



Board of Trustees Meeting
8555 Kalamazoo Ave., SE
Caledonia, MI 49316
Township Board Room
Monday, June 8, 2026 ~ Time: 7:00 PM

1. **Opening Prayer ~ Clerk, Michael A. Brew**
2. **Pledge of Allegiance**
3. **Call to Order and Attendance ~**
4. **Declaration of Conflict of Interest**
5. **Review of Consent Agenda ~ *items must be removed from the consent agenda in order to be discussed***
6. **Approval of Agenda**
7. **Communications ~ Informational items ~ *letters, reports, updates, etc.***
 - a. Gaines Charter Township Fire Department May 2026 Run Report
[2026_06_03_May 2026 GTFD Monthly Report.pdf](#)
 - b. Community Policing Officer's Monthly Report - May 2026
[Township Monthly for May 2026.pdf](#)
 - c. Building Inspections Monthly Revenue Report - May 2026
[Bldg. RevenueBreakdownReportMay2026.pdf](#)
 - d. Closed Session Notice
[Closed Session Notice 2.pdf](#)
 - e. Kent County Administrator's Digest - May 26, 2026
[KenCountyAdministrator'sDigest.pdf](#)
 - f. Citizen Communications Regarding Data Centers
[DataCenterPublic Comments 5_9_26thru6_2_26.pdf](#)
8. **Scheduled Speakers ~ Dan Veldhuizen, 2025 Audit Recap**
9. **Public Comments - *Public may speak regarding anything on the agenda which is***

NOT scheduled for a public hearing (comments limited to 3 minutes per speaker)

10. Public Hearings

11. Consent Agenda

- a. Draft Minutes ~ May 11, 2026 Board of Trustees Meeting
[Revized Draft Minutes 05_11_2026.pdf](#)

- b. Treasurer's April 2026 Financial Report
[TreasurersApril2026FinancialReport.pdf](#)

- c. May 2026 Check Registers:

101 General Fund May 2026 Check Register	\$139,605.45
205 Public Safety Mar 2026 Check Register	\$251,184.01
549 Building Inspections May 2026 Check Register	\$ 37,821.08
590 Sewer May 2026 Check Register	\$270,384.90
591 Water May 2026 Check Register	<u>\$509,975.20</u>

TOTAL **\$1,208,970.64**

[101-GeneralFundMay2026CheckRegister.pdf](#)
[205-PublicSafetyMay2026CheckRegisterpdf.pdf](#)
[549-BldgInspectionsMay2026CheckRegister.pdf](#)
[590&591-WaterSewerMay2026checkregisterS.pdf](#)

12. New Business

- a. Planning ~ Plat Division of 6875 Hammond Ave
[Planning06_08-6875 Hammond Plat Division Board Packet.pdf](#)
- b. Planning ~ Interim Construction Agreement - Authentix Apts. Early Starts
[PlanningAuthentix Interim Construction Agreement Packet.pdf](#)
- c. Sale of Retired Car 1
[Memo - Sale of Retired Car 1.pdf](#)
[Nelson Township Offer Letter.pdf](#)
- d. Traditions Senior Living Water Development Contract
[2026-06-02 WS Dev Contract Recommendation Letter.pdf](#)
[Traditions Senior Living Community WS Dev Contract.pdf](#)
- e. International Association of Assessing Officers
[Memo - IAAO Conference Request.pdf](#)
[IAAO Conference Request.pdf](#)
[IAAO Conference Itinerary.pdf](#)
- f. Legacy Horses - Hearts and Hooves
[Memo Hearts and Hooves .pdf](#)
[LegacyHorsesRequest.pdf](#)

[Legacy Campus for Hearts and Hooves 24.pdf](#)
[Hearts and Hooves 24 Diagrams 2.pdf](#)
[Pages 1-2 KHC Special-License-Application-LCC110.pdf](#)
[Kent County Special License Recommendation Form 3.pdf](#)

- g. Request for Temporary Fireworks Stand
[Memo - Temporary Fireworks Stand.pdf](#)
[Dutton Site Map \(1\).pdf](#)
[Dutton lease.pdf](#)
[State Cert - Dutton.pdf](#)
[WF Boom Insurance.pdf](#)
- h. Replacement of an external entry door at the Dutton Fire Station
[Memo - Dutton Fire Station Entry Door.pdf](#)
[S.A. Morman Door Quote.pdf](#)
[Parker Contracting Door Quote.pdf](#)
[MISSION STATEMENT.pdf](#)
- i. Dutton Fire Station - Compressor Replacement
[Memo - Dutton Fire Station Air Compressor Replacement.pdf](#)
[Dutton Fire Department Quote No. 26060120175.pdf](#)
[MH Series HIGH TEMP AIR DRYER 2020.pdf](#)
[Rolair Stationary Comp Brochure 2020.pdf](#)
- j. Establishment of a Construction Board of Appeals - 1st Read
[Memo - Establish Construction Board of Appeals.pdf](#)
[Gaines Charter Twp; Ordinance to Establish a CBOA.pdf](#)
[Gaines_Twp_CBA_Application.pdf](#)
- k. FOIA (Freedom of Information) Fee Appeal
[Memo - FOIA Fee Appeal.pdf](#)
[FOIA Request 1.pdf](#)
[FOIA #1 Updated Response.pdf](#)
[4.16.2026 FOIA Appeal 1 with exhibits.pdf](#)
[FOIA Request 2.pdf](#)
[FOIA #2 Updated Response.pdf](#)
[4.16.2026 FOIA Appeal 2 with exhibits.pdf](#)
[Gaines Ch Twp - Chrispell FOIA Appeals - Proposed Twp Bd Motion Language \(06.01.2026\).pdf](#)
- l. Request for Special Event Liquor License
[MEMO-Special Event Liquor License ToG.pdf](#)
- m. Closed Session - Township Manager Review
[Closed Session Notice 2.pdf](#)

13. **Public Comments** ~ *On any topic (comments limited to 3 minutes per speaker)*

14. **Manager's Comments**

15. **Supervisors Comments**

16. **Trustee Comments**

17. **Adjournment**

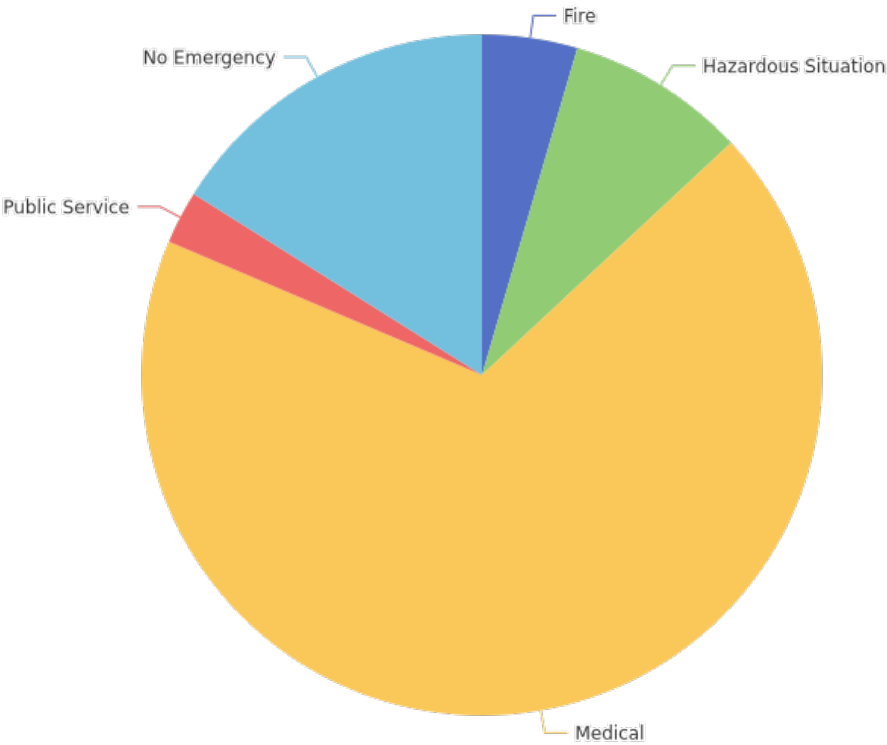
NEXT SCHEDULED BOARD OF TRUSTEES MEETING: July 13, 2026 (July 23rd reserved for 2nd meeting of the month **IF required)**

ANY INTERESTED PERSONS ARE INVITED TO ATTEND AND PARTICIPATE IN ALL TOWNSHIP BOARD OF TRUSTEE MEETINGS. PERSONS WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS SHOULD CONTACT THE TOWNSHIP OFFICES ONE WEEK PRIOR TO THE MEETING TO REQUEST MOBILITY, VISUAL OR ANY OTHER ASSISTANCE.

Preliminary Agenda - Subject to Change



NERIS Incident Type Summary Monthly



NERIS Incident Type Summary Monthly

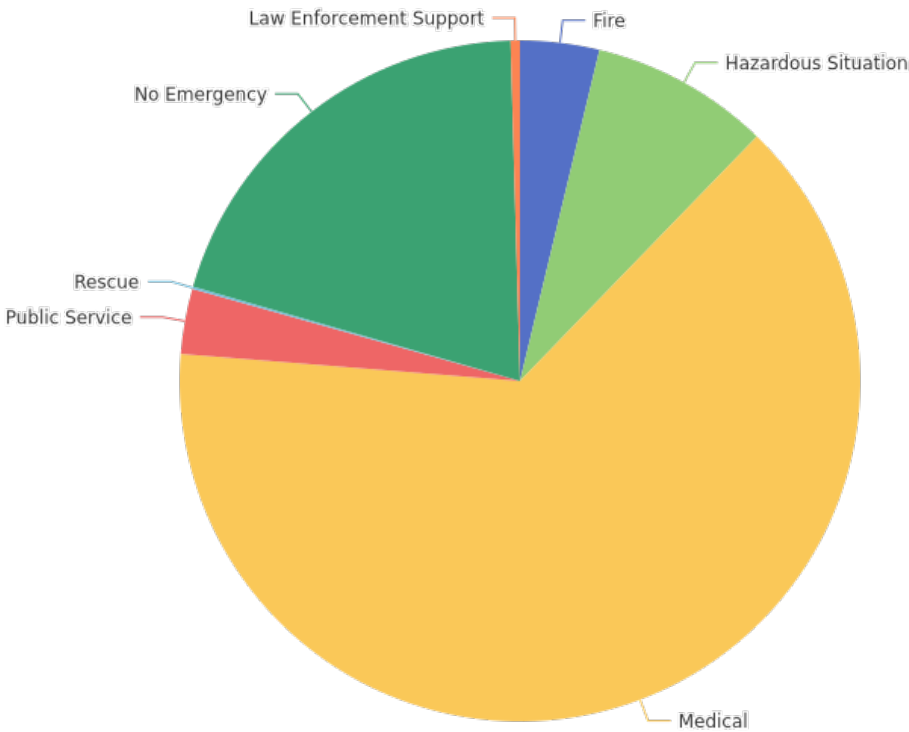
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



PRIMARY INCIDENT GROUP	MAY	TOTAL	PERCENT OF TOTAL INCIDENTS YTD
Fire	9	9	4.52%
Hazardous Situation	17	17	8.54%
Medical	136	136	68.34%
Public Service	5	5	2.51%
No Emergency	32	32	16.08%
Total	199	199	100.00%



NERIS Incident Type Summary YTD



NERIS Incident Type Summary YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



PRIMARY INCIDENT GROUP	JANUARY	FEBRUARY	MARCH	APRIL	MAY	TOTAL YTD	PERCENT OF TOTAL INCIDENTS YTD
Fire	7	5	8	5	9	34	3.75%
Hazardous Situation	19	14	15	12	17	77	8.50%
Medical	127	116	92	109	136	580	64.02%
Public Service	12	3	1	7	5	28	3.09%
Rescue	1	0	0	0	0	1	0.11%
No Emergency	39	40	37	34	32	182	20.09%
Law Enforcement Support	0	3	1	0	0	4	0.44%
Total	205	181	154	167	199	906	100.00%



NERIS Response Zone Summary - Monthly (with Date Filter)

RESPONSE ZONE	MAY 2026	TOTAL	PERCENT OF TOTAL
Zone 1U	61	61	30.65%
Zone 4U	32	32	16.08%
Zone 2S	26	26	13.07%
Zone 7S	19	19	9.55%
Zone 5S	14	14	7.04%
Zone 6R	10	10	5.03%
Zone 10R	8	8	4.02%
Byron Township FD	7	7	3.52%
Zone 3S	6	6	3.02%
Zone 12R	5	5	2.51%
Zone 11R	4	4	2.01%
Zone 8R	3	3	1.51%
Caledonia Twp FD	2	2	1.01%
Zone 9R	1	1	0.50%
Wyoming FD	1	1	0.50%
Total	199	199	100.00%



NERIS Response Zone Summary - YTD (with Date Filter)

RESPONSE ZONE	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	TOTAL	PERCENT OF TOTAL
Zone 1U	76	62	46	47	61	292	32.23%
Zone 4U	35	37	35	34	32	173	19.09%
Zone 2S	35	26	23	28	26	138	15.23%
Zone 3S	16	15	9	15	6	61	6.73%
Zone 7S	8	9	9	12	19	57	6.29%
Zone 5S	4	10	12	8	14	48	5.30%
Zone 6R	6	9	4	8	10	37	4.08%
Zone 10R	9	5	4	1	8	27	2.98%
Byron Township FD	2	3	4	2	7	18	1.99%
Zone 12R	2	2	2	3	5	14	1.55%
Zone 11R	2	1	1	4	4	12	1.32%
Zone 8R	3	1	2	2	3	11	1.21%
Wyoming FD	2	0	0	2	1	5	0.55%
Caledonia Twp FD	1	0	2	0	2	5	0.55%
Kentwood FD	3	1	0	0	0	4	0.44%
Zone 9R	0	0	0	1	1	2	0.22%

NERIS Response Zone Summary - YTD (with Date Filter)

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



RESPONSE ZONE	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	TOTAL	PERCENT OF TOTAL
Leighton Twp FD	0	0	1	0	0	1	0.11%
Cascade Twp FD	1	0	0	0	0	1	0.11%
Total	205	181	154	167	199	906	100.00%

NERIS Count of Incidents by Hour of Day & Day of Week - Monthly

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



DISPATCH CALL CREATED	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TOTAL
00	1	2	0	0	0	0	0	3
01	0	0	0	0	2	1	1	4
02	0	2	1	0	2	0	0	5
03	0	1	0	0	0	1	2	4
04	0	0	0	1	1	0	0	2
05	0	1	1	0	0	0	2	4
06	1	1	1	0	1	0	1	5
07	0	1	1	2	0	0	2	6
08	0	1	0	1	2	0	2	6
09	2	4	2	0	1	3	2	14
10	0	1	1	1	0	1	3	7
11	3	2	1	0	1	1	4	12
12	3	1	2	2	2	0	3	13
13	2	0	0	4	1	0	0	7
14	8	1	0	2	3	1	0	15
15	3	0	1	1	2	4	4	15
16	3	0	1	1	3	0	3	11

NERIS Count of Incidents by Hour of Day & Day of Week - Monthly

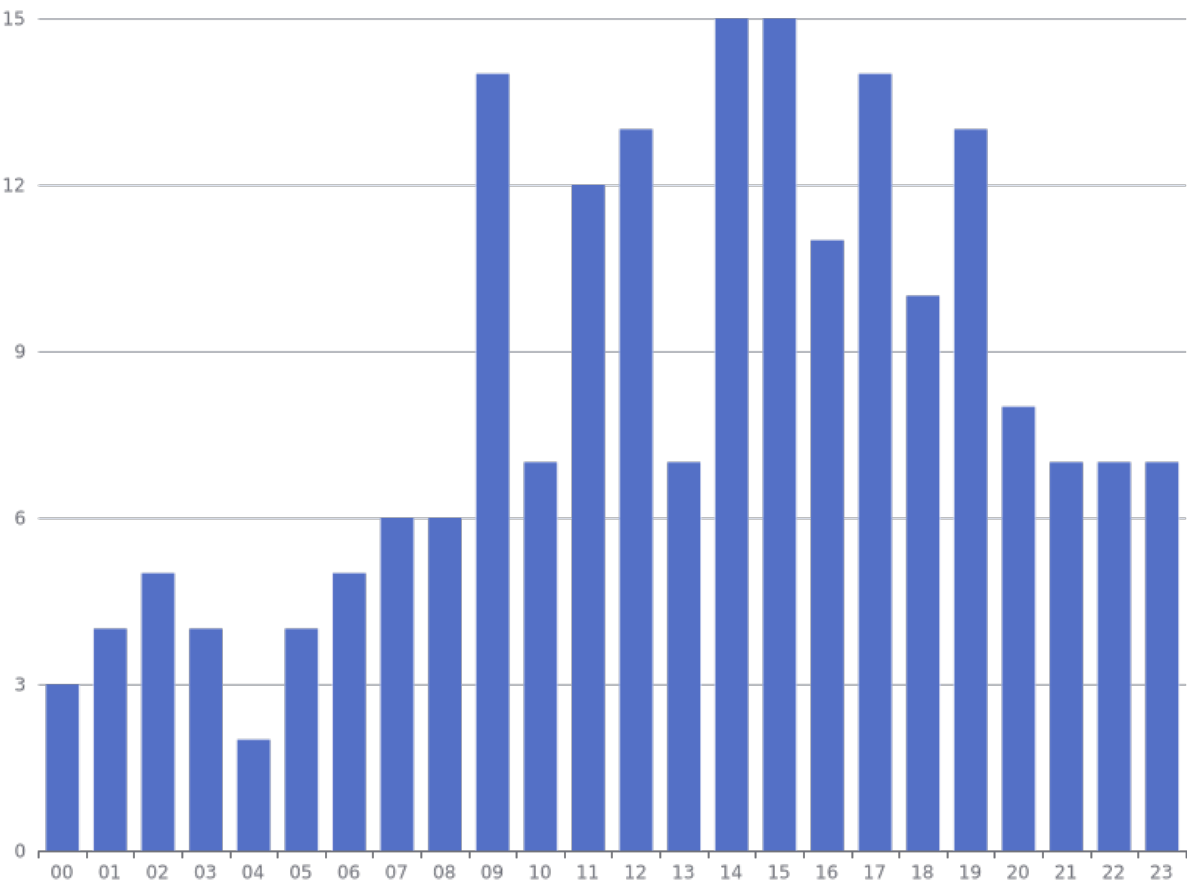
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



DISPATCH CALL CREATED	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TOTAL
17	2	1	1	1	6	3	0	14
18	3	0	0	2	0	2	3	10
19	3	2	2	1	3	0	2	13
20	2	0	1	1	0	3	1	8
21	0	0	2	1	1	1	2	7
22	0	2	0	1	3	1	0	7
23	0	2	0	1	2	1	1	7
Total	36	25	18	23	36	23	38	199

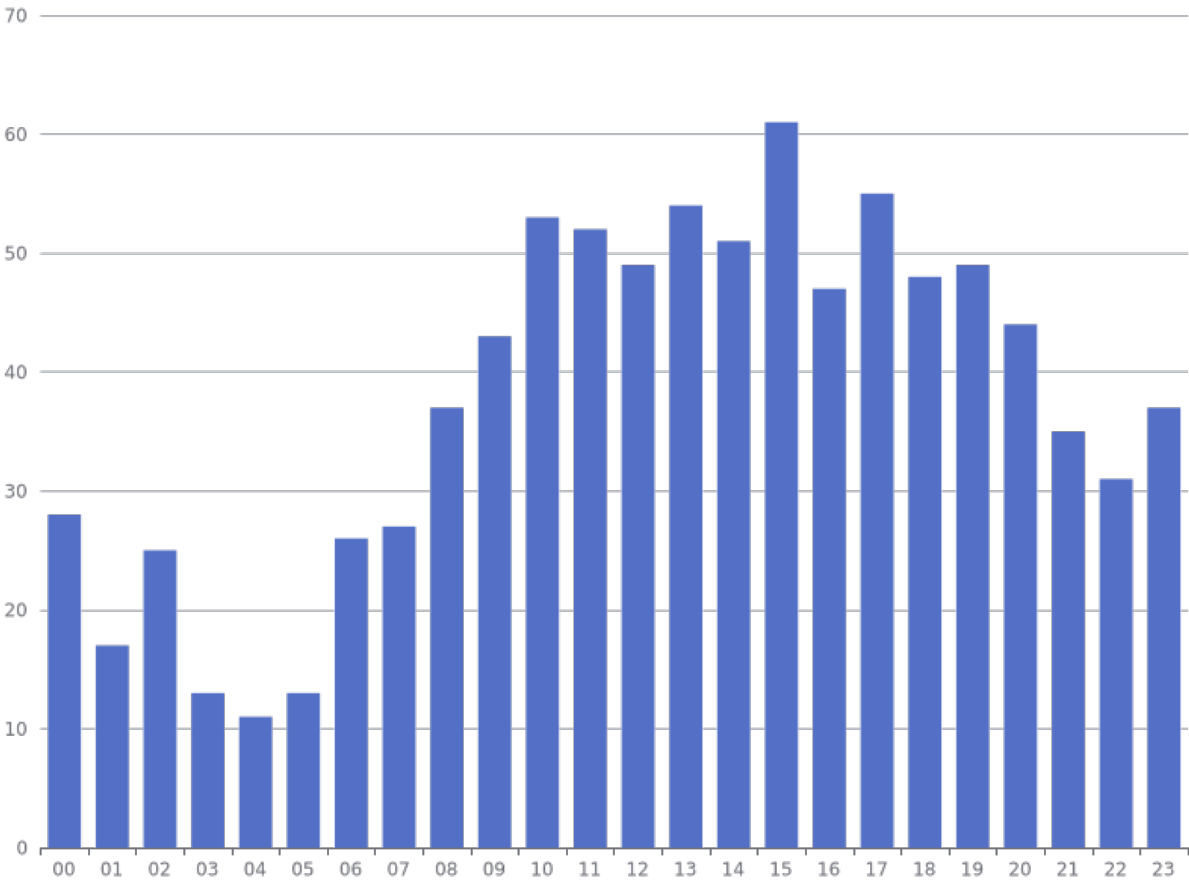


NERIS Count of Incidents by Hour of Day & Day of Week - Monthly





NERIS Count of Incidents by Hour of Day & Day of Week - YTD



NERIS Count of Incidents by Hour of Day & Day of Week - YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



DISPATCH CALL CREATED	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TOTAL
00	4	6	1	2	8	2	5	28
01	4	1	1	2	3	3	3	17
02	5	5	3	3	6	1	2	25
03	1	1	1	2	2	3	3	13
04	1	2	1	2	2	3	0	11
05	0	2	3	2	1	1	4	13
06	8	2	5	6	1	2	2	26
07	2	4	4	6	4	3	4	27
08	3	4	8	5	7	3	7	37
09	4	8	11	3	5	6	6	43
10	7	7	8	9	9	6	7	53
11	10	9	6	3	8	6	10	52
12	6	3	10	5	9	8	8	49
13	4	9	13	9	6	5	8	54
14	12	7	5	7	9	8	3	51
15	8	8	8	8	7	15	7	61
16	9	6	7	7	8	4	6	47

NERIS Count of Incidents by Hour of Day & Day of Week - YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



DISPATCH CALL CREATED	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TOTAL
17	6	6	7	6	12	8	10	55
18	10	4	6	6	4	8	10	48
19	6	8	6	7	12	3	7	49
20	7	7	9	8	3	7	3	44
21	6	2	6	7	4	5	5	35
22	5	4	1	5	6	7	3	31
23	2	8	3	3	3	9	9	37
Total	130	123	133	123	139	126	132	906



NERIS Incident Count by Station - Monthly



NERIS Incident Count by Station - Monthly

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



FIRE STATION	MAY 2026	INCIDENT COUNT	PERCENT OF TOTAL INCIDENTS
Station 1	128	128	64.32%
Station 2	71	71	35.68%
Total	199	199	100.00%



NERIS Incident Count by Station - YTD (with Date Filter)



NERIS Incident Count by Station - YTD (with Date Filter)

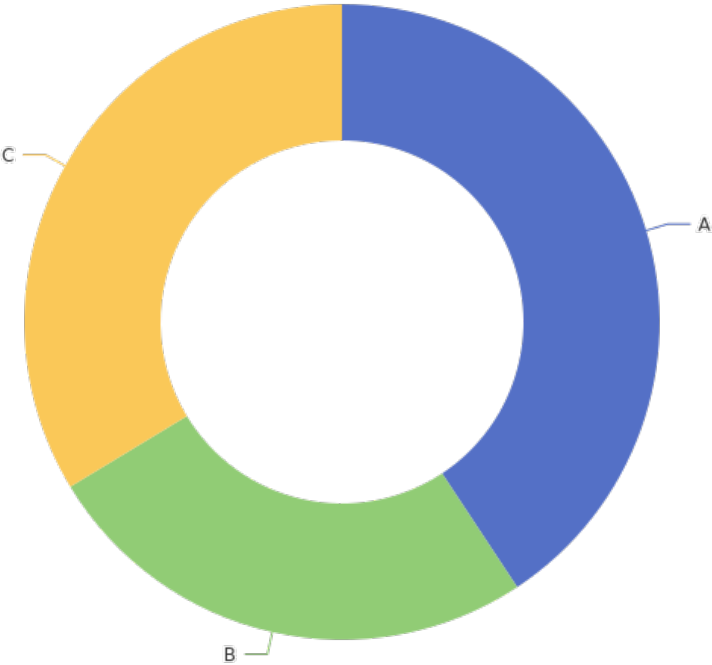
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



FIRE STATION	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	INCIDENT COUNT	PERCENT OF TOTAL INCIDENTS
Station 1	132	116	98	98	128	8	580	63.11%
Station 2	73	65	56	69	71	5	339	36.89%
Total	205	181	154	167	199	13	919	100.00%



NERIS Incident Count by Shift - Monthly (with Date Filter)



NERIS Incident Count by Shift - Monthly (with Date Filter)

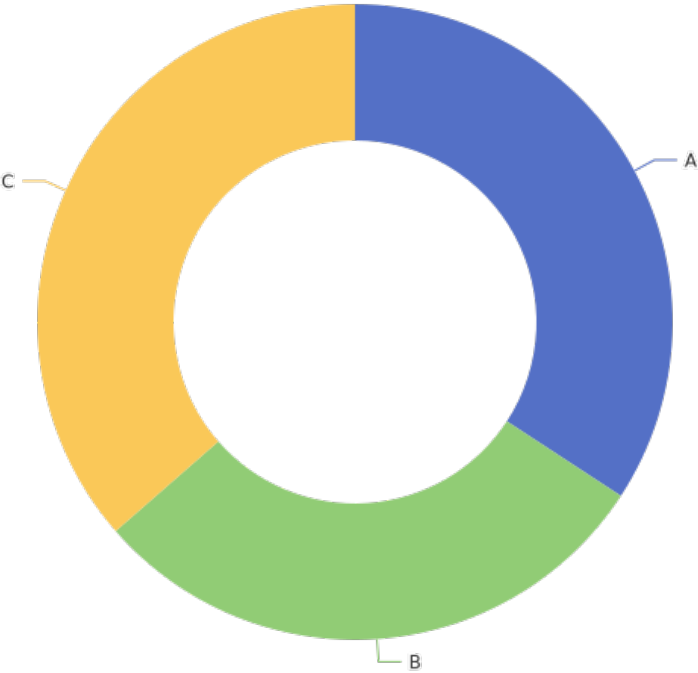
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



IR SHIFT NAME	INCIDENT COUNT	PERCENT OF TOTAL
A	81	40.70%
B	51	25.63%
C	67	33.67%
Total	199	100.00%



NERIS Incident Count by Shift - YTD (with Date Filter)



NERIS Incident Count by Shift - YTD (with Date Filter)

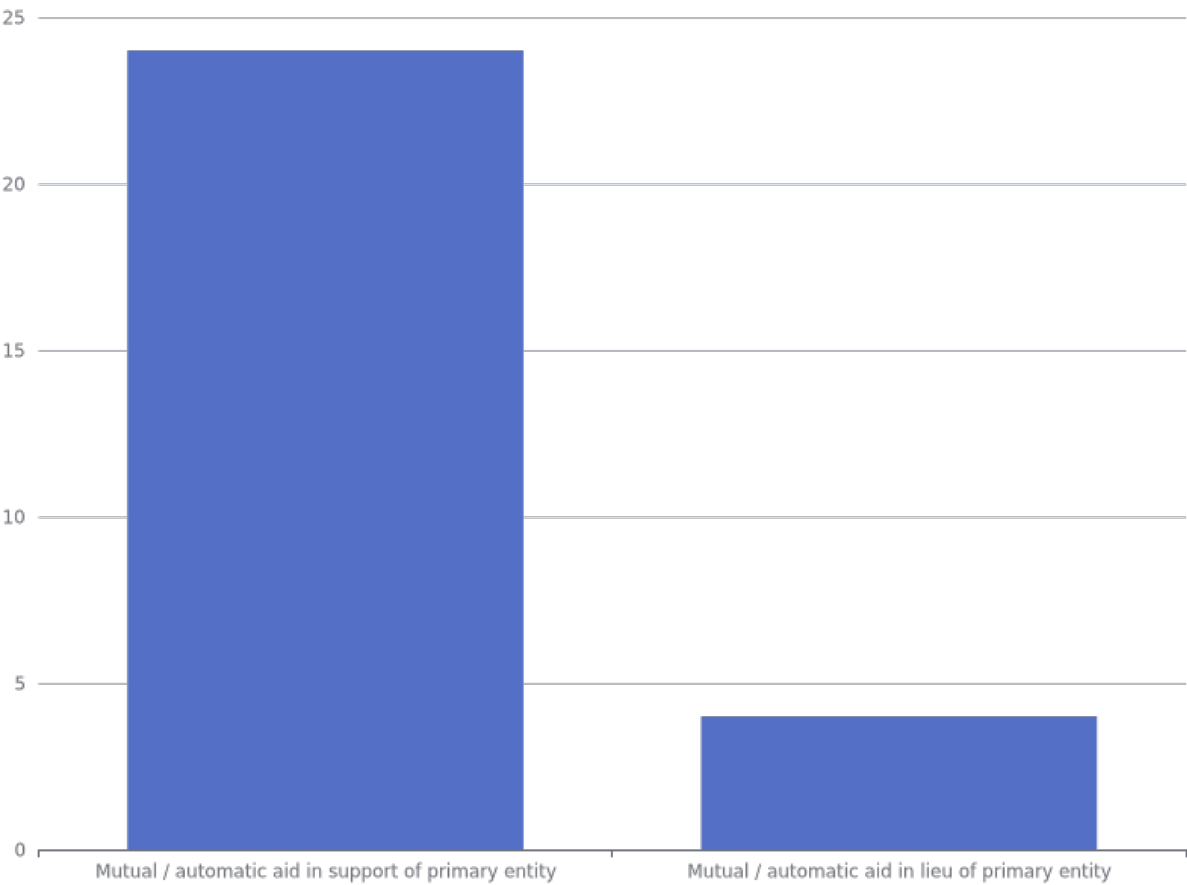
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



IR SHIFT NAME	JANUARY	FEBRUARY	MARCH	APRIL	MAY	INCIDENT COUNT	PERCENT OF TOTAL
A	67	62	55	45	81	310	34.22%
B	61	53	49	52	51	266	29.36%
C	77	66	50	70	67	330	36.42%
Total	205	181	154	167	199	906	100.00%



NERIS Aid Given (Auto/Mutual) - YTD



NERIS Aid Given (Auto/Mutual) - YTD

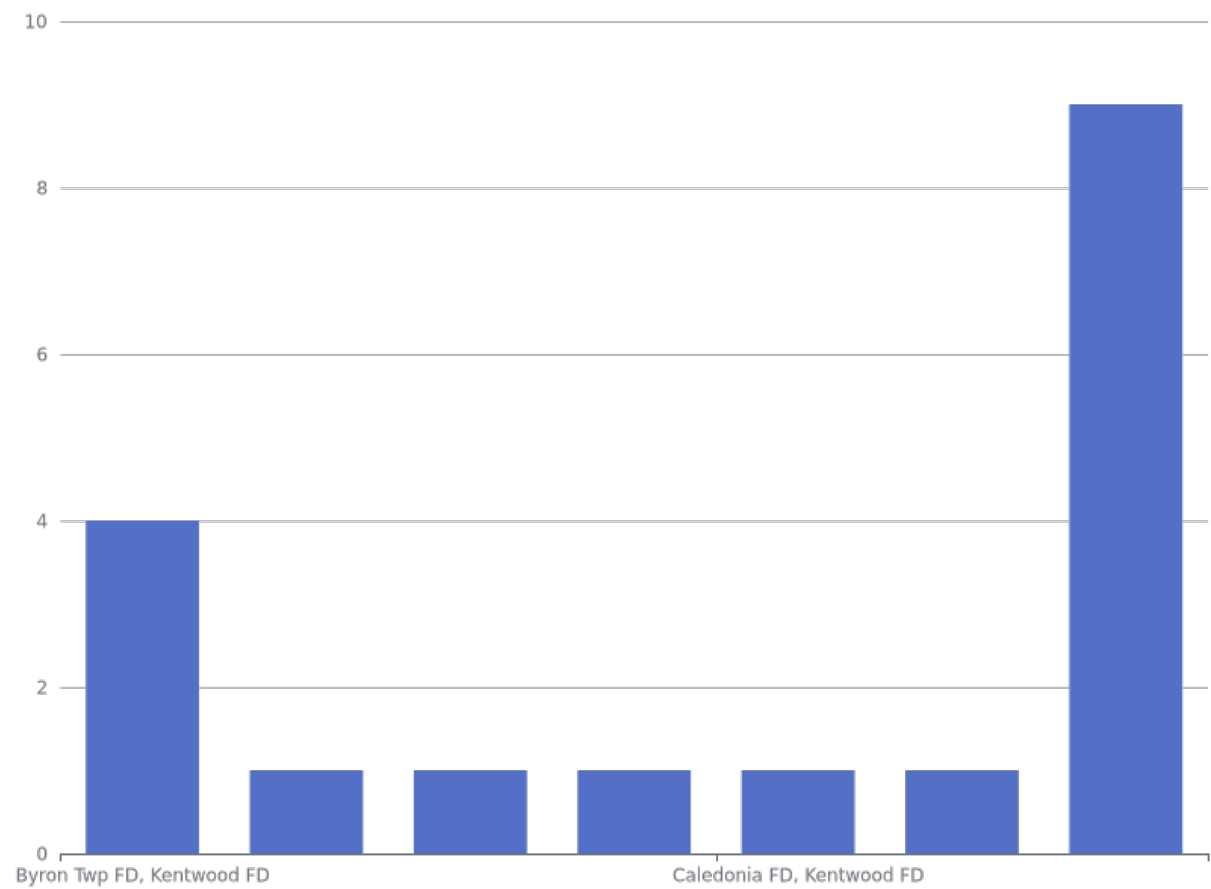
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



AID DEPARTMENT NAME	TOTAL
Byron Twp FD	15
Caledonia FD	4
Cascade Twp FD	1
Kentwood FD	4
Leighton Twp FD	1
Wyoming FD	3
Total	28



NERIS Aid Received (Auto/Mutual) - YTD



NERIS Aid Received (Auto/Mutual) - YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



AID RECEIVED DEPARTMENT NAME(S) LIST	TOTAL
Byron Twp FD, Kentwood FD	4
Byron Twp FD, Kentwood FD, Wyoming FD	1
Caledonia FD	1
Caledonia FD, Cascade Twp FD, Kentwood FD	1
Caledonia FD, Kentwood FD	1
Cascade Twp FD	1
Kentwood FD	9
Total	18



Michelle LaJoye-Young

SHERIFF

Bryan Muir

UNDERSHERIFF

MONTHLY REPORT FOR MAY 2026

- Legacy Christian Festival
- Citizen assist regarding sex offender living in neighborhood.
- Precinct patrol during voting and transported ballots downtown.
- Ordinance violation of semi parked in residential neighborhood.
- Monitored residences suspected of drug activity.
- Illegal dumping incident at Gaines Township.
- Suspicious vehicle at River Birch Apartments.
- Disorderly juvenile near 76th Street and Eastern Avenue.
- Complaint of a couch abandoned on the side of Gaines Street.
- Reoccurring business alarms at Stonewater.
- Prowling complaint within Dutton Mill.
- Attended the township board, Taste of Gaines, and department head meetings.
- Accidental 911 hang-up incident at Dutton Elementary's festival.
- Residential alarm near 60th Street / Madison Ave.
- TAC deployment within Eden Forrest.
- Legacy Christian armored vehicle ride to Phoenix Rising Bakery.
- Suspicious vehicle within Steven's Pointe.
- Panhandler M-6 / Kalamazoo.
- Sex offender residency violation.
- Attended East Kentwood's graduation.
- Private property accident at EKHS.
- Rollover accident Patterson Avenue and 60th Street.
- Assist Woodfield management with private property accident.
- Monitored Cross Creek Elementary pick up traffic.
- Contact with mentally ill subject residing in Green Meadow Estates.



616.632.6100



701 Ball Ave NE, Grand Rapids, MI 49503



www.kentcountymi.gov/sheriff



- Attempted to locate dirt bike that fled from a deputy's traffic stop near 68th Street and Division Avenue.
- Assisted South Christian High School with police report information.
- Lighting inspection near downtown Dutton.
- Traffic enforcement / speed trailer deployments.
- National Night Out planning.

Revenue Breakdown Report Records from
5.1.2026 through 5/31/2026

Record Type: Permit	Records	Revenue
Building	23	\$58,131.00
Deck	6	\$780.00
Residential Roofing	9	\$850.00
Commercial Sign	1	\$90.00
Mobile Home	2	\$260.00
Storm Drain	5	\$425.00
Electrical	39	\$14,187.00
Fire Suppression	1	\$157.50
Mechanical	45	\$11,660.00
Plumbing	33	\$7,442.00
Total:	164	\$93,982.50



8555 Kalamazoo Ave., SE
Caledonia, MI 49316
616-698-6640

NOTICE

Gaines Charter Township Board of Trustees

June 8, 2026

The Gaines Charter Township Board of Trustees will meet in closed session, during their regularly scheduled June 8, 2026, 7:00 PM meeting pursuant to the Open Meetings Act, being MCL 15.268 *et seq.*, in regard to a personnel matter which the employee has requested a closed session.

MATERIAL EXEMPT FROM DISCLOSURE BY STATUTE

Pursuant to Section 8(h) of the OMA, a public body may meet in a closed session to “consider material exempt from discussion or disclosure by state or federal statute.” MCL 15.268(h). Thus, any document or topic that is specifically exempt or deemed confidential by state or federal law may be discussed in closed session.

The limited purposes for which closed sessions are permitted include, among others, to consider the dismissal, suspension, or disciplining of, or to hear complaints or charges brought against, or to consider a periodic personnel evaluation of, a public officer, employee, staff member, or individual agent, *if the named person requests a closed hearing.*

- **Open Meetings Act.** Closed Session minutes are exempt from disclosure by statute, Section 7(2) of the OMA. The Attorney General has opined that the public body may go into closed session to discuss closed session minutes.



Kent County Administrator's Digest - Memorial Day Special Service, Ribbon Cutting Celebrations, and more...

Kent County, Michigan sent this bulletin at 05/26/2026 10:58 AM EDT

[View as Webpage](#)



**Administrator's
Digest**

May 26, 2026

A Note From The Administrator

I trust everyone had a relaxing and meaningful Memorial Day weekend and found time to honor those who made the ultimate sacrifice in service to our country.

Last week, several County staff members and I attended the annual [Michigan Association of County Administrative Officers conference](#), which brings together county leaders from across the state to share ideas and discuss issues impacting local government.

During the conference, I spoke about mandated county services and the financial challenges counties face in providing many state-required services without full funding support. In addition, our IT Director, Tim Beck, presented on the growing role of artificial intelligence in the public sector and how technology can help improve government operations and service delivery.

As always, please [let us know](#) if you have articles, topics, or ideas that you would like to include in future newsletters. - Al Vanderberg



Commissioners Honor Memorial Day During Special Service



At its May 14 meeting, the [Board of Commissioners](#) paused to honor and remember the brave men and women who made the ultimate sacrifice in service to our country ahead of Memorial Day.

The special tribute included a presentation of colors by our [Sheriff's Office Honor Guard](#), the reading of a Memorial Day proclamation, and remarks from Veteran of the Year Lt. Colonel Gillem, who reflected on the meaning of service and remembrance.

A [Missing Man Table](#) was displayed as a solemn reminder of service members who never returned home. The symbolic table honors prisoners of war, those missing in action, and all who remain unaccounted for.

The ceremony served as a meaningful opportunity for Commissioners, staff, and community members to pause and reflect on the freedoms made possible through the sacrifices of others.

Community Celebrates Opening of New Acrisure Amphitheater



Acrisure Amphitheater photo from Pioneer Construction

Community members, elected officials, and local leaders recently gathered in downtown Grand Rapids to celebrate the **opening of the new [Acrisure Amphitheater](#)**, an exciting new riverfront venue expected to host concerts, festivals, and community events for years to come.

The celebration featured a community event and ribbon-cutting ceremony attended by our Commissioners, community partners, local leaders, and residents eager to get a first look at the new space.

As a county, we were proud to play a supporting role in helping move the project forward alongside many community partners. The amphitheater is expected to bring new energy to the riverfront while supporting tourism, economic growth, and community connection throughout the region.

With summer right around the corner, we encourage everyone to check out [upcoming events](#) and experience the new venue firsthand as it kicks off its first full season of entertainment and community programming.

Community Invited To Explore The Recycling Center



Our [Public Works](#) team is inviting the community to explore recycling up close during its special **Open Hours** at the **Recycling & Education Center** on **Saturday, May 30**. Visitors will have the opportunity to learn more about the recycling process, see facility equipment in action, and connect with recycling educators to ask questions about what happens after materials leave the curb.

Community members can participate in one of three **guided tours** beginning at **9 a.m., 10 a.m., and 11 a.m.**, or **stop by anytime between 9 a.m. and noon for a self-guided experience through the facility**. In addition to tours, guests of all ages are encouraged to take part in upcycled crafts and interactive games designed to make recycling education fun and engaging.

For more information, contact the [Recycling & Education Center](#) at (616) 632-7920 or email recycle@kentcountymi.gov.

Commissioners Get Behind-the-Scenes Look at Animal Shelter



Last week, several Commissioners and staff toured our [Animal Shelter](#) to learn more about the services the shelter provides, as well as the challenges and successes staff

experience each day.

During the visit, shelter leadership discussed how the role of animal shelters has evolved beyond simply housing stray animals. Today, our shelter also supports public safety efforts alongside [Animal Control](#) and law enforcement, provides behavioral support resources for pet owners, coordinates reunification efforts for lost pets, manages foster care programs, and delivers additional community-based services.

Commissioners also received an update on the shelter's impact so far this year. Year-to-date highlights include:

- 459 spay and neuter surgeries completed
- 692 animals cared for, including dogs, cats, rabbits, and birds
- More than 4,000 pounds of pet food distributed to community members in need

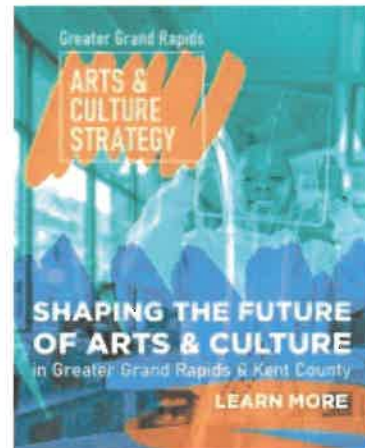
County leaders thanked our shelter's staff and volunteers for their dedication and ongoing efforts to care for animals and support residents throughout the community.

Residents interested in adopting a pet are encouraged to [visit our Animal Shelter's website](#). Dozens of dogs and cats are currently looking for forever homes, along with several smaller furry and feathered companions. To view the full list of adoptable pets, [visit here](#).

Help Shape the Future of Arts and Culture in Greater Grand Rapids

Residents are invited to help shape the future of arts and culture in Kent County by participating in the [Greater Grand Rapids Arts & Culture Community Survey](#).

The City of Grand Rapids and Kent County are working together to develop a regional Arts & Culture Strategy focused on strengthening and supporting arts, culture, and creative opportunities throughout the community. As part of the planning process, community feedback will help identify how residents currently engage with arts and culture and what opportunities they would like to see in the future.



Whether someone is an artist, creative professional, volunteer, supporter of local events, or simply a community member who enjoys arts and cultural activities, organizers encourage participation from residents across Kent County.

The [survey](#) **takes approximately 10–15 minutes to complete** and includes questions about arts participation, creative activities, and community experiences. Participants will also have the opportunity to share additional feedback and comments.

The **survey will remain open through July 31**, and responses will remain confidential. Individuals who complete the survey will also have an opportunity to be entered into a future thank-you prize drawing, with additional details to be announced.

Community input gathered through the survey will help guide future planning efforts and support a vibrant and connected arts and culture community throughout Greater Grand Rapids.

Annual Agribusiness Tour Highlights Kent County's Agricultural Economy



County Commissioners, community leaders, and County staff recently participated in the County's annual **Agribusiness Tour**, an immersive experience designed to highlight the people, farms, and operations that help power Kent County's agricultural economy.

Throughout the day, participants traveled across the county visiting a variety of agricultural sites and hearing directly from local farmers, processors, and producers about the **opportunities and challenges shaping the future of farming in the region**.

This year's tour included stops at Heidi's Farmstand and Bakery, Green Wagon Farm, Wormies Vermicompost, Swisslane Farms, and Ridgeview Farm.

The tour was made possible through the County's **Purchase of Development Rights (PDR) Program**, which helps **preserve farmland** and **support the long-term sustainability of agriculture** in Kent County. Through the program, farmland owners can voluntarily sell development rights to help ensure agricultural land remains available for future generations.

Learn more about our PDR Program [here](#) and [view this Fox17 interview with the Kruithoff family about their experience](#).

Families Explore the Wonders of Nature at Millennium Park



Families from across our community gathered at [Millennium Park](#) on May 16 for the annual [Discover! Millennium Park](#) free nature event, enjoying a day filled with hands-on learning and outdoor exploration along the [Hansen Nature Trail](#).

Thanks to the support of many community partners and volunteers, children and families had the chance to discover turtles, possums, insects, decaying logs, and the important role nature plays in local ecosystems. The event created memories for some of our parks' youngest visitors while encouraging curiosity and appreciation for the natural world. And we are already looking forward to welcoming the community back again next year! [View all of our photos of the event here.](#)

Sparta Town Square Opens as New Gathering Space



Community members, local leaders, and project partners recently gathered to celebrate the **opening** of the new [Sparta Town Square](#), a revitalized community gathering space in downtown Sparta designed to support events, recreation, and downtown activity.

The project features **public gathering spaces, restrooms, and a community room** located **inside a near replica of Sparta's historic 1888 rail depot**. The new space is expected to host community events, seasonal activities, and other gatherings throughout the year.

The approximately \$700,000 project was made possible in part through a \$300,000 investment of Community Development Block Grant funding administered by our [Community Action](#) team. **Commissioner Liz Morse** and **Community Action Director Gustavo Perez** attended the celebration on behalf of the County.

Veterans Services Accepting American Flags for Respectful Retirement

Our [Veterans Services](#) team is reminding residents that worn, damaged, or faded American flags can be respectfully retired at their office at 836 Fuller Ave. NE in Grand Rapids.



Flags may be dropped off during normal business hours, Monday through Friday from 8 a.m. to 5 p.m. The department works to ensure all American flags are retired with dignity and in accordance with the U.S. Flag Code.

"Proper flag retirement is a meaningful way to honor the symbol of our nation and the service members who have defended it," said Ryan Grams, Director of Kent County Veterans Services.

Residents who have an American flag ready for retirement are encouraged to bring it to Veterans Services to ensure it receives the respect and care it deserves.

Community members may also contact organizations such as the [Boy Scouts of America](#) or [The American Legion](#), which may also assist with proper flag retirement.

Behind the Scenes With Kent County's Equalization Team



As part of our recent Employee Spotlight initiative, we took a different approach by highlighting an entire department - our [Equalization](#) Team.

On any given day, our Equalization Team may be reviewing property sales, inspecting field sites, mapping parcels, or tracking down hard-to-locate properties across the County.

While much of their work happens behind the scenes, it plays a critical role in ensuring properties are assessed fairly and consistently across Kent County.

The team helps ensure residential, commercial, industrial, agricultural, and developmental properties reflect true market value, supporting a fair and equitable property tax system for residents and businesses alike. Their work also supports funding for essential community services such as roads, parks, schools, and public safety across 73 taxing authorities.

In addition to property valuation work, the team helps support emergency response and recovery efforts by assisting with property damage assessments following natural disasters and providing important data for recovery planning.

This spotlight serves as a reminder of the important work happening every day behind the scenes to help keep County operations running smoothly and communities supported across Kent County.

Scam Alert: Protect Yourself From Mail Theft and Check Fraud

Mail theft and check fraud continue to be reported in communities across the region, and **residents are encouraged to take extra precautions when sending paper checks through the mail.**

In many cases, individuals place checks in their mailbox for outgoing pickup to pay bills or other expenses. Suspects then steal the mail, remove the checks, alter the payee and/or dollar amount, and attempt to fraudulently cash them. Business checks mailed to utility companies appear to be common targets, but any mailed paper check may be at risk.

Residents who need to send paper checks are encouraged to avoid leaving them in residential mailboxes for pickup. Instead, use a secure USPS blue collection box, bring mail directly inside a post office, or consider online payment options when available. Whenever possible, conduct financial transactions online or in person.

Additional safety reminders include:

- Avoid leaving outgoing checks in your mailbox overnight
- Monitor bank accounts and transaction activity regularly
- Report stolen mail or suspicious activity promptly
- Contact your financial institution immediately if a check is missing or appears altered

"A to Z: Discovering Kent County" Series Highlights Roger B. Chaffee For The Letter R!





As part of the **“A to Z: Discovering Kent County” series**, Kent County is **highlighting Grand Rapids native and astronaut Roger B. Chaffee** for the letter “R.”

Born in Grand Rapids in 1935, Chaffee developed an early interest in engineering and aviation while growing up on the city’s southeast side. After graduating from Purdue University with a degree in aeronautical engineering, he joined the United States Navy as a pilot and reconnaissance officer before being selected by NASA in 1963 as one of the agency’s youngest astronauts.

Chaffee later served as part of the Gemini program and was selected for Apollo 1, the first crewed Apollo mission. Tragically, Chaffee and fellow astronauts Gus Grissom and Ed White lost their lives during a launchpad test on January 27, 1967, when a fire spread through the command module. The tragedy led to major safety improvements that helped pave the way for future space exploration, including the Apollo 11 Moon Landing.

Today, Chaffee’s legacy continues throughout Kent County through memorials, schools, and the Roger B. Chaffee Planetarium.

To learn more, [visit our Facebook post](#) highlighting Roger B. Chaffee and his lasting impact on space exploration and the community.

Explore Rewarding Careers At Kent County Today

A career with Kent County offers the chance to make a meaningful impact in the community through a wide range of roles in public service, including health, public safety, parks, courts, administration, and many other areas that support residents every day. To view our open positions and apply, visit kentcountymi.gov/jobs. To learn more about our employee value proposition, visit [here](#).





Kent County, Michigan
300 Monroe Avenue NW
Grand Rapids, Michigan 49503

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Rebecca Klanderman

From: Kim Triplett
Sent: Tuesday, May 12, 2026 8:13 AM
To: Rebecca Klanderman
Subject: FW: Request for a moratorium on datacenter permitting
Attachments: Moratorium Draft Ordinance.docx



www.gainestownship.org
Kim.triplett@gainestownship.org

Kim Triplett
Executive Assistant
Office: 616-698-6640 Ext. 131
Direct: 616-504-4332

From: Michael Bradley <mike@mblawplc.com>
Sent: Friday, May 8, 2026 1:36 PM
To: Kathy Vanderstel <kathy.vanderstel@gainestownship.org>
Subject: Request for a moratorium on datacenter permitting

Ms. Vanderstel:

I'm working with a group of residents from your Township who are concerned about the proposed Microsoft hyper-scale datacenter complex on 76th Street. I understand that this is a heavy decision for yourself and the rest of the trustees. It will have a massive impact on the surrounding community for miles. This is clearly a novel use, and not something the Planning Commission has had the ability to fully research and consider. But the Zoning Ordinance considers this exact situation.

Section 1.120 of the Zoning Ordinance offers the ability for the township to pause any zoning decisions or permitting for specified uses for a period of six months unless the Board decides to terminate the moratorium or extend it as necessary. This would give the Township time to determine if what is being proposed is actually a light industrial use like a traditional datacenter, or a heavy industrial use, which I believe it is.

What I am requesting of you, and your fellow Trustees, is to place a discussion of such a moratorium on the agenda of your meeting as soon as is practicable. I have attached a draft of both a proposed Zoning Ordinance Amendment and Resolution that would facilitate this action. I only ask that you review and consider what I am proposing.

I truly appreciate your time. Please don't hesitate to contact me if you have any questions.

Sincerely,

Michael Bradley
MB Law, PLC
616-723-3935

STATE OF MICHIGAN

COUNTY OF KENT

CHARTER TOWNSHIP OF GAINES

ORDINANCE NO. _____

TEXT AMENDMENT TO ZONING ORDINANCE

An Ordinance to amend Gaines Township Zoning Ordinance (“Zoning Ordinance”) for the purpose of amending a definition and to impose a temporary moratorium on applications under Section 1.120 of the Zoning Ordinance.

THE CHARTER TOWNSHIP OF GAINES ORDAINS:

Section 1 of Ordinance

The definition of Data Center shall be amended in Section 35.20 of the Zoning Ordinance to read as follows:

DATA CENTER. A facility or group of buildings whose primary function is the housing, operation, and maintenance of computer servers, data storage systems, telecommunications equipment, and associated infrastructure used for the processing, storage, or transmission of digital information. Such facilities may include backup power generation, cooling systems, fuel storage, and security infrastructure. This term does not include server rooms or data-processing facilities that are accessory and incidental to principal permitted use.

Section 2 of Ordinance

The Board of Trustees has imposed a temporary moratorium on applications under Section 1.120 of the Zoning Ordinance for site plan review of Data Center for a period of six (6) months, or as may be extended, in order to review and consider possible necessary regulations.

Section 3 of Ordinance

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect, and the Gaines Township Code of Ordinances shall remain in full force and effect, amended only as specified above.

Section 4 of Ordinance

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 5 of Ordinance

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law in force when they were commenced.

Section 6 of Ordinance

The effective date of this Ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Text Amendment was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Gaines at a meeting duly called and held on _____.

Date

Michael Brew, Township Clerk

CHARTER TOWNSHIP

RESOLUTION ESTABLISHING A MORATORIUM ON THE APPROVAL OF NEW DATA CENTERS WITHIN GAINES TOWNSHIP

WHEREAS, the Charter Township Act, Public Act 359 of 1947, MCL 42.15 authorizes a township board to enact ordinances necessary to provide for the health and safety of people within the Township.

WHEREAS, the Township is aware of increased development activity throughout Michigan and surrounding Midwestern communities involving large-scale data center facilities; and

WHEREAS, large-scale data center facilities typically involve substantial land areas, intensive electrical demand, significant water usage for cooling systems, on-site backup power generation, fuel storage, enhanced security infrastructure, and large building massing that may materially impact surrounding properties and public infrastructure; and

WHEREAS, the Township's current Zoning Ordinance does not specifically define or regulate large-scale data center facilities as a distinct land use category, nor does it establish standards related to their siting, buffering, noise from mechanical equipment and generators, utility capacity impacts, water consumption, fuel storage, building scale, or compatibility with surrounding land uses; and

WHEREAS, the Board of Trustees finds that it is beneficial to the public health, safety, and welfare of its residents to study the potential impacts of data center development within the Township and to consider whether amendments to the Zoning Ordinance and Code of Ordinances are necessary to ensure appropriate location, design, and operational standards; and

WHEREAS, Section 1.120 of the Zoning Ordinance provides for a means by which the Board of Trustees may impose temporary moratoria while undertaking regulation of new types of uses; and

WHEREAS, the Board of Trustees finds that it is in the public interest to impose a temporary moratorium on applications for rezoning, special land use approval, site plan approval, building permits, and business registration for new Data Center facilities in order to review and consider necessary regulations and preserve the status quo during such review.

BE IT RESOLVED, by the Gaines Township Board of Trustees that a moratorium be imposed barring the acceptance of applications for site plan approval and business registration for new data centers to locate within the Township for a period of six (6) months, or the date that the Board of Trustees repeals this Resolution, whichever occurs first.

BE IT FURTHER RESOLVED, that during the 6-month moratorium, or any extension thereof, the Board of Trustees, along with the Planning Commission and appropriate staff and consultants, shall attend to reviewing and making recommendations on amendments to the Zoning Ordinance and Code of Ordinances, considering the public health, safety, and welfare of its residents, and if amendments are determined to be necessary, preparing and recommending such amendments for consideration by the Board of Trustees.

BE IT FURTHER RESOLVED, that an aggrieved property owner or business owner may request and be entitled to a hearing by the Board of Trustees for the purpose of attempting to demonstrate that the moratorium will preclude all viable economic use of their property or otherwise violate applicable provisions of state or federal law. Said petitioner shall, in writing and directed to the Township Clerk, request a hearing that describes the grounds of the request. The hearing shall be held during a Board of Trustee meeting within forty-five (45) days of receipt of the request. Upon concluding the hearing, the Board of Trustees shall determine whether the petitioner has made the required demonstration and if so, shall grant relief from the moratorium.

BE IT FURTHER RESOLVED, that notice of this Resolution shall be posted at the Township Hall and on the Township website throughout the moratorium period, or any extension granted herein.

CERTIFICATION

I hereby certify that this Resolution was adopted by the Charter Township of Gaines Board of Trustees at a regular meeting on _____.

Charter Township of Gaines

Date

Michael Brew, Township Clerk

Rebecca Klanderman

From: Kim Triplett
Sent: Tuesday, May 12, 2026 8:12 AM
To: Rebecca Klanderman
Subject: FW: Request for a moratorium on datacenter permitting
Attachments: Moratorium Draft Ordinance.docx



www.gainestownship.org
Kim.triplett@gainestownship.org

Kim Triplett
Executive Assistant
Office: 616-698-6640 Ext. 131
Direct: 616-504-4332

From: Michael Bradley <mike@mblawplc.com>
Sent: Friday, May 8, 2026 1:32 PM
To: Kim Triplett <Kim.triplett@gainestownship.org>
Subject: Request for a moratorium on datacenter permitting

Mr. Fryling:

I'm working with a group of residents from your Township who are concerned about the proposed Microsoft hyper-scale datacenter complex on 76th Street. I understand that this is a heavy decision for yourself and the rest of the trustees. It will have a massive impact on the surrounding community for miles. This is clearly a novel use, and not something the Planning Commission has had the ability to fully research and consider. But the Zoning Ordinance considers this exact situation.

Section 1.120 of the Zoning Ordinance offers the ability for the township to pause any zoning decisions or permitting for specified uses for a period of six months unless the Board decides to terminate the moratorium or extend it as necessary. This would give the Township time to determine if what is being proposed is actually a light industrial use like a traditional datacenter, or a heavy industrial use, which I believe it is.

What I am requesