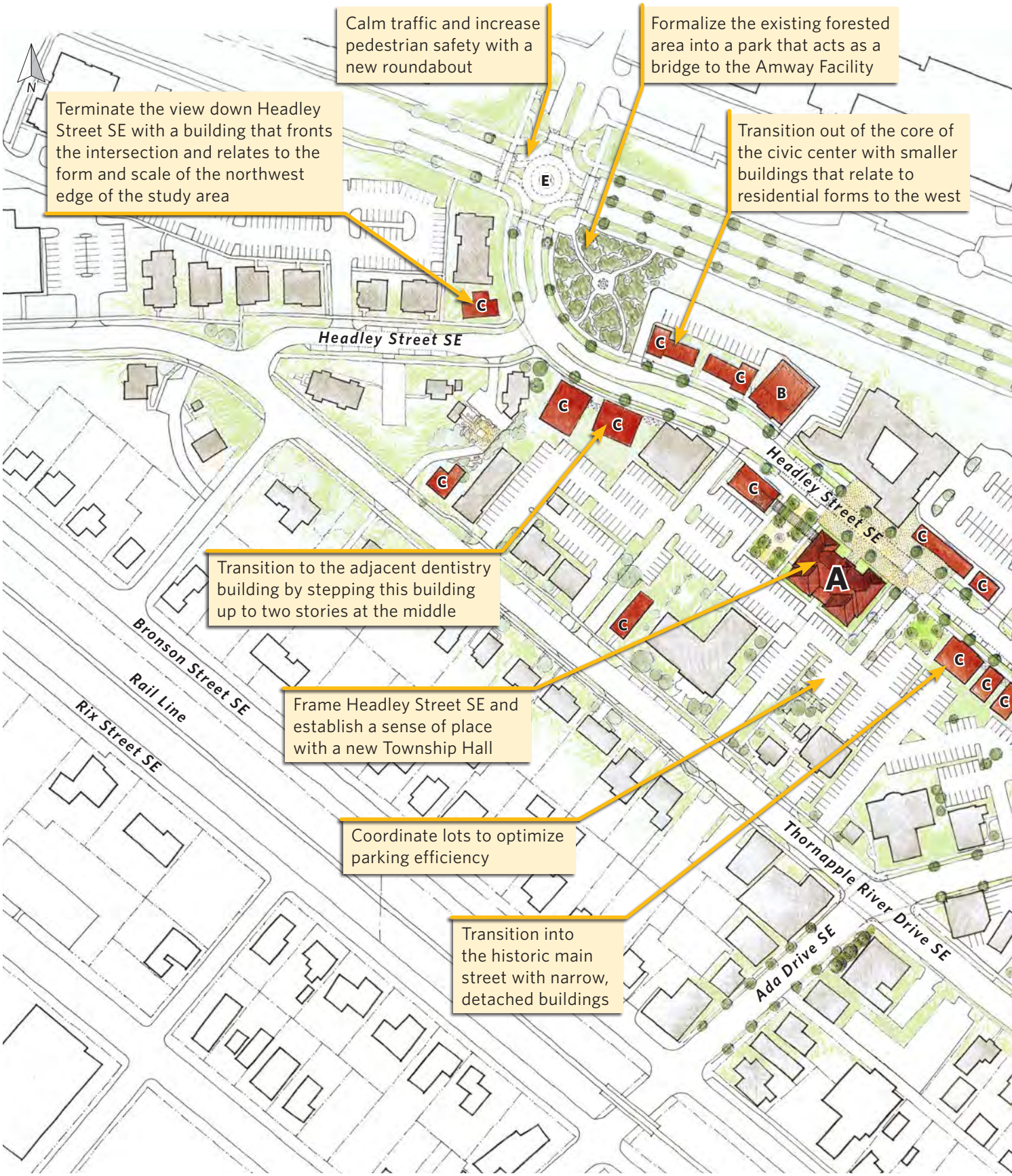


FIGURE 28: Proposed Urban Plan of Ada Township with Solutions Highlighted

PROPOSED SOLUTIONS



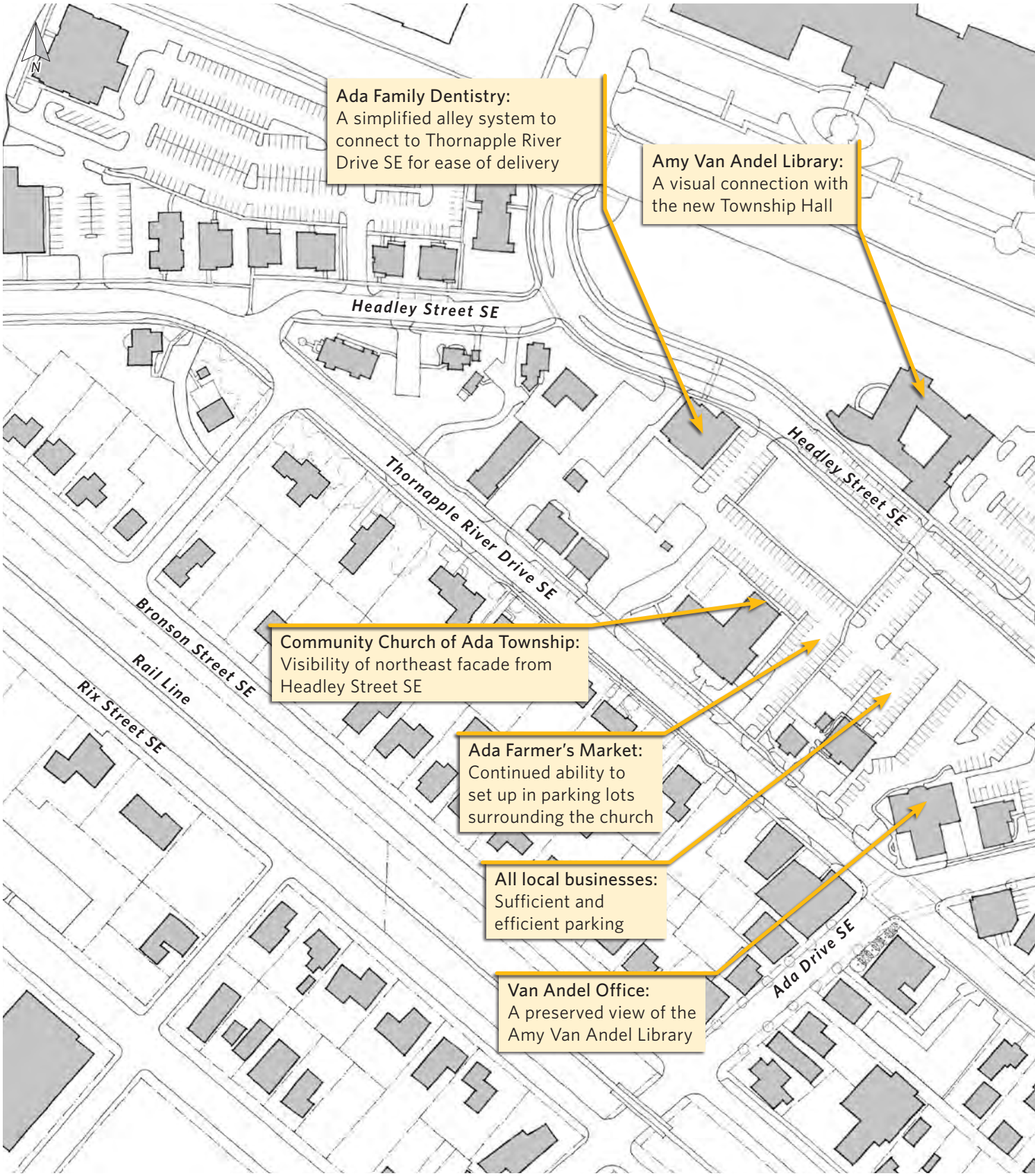
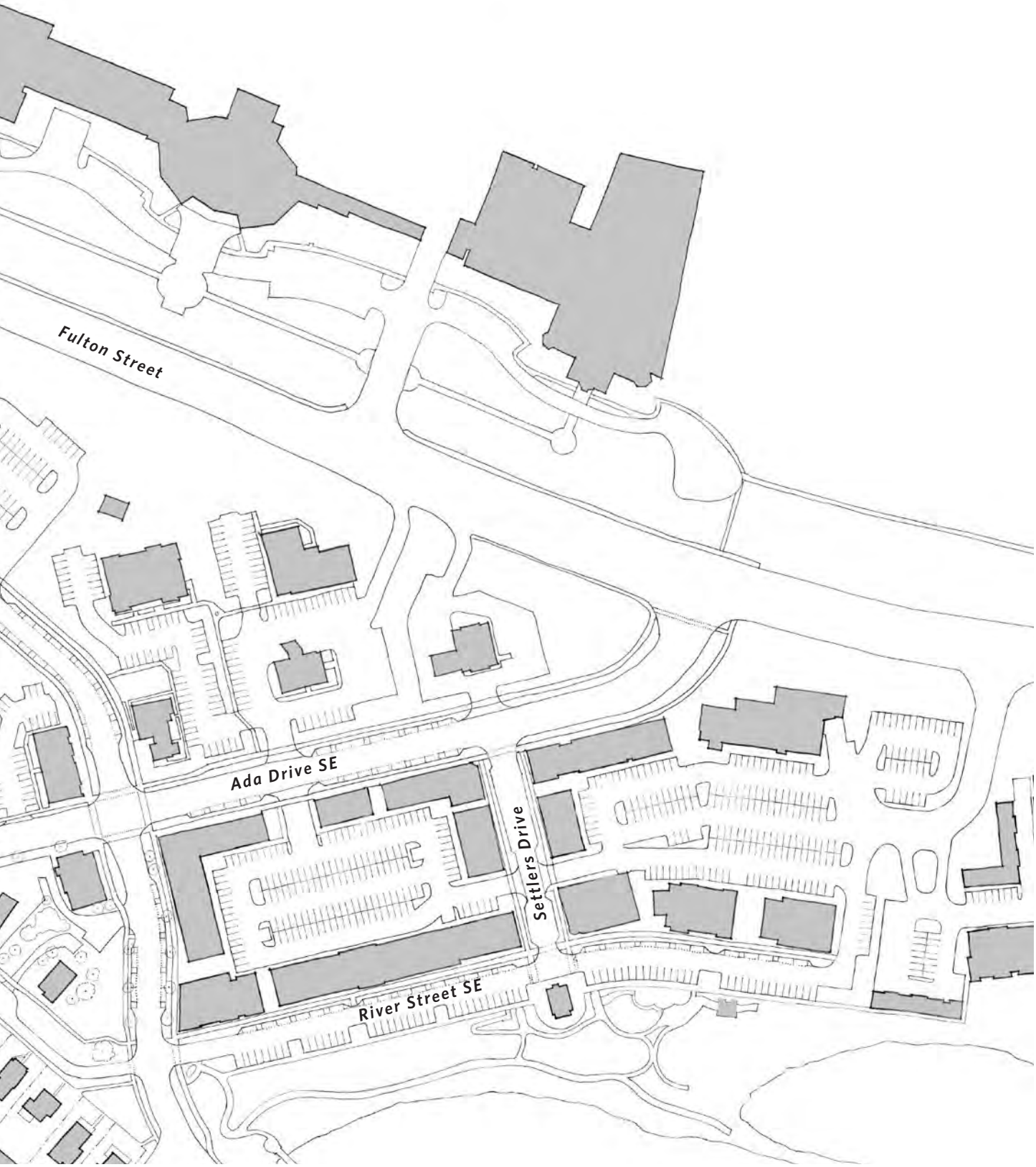


FIGURE 29: Existing Conditions of Ada Township with Stakeholder Needs Highlighted

EXISTING STAKEHOLDER NEEDS



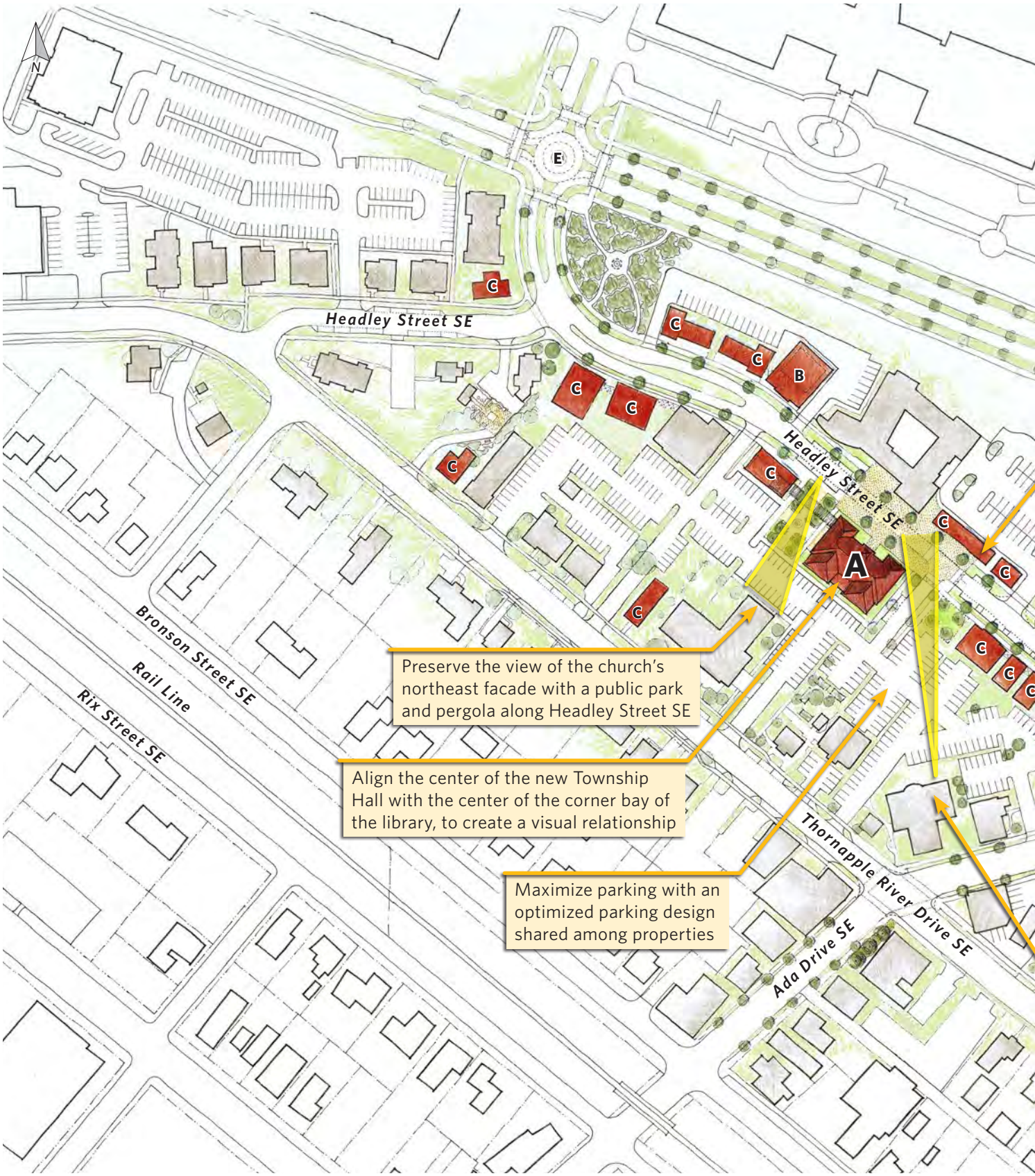


FIGURE 30: Proposed Urban Plan of Ada Township with Stakeholder Solutions Highlighted

PROPOSED STAKEHOLDER SOLUTIONS





FIGURE 31: Proposed Aerial of Ada Township, Facing South

PROPOSED AERIAL



KEY MOVES OF THE URBAN PROPOSAL

This urban design proposal operates in five key moves, all of which relate to each other and connect to the rest of the township. As a whole, the proposal transitions among the different parts of the Township, linking smaller historic Ada to larger new development with a series of buildings and spaces. These elements are informed by place-based design principles, local urban growth patterns, and regional architectural character.

- **A** Connect to Fulton Street
- **B** Transition to Village-Scale Buildings
- **C** Civic Center
- **D** Transition to the Historic Main Street & Ada Village
- **E** Respond to Ada Village

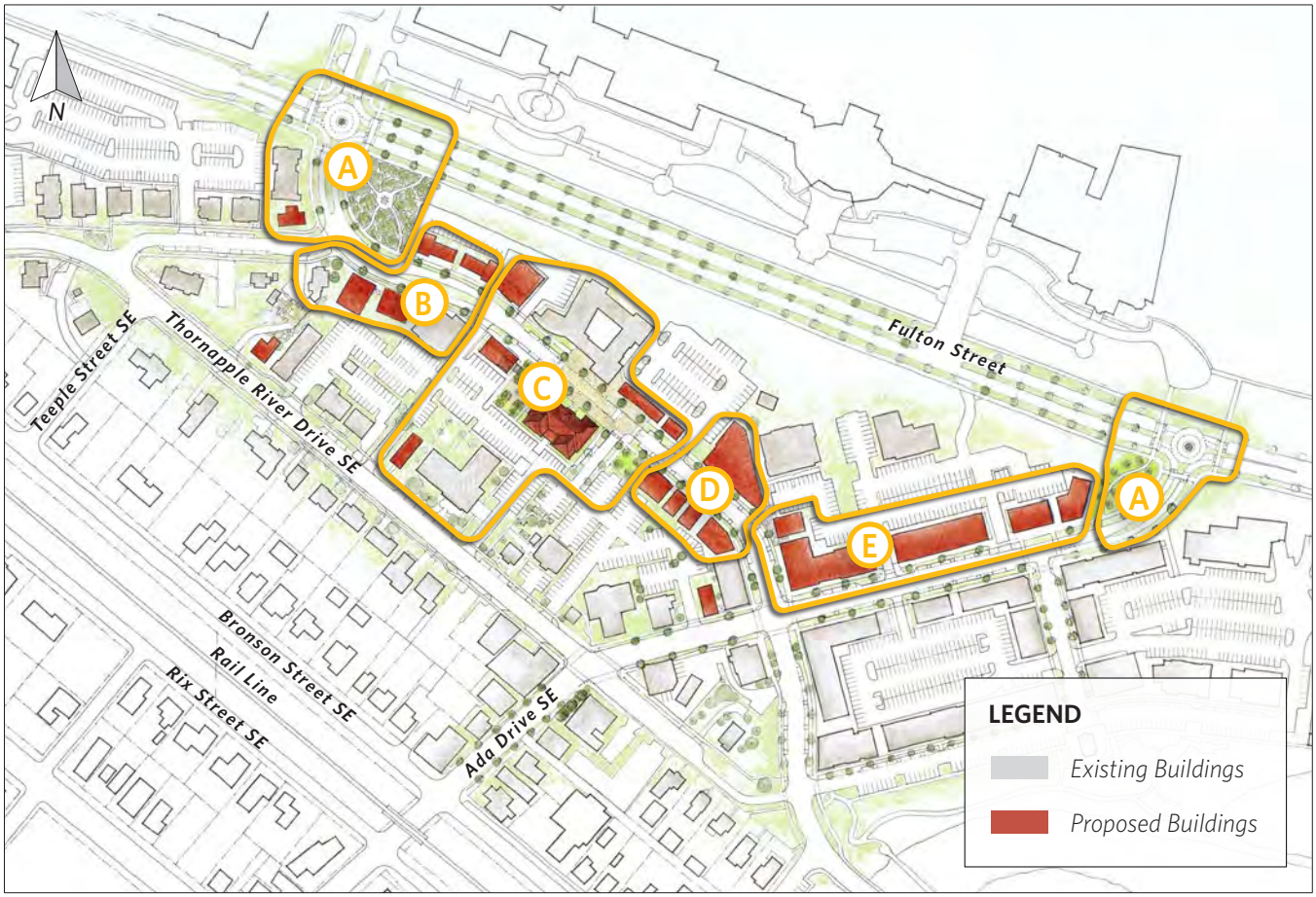


FIGURE 32: Elements of the Urban Design Proposal
The five letters above highlight key proposal areas which are described in detail on the following pages.

A - CONNECT TO FULTON STREET

The study area includes two major intersections with Fulton Street, a high-speed, five-lane road with heavy traffic. Currently, these intersections send cars down Headley Street SE and Ada Drive SE at a dangerous speed, creating disruptive conditions for pedestrians and separating the civic center from the Amway Facility. The proposal introduces two roundabout intersections and a road diet for Fulton Street to calm traffic, and parks to invite a connection to the Amway Facility.



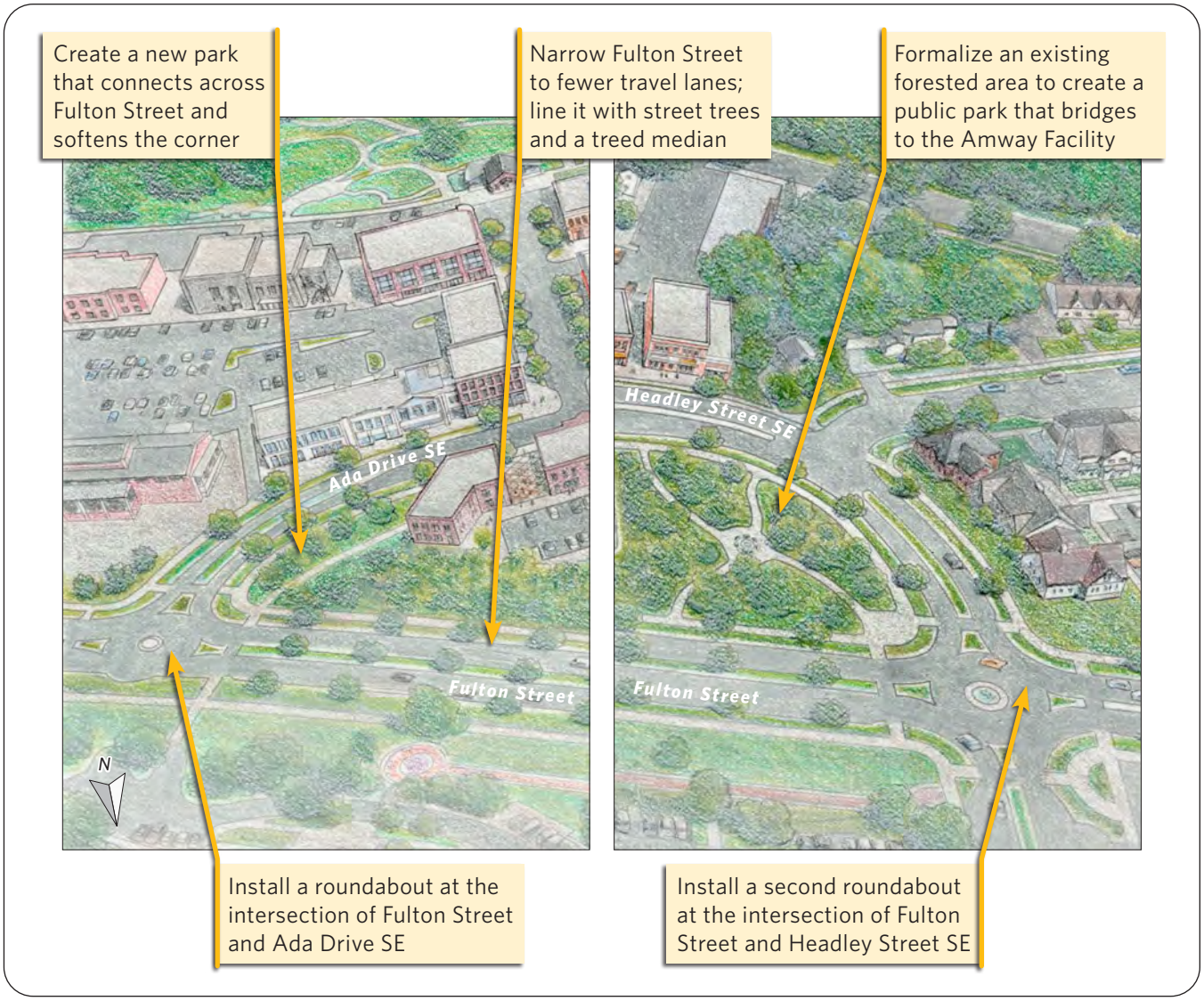


FIGURE 33: Aerial Highlight of the Proposed Connections to Fulton Street

B - TRANSITION TO VILLAGE-SCALE BUILDINGS

Just southeast of the connection to Fulton Street, Headley Street SE goes up in scale. A village-scale area to the west, primarily offices, meets the larger mixed-use and civic area to the southeast. The proposal introduces several new buildings to transition between these scales and forms.



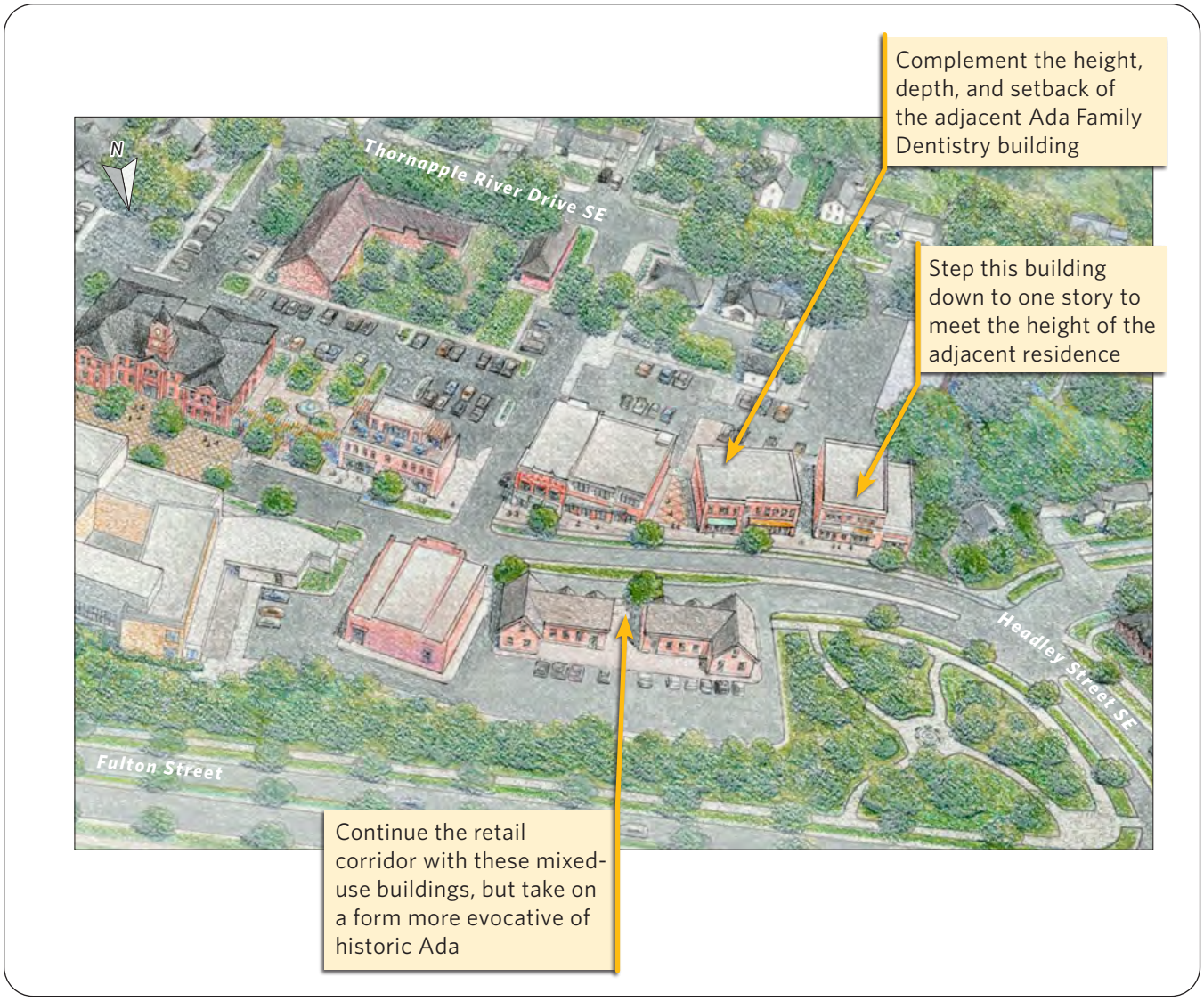


FIGURE 34: Aerial Highlight of the Proposed Transition to Residential Ada

C - CIVIC CENTER

At the heart of the study area, existing and proposed civic buildings cluster around public plazas. Currently, the existing library and rear of the church are too far away from each other to create a usable public space. The proposal places the new Township Hall on Headley Street SE to face the library, while providing access and visibility to the church and Farmer's Market. Additional civic and mixed-use buildings contribute to the activation of the street.



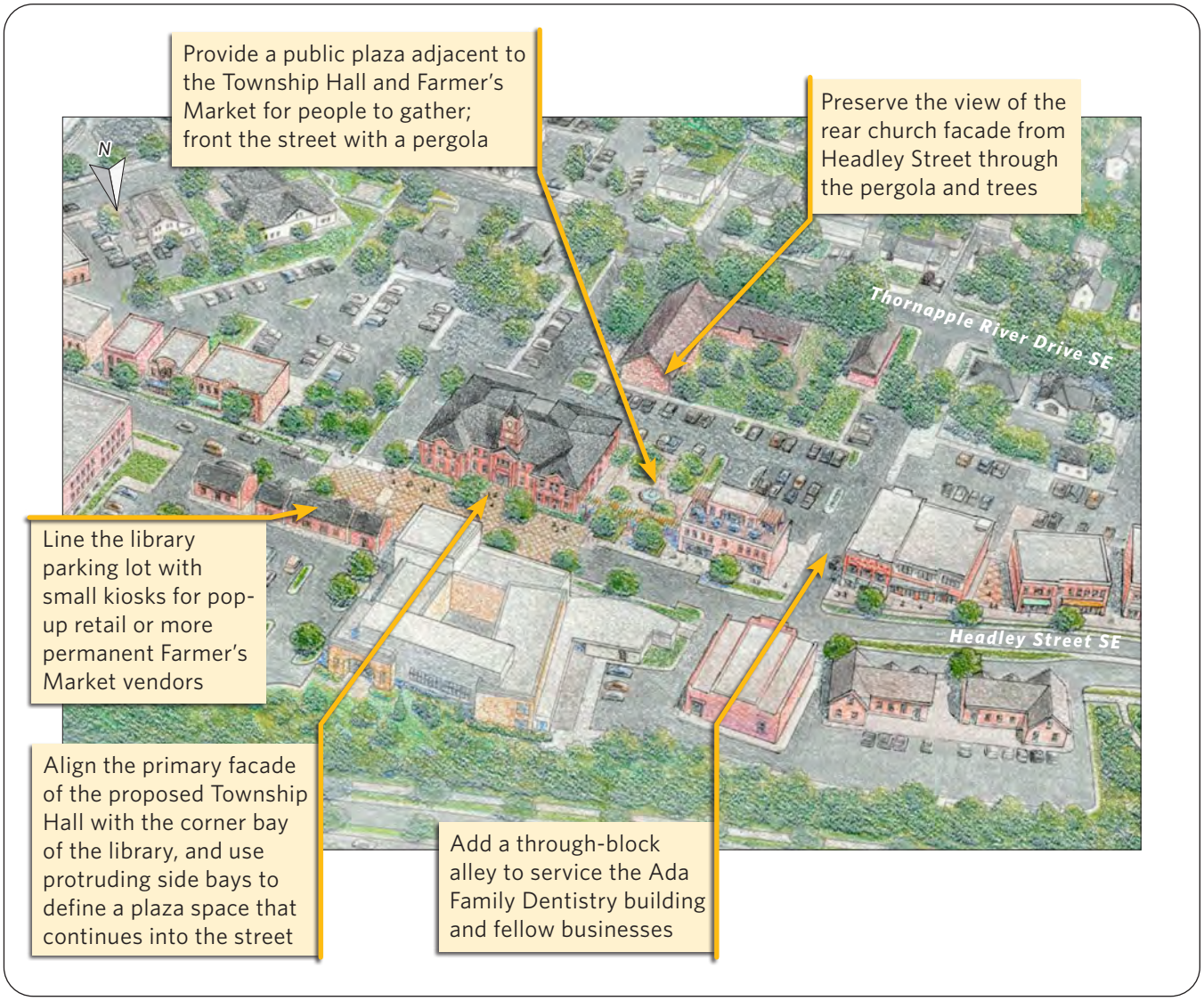


FIGURE 35: Aerial Highlight of the Proposed Civic Center

D - TRANSITION TO THE HISTORIC MAIN STREET & ADA VILLAGE

The proposal combines a series of detached two-story mixed-use buildings on the south side of the street, to match the scale of historic Ada, with a larger three-story building on the north side of the street, to meet Ada Village. Ground floor retail and restaurant spaces in all buildings provide a continuous, active pedestrian experience that connects the civic center, Ada Village, and historic Ada.



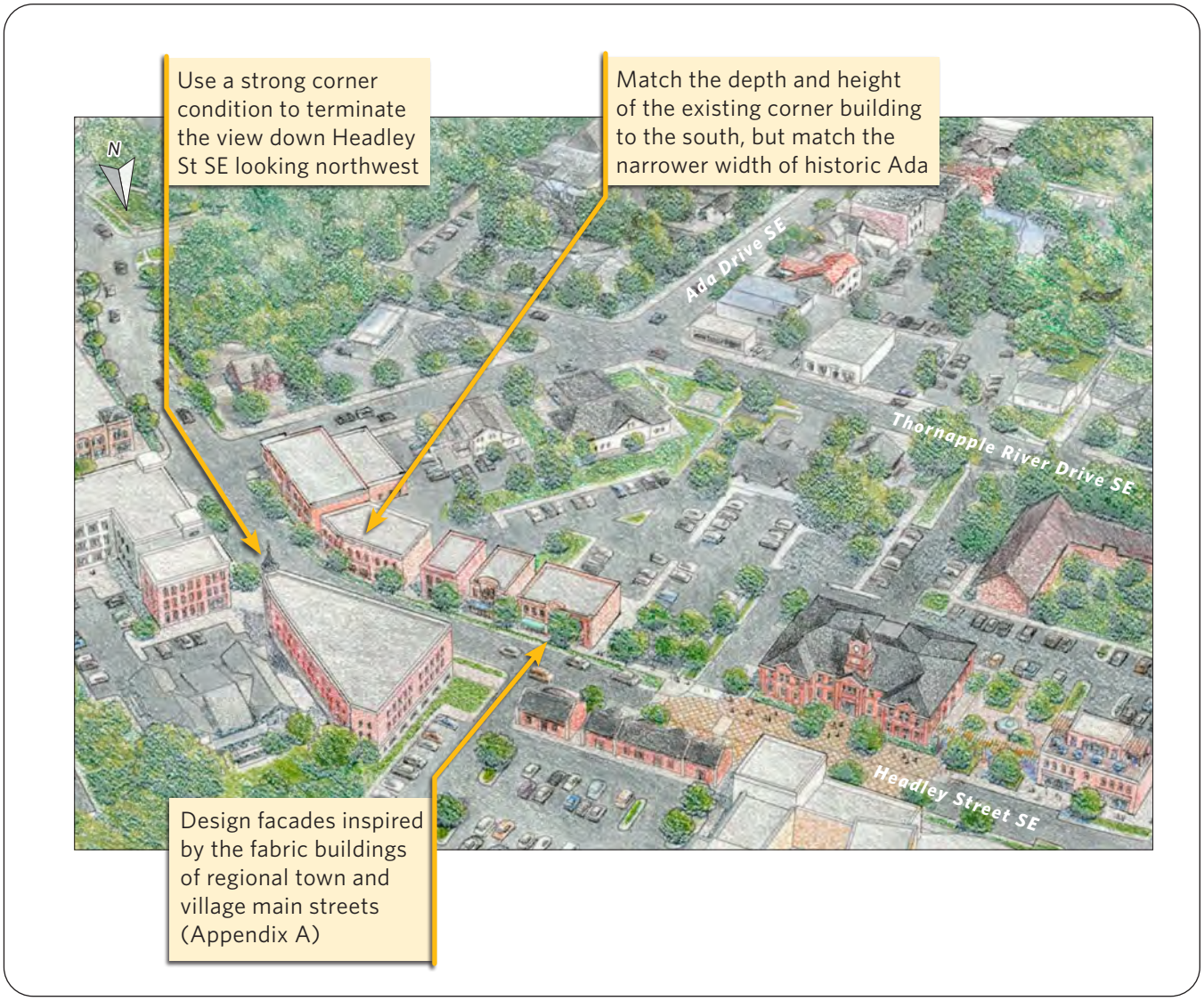


FIGURE 36: Aerial Highlight of the Proposed Transition to the Historic Main Street & Ada Village

E - RESPOND TO ADA VILLAGE

As Headley Street SE turns to Ada Drive SE, it approaches the new Ada Village, which presents a larger scale of two- to three-story attached buildings arranged in larger blocks. This area of the proposal scales up gradually, matching the depth and height of Ada Village buildings. The proposal addresses larger building facades by drawing inspiration from historic fabric buildings in the region.



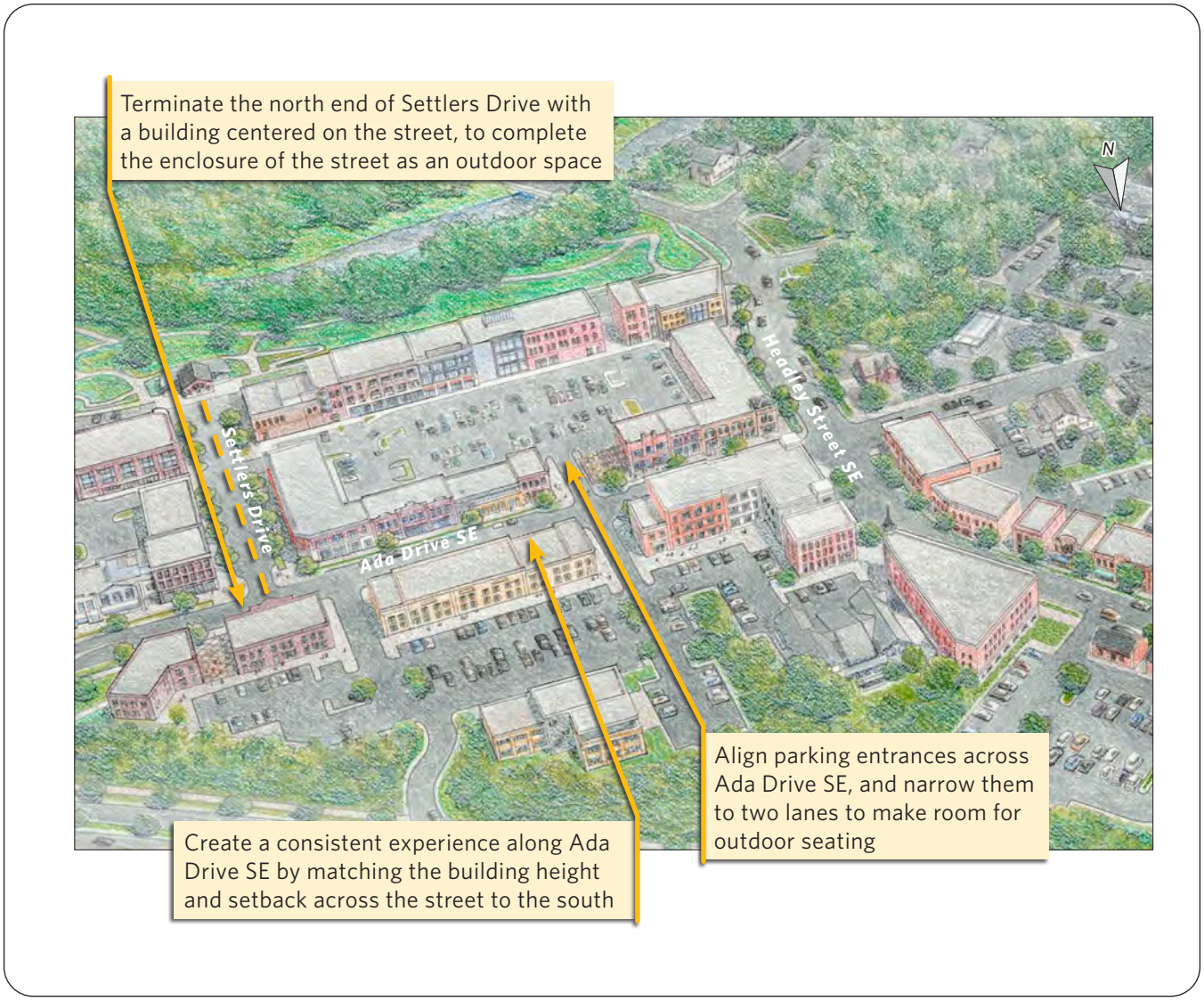


FIGURE 37: Aerial Highlight of the Proposed Response to Ada Village

PARKING PLAN

Sufficient parking is a key concern for residents and business owners as the study area evolves. This parking plan (Figure 38) was informed by the needs of the area, as determined by the parking requirements specified in the PVM overlay district (Figure 39). Though it does not represent parking needs holistically, the 2025 Fishbeck study below (Figure 38) is also a helpful snapshot for understanding how lots are used during peak summer farmer's market hours. Taking into consideration all newly proposed buildings, the plan provides enough parking to satisfy both needs and requirements, with an additional 61 spaces that exceed requirements.

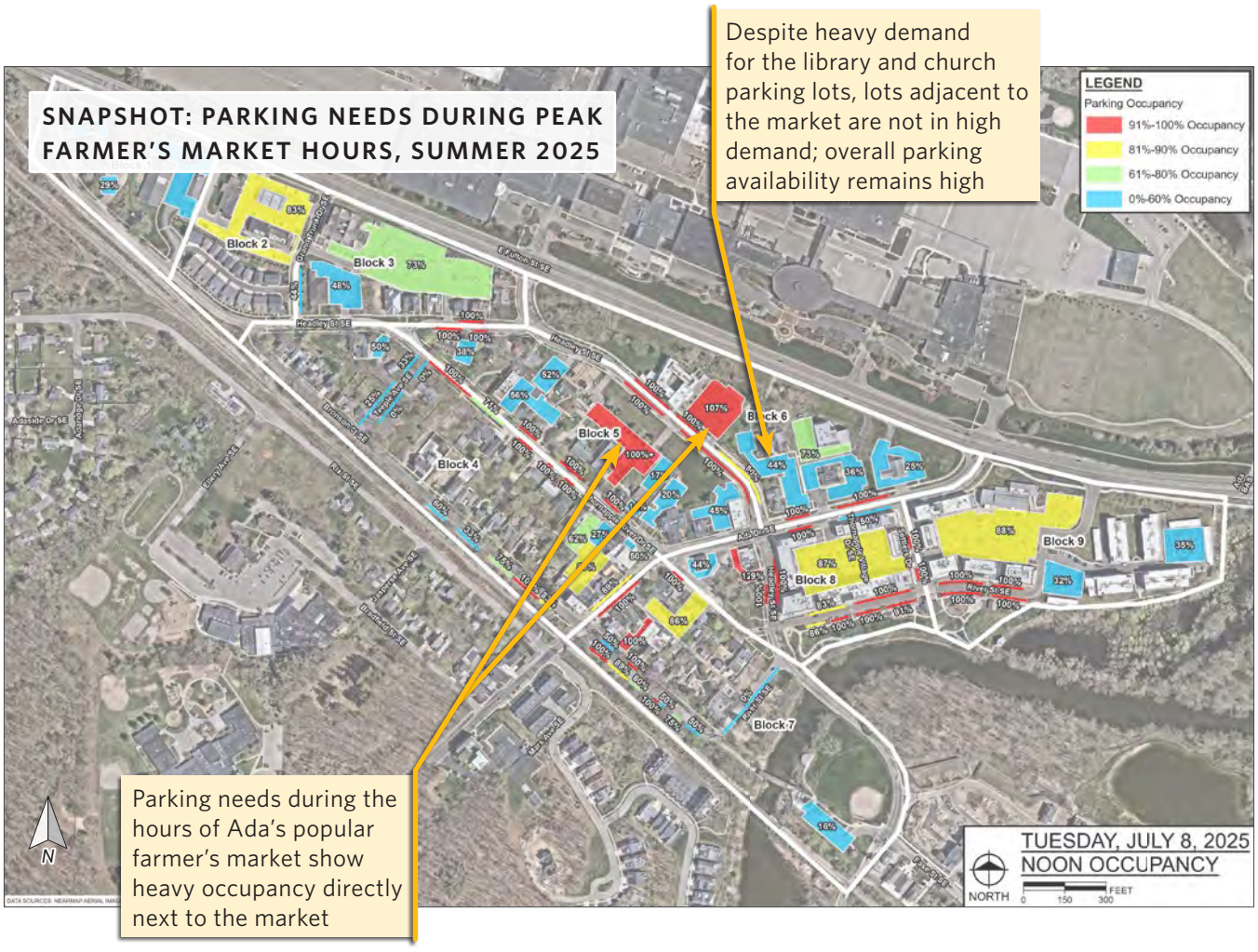


FIGURE 38: Snapshot Parking Counts from a 2025 Study
This study by Fishbeck assessed the parking needs in the area during a specific season, day, and time.
Source: Ada Township DDA; Image Produced By: Fishbeck, Inc.

Use	Spaces	Per Each:
Residential:		
Single- and two-family dwellings	2	Per dwelling unit.
Multiple-family dwellings	1.5	Per efficiency or 1-bedroom unit.
	2.2	Per 2-bedroom or greater size unit.
Office, except medical	1	Per 300 square feet of floor area.
Restaurants, full-service, sit-down type	1	Per 100 square feet of floor area.
Restaurant, fast-food or drive-in	1	Per 75 square feet of floor area.
Retail sales, not otherwise specified herein	1	Per 200 square feet of floor area.
Libraries, museums, governmental administration buildings	1	Per 200 square feet of floor area.

Ada Township Parking Requirements for Relevant Uses

	Transect Zones				
	Core	Center	Village Proper 1	Village Proper 2	Edge
Residential Uses	.40	.40	.60	.70	.80
Public and Civic Uses	.60	.60	.70	.80	.80
Commercial Uses	.40	.40	.60	N/A	N/A

PVM Overlay District Parking Reduction Factors

FIGURE 39: Parking Requirements (left) & PVM Overlay District Parking Reduction Factors (right)
The proposed parking plan exceeds the requirements of the PVM overlay district, which regulates the study area.
Source: Ada Township Planning Department



*Parking calculations are approximated based on estimates of existing and proposed building area.

FIGURE 40: Proposed Parking Conditions
This parking proposal meets requirements for each building (blue) with additional spaces exceeding requirements (green).

STREET PROPOSAL

Heavy traffic on Fulton Street disrupts pedestrian activity in the area. This proposal introduces three primary recommendations:

1. Narrow Fulton Street to fewer travel lanes, and adding street trees and a treed median.
2. Add a roundabout at the intersection of Fulton Street and Headley Street SE.
3. Add a roundabout at the intersection of Fulton Street and Ada Drive SE.

A future study examining connections to the Amway Facility and Thornapple River Drive SE is the recommended next step for continuing to rationalize the street network (opposite page).

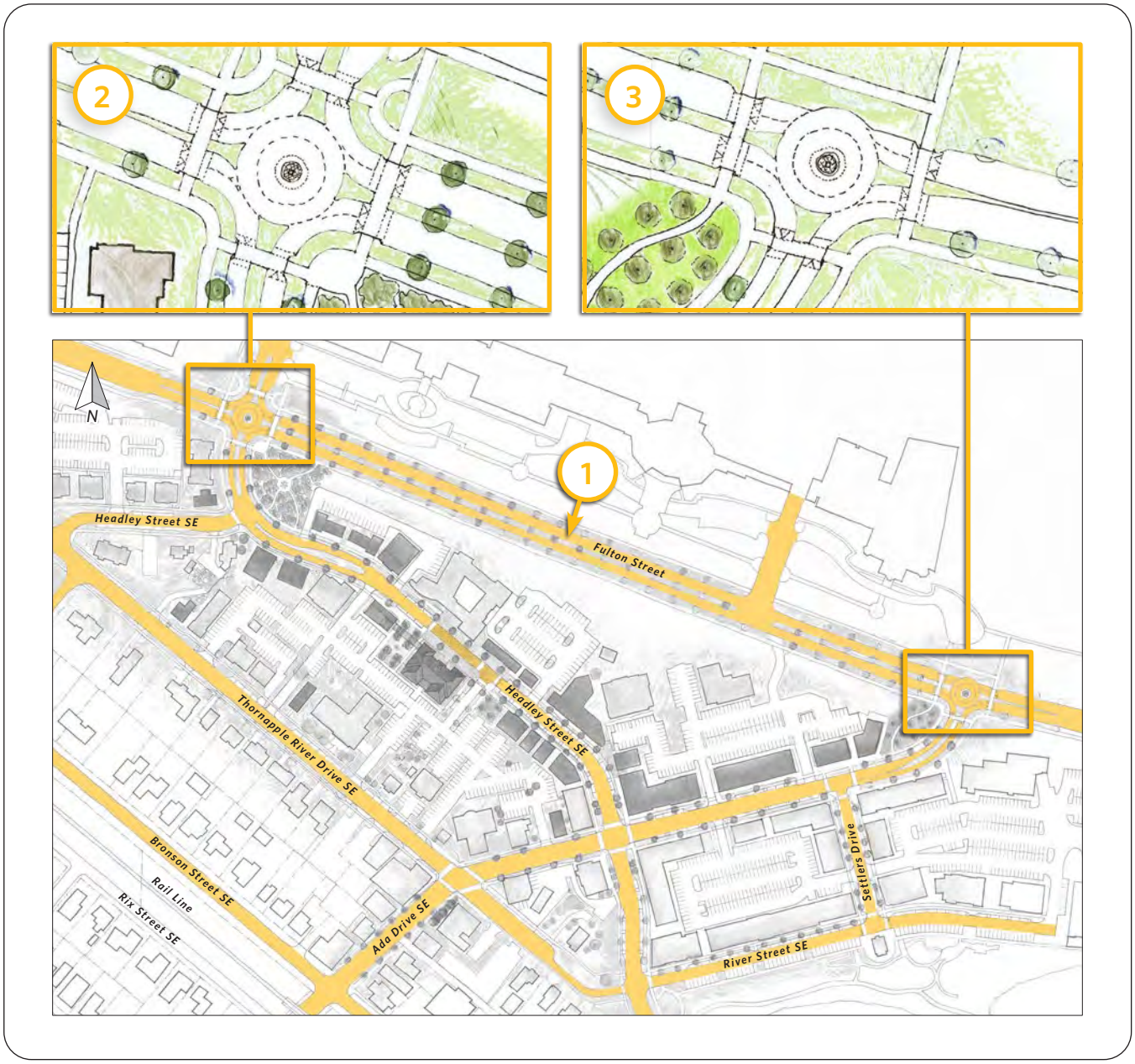


FIGURE 41: Proposed Street Network with Roundabouts Highlighted

AREAS OF FUTURE STUDY

Though this study offers a full proposal along Headley Street SE, the blocks on either side of Headley remain incomplete. To the southwest, spaces between existing buildings can welcome infill; to the northeast, open land along Fulton street is an opportunity for a series of buildings. The recommended next steps for continuing place-based urban design in Ada Township are:

1. Study and address infill strategies for the southwest side of the Township Hall block, on the northeast side of Thornapple River Drive SE.
2. Complete the Amy Van Andel Library block and Block C by building along the southwest side of Fulton Street, connecting the Amway Facility to the heart of Ada.



FIGURE 42: Proposed Areas of Future Study

HEADLEY STREET ELEVATIONS

This set of street elevations illustrates the proposed character of the buildings along Headley Street SE. These streetscapes are inspired by the scale of historic Ada Township and historic main streets in the region, and seek to transition between village-scale historic Ada and urban-scale Ada Village.

Rather than specifying exact architectural proposals for each new building, these elevations are indicative of a scale and character appropriate to the area, and to particular parts of Headley Street SE.



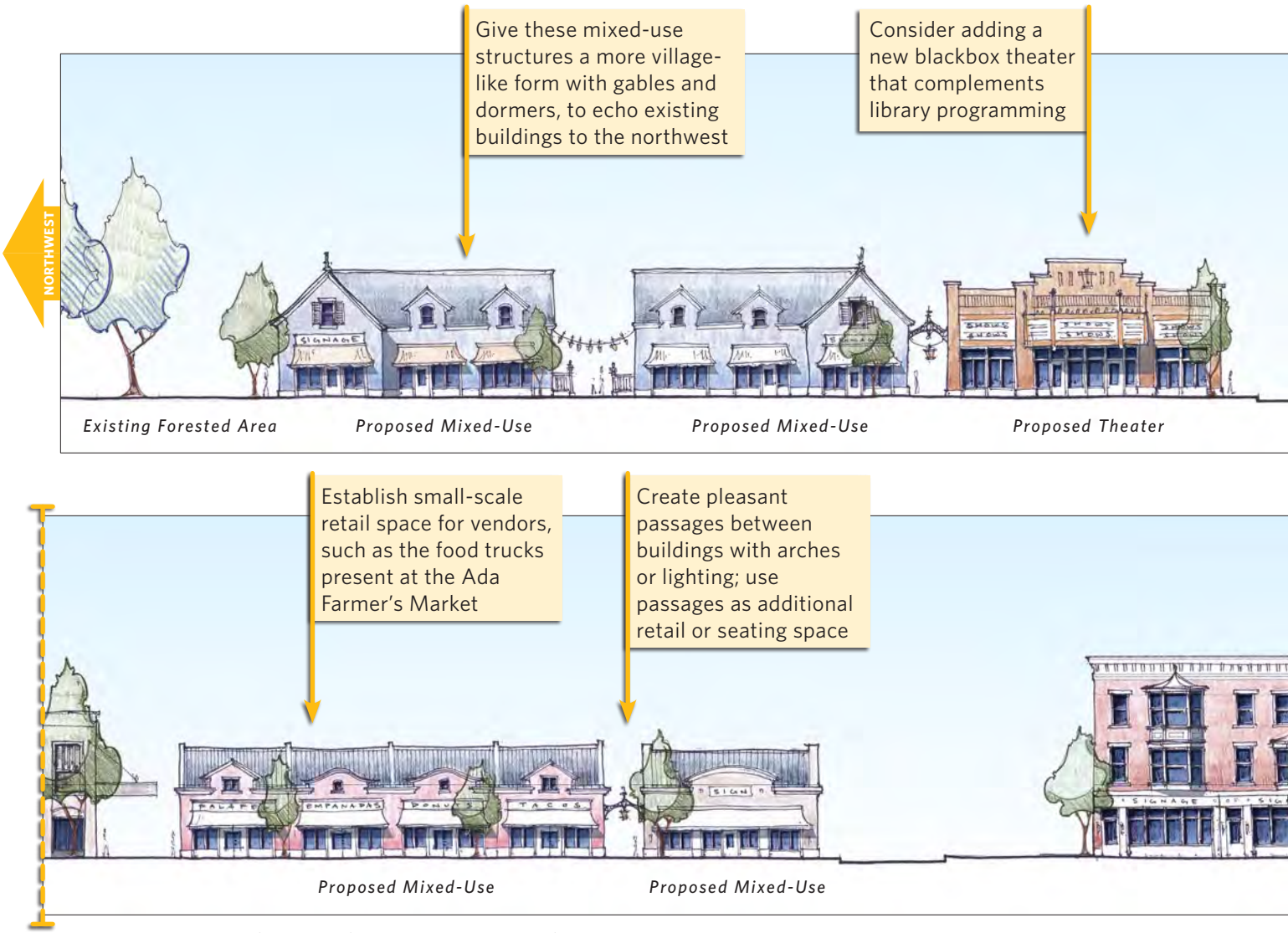
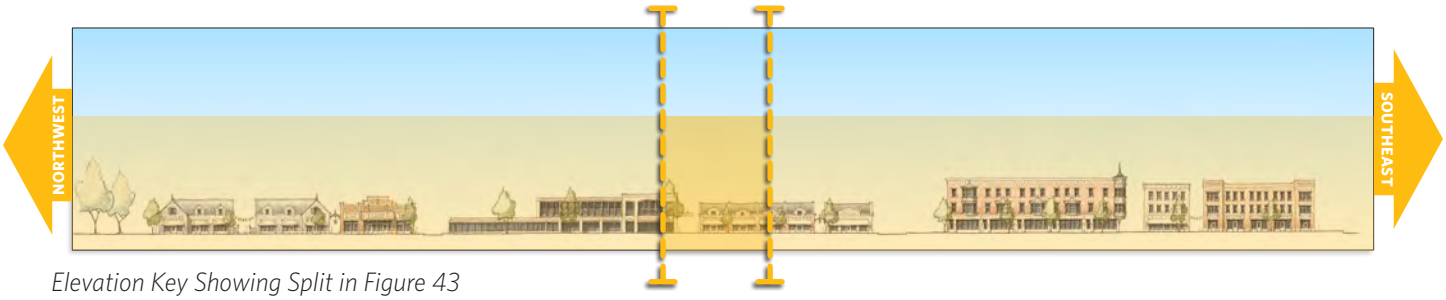
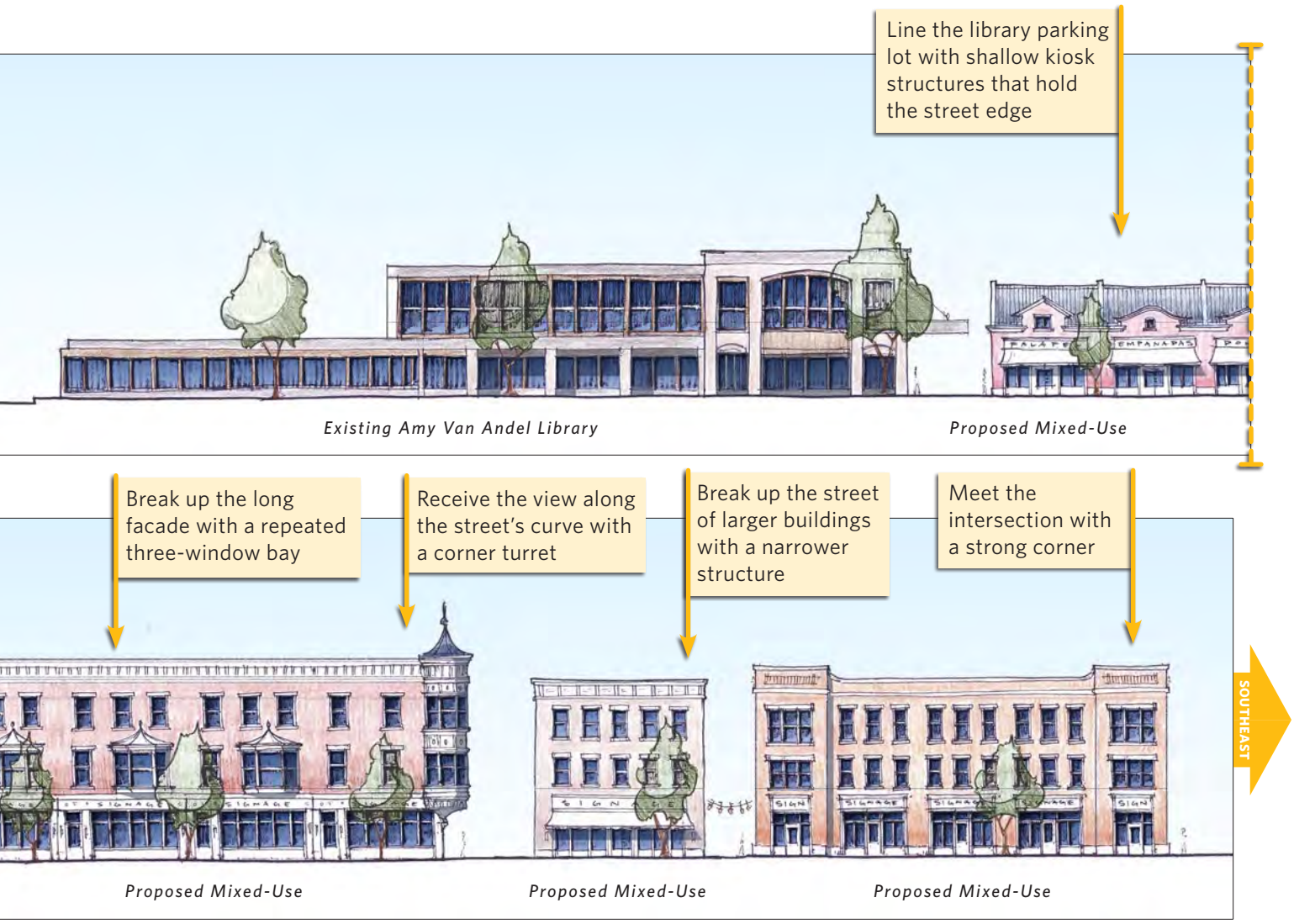


FIGURE 43: Proposed Street Elevation Facing Southwest

This elevation shows the northeast side of Headley Street SE, with the scale of buildings increasing to the southeast.



Elevation Key Showing Split in Figure 43





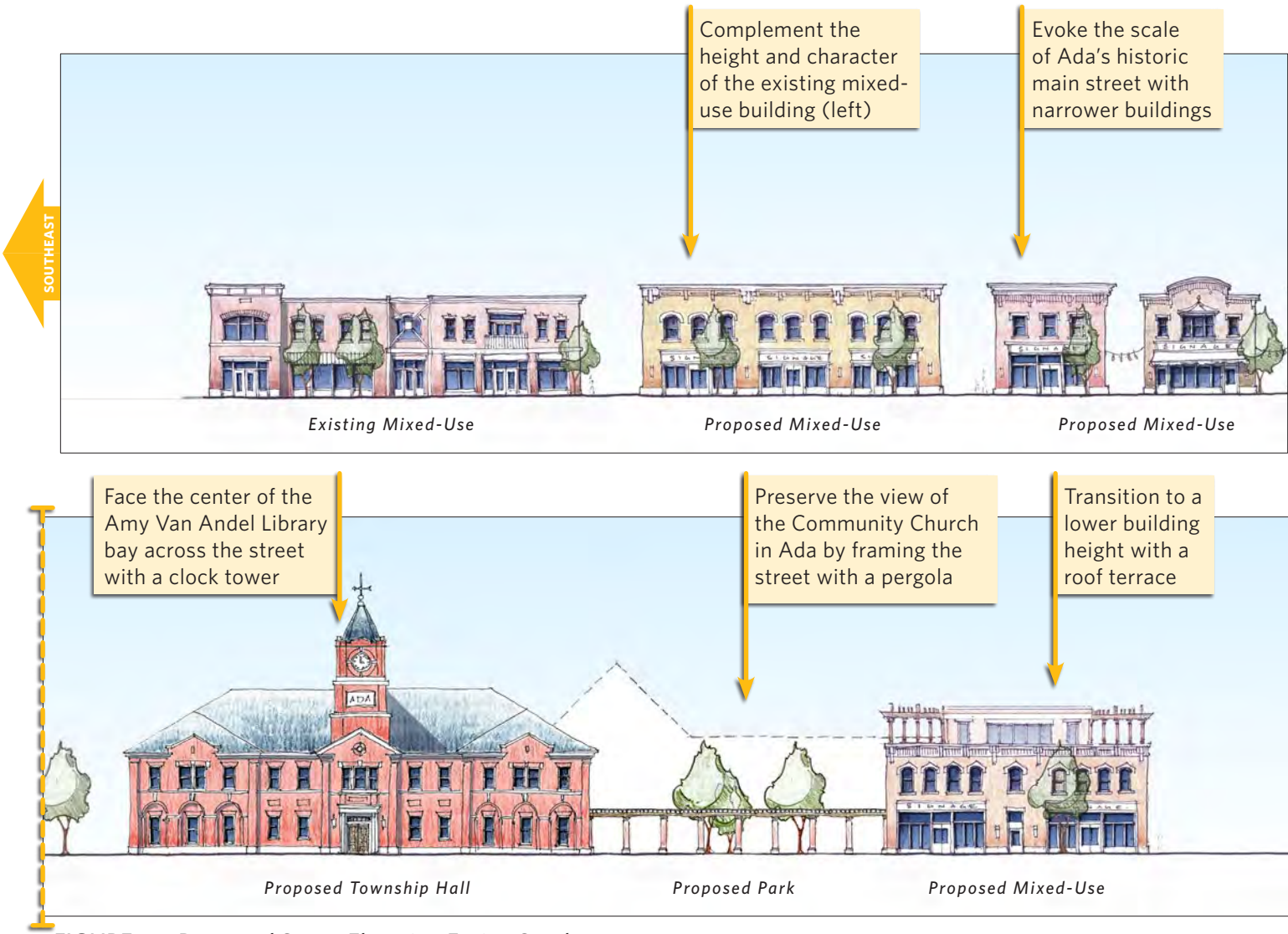
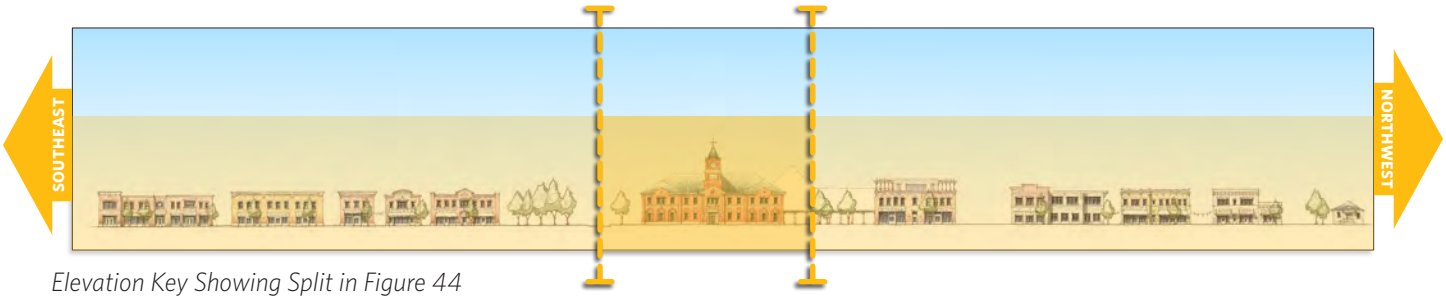
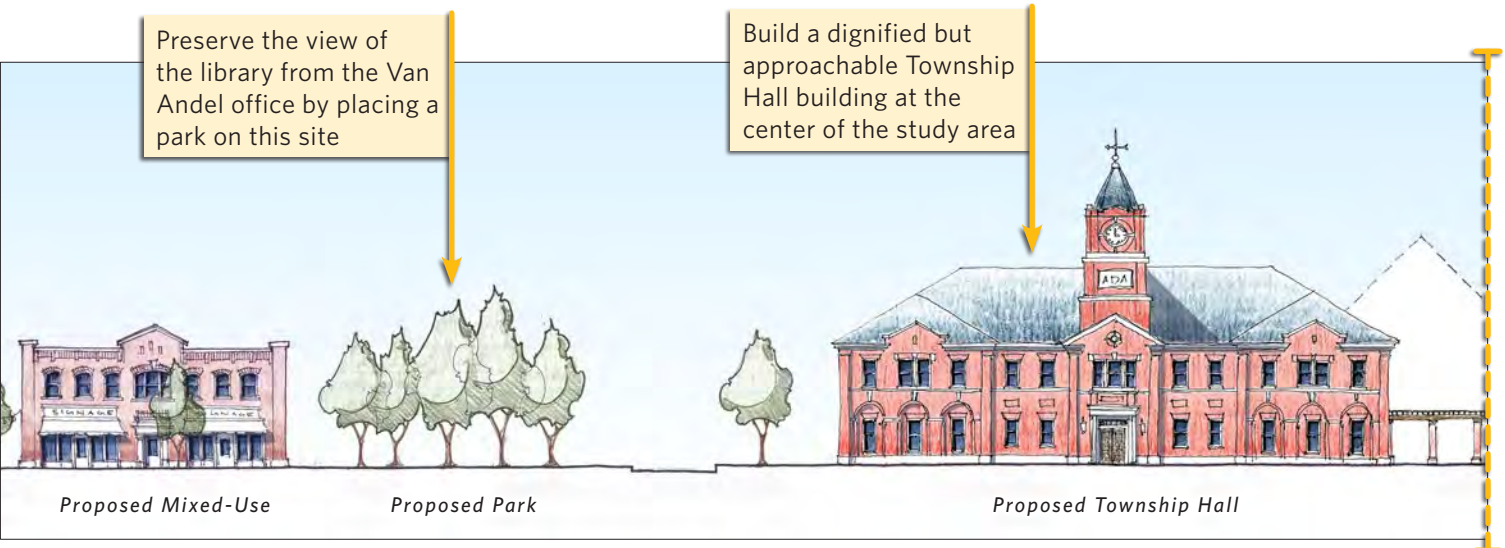
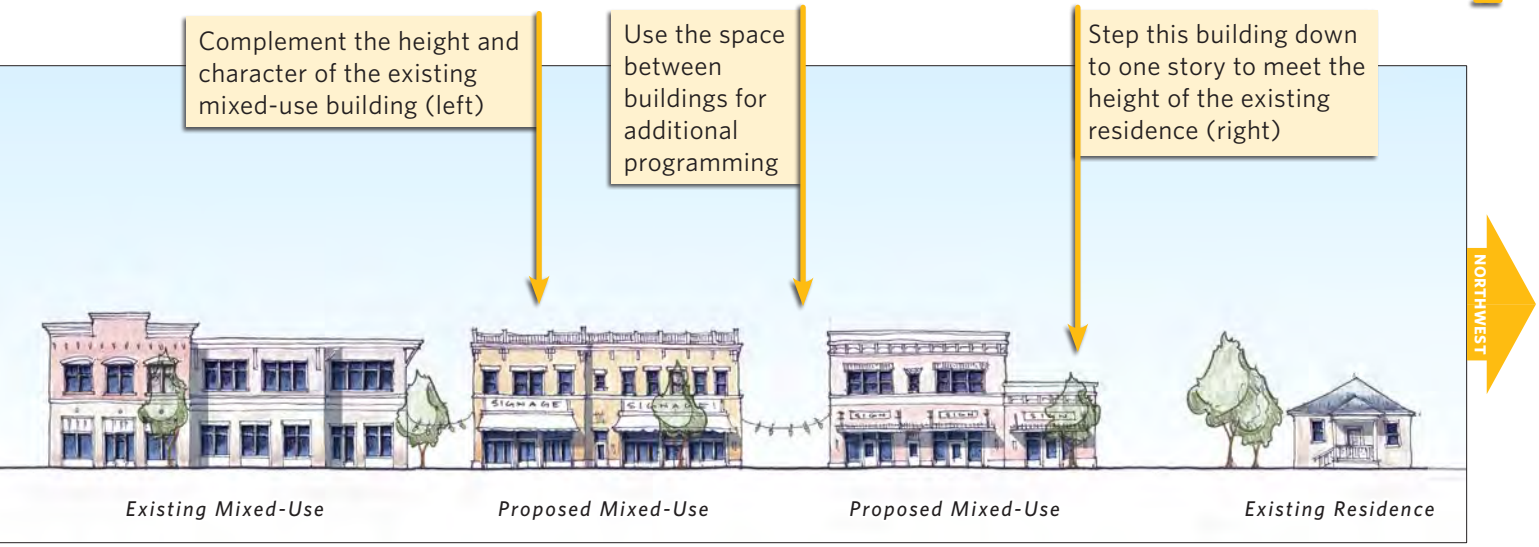


FIGURE 44: Proposed Street Elevation Facing Southwest
This elevation shows the southwest side of Headley Street SE, with the scale of buildings increasing to the southeast.



Elevation Key Showing Split in Figure 44





PEDESTRIAN EXPERIENCE

Drawing from the 2013 masterplan, Ada Township has made the decision to prioritize pedestrian-oriented design for new development. This proposal similarly embodies a set of pedestrian-focused, placemaking principles:

1. ***Frame the Street*** – Coordinate two sides of a street to create a balanced experience, with complementary sizes and scales of buildings on either side. Create continuous walls of an "outdoor room" (the street itself becomes the room).
2. ***Activate Public Space*** – Front the sidewalk with ground-floor retail or entrances; frame parks and plazas with amenities, and active facades that engage the public.
3. ***Create Compelling Views*** – Place buildings and landscaping strategically to open or terminate views; use elements like the Township Hall tower to add interest, as a landmark something to walk towards.
4. ***Protect Pedestrians*** – Provide street trees and other shade; calm traffic with narrow lanes, bump-outs, street furniture, and visual interest. Use street trees and street parking to protect pedestrians from traffic.

Each of these principles guide both the urban and architectural elements of the proposal.



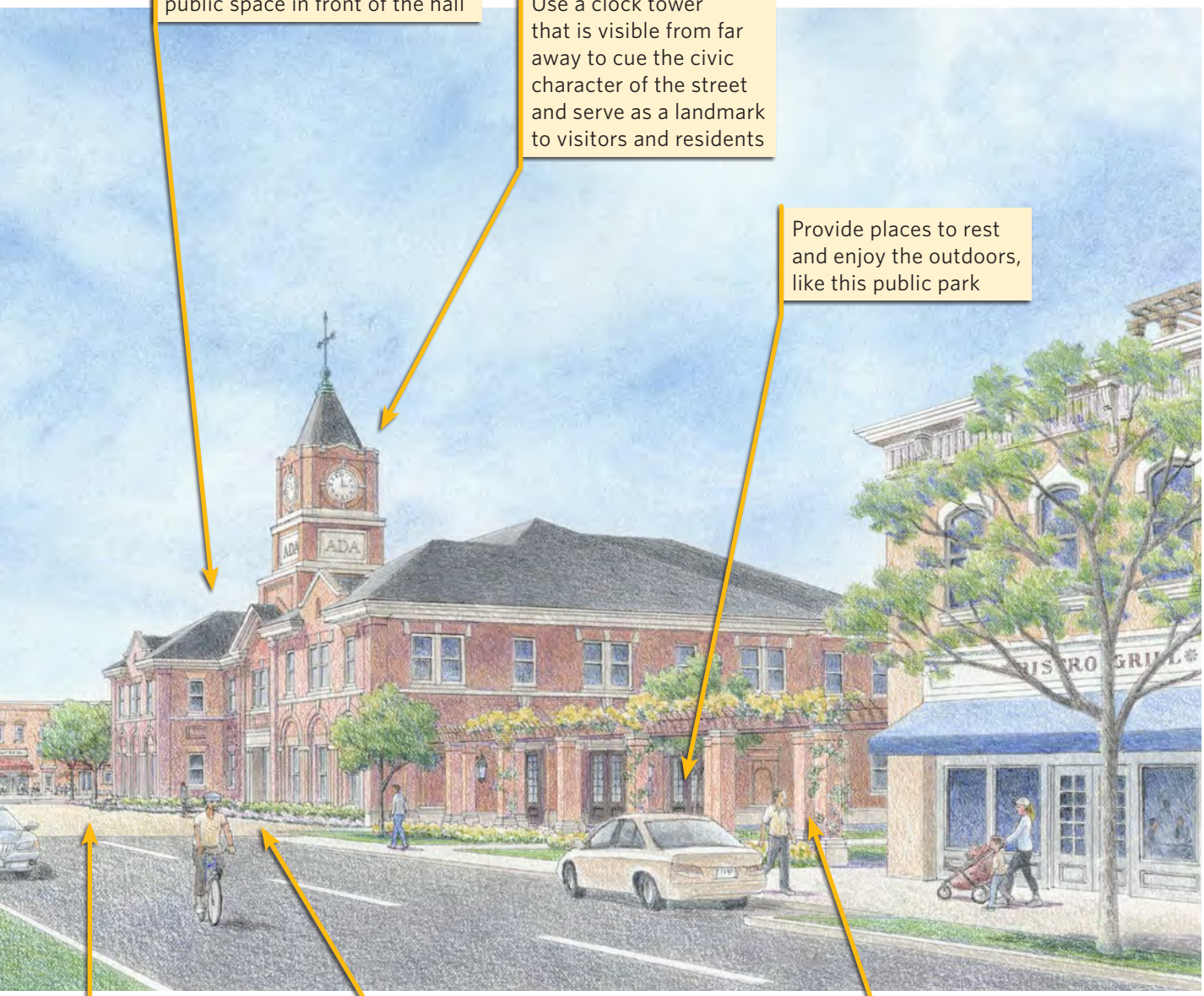


FIGURE 45: Proposed Street View of Headley Street SE, Facing Southeast





PART 3:
TOWNSHIP HALL PROPOSAL

TOWNSHIP HALL CONTEXT 54

TOWNSHIP HALL SITE IN THE URBAN DESIGN PROPOSAL 56

PROPOSED BUILDING DESIGN 58

TOWNSHIP HALL FLOOR PLANS 60

TOWNSHIP HALL BUILDING ELEVATIONS 64

TOWNSHIP HALL BUILDING DETAILS 66

TOWNSHIP HALL CONTEXT

The existing Township Hall is adjacent to Ada's historic main street. The assembly hall is the former First Congregational Church. All other functions occur in a one-story addition that fronts a parking lot. As staff and public needs evolve, the program and size of the current hall are no longer sufficient. This proposal builds off of a 2023 study by Integrated Architecture for the new Township Hall site (Figure 47), which tested an expanded program in a larger footprint.



Aerial with Existing & Proposed Township Hall Locations



Public Lobby of the Current Township Hall



Current Assembly Hall, former First Congregational Church



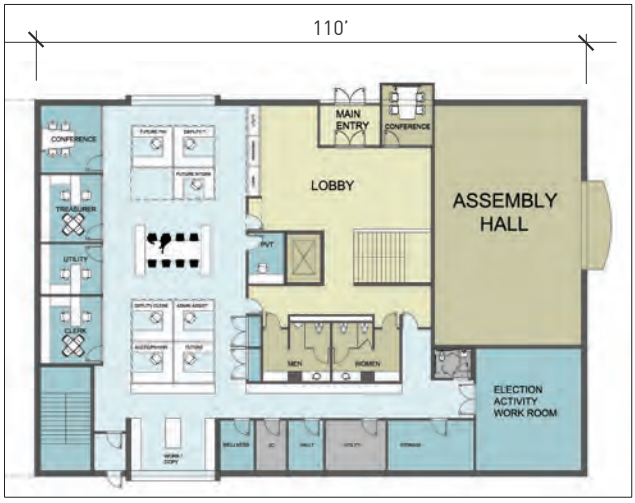
Exterior View of the Rear/Staff Entrance



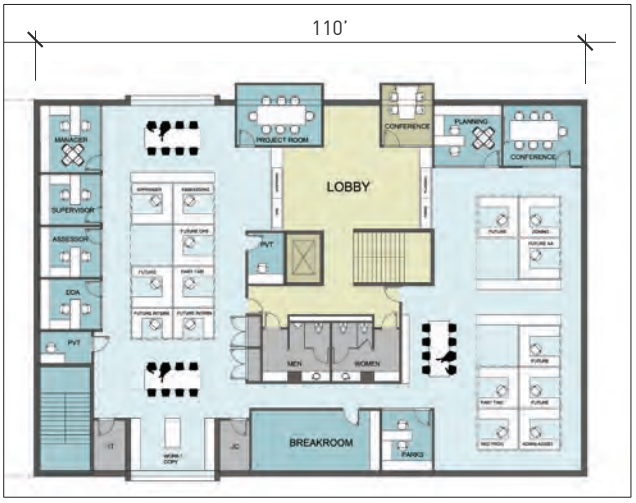
Exterior View of the Front/Public Entrance

FIGURE 46: Current Township Hall

The current Township Hall is a combination of the adaptive reuse of the former First Congregational Church of Ada and a one-story addition. Staff and community needs have outgrown what the space is able to offer.



Site Feasibility Concept Test Fit – Main Level

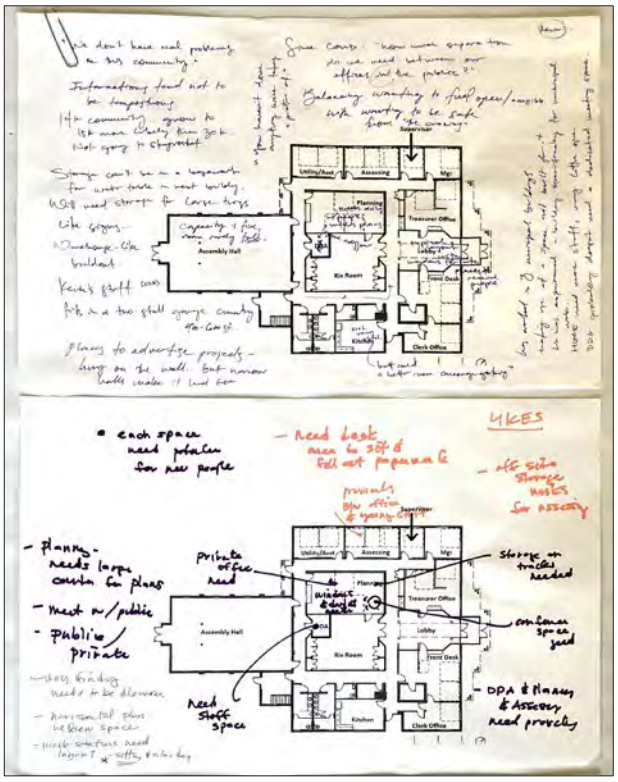


Site Feasibility Concept Test Fit – Upper Level

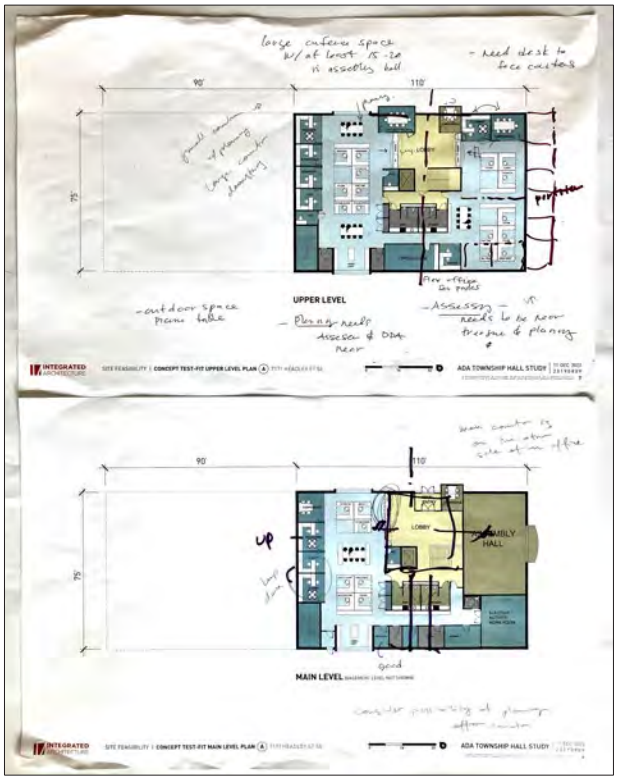
Source: Ada Township; Image Produced By: Integrated Architecture

FIGURE 47: Township Hall Programming Study

In 2023, Integrated Architecture conducted a site feasibility study and concept test-fit for the new site on Headley Street.



Staff Feedback on the Existing Township Hall Plan



Staff Feedback on the Test Fit Study

FIGURE 48: Township Hall Staff Feedback

At a pre-charrette site visit, the team collected staff feedback on the existing hall plan and above test fit study.

TOWNSHIP HALL SITE IN THE URBAN DESIGN PROPOSAL

The proposed Township Hall is designed in context, with respect to existing buildings, parking requirements, the experience of the street, and stakeholder needs. The design proposal responds to internal programming needs, and interacts with its neighbors and contributes to the overall civic center.



FIGURE 49: Masterplan Highlight of the Township Hall Site

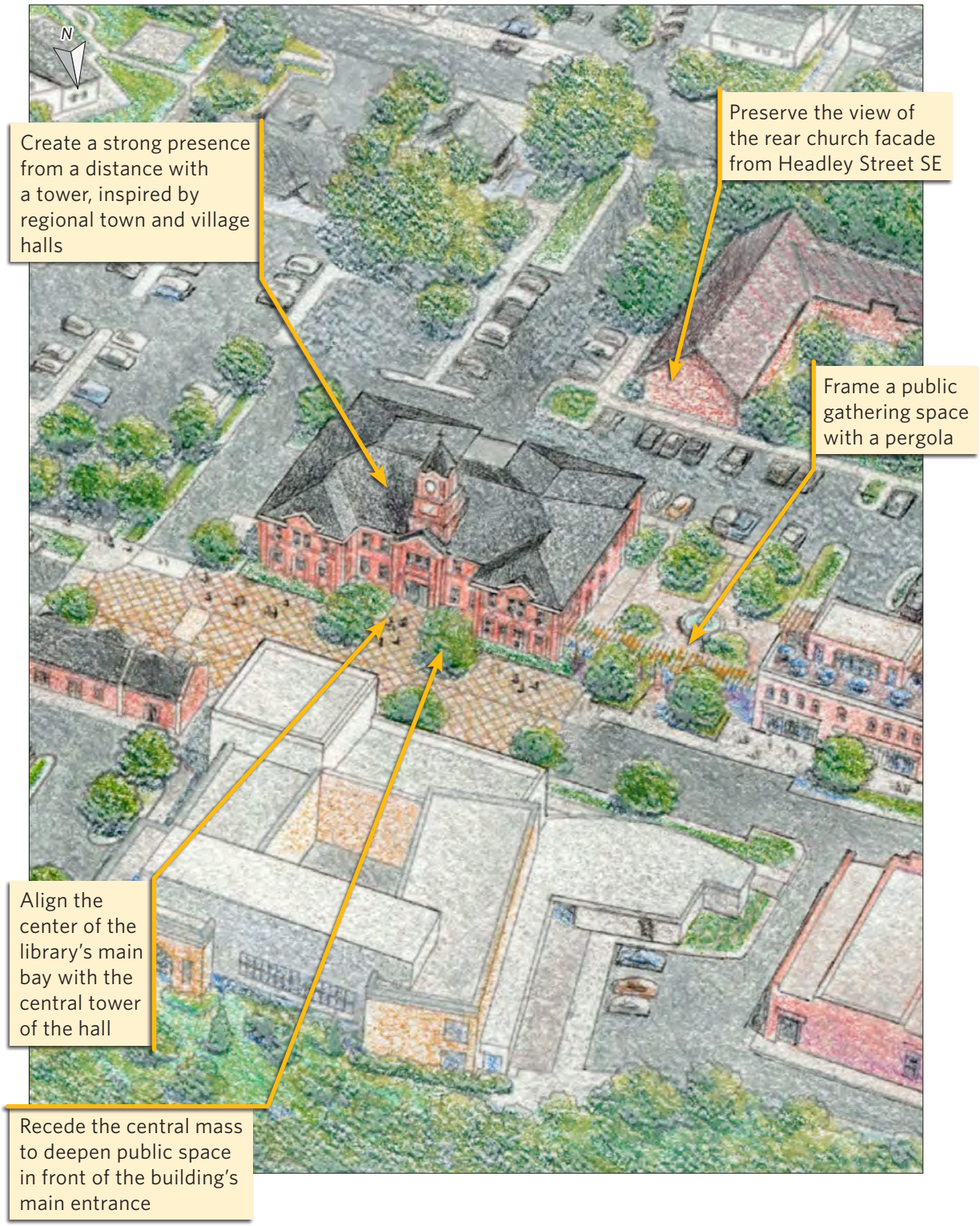


FIGURE 50: Aerial Highlight of the Township Hall Site

PROPOSED BUILDING DESIGN

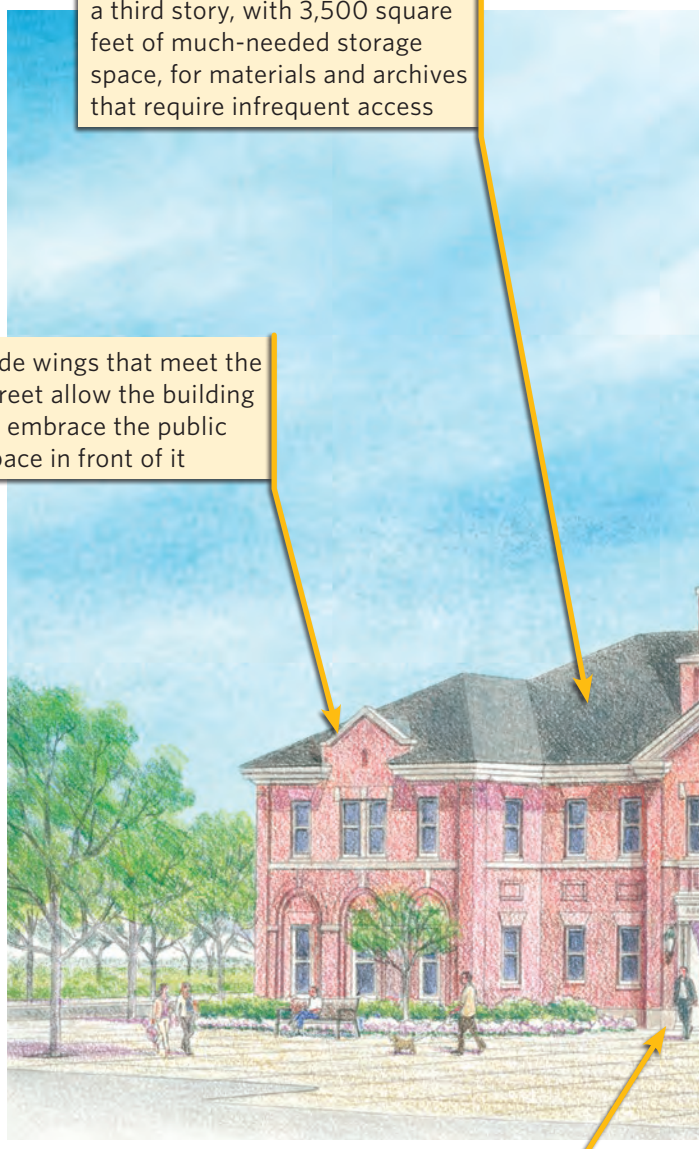
This building proposal is inspired by historic Ada Township buildings, regional town and village halls, and national patterns of form and character. These precedent studies (page 84) revealed that many city, town, or village halls have a central element, like a tower or cupola, and either a hip or gable roof.

Connecting this general form to the specific needs of Ada Township, the proposal meets the following design goals:

1. ***Expanded Building Program*** – A layout that provides enough space for current and future township needs.
2. ***Clear Flow of Spaces*** – An arrangement of spaces that is logical to the public and allows staff to work efficiently, clearly defining interior public spaces, private spaces, and spaces where the staff and public interact.
3. ***Civic Character*** – A dignified architectural character that makes staff and public visitors feel both valued and at ease.
4. ***Dynamic Form*** – An architectural form that embraces the street and is visible at a distance.

A collection of precedent studies that inspired the design can be found in Appendix B (page 84).

The design process that resulted in this final iteration can be found in Appendix C (page 88).



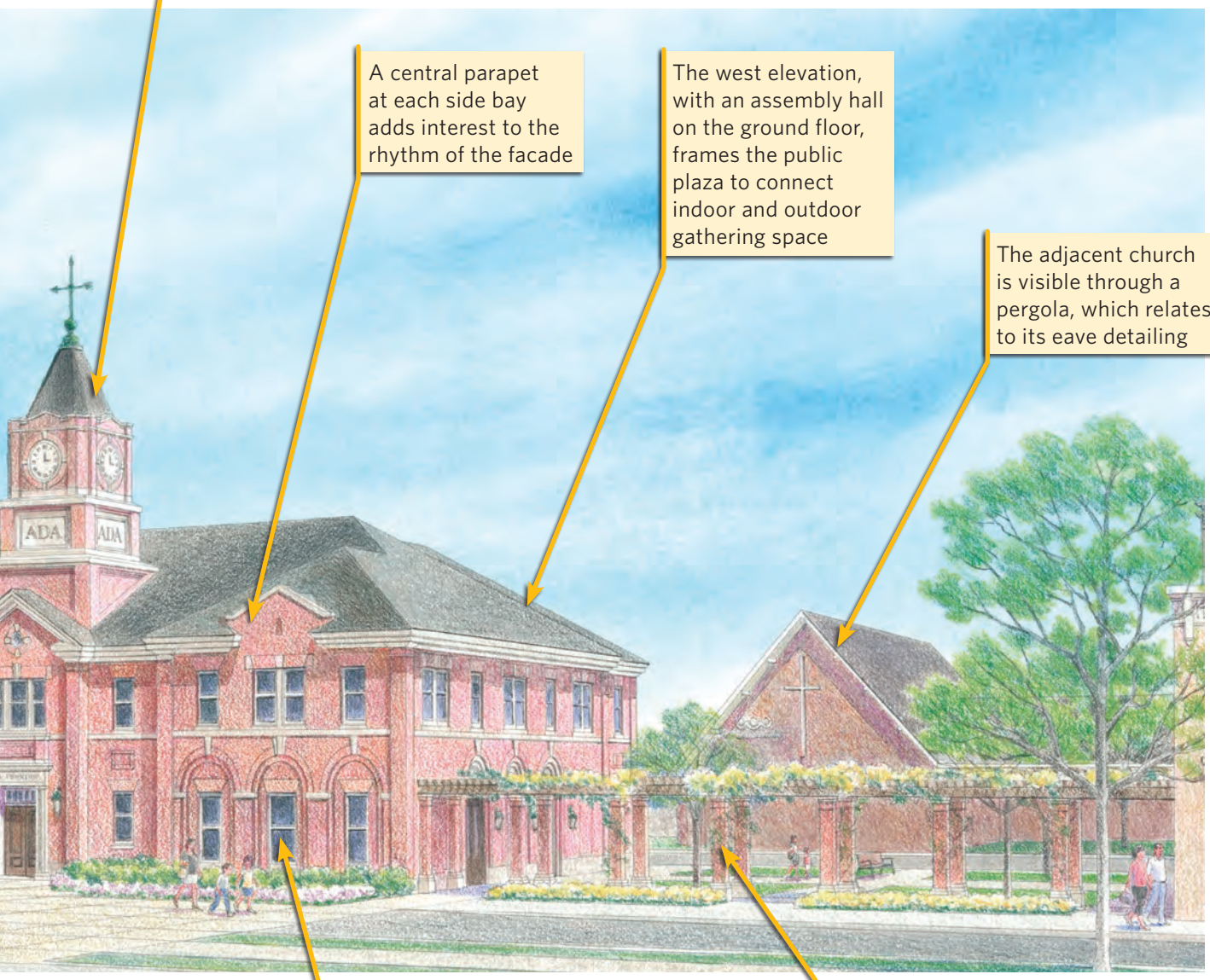


FIGURE 51: Street View of the Township Hall, Facing Southwest

TOWNSHIP HALL FLOOR PLANS

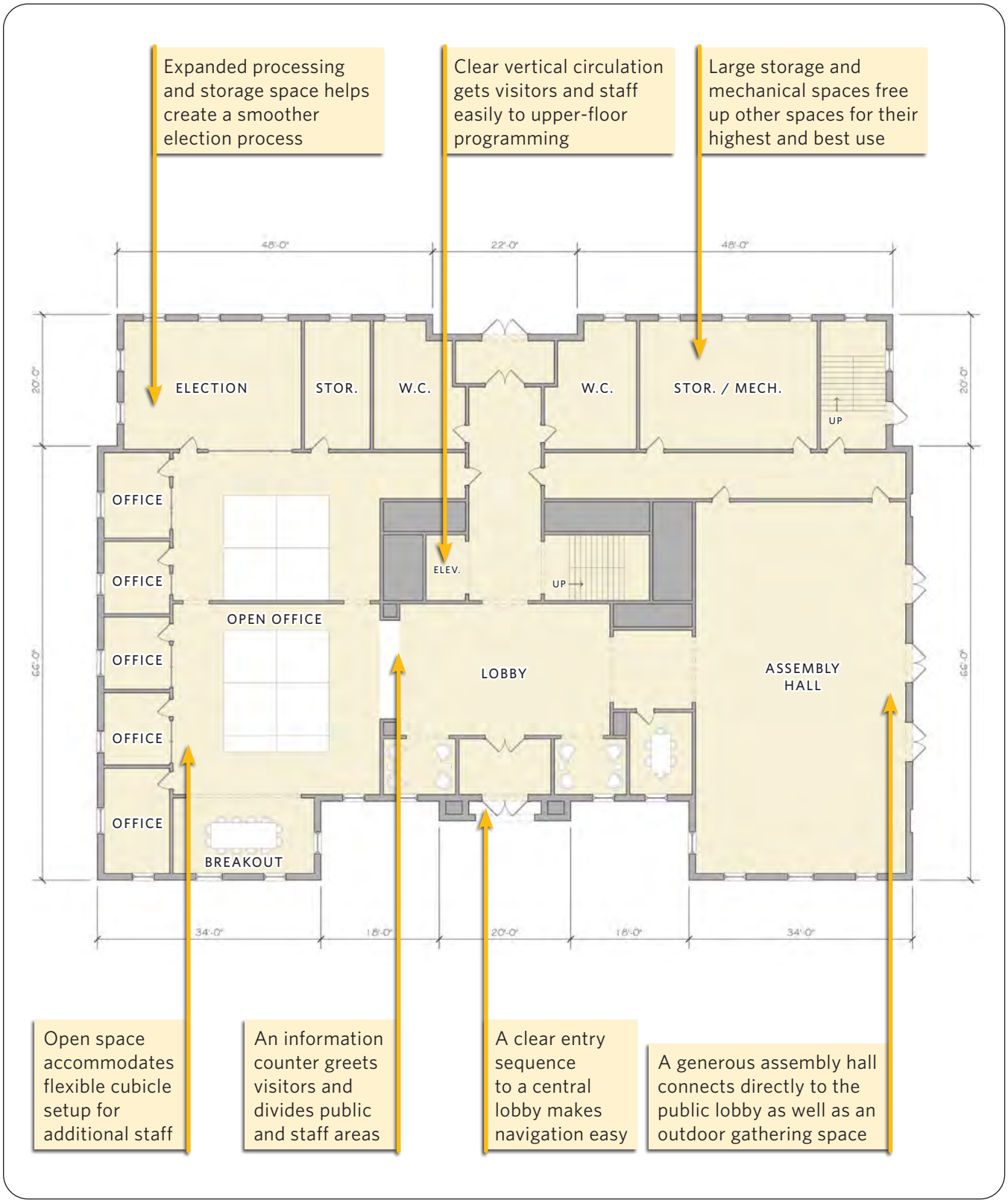


FIGURE 52: Proposed Ground Floor Plan

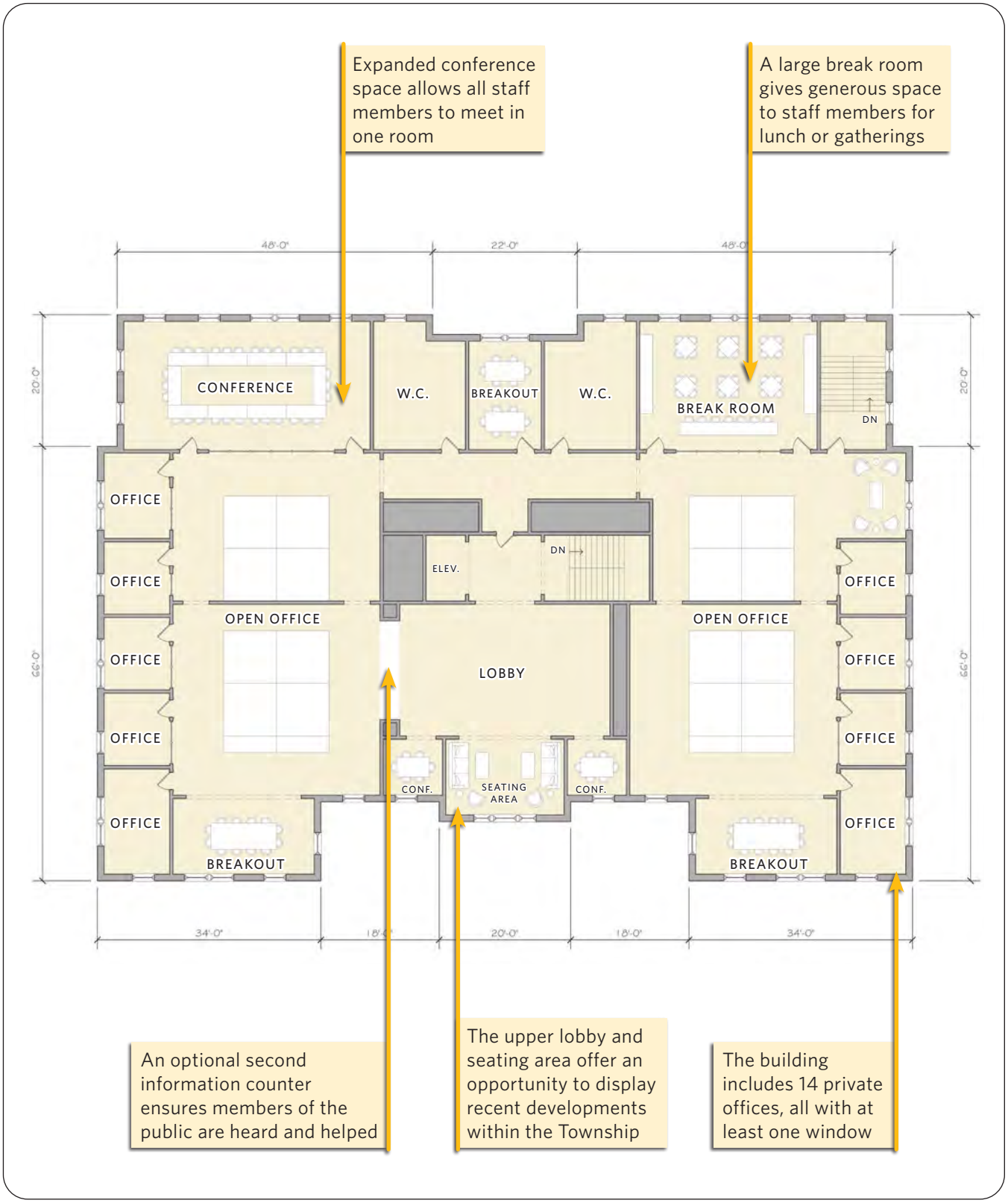


FIGURE 53: Proposed Upper Floor Plan

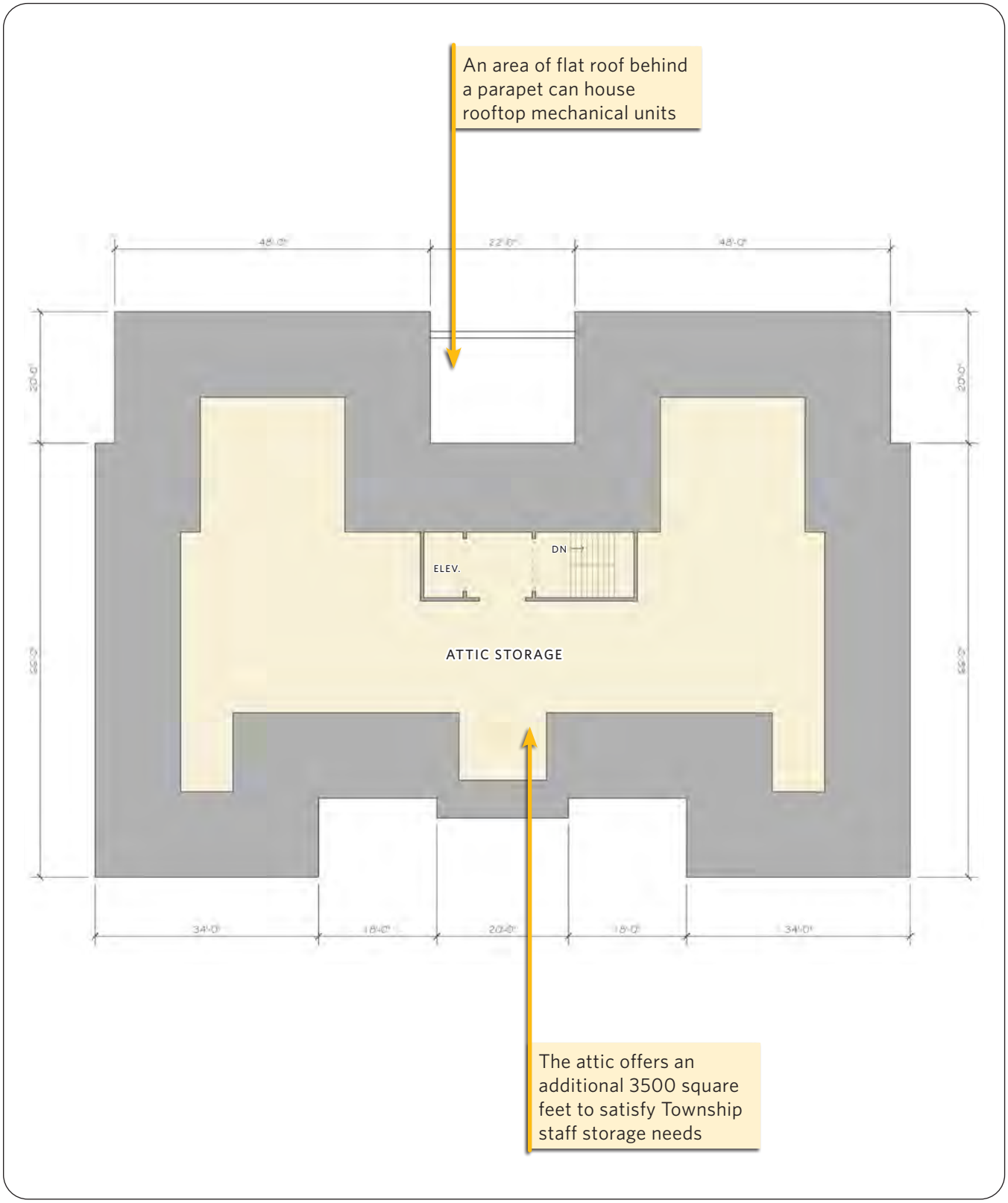
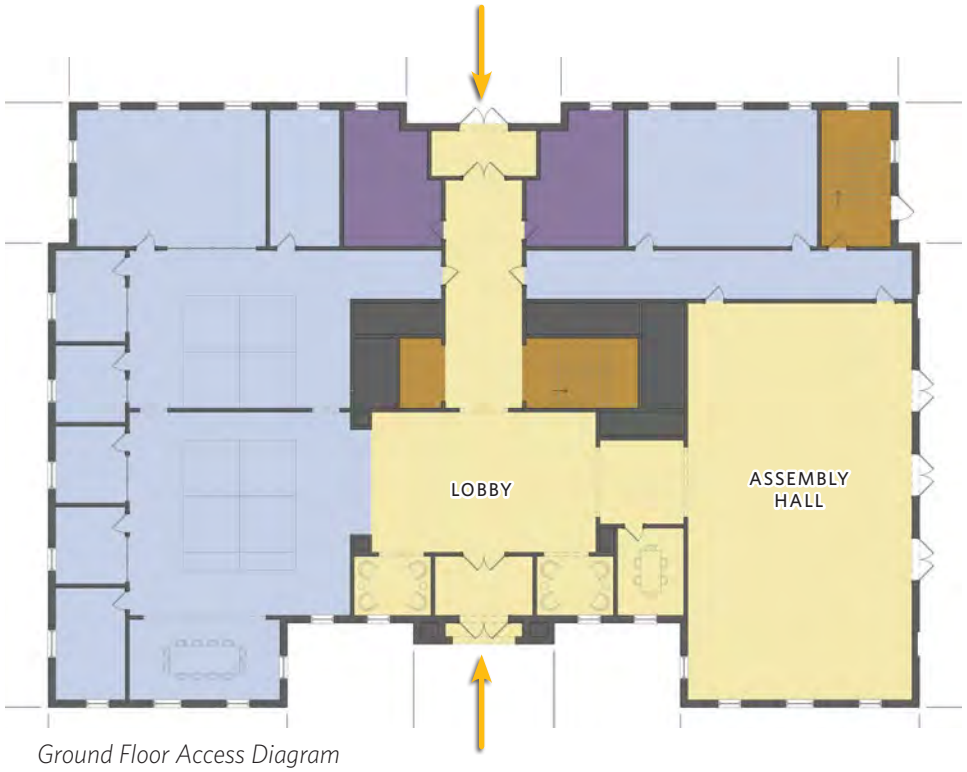


FIGURE 54: Proposed Attic Plan



Upper Floor Access Diagram



Ground Floor Access Diagram

LEGEND

- *Public Access*
- *Staff Access*
- *Stairs/Elevator*
- *WC*

FIGURE 55: Public Access & Staff Areas in the Ground Floor & Upper Floor

TOWNSHIP HALL BUILDING ELEVATIONS



FIGURE 56: Proposed Front Elevation (Northeast) with Main Entrance

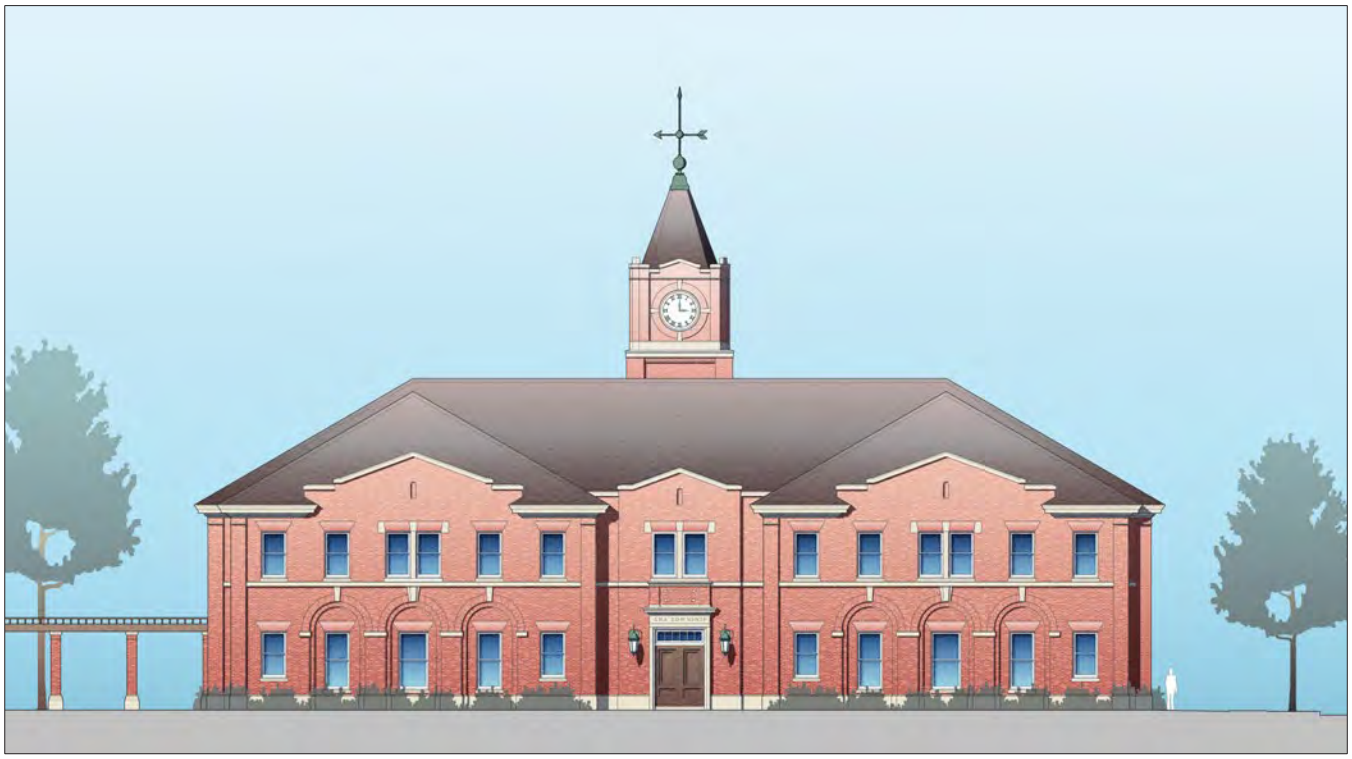


FIGURE 57: Proposed Rear Elevation (Southwest) with Rear Entrance



FIGURE 58: Proposed Side Elevation (Northwest) with Assembly Hall Doors

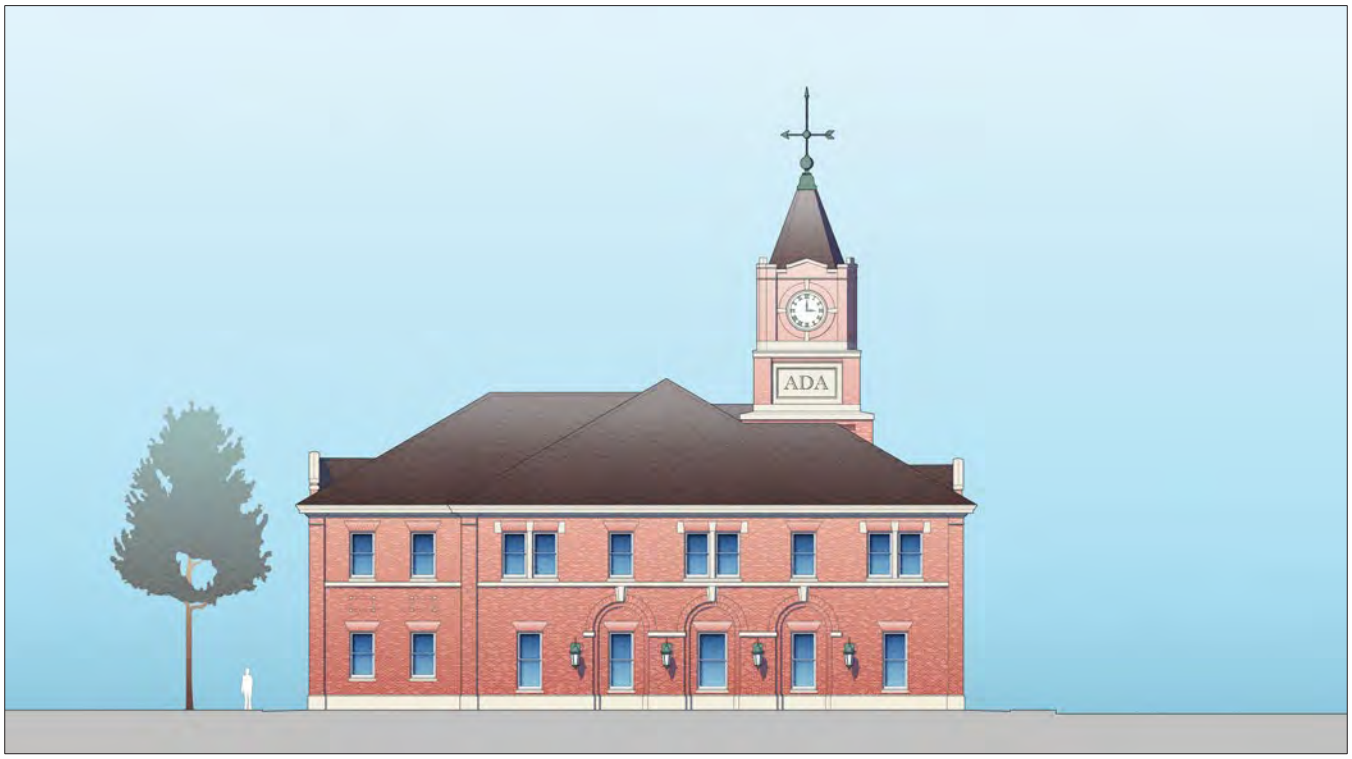


FIGURE 59: Proposed Side Elevation (Southeast)

TOWNSHIP HALL BUILDING DETAILS

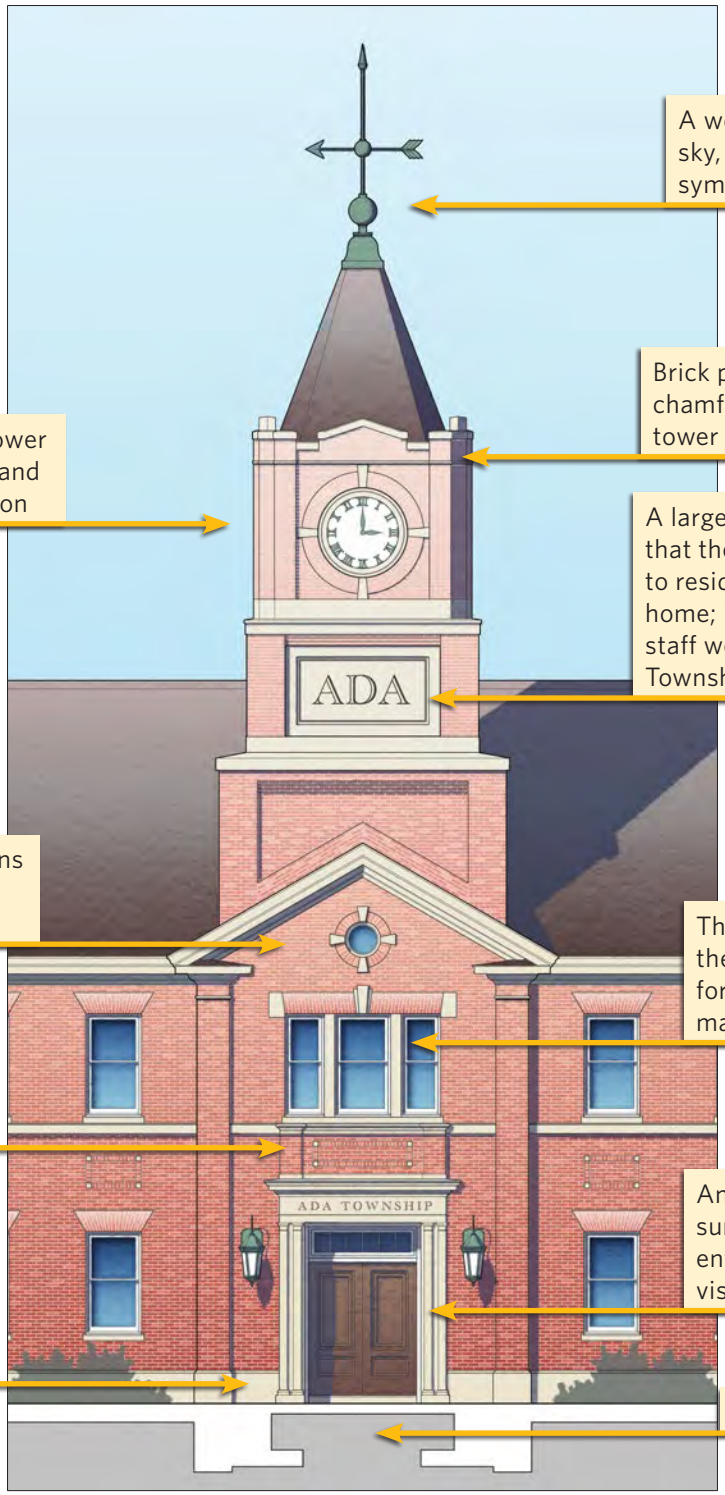


FIGURE 60: Annotated Proposed Tower Detail

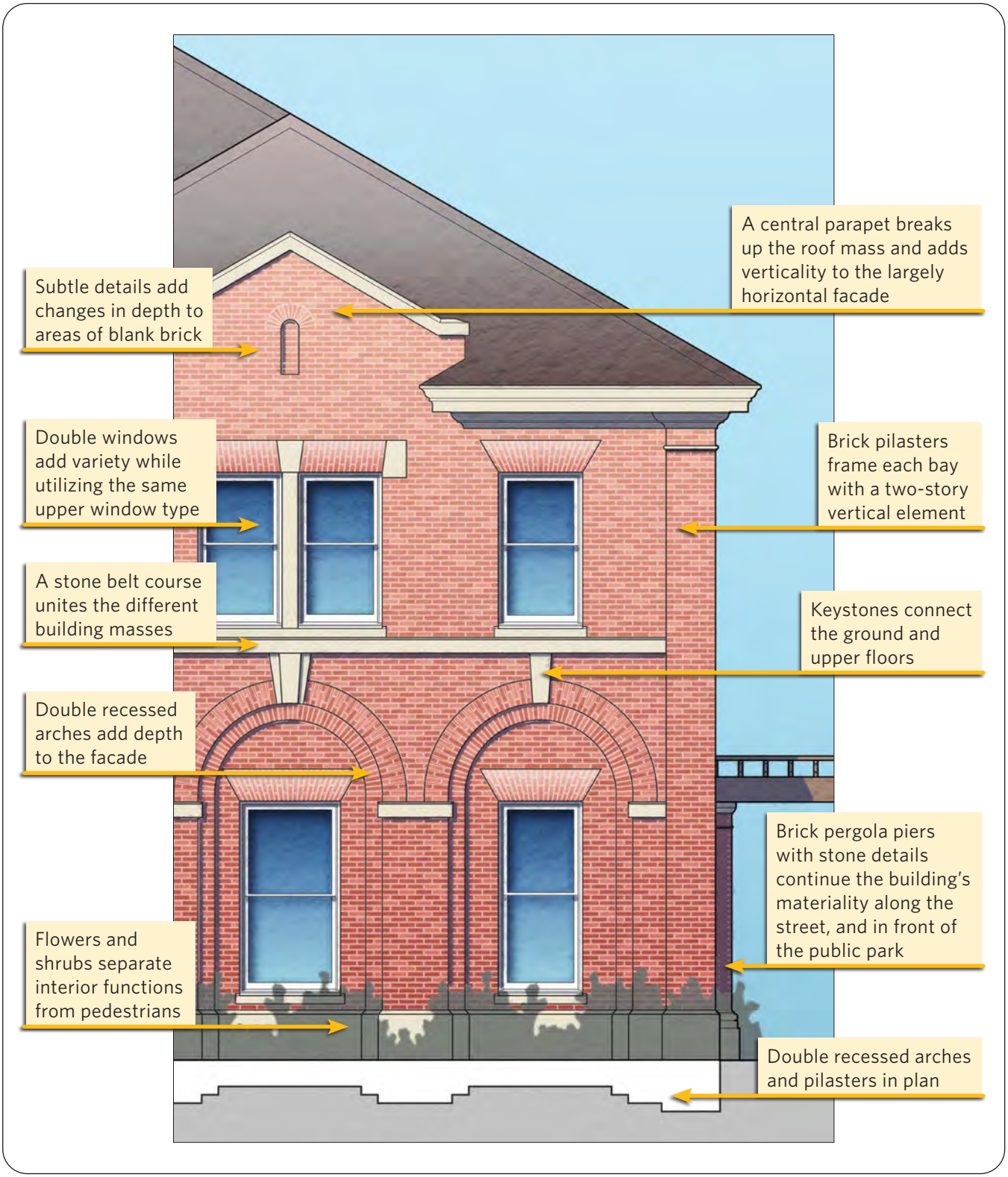


FIGURE 61: Annotated Proposed Bay Detail





PART 4:
NEXT STEPS

NEXT STEPS 70

NEXT STEPS

Ada Township has grown expansively in response to its 2013 masterplan. With the civic center emerging as a second phase of development, maintaining a holistic vision is critical. For the community to maintain its identity and sense of place, as new buildings go up, they must contribute to a unified composition. The Township Hall will play a central role in anchoring not only the civic center, but the entire downtown. This combination of place-based urbanism anchored by an iconic building will reinforce the elements that make Ada Township special.

The following urban design principles are key guidelines for long-term success:

1. ***Envision Development as a Holistic Composition*** – As individual buildings are introduced, ensure that they work together to create a whole that is greater than the sum of its parts. Place primary entrances on the street, and coordinate floor plans such that primary or public-facing rooms face streets and public spaces. Align building fronts to create a continuous "street wall" that makes the street feel like an outdoor room.
2. ***Complement & Connect Existing Scales*** – The new Ada Village development establishes a scale of two- and three-story urban buildings, while the historic main street has one- and two-story village-scale structures. To the southeast, the emerging civic core connects to both of these areas. Complement the Village and main street with new civic core buildings, whose identity bridges the gap between existing scales.

Key next steps for the Township Hall building:

1. ***Coordinate Technical Elements of the Township Hall*** – Vet the Township Hall design for all technical requirements of code and programming. Advance the design to incorporate necessary adjustments so the building is code-compliant and programmatically able to meet the Township's needs today and in the future.
2. ***Maintain the Design Intent of a Historically-Inspired, Timeless Building*** – As the building is refined, pay particular attention to building composition and architectural details, especially masonry detailing, door surrounds, and eave profiles. For this building to be both of its time and timeless in nature, these elements must follow the form, proportions, and refinement of inspiring historic details from traditional town and village halls.

The continued evolution of Ada Township rests on the support of an involved and trusting community. Along every step of the way, engate the public for feedback by inviting regular communication and participation in the process.



FIGURE 62: Group Photo of the HCR Team & Township Collaborators after the Final Presentation



FIGURE 63: Photo Collage of the Collaboration with Ada Township





PART 5:
APPENDICES

APPENDIX A
PRECEDENT STUDIES:
VILLAGE CHARACTER 74

APPENDIX B
PRECEDENT STUDIES:
TOWNSHIP HALL DESIGN 84

APPENDIX C
TOWNSHIP HALL DESIGN PROCESS 88

PRECEDENT STUDIES: VILLAGE CHARACTER





FIGURE 64: Images from Charlevoix, MI
Source for both: Google Street View





FIGURE 65: Images from Harbor Springs, MI
Source for both: Google Street View







FIGURE 66: Images from Holland, MI
Source for all: Google Street View


Gezellig
The Blackbird
orange leaf


WHITE | BLACK
HOUSE | MARKET



FIGURE 67: Image from Sutton, MI
Source: Google Street View



FIGURE 68: Image from Petoskey, MI
Source: Google Street View



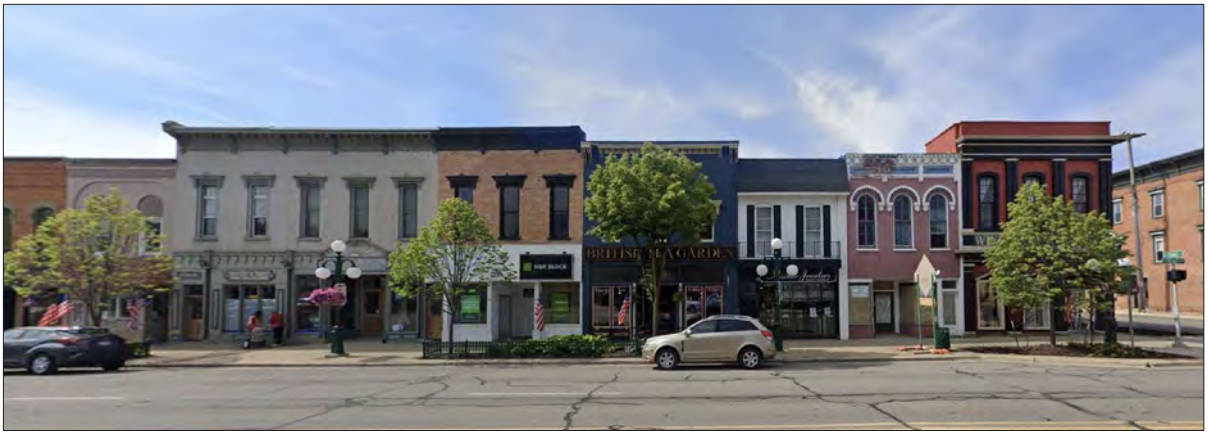




FIGURE 69: Images from Tecumseh, MI

Source for all: Google Street View





FIGURE 70: Images from South Haven, MI


SoHa
520
518
BEER LIGHT BREWERY


SU CASA
202



FIGURE 71: Images from Ionia, MI
Source for all: Google Street View



FIGURE 72: Images from Greenwood, IN
Source for both: Google Street View

PRECEDENT STUDIES: TOWNSHIP HALL DESIGN

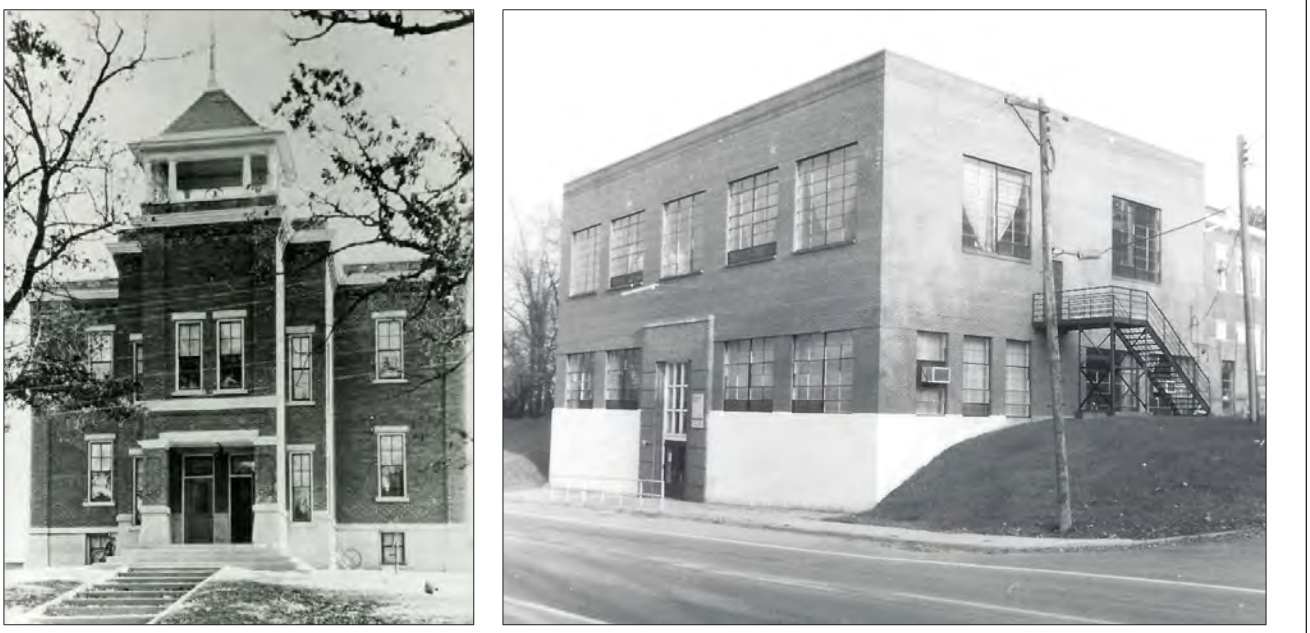


FIGURE 73: Historic High School in Ada Township
Source for both: Ada History Center



FIGURE 74: City Hall in Ionia, MI
Source: Google Street View



FIGURE 75: Village Hall in Sheffield, IL
Source: Google Street View



FIGURE 76: Village Hall in West Dundee, IL
Source: Google Street View

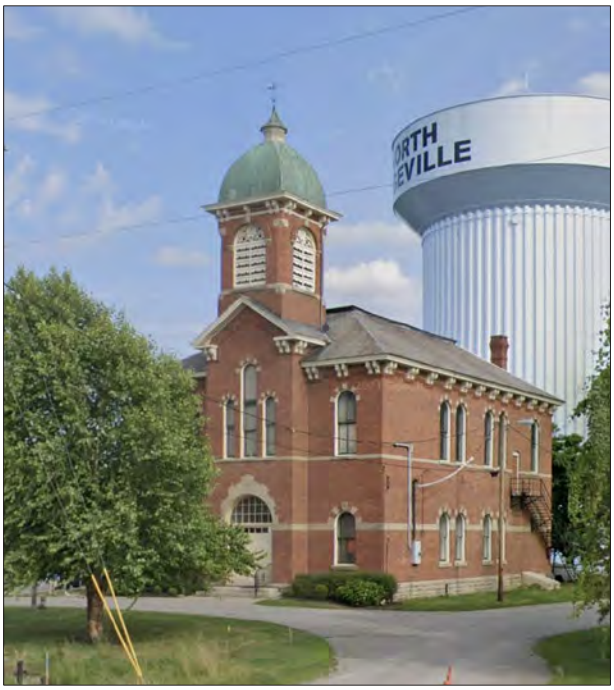




FIGURE 77: City Hall in North Ridgeville, OH
Source for both: Google Street View



FIGURE 78: Charles Washington Hall in Charleston, WV
Source: Google Street View



FIGURE 79: Old Town Hall in Wilmington, DE
Source: Google Street View



FIGURE 80: Livingston County Courthouse in Howell, MI
Source: Google Street View

TOWNSHIP HALL DESIGN PROCESS



FIGURE 81: Preliminary Elevation A



FIGURE 82: Preliminary Elevation B



FIGURE 83: Preliminary Elevation C



FIGURE 84: Preliminary Elevation D

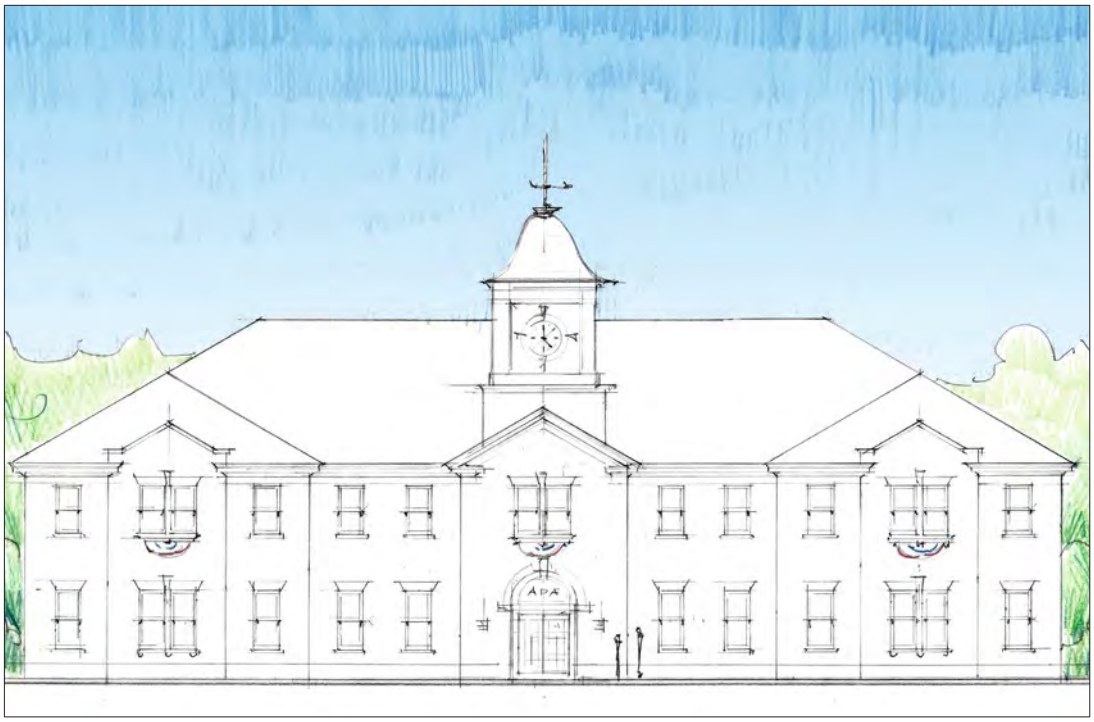


FIGURE 85: Preliminary Elevation E



FIGURE 86: Preliminary Elevation F



FIGURE 87: Charrette Concept Elevation A



FIGURE 88: Charrette Concept Elevation B



FIGURE 89: Charrette Concept Elevation C



Proposed Township Hall for Ada Township, Michigan

UNIVERSITY OF NOTRE DAME | SCHOOL OF ARCHITECTURE

ARCHITECTURE.ND.EDU

REVENUE AND EXPENDITURE REPORT FOR ADA TOWNSHIP

PERIOD ENDING 04/30/2026

% Fiscal Year Completed: 8.22

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 04/30/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 04/30/2026 INCREASE (DECREAS	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DDA FUND						
Dept 000.000						
248-000.000-401.405	TAXES: DDA AD VAL	350,000.00	0.00	0.00	350,000.00	0.00
248-000.000-665.000	INTEREST REVENUE	25,000.00	0.00	0.00	25,000.00	0.00
Net - Dept 000.000		375,000.00	0.00	0.00	375,000.00	
Dept 020.000 - TAXES						
248-020.000-406.000	TAXES: DDA MILLAGE	527,000.00	0.00	0.00	527,000.00	0.00
248-020.000-437.000	TAXES: IFT	20,295.00	0.00	0.00	20,295.00	0.00
248-020.000-573.000	LOCAL COMMUNITY SABILIZATION	120,000.00	0.00	0.00	120,000.00	0.00
Net - Dept 020.000 - TAXES		667,295.00	0.00	0.00	667,295.00	
Dept 026.000 - CONTRIBUTIONS						
248-026.000-654.001	BEERS AT THE BRIDGE	60,000.00	1,200.00	1,200.00	58,800.00	2.00
Net - Dept 026.000 - CONTRIBUTIONS		60,000.00	1,200.00	1,200.00	58,800.00	
Dept 028.000 - FARMER'S MARKET						
248-028.000-675.000-FARMERMARKET	MISC AND OTHER REVENUE	1,000.00	0.00	0.00	1,000.00	0.00
248-028.000-675.001-FARMERMARKET	REGISTRATIONS	9,000.00	1,650.00	1,650.00	7,350.00	18.33
Net - Dept 028.000 - FARMER'S MARKET		10,000.00	1,650.00	1,650.00	8,350.00	
Dept 272.000 - GENERAL ADMINISTRATION						
248-272.000-890.000	COMMUNITY EVENTS/PROMOTIONS	2,000.00	0.00	0.00	2,000.00	0.00
248-272.000-890.001	BEERS AT THE BRIDGE	60,000.00	0.00	0.00	60,000.00	0.00
248-272.000-890.002	WINTER WONDERLAND	40,000.00	0.00	0.00	40,000.00	0.00
248-272.000-890.004	4TH OF JULY	5,000.00	0.00	0.00	5,000.00	0.00
248-272.000-890.005	SANTA PARADE	1,000.00	0.00	0.00	1,000.00	0.00
248-272.000-890.006	TINSEL, TREATS & TROLLEYS	10,000.00	0.00	0.00	10,000.00	0.00
248-272.000-890.007	MUSIC ON THE LAWN	2,500.00	0.00	0.00	2,500.00	0.00
248-272.000-959.000	CONTRIBUTIONS TO OTHER GOVN'T	75,000.00	0.00	0.00	75,000.00	0.00
Net - Dept 272.000 - GENERAL ADMINISTRATION		(195,500.00)	0.00	0.00	(195,500.00)	
Dept 277.000 - DDA OPERATIONS/CONSTRUCTION						
248-277.000-704.000	WAGES	78,008.00	6,834.85	6,834.85	71,173.15	8.76
248-277.000-704.001	WAGES - SUPPORT	60,696.00	3,139.72	3,139.72	57,556.28	5.17
248-277.000-707.001	WAGES - INTERN	7,500.00	0.00	0.00	7,500.00	0.00
248-277.000-715.000	FICA - TOWNSHIP SHARE	9,600.00	593.13	593.13	9,006.87	6.18
248-277.000-716.000	FICA - MEDICARE TWP SHARE	2,000.00	138.73	138.73	1,861.27	6.94
248-277.000-719.000	RETIREMENT - EMPLOYER COST	14,200.00	969.62	969.62	13,230.38	6.83
248-277.000-719.001	MEDICAL, DENTAL INSURANCE	32,000.00	5,052.00	5,052.00	26,948.00	15.79
248-277.000-724.000	PHONE ALLOWANCE	1,400.00	90.65	90.65	1,309.35	6.48
248-277.000-740.000	OPERATING SUPPLIES/SERVICES	6,000.00	596.86	596.86	5,403.14	9.95
248-277.000-740.000-FARMERMARKET	OPERATING SUPPLIES/SERVICES	6,600.00	524.64	524.64	6,075.36	7.95
248-277.000-788.000	PROGRAM SUPPLIES/SERVICES	40,000.00	33.44	33.44	39,966.56	0.08
248-277.000-788.000-FARMERMARKET	PROGRAM SUPPLIES/SERVICES	3,300.00	198.97	198.97	3,101.03	6.03

REVENUE AND EXPENDITURE REPORT FOR ADA TOWNSHIP
PERIOD ENDING 04/30/2026
% Fiscal Year Completed: 8.22

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 04/30/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 04/30/2026 INCREASE (DECREAS	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DDA FUND						
248-277.000-800.000	CONTINUING EDUCATION	2,500.00	1,259.00	1,259.00	1,241.00	50.36
248-277.000-800.000-FARMERMARKET	CONTINUING EDUCATION	800.00	0.00	0.00	800.00	0.00
248-277.000-801.000	CONTRACT SERVICE	42,000.00	0.00	0.00	42,000.00	0.00
248-277.000-801.000-FARMERMARKET	CONTRACT SERVICE	25,000.00	365.75	365.75	24,634.25	1.46
248-277.000-801.010	LANDSCAPING/BEAUTIFICATION	59,800.00	0.00	0.00	59,800.00	0.00
248-277.000-801.020	I.T. MAINTENANCE	1,000.00	88.66	88.66	911.34	8.87
248-277.000-801.030	SNOW REMOVAL SERVICES	21,000.00	0.00	0.00	21,000.00	0.00
248-277.000-801.040	MARKETING/PROMOTION	12,000.00	937.48	937.48	11,062.52	7.81
248-277.000-820.000	MEMBERSHIP & DUES	750.00	0.00	0.00	750.00	0.00
248-277.000-820.000-FARMERMARKET	MEMBERSHIP & DUES	550.00	0.00	0.00	550.00	0.00
248-277.000-821.000	ENGINEERING	15,000.00	0.00	0.00	15,000.00	0.00
248-277.000-828.000	LEGAL SERVICES	5,000.00	0.00	0.00	5,000.00	0.00
248-277.000-870.000	MILEAGE & EXPENSES	600.00	236.10	236.10	363.90	39.35
248-277.000-870.000-FARMERMARKET	MILEAGE & EXPENSES	300.00	0.00	0.00	300.00	0.00
248-277.000-920.000	UTILITIES/SPEC ASSM'TS	15,000.00	0.00	0.00	15,000.00	0.00
248-277.000-927.000	MAINTENACE & REPAIR/IMPROVEMENTS	30,000.00	3,408.00	3,408.00	26,592.00	11.36
248-277.000-930.010	IRRIGATION MAINTENANCE	15,000.00	0.00	0.00	15,000.00	0.00
248-277.000-974.000	IMPROVEMENTS	103,000.00	0.00	0.00	103,000.00	0.00
Net - Dept 277.000 - DDA OPERATIONS/CONSTRUCTION		(610,604.00)	(24,467.60)	(24,467.60)	(586,136.40)	
Dept 279.000 - OTHER TOWNSHIP EXPENSES						
248-279.000-719.002	LIFE INSURANCE, OTHERS	1,000.00	57.64	57.64	942.36	5.76
248-279.000-999.000	PAYING AGENT FEES	725.00	0.00	0.00	725.00	0.00
Net - Dept 279.000 - OTHER TOWNSHIP EXPENSES		(1,725.00)	(57.64)	(57.64)	(1,667.36)	
Dept 905.000 - OTHER TOWNSHIP EXPENSES						
248-905.000-991.000	BOND PRINCIPAL PAYMENTS	197,986.00	0.00	0.00	197,986.00	0.00
248-905.000-993.000	BOND INTEREST PAYMENTS	69,756.00	0.00	0.00	69,756.00	0.00
Net - Dept 905.000 - OTHER TOWNSHIP EXPENSES		(267,742.00)	0.00	0.00	(267,742.00)	
Fund 248 - DDA FUND:						
TOTAL REVENUES		1,112,295.00	2,850.00	2,850.00	1,109,445.00	0.26
TOTAL EXPENDITURES		1,075,571.00	24,525.24	24,525.24	1,051,045.76	2.28
NET OF REVENUES & EXPENDITURES		36,724.00	(21,675.24)	(21,675.24)	58,399.24	59.02

Director Report for May 18, 2026

Submitted by DDA Director Kevin Austin

Events:

Beers at the Bridge (BATB) Summer Concerts 2026: June 12th and August 14th:

Treasurer Moran was able to secure a Cup Sponsor this year with West Michigan Community Bank. We are happy to have them on board and cups are on order already. We are still able to accept some sponsorships however past May 15, we cannot ensure they will be added to our physical Promo Materials and Banners. The current dates are **June 12th and August 14th**. TJ with Obrien's has asked to be an official grub sponsor this year offering many N/A and kid-oriented drink options as well as sweet treats outside of the schoolhouse. Unfortunately, we could not get a new logo created in time for this year's BATB so we have rolled out a revision of our current logo on materials. I will continue to work through design and revisions with Ben Schall of Iver Design as we progress through the year and intend on having a BATB logo for the 2027 season. I have brought on an intern for the summer, Sophie Zarnosky, who will be assisting me with all DDA events this year and other DDA initiatives. We have both begun coordinating with Seyferth on revisions for graphic materials for this year's BATB items. Sophie has begun constructing a schedule for Social Media posts leading up to the event.

Farmers Market

Sarah has been receiving many applications from returning and new vendors over the past month. She has also completed the vendor schedule, and we have moved to signage creation and ordering. Sarah will begin to plan a tentative layout for the Market incorporating new vendors, and a new layout to improve circulation and engagement. The First Market Day is June 2nd.

Memorial Day

Ada Township will host a Memorial Day Commemoration at the newest Monument in Ada Township. On Monday May 25th, 2026 at 1pm, community members will gather at the Veterans Memorial to conduct a ceremony to honor the fallen service members of the United States Armed services but also to celebrate the completion of this great monument for the community. There will be ceremonial songs performed, a wreath laying, and several speakers sharing details on the project. Please join us to honor the sacrifice but also commemorate this monument. I am involved in planning and execution

along with Wesley, Julius, and Kristen Wildes. Please make time to attend as this is the first item completed by the Connecting Community Campaign. I have also designed and purchased commemorative coins for distribution at the event. Granite pieces which will hold the decorative black granite have been installed and we will install the black granite closer to the 25th. We will update social media and the website for event updates.

4th of July

Preparations for 4th of July are continuing well. The Parade and Float contest registration will be published soon with criteria and promotions for it. I have completed Streetlight Banner design for the 250th acknowledgement with input from staff and our Streetlight Banner Committee of Lindsey and Dawn. The Below design will be printed and portrayed on many streetlights through downtown and the larger banner will be placed in a location TBD.





Streetscape Fixture Update

I have deployed the new Recycling cans on 3/3 at key approved areas in the DDA. Ben Thomet has completed installation of 7 benches in the approved locations throughout the DDA. The additional benches planned on the historic side of downtown will not be installed until the infrastructure project is completed hopefully in April of 27.

Ada Drive Curb Alteration

Brian Carter of Providence concrete completed the curb alteration and Ada Drive and Schoolhouse on April 22nd. Following the installation there were some issues with ADA accessibility standards and the Pads that are placed for vision impaired people. Brian will be correcting this in the coming weeks. This alteration was

completed to improve walkability from the opposite side of Schoolhouse and down Ada Drive under the Train Bridge.

Support Local Campaign:

Ann Krapohl of Discover Ada notified me that the May Women's night was one of their best yet. Reminders were pushed for the Love Your Local Gift cards, which still has roughly $10,000 in circulation to be claimed by the 30 businesses in the DDA that have chosen to participate. We are still encouraging more businesses to activate their Yiftee account for Love Your Local gift card use. Kim Rantala from ABA has heard that some employers have purchased multiple cards for their employees. This shows diverse use of the cards and encouraging utility of the program. We will continue to include this in all posts and Social Media.

Downtown Ada Parking Plan

The DDA integrated some items of the parking plan into our Updated Objectives and Goals for 2026. I will begin to formulate a Public Education campaign on some of the results of the Parking Plan and to educate people on underutilized parking locations within the DDA. I have a meeting with Regis at the end of May to use their monitoring platform for the first time to take another reading on occupancy in the DDA. My intern Sophie Zarnosky will handle the first reading of this year. I had a great meeting with Max Gilles of Mobile GR on approaches for shared parking agreements. As my capacity allows, I will begin to strategize how to make shared parking agreements actionable moving forward.

Pedestrian Safety Ordinance

At the April 27, 2026, TB meeting, the draft of the Pedestrian Safety ordinance was approved for Public Hearing by the TB. The hearing is being held on May 14, 2026. If adopted, I will publish a summary of the ordinance, and the ordinance will be in effect 30 days following the publishing. I had a meeting with TJ Likens of KCRC on 5/8/26 to discuss steps to move forward on implementing the ordinance and changing the visual markings of the crosswalks in the DDA.

Upcoming Events:

- Lunch and Learn: *Our Ada: Strong, Connected, Committed to Quality.*
  - Julius, Wesley, John, Kevin
  - May 21
  - 11:30 to 1pm
  - Amway
- Restaurant Week 2026
  - May 17- 23
  - Discover Ada and ABA

- Memorial Day Commemoration
  - May 25, 2026
  - 1pm – 2pm
  - Veterans Memorial in Covered Bridge Park North
  - Ada Township and DDA

Ada Farmers Market
Monthly Report

May 2026

Prepared by: Sarah Stawasz

VENDOR COMMITTEE MEETING

The decision was made to wait until after the start of the 2026 meeting for the Vendor Committee to convene. This decision was made based on committee member schedules and that most work being done is organizational and administrative. Committee members will be notified, and conferred with if necessary. New vendor applications have been discussed with committee members, along with any gaps that have come up. Committee members have also been advised on upcoming layout changes, mainly the shift of ready-to-eat food vendors to the opposite side of the market, and for those vendors to be consolidated to one side of the lot, as this will hopefully draw patrons that come specifically for lunch to shop other vendors as well.

MARKETING/INTERNSHIP

An offer for position of Ada Farmers' Market Communications Intern has been offered, and accepted. Olivia Berg will be filling this position. Olivia is a student at Hope College. She has experience with photography and social media through working on the Hope College Yearbook, and as a side job. Olivia has also acquired a good amount of event planning and people management skills through bring on the board of the Hope Pickle Ball Club, and the Vice President of Hope's Chapter of Kappa Beta Phi Sorority. DDA Director Austin and I agree that she will be a great fit for the position. New signs and banners have been ordered, as necessary with the time change back to 2pm. The amount of yard signs was increased, as well as another banner to attract attention from traffic coming from Thornapple River Drive. We have also added some lamppost banners for along Headley Street.

2026 SEASON START

With the start of the 2026 season weeks away, schedules are being finalized. We have had some new vendor applications still trickling in, so there may be some additions to the regular season schedule. We are especially excited about adding a new tea vendor, and a local maple syrup vendor, which is something the market had lacked last season. We also have a new coffee vendor, to supplement when one of our previous vendors cannot be present. Multiple new ready-to-eat/food truck vendors have been added to the roster, while still keeping returning favorites in the rotation. While we are still on the hunt for volunteers outside of school age, we have been able to make some great additions. Maddie Goebel, a current sophomore at Forest Hills Northern is volunteering weekly to help with kids programming. She has great experience with kids, even being accepted to be a mentor for Gamechangers, through the Michael Sadler Foundation, and will be a great addition to the market team.

Township Manager Report for May 6, 2026

Submitted by Township Manager Julius Suchy

Outdoor Warning Sirens Upgrade:

The Township currently has seven (7) outdoor warning sirens located throughout the Township. The sirens are activated by the Kent County Dispatch Center. Under the current system if there is a tornado warning anywhere in Kent County, the Ada Township sirens are also activated.

Kent County is upgrading its system, which will allow it to activate sirens only in affected areas, not county-wide. The cost to upgrade is $2,610.00, and the work will be completed by West Shore Services, who currently perform our annual maintenance on the sirens.

Pettis Avenue/Honey Creek Avenue Crosswalk:

Staff received a report that no crosswalk stop bar had been painted at the Pettis Avenue/Honey Creek intersection. Staff reviewed and determined that the stop bar was painted but was covered up when the KCRC completed their chip seal of Pettis Avenue shortly after the trail project was completed.





The KCRC has indicated they will re-stripe this crosswalk in the next few weeks.

Thornapple River Pedestrian Bridge Update:

The Thornapple River Pedestrian Bridge is tentatively being scheduled for placement either May 29-30 or June 5-6. The placement will require a full closure of the Thornapple River Drive vehicle bridge. The closure would start on Friday evening and be completed sometime on Saturday. I have communicated to Grand River Construction that the Grand Rapids Triathlon is scheduled for Sunday, June 7th, so it would be preferable to avoid the June 5-6 dates. I will provide an update as soon as it is available.

Once the bridge deck is placed, the contractor will pour the abutments, and the bridge will tentatively open to the public in mid-June.

Grand River Drive Trail Reconstruction Schedule:

Notices were mailed to property owners with trail frontage along Grand River Drive due for replacement. The Township also put together the infographic below and shared it on our website and social media.



Consumers Energy Project Issues Update:

I have reached out to my Consumers Energy Government rep with a list of issues that have occurred with the Hall Street Lift Station project and others to improve our relationship. I hope to identify why the issues we experienced occurred and how we can work together to plan up front so they do not happen again. I will provide an update to the board when I have additional information.

Thornapple River Pedestrian Bridge Update:
The bridge structure will likely be placed on the last weekend of May or in early June. This will require full closure of Thornapple River Drive over the Thornapple River. We are waiting on the final schedule, and then we will work with the KCRC on public notification.

Once the bridge is set in place, there are a few weeks of work on the abutments and restoration, and the bridge could be open and usable as early as mid-June.

Board Training Work Session Schedule Update:
I am working with board members to determine availability for this training session. The last set of dates did not work for multiple members, so I have requested additional dates from Mr. Wolcott, which will be sent via an additional poll.

Kamp Twins Trail Easement Agreement Update:
The Railroad provided an updated easement agreement, which has been reviewed by legal counsel. I am still waiting for a response from the Railroad to areas of the agreement that were of concern to our legal counsel. Once this has been resolved, I will present this to the Township Board for consideration.

Committee Updates:

- 250th Committee – The board held a productive meeting on Wednesday April 23rd. The group discussed potential projects, and there are a number of ways this group will plan to enhance existing events and add components outside of events. The ideas discussed are currently going through additional review:
    - Downtown Banners recognizing 250 Year Anniversary
    - Time Capsule in cooperation with FHPS
    - A newspaper that will come out highlighting the 250 anniversary and showing the before and the now
    - Potential window design competition with FHPS students
    - 4th of July parade contest with focus on red, white, blue patriotism
    - 250th Ada Coloring book
    - Other ideas
- Administrative Committee: The next meeting will be held on Wednesday, May 27th.
- Building, Grounds, Utility Committee: The committee will meet on May 14th to discuss the following items:
    - Architecture & Design Engineering Proposal for Township Hall from Dixon Architecture
    - Water Reliability Proposal from Moore + Bruggink
    - Proposed Utility Rate Increase for FY 2026-27
    - Next Steps in Utility Rate Study from Municipal Analytics for FY 2027 and beyond
    - Other Items as Needed
- Cemetery Committee: No meeting currently scheduled, but information provided when needed.
- Public Safety Committee: No meetings currently scheduled.
- Trail Committee: No meetings currently scheduled.
- Personnel Committee: No meetings currently scheduled.

Buildings, Facilities, and Grounds Report for May 14, 2026

Submitted by Dennis Brinks BFG Director

Buildings / Facilities

Worked with a window treatment company to get measurements and quotes for the Library.

Worked with Fischer Door Company to replace a failed door and lock system at the Ada Booster Station.

Ongoing coordination with Allied Universal to enhance security measures at Grand Valley Estates and the Water Tower.

Meeting with Assessor Boerman to rearrange office furniture in her department.

Worked with a contractor (Scott McDonald Plumbing) to clear the blockage in the sanitary lateral at 7351 Bronson – the Township House. Found there was an abundance of tree roots in the lateral but they were able to mechanically remove them and will send a video taping of both the House and Townhall after the invoice is paid.

Parks

Took the Ada Park start up well water samples to Prien and Newhof Laboratory and filed the paperwork with the Local Health Department. All good to go.

Contracted with an electrician to figure out why the Roselle Silo does not have “clean” consistent power.

Worked with a contractor to fertilize the Live Roof at Roselle.

One of the clean up areas in Roselle after the flood.





DDA (Downtown Development Authority)

Coordinated with DDA Director Austin and Courtney Merek for 3 additional flower beds to be placed soon.

Marked the bench locations with DDA Director as well.

Raised the Canopy of the trees along the Public Parking Lot off Bronson Street by Townhall.

Clerk's Department

Continuing to assist the Clerks Department with election bag relocation and working out the initial errors of the new security system at the Township House.

BFG

Interviewed a few people for the seasonal position at BFG. Welcome Ben Burgess.

Working with a few companies to look into a formal work order system for the BFG along with asset management and inventory.

Attended several meetings for events and projects.

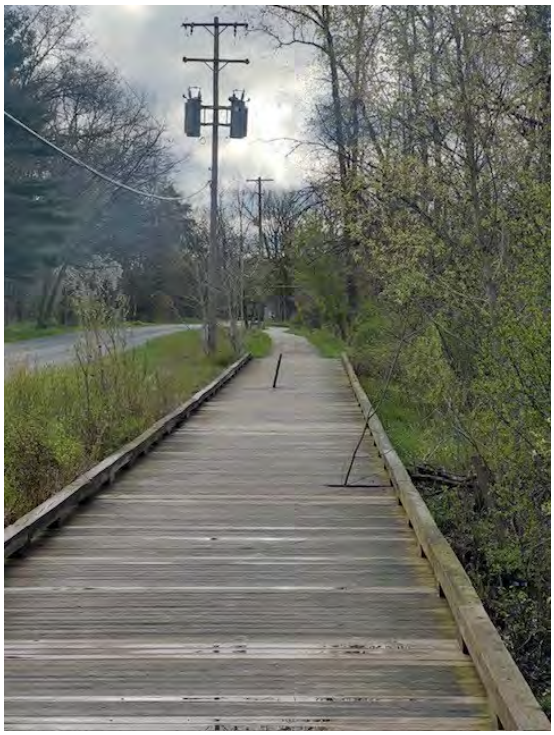
Assisted with the New Bark at Ada Park Event.

Looking for a new BFG Full Time Position as Robert Driscoll has recently resigned.

BFG Director completed two days of online training to maintain his Water Licenses (F-2 and S-1).

Trails

Replaced a few more boards on the paths. This one is along Conservation Street.





One of the equipment Demo Days that was scheduled for the BFG to have “hands on” potential equipment.









Parks & Recreation Department
Director's Report May 5th, 2026
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, May 21st at 8:30am out at the Roselle Park Resource Building.

Administrative Items:

- All materials required to meet the May 12 deadline for placement of the PRLP Millage on the August ballot have been completed and approved by the Ada Township Clerk's Office. Confirmation has also been received from Kent County Elections Director Mike Sullivan that all county requirements have been satisfied.

- The Parks & Recreation team is pleased to welcome our seasonal staff for the summer 2026 season, including three parks workers and one recreation intern. These team members will play a vital part in supporting our busiest time of year through event operations, programming, and general park maintenance. Please welcome them as you see them throughout our park system.



Jonathan Stroh
Recreation Intern



Ben Cross
Parks Worker



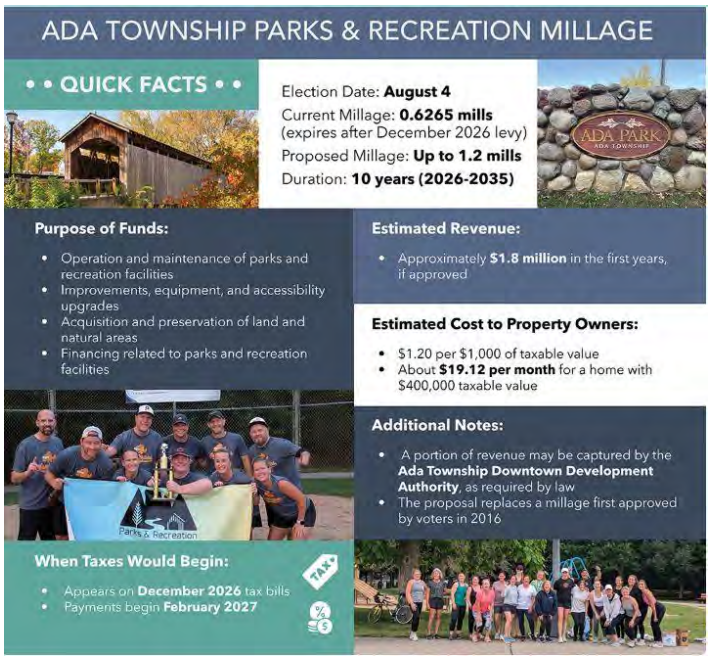
Brady Boonstra
Parks Worker



Bella Bailey
Parks Worker

- The Stewardship Committee met virtually on April 27. Staff member Marek presented survey data identifying priority initiatives and focus areas for the group. I also outlined the goal of developing a defined CIP project list for the 213 Fund to better align stewardship and preservation efforts with appropriate use of funding. Marek and the committee will provide an update at the next PRLP Advisory Board meeting on some of the current and planned projects we have on the schedule.

- Digital materials for the PRLP Millage Proposal are now available on the Township's website, providing a centralized, educational resource for the community. The page includes a comprehensive FAQ section for additional detail. The full webpage—including the FAQ—can be accessed by scanning the provided QR code.



Special Events & Programs:

- On Friday, May 1, our team hosted the inaugural "Bark at Ada Park" dog expo, featuring 40 dog-focused vendors including veterinary clinics, behaviorists, groomers, boarding providers, and food suppliers. Guests were encouraged to attend with their dogs and engage with vendors throughout the park, with food and beverage trucks also on site. The event received positive feedback from vendors, and staff is already evaluating opportunities to enhance the event in future years.







- Recreation Coordinator Engel finished with a total of 30 teams registered for our 2026 summer softball league. Games are officially set to begin Tuesday evening May 5th and Wednesday evening May 6th.

- The 4th annual vintage baseball game in partnership with the Ada Historical Society is scheduled for Saturday, May 9th. This event is held at Ada Park and features era specific uniforms, equipment, snacks, and rules.

- On Thursday, May 14th from 5:30p-7:30p staff member Marek will be working with Joyful Wildcrafting and Science Yoga as we host a "Taste of Place Foraging: Stretch into Spring" class. Participants will learn how to identify and work with wild spring greens as tea, food, and herbal preparations as well as participate in gentle yoga and mindfulness practices.

- I am coordinating with DDA Director Kevin Austin, Ada History Museum Manager Kristen Wildes, and Township Manager Suchy to plan a Memorial Day ceremony recognizing the opening of the new veteran's memorial at Covered Bridge Park North. The event is scheduled for Monday, May 25 from 1:00–2:00 p.m. and will serve to formally open the space while honoring those who lost their lives in service.

- Our 2026 Community Concert Series is set with 10 weeks of live music at Legacy Park. This includes 7 Music on the Lawn events, 2 Beers at the Bridge events, and 1 4th of July concert. Ludus is this year's first ever presenting sponsor for Music on the Lawn while AIC will be returning as the presenting sponsor for Beers at the Bridge.



Ada Township is excited to offer a variety of opportunities for the community to gather and enjoy live music in Legacy Park (7430 River St. SE, Ada, MI 49301) throughout the summer. This year's concert series will once again feature several live shows for Music on the Lawn, hosted by the Parks & Recreation Department in partnership with the Ada Historical Society, and Beers at the Bridge, hosted by the DDA, as well as our annual 4th of July Celebration concert. From cold drinks to relaxing lawn vibes, there's something for everyone to enjoy under the summer skies!

- June 3rd - Kelly Quinn Experience (Blues)
- June 12th - Melophobix (Funk / Soul / Reggae)
- June 17th - Rin Tarsy & Mandarin (Soulful Folk)
- June 24th - Yacht Rocket (Yacht Rock)
- July 4th - Hark Up (Americana Celebration) *6:30p-9:30p
- July 8th - Nathan Walton (Soulful Rock)
- July 15th - The Frog King & Friends (Neil Diamond Tribute)
- July 22nd - The JR Clark Band (Soul / Blues / Rock)
- July 29th - The Party (Classic Rock)
- August 14th - Prior Noon (Country)

2026 Presenting Sponsors

Music on the Lawn Events (Wed. Evenings 7p-9p)

Ludus

Beers at the Bridge Events (Friday Evenings 6p-9p)

AIC Insurance Services
Building Relationships.
Providing Peace Of Mind.

Ongoing Projects:

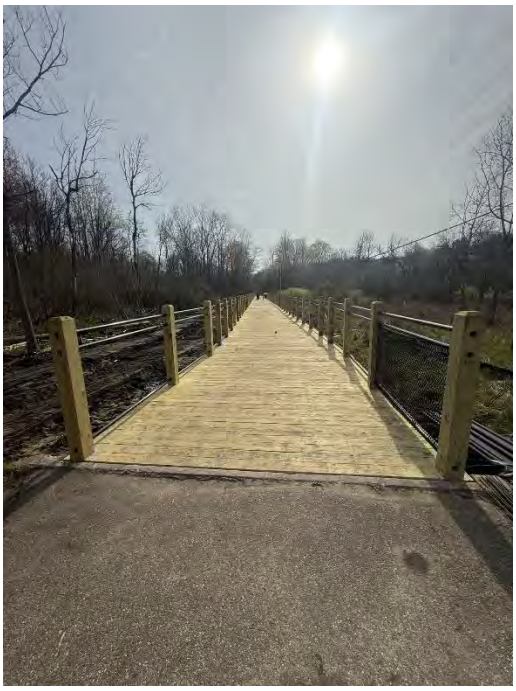
- With late April flooding now subsided, construction at Covered Bridge Park South has resumed and is progressing, with significant concrete and paving work planned through the first half of May. Weather impacts have delayed the project, with a revised anticipated opening in early August.

- The Ada Park CIP project, which included new fencing and field lighting, is now complete. Consumers Energy finalized installation of the new service line on April 29–30. This improvement enhances our ability to support athletic leagues and special events at Ada Park.





- Construction of the new Conservation boardwalk along the trail system began in early March and has progressed over the past two months. Completion of this project is anticipated to be done in early May.





- Significant flooding in April has compromised a portion of the paved trail at Roselle Park, where the riverbank has washed out. An on-site review is scheduled for Wednesday, May 6 with Township Engineer Ryan Arends to assess conditions and determine necessary measures to stabilize the riverbank and ensure safe pedestrian trail use. I will continue to update the PRLP and Township Board as we work through this.







MEMORANDUM

Date: 05.06.26

TO: Julius Suchy, Township Manager
FROM: John D. Said AICP, Director of Planning
RE: Department Activities Summary Report, April 2026

Planning Commission

April 16 Meeting

The following actions took place at the April 16 Planning Commission meeting:

- Review of a rezoning request from AGP (Agricultural Preservation) to RP-1 (Rural Preservation 1), for the properties at 2430 and 2490 Honey Creek Avenue NE. The Commission discussed this matter with Staff and the applicant, and due to the anticipated vote to deny this application, the applicant withdrew the request.

- Review and approval of a PVM District Development Plan Amendment with Departures, R-3/PVM zoning district, for the property at Unit 39 – 7530 Watermill Drive SE

- Review and approval of a Planned Village Mixed-Use (PVM) District Development Plan, with departures, for a proposed 43,679 sq. ft. 3-story building (the "Flatiron" building) at 527 Headley Drive SE, in the C-1/PVM zoning district.

- Review and approval of a PVM Development Plan Site Plan for a proposed third-story addition and first- and second-floor expansions, for the building at 7437 River Street SE (Zeytin Restaurant building), in the C-1/PVM zoning district.

New Member Appointment

New Commission member Sangeeta Ghosh was appointed to the Planning Commission by the Supervisor and Township Board at their April 27 meeting. Staff scheduled an onboarding/orientation meeting with Ms. Ghosh for May 4.

Zoning Board of Appeals

April 14, 2026 Meeting

The following actions took place at the April 14 Zoning Board of Appeals meeting:

- Review and approval of a setback variance for the construction of a new dwelling in the RP-1 zoning district, 8721 Conservation Street NE.

- Election of Chair and Vice-Chair for the new fiscal year. Jason McNamara was again chosen as Chair, and Harvey Nuttall was again selected as Vice-Chair.

Other Activities/Information

Zoning Ordinance Update

Staff and consultant Progressive met twice in April, on April 21 and 23, to complete a detailed review of a draft version of Articles 1 – 7 of the new Zoning Ordinance. A large number of edits and updates are underway, with an additional review scheduled for May 12. Staff and the consultant are also working to schedule an additional joint meeting with the Township Board and the Planning Commission in the coming months. This will follow up the December 18, 2025 meeting, and will be an opportunity to confirm the most prominent proposals of the new Ordinance prior to setting a Public Hearing with the Planning Commission.

Code Enforcement

The Director, working with the Township consulting engineer, assisted with a drainage issue that arose at 1085 Honey Creek due to construction of a new driveway. The contractor installed temporary measures to reduce drainage to the neighboring property, and will install permanent measures when the final driveway construction takes place. (Related: in early May, a National Weather Service report indicated that Spring 2026 has been the wettest on record in the Grand Rapids area, with 400% more rain during April than during a typical April.)

The Director and Planner/Zoning Administrator visited numerous properties on April 16 to check status of previous violations. All properties except one are now compliant; the remaining noncompliant property, at 922 Clifford, was issued a citation due to outside storage and junk vehicles.

National Planning Conference

The Director attended the American Planning Association (APA) National Planning Conference (NPC) in Detroit April 25 through 28. Sessions/activities included the following:

- Opening Keynote speeches, including Detroit Mayor Mary Sheffield and British motivational speaker Dr. Jaz Ampaw-Farr.
- Eastern Market mobile workshop, with focus on farmers' market community activation.
- Sessions about the following topics:
    - Home ownership and housing diversity, including residential density
    - Zoning ordinance updates and simplification (which confirmed the efforts now underway in Ada)
    - Working as a planner in heightened political environments
    - Incremental zoning reform
    - Ethics cases
    - Transportation hubs and their role in community vitality
    - Data centers
    - Self-evaluation opportunities for planning professionals
    - Building community equity (in this case within tribal communities)
    - Campus and community connections in Detroit
    - Certifying cities in LEED
    - Community engagement
    - Age demographics and their impact on communities
- Corktown area mobile workshop, with focus on community redevelopment, non-motorized connectivity, and housing finance options.

Department Administrative Assistant transition

With the impending retirement of Planning Department Administrative Intern Elaine Buckley (last day May 15), the Director began recruitment efforts for a successor. The position was promoted on the Township website, MLive, and the Michigan Municipal League. Approximately 30 individuals applied, and ultimately four interviews were scheduled. Interview participants included: Township Manager, Deputy Clerk, Planner/Zoning Administrator, and Director. Efforts are now underway to proceed with one individual to assume this position.

Additional Items

The following additional activities and information from April are provided:

- Director attended final presentation from the Notre Dame School of Architecture regarding recommendations for a new Township Hall, along with the Headley Street corridor.

- Director interviewed with Fox 17 television regarding development taking place in the Township.

- Township Manager and Director met with Flatiron building (527 Headley Drive SE) developers to begin preparations for temporary construction and permanent access easements.

- Township Manager, DDA Director, and Director met to discuss the pedestrian crossings ordinance language to be provided to the Board for approval.

- In addition to the meetings/activities noted above, the Director attended the following meetings/events:

    - April 13 Township Board meeting
    - April 20 DDA Board meeting
    - April 23 ABA Lunch & Learn

Permit Activity

Permit summary activity from Cascade Township for April 2026 is attached.

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

05/06/2026

ADA TWP CATEGORY REPORT

Category	Estimated Cost	Permit Fee	Number of Permits
Commercial, Add/Alter/Repair	*$469,200*	*$3,184.00*	4
Commercial, New Building	*$300,000*	*$1,612.00*	1
DECK	*$42,000*	*$350.00*	2
DEMOLITION	*$1*	*$85.00*	1
Detached Accessory Building	*$23,000*	*$324.00*	1
Res. Add/Alter/Repair	*$2,875,000*	*$1,015.00*	5
Res. Single Family	*$1,795,000*	*$2,294.00*	1
Residential - Other	*$145,095*	*$610.00*	4
Roofing	*$254,954*	*$1,020.00*	12
Swimming Pool	*$272,000*	*$350.00*	2
Totals	***$6,176,250***	***$10,844.00***	33

05/06/2026

ADA TWP CATEGORY REPORT YTD

Category	Estimated Cost	Permit Fee	Number of Permits
Commercial, Add/Alter/Repair	*$3,519,200*	*$16,320.00*	13
Commercial, New Building	*$300,000*	*$1,612.00*	1
DECK	*$146,625*	*$1,050.00*	6
DEMOLITION	*$1,001*	*$170.00*	2
Detached Accessory Building	*$51,921*	*$804.00*	3
Res. Add/Alter/Repair	*$8,630,027*	*$6,615.00*	22
Res. Single Family	*$9,863,430*	*$12,954.00*	6
Residential - Other	*$294,749*	*$1,530.00*	11
Roofing	*$480,700*	*$2,125.00*	25
Sign	*$16,200*	*$255.00*	3
Swimming Pool	*$437,700*	*$700.00*	4
Totals	***$23,741,552***	***$44,135.00***	96

Executive Director Report

Ada History Center – Kristen Wildes

April 2026

Week of April 6

- Display - prepared and installed new exhibit at the library case about the 100th of the Ada dam. Working with Larry at Hist Soc of MI to have a tour of Ada as part of their fall conference.
- Collections - worked on new accessions with Karey, photo collection with Gary, postcards with Lynne, collections inventory with Marcie & Veronica.
- Admin - prepared and submitted monthly report to Julius. Met with Stacey, Marketing Director for the ABA. Worked Tues open hours with Karey. Met with owners VanderVeens about the Rex Anthony store building in preparation for the new restaurant going in. Helped prepare for and attend the monthly board meeting. Helped prepare for and attend the Rosie the Riveter presentation. Connected with Hist Soc of MI about their fall GR conference and our sponsorship. Purchased some display hardware from Croft Haus in preparation for their move to a smaller space. Connected with John at Holland's Pump House Museum about museum best practices. Signed up to be a judge at Michigan History Day in Saginaw on April 25. Made reservations for our August 27 Volunteer Appreciation event with Roselle Park and the GR Public Museum Archives. Connected with Robinson historian Mark V. about a potential fundraising item. Working on finding home for Ada artist Kreigh Collins murals that will be demo'd in Newberry MI when the high school goes down. Met briefly with Lisa from Lowell's museum. Processing items for special campaign and memberships.
- Publicity - made social media posts about the Rosie the Riveter presentation, the high water at the dam, and a Stories of the American Spirit about the Hoodhood family. Wrote and submitted information for next AdaView newsletter and for next Our Home Ada magazine.

Week of April 13

- Display - working with St. Roberts and Ada Elementary to schedule visits in May. Working with Love's ice cream to present a Centennial plaque to their building on Bronson. Hosted Ada Hotel new employees for tour.
- Collections - worked with Marcie & Veronica on collections inventory. Collecting history from the VanderVeen family about the Rex Anthony buildings.

- Admin - Prepared and printed all materials to be sent for membership renewals. Received summer concert series flyers from Ada Parks & Rec. Met with Jeanne, Bernie & Terri S. about the membership committee business liaison role. Ordered several new nametags. Met with Chris Collins. Met with Ada Township to plan the Veterans Memorial dedication on Memorial Day at 1pm. Submitted final requirements for MACC grant award and so received the first installment of our funding. Attended retirement party for Elaine at the township. Continued work on trying to find a home for the large Kreigh Collins murals that will be demo'd when the Newberry High School goes down soon. Been working with Dennis on our security company using the correct call list. Aleisha and Penny updated our flower pots with 250th themed flowers and stars. Worked with fundraising committee on annual report.
- Publicity - made social posts about the US and MI in April 1776, a pic of our daffodils and barn, and we were tagged in the summer concert series schedule by Ada Parks.

Week of April 20

- Display
- Collections - worked with Gary on photo collection, Lynne on postcards, Karey on new accessions, Mary on veterans research, Linsey on the quilt collection. Working with Margaret on a possible new accession of a wedding dress.
- Admin - been working with Dennis on alarm system which is having regular communication failure. Met with Aleisha and Dennis on garden matters. Met with the township's 250th committee. Met with the Vintage Baseball committee. Hosted open hours with Karey. Met with Karey about volunteer coordination. Met with Betty Jo and Sandy about the elections ballots. Met with Sue D. about membership committee. With Jeanne and Jim, made a Centennial Properties presentation to the Love's ice cream building. Helped a researcher about the Rooker's Hall. Processed membership renewals and a few online donations. Worked on new repository for some Kreigh Collins murals in the UP. Scheduled school groups for May visits. Sent out membership renewal envelopes and elections ballots. Ordered new nametags for 3 volunteers. Hosted the Robinson Family board meeting. We're having difficulties with both the outdoor lights and the flag light. Working on getting those timers back correctly.
- Publicity - made social posts about our new Betsy Ross dress. Participated in the ABA's community roundtable.

Week of April 27

- Display - worked extensively on the veterans data for the interactive with Mary. Getting help from Gary B.
- Collections - received a couple object donations, including artwork about the fur trade and an 1887 wedding dress. Beginning to accumulate items for the Americana Barn Sale proceeds from which Marie informs me will benefit artifact collections care. Worked with

Gary on photo collection, Karey on new accessions, Lynne on postcards, Marcie & Veronica on collections inventory and clothing collection.

- Admin – continued work with Dennis and others about a number of facility issues: The lights on the flag and inside the barn are not functioning, the yard waste bins were not picked up on Monday, and the internet keeps dropping our signal to the security company. Met with Liz F. who will need to step away from volunteering as she is taking a new full-time job. She will possibly still host a return cemetery tour this fall. Been processing many membership renewals. Griffin came for pest management. The outdoor water has been turned on again, per Aleisha's request. Met with programs/events committee. Prepared for and hosted our tent for Bark at the Park at Ada Park. Met with Don about Lowell Ledger articles. Working with Ann at the Township to renew our Comcast account. Followed up with Robinson Family about their board meeting last Saturday. Attended a remote presentation about the early women of Mackinac. Worked on acknowledgments for our Hist Soc of MI and MACC grants. Connected with Aleisha and Jo-anne Tuttle about the gardens. Spoke with Wesley and Ethan at Parks Dept about a couple future events. Spoke with Marylee and Barb about fundraising and the annual report. Connected with Chip at Ada Arts Council about involvement in the upcoming Arts Festival. Worked open hours with Karey.
- Publicity - created and emailed out the Month@theMuseum with our activities for May. Julius pre-approved support for a yard sign story walk in honor of America's 250th- 7 signs that form a timeline to all our programs/events this year. And we've made a set to share around with the library, farmer's market, etc. Reviewed our portion of the AdaView prior to printing. Made a social media post about Spring Into the Past.

Happy to participate in the 1st Bark at the Park event. Cold, but fun!



Moore+Bruggink
Consulting Engineers

May 7, 2026

Re: Ada Township Engineering
Project No. 260102.01

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 the various engineering projects in the Township.

Hall/Fernridge Lift Station – The project is nearing completion and landscaping has been done. K&R is working on electrical punch list items and should have everything complete in May.

Knapp's Corner Drainage – The Drain Commissioner's office rebid the project and K&R was the low bidder. Work is expected to start in May.

Ada Drive DDA Streetscape – We have worked with DDA Director Kevin Austin to develop a conceptual plan and estimate to remove and replace the aging trees, upgrade the irrigation, and repair the brick pavers along Ada Drive from Bronson Street to Thornapple River Drive. In February, we met with business owners along Ada Drive to review the concept and receive feedback on the scope of work and schedule for a potential project of this nature. This project is still trending to 2027 construction.

Trail Construction

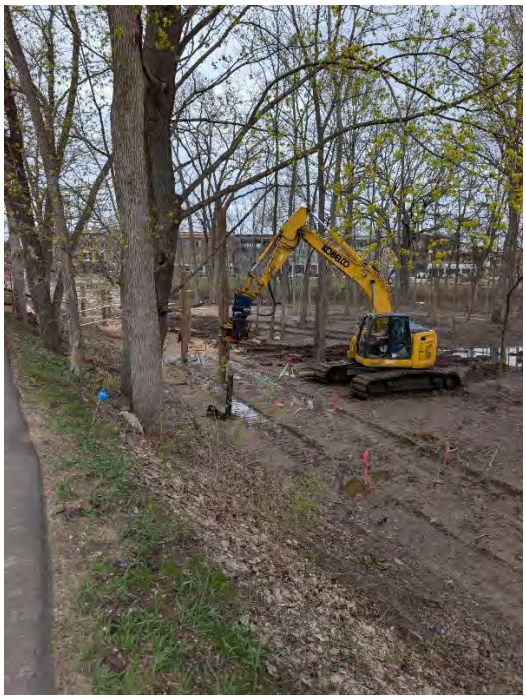
- **Pettis Trail – Chief Hazy Cloud Park to Vergennes** –The project is complete and we did a warranty walk-through with Township staff in April. C&D Hughes is addressing the items on the warranty punch list, and we will process a pay application to release the retainage later this month.

- **Thornapple River Pedestrian Bridge** – The contractors have installed all required foundation caissons and poured pier 1, pier 2, and pier 3, along with abutment wall A. Boardwalk pile placement south of the river is complete and the boardwalk framing has started. Earthwork in Legacy Park is complete and concrete sidewalk will be placed this week in the park.

  The prefabricated bridge placement is tentatively scheduled for a late May or early June weekend, with the project wrapping up shortly after that, which is well ahead of the specified completion date of July 15, 2026.

2020 Monroe Avenue NW | Grand Rapids, MI 49505-6298
T [616] 363 9801 | F [616] 363 2480 | W mbce.com

A few construction progress pictures follow:



Driving timber piles for boardwalk



Starting boardwalk framing



Boardwalk framing

- **Knapp Street Bridge**
  - *Permitting*: We have submitted additional details to EGLE and are still waiting on the permit to be issued.
  - *Project Bids:* The Kent County Parks Department awarded the construction contract to Milbocker & Sons. The preconstruction meeting was held on January 14. We are still processing submittals and shop drawings for the prefabricated structures.
  - *Construction Schedule:* The project features 1,750 feet of elevated steel walkway consisting of 38 sections that are 50 feet long, as well as five longer bridge sections (100 feet-plus in length) that will be placed adjacent to the Knapp Street Bridge. Due to environmental restrictions, Milbocker will not be able to start construction until July 6, 2026, after the snuff box mussels are removed in early June. The project has an August 2027 completion date.

- **2025 Kamp Twins** – The new rubber railroad crossing has been installed, and we have submitted the trail design plans to the railroad for approval. We continue to follow up with the railroad and are still working through the easement and right of entry process. We will likely receive bids for the project later this summer after railroad approval of the easement and right of entry. This section of trail will be built this summer/fall.

- **Trail Maintenance** – Construction started this week on the Grand River Drive Trail improvements from Fulton to Knapp Street. Thomet Construction is planning to crush the existing trail early next week and then begin grading so the paving operation can start later this month. They are working from north to south along Grand River Drive.

- **Pettis Trail – Cannonsburg Road to Knapp Street** – This section is being designed and managed through construction by LRE. The project was bid out and

AnLaan Corporation was the low bidder. Work is expected to start in June and run through November.

- **Conservation Boardwalk** – Riverworks Construction has the boardwalk work nearly complete and they will finish the railing with fencing, along with project cleanup in the next few weeks. We will schedule a final inspection for later in May.

- **Oxbow to Ada Moorings Trail** – We walked this section of trail with Julius Suchy, Dennis Brinks, and Wesley Deason in November of 2025. We have a conceptual layout and cost estimate complete. We have submitted our engineering proposal to the Township for consideration and hope to start the design and EGLE permitting process as soon as approved.

Please let me know if you have any questions or require additional information on any of the projects.

Sincerely,

Ryan M. Arends

Ryan Arends, P.E.
Project Manager

cc: Jake Bruggink, P.E.
James VanHekken, E.I.T.

Memo

To: Julius Suchy, Township Manager

From: Stephanie Boerman, Assessor

Date: May 5, 2026

Re: Assessing Department Update

Comments: The 2026 Assessing Database has been archived, and we have rolled over and are currently working on the 2027 Assessment Roll.

Property questionnaires for the neighborhoods that we will be reviewing this year have been mailed to residents and we have received 29% of the questionnaires back.

Below is an update on our active MTT cases:

- Hilary A Hester Trust – Valuation Appeal. Answer to petition is in the process of being prepared and filed.

Thanks

May 6, 2026

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

RE: April 2026 Monthly Utility Report

Dear Julius:

Summarized below are the activities for the wastewater and water system operations for Ada Township, April 2026.

UTILITY REPORT

Administrative

- The April Monthly Operation Report (MOR) for the Grand Valley Estates water supply for the Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be filed on the EGLE portal by May 7, 2026.
- Communicated with T-Mobil Fiber coming through Ada for Miss Dig coordination.
- Completed the Consumer Confidence Report for the Ada Township Water Supply. Draft review of the Grand Valley Estates Consumer Confidence Report is pending.
- Worked with Dennis to replace the door to the booster station after it failed twice and we were locked out.

Wastewater Operations

- Conducted weekly routine lift station checks/maintenance.
- Routine jet maintenance started with quarterly maintenance that was due in problematic areas.
- Start up with contractors on the Hall Street lift station project.
- Broken residential sewer lateral in the Township stub at 7575 Fase Street related to fiber boring through sewer.
- Sewer smell at a new building downtown Ada. Worked with customer to determine where smell was coming from. Found a dry floor drain allowing sewer gas to enter building. Customer will work with a plumber to get a condensate line plumbed to the floor drain to keep the trap full of water.

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

Water Operations

- Collected routine water bacteria samples and submitted results to EGLE online portal.
- Completed routine Miss Digs in Ada Township and Grand Valley Estates. Numerous Miss Digs related to fiber coming to Ada Township.
- Worked with Moore and Bruggink to fulfill requests for design tickets (Miss Digs) for fiber installation in the downtown district.
- Found 6 golf balls in a water shut off box at a house on Far Hill Drive. Removed golf balls to shut water off due to a broken blue poly water service.
- Worked with contractor on service repair to Nonna's Restaurant.
- Worked with Lee's Trenching on raising approximately 20 curb boxes for the Argo sidewalk project. Several curb boxes were buried and in disrepair.

Emergency Calls/Out-of-scope

- Shut water off to Nonna's on a Sunday evening so the soil could dry for digging on Monday morning.
- Water leaking at meter at 7212 Meadowview. Replaced meter after hours due to leak. The meter was due to be replaced in two weeks.
- Dug up curb boxes on Argo for repairs.
- Lag pump alarm at Cascade. Possible lag pump call due to influx in flow. No problems found at the station.
- Low bubbler alarm at Hall Street. Found alarm was switched to "man down" alarm. Worked with Rusty at Alpha Tran to rename alarm. Painters were working in the can removing tape on the cord which called out for an alarm.
- Power outage alarms at West Fulton and Hall Street. Check station to make sure pumps and panel were on and power transferred.
- Spaulding Lift Station alarm due to foam. Contacted Amway Security to address immediately.

Sincerely,

F&V OPERATIONS AND RESOURCE MANAGEMENT, INC.

Stephanie M Kozal
Grand Rapids Area Manager | Associate

Samples – completed and upcoming	Due	Date Completed – filed with EGLE
Coliform - Grand Valley Estates (3 per month)	4/30/2026	04/22/2026
Coliform - Ada Township (8 per month total)	4/30/2026	04/06, 04/13, 04/20, and 04/27
Coliform - Grand Valley Estates (3 per month)	5/31/2026	
Coliform - Ada Township (8 per month total)	5/31/2026	05/04 – 1st week completed
Disinfection Byproducts and WQP – Ada Township	March 2026	3/11/2026
Disinfection Byproducts and WQP – Ada Township	June 2026	
Lead and Copper (20/year) – Ada Township	June-Sept 2026	
Disinfection Byproducts – Grand Valley Estates	July 2026	
Fluoride, Nitrate/Nitrite, PFAS, Sodium, VOC – GVE	By September 2026	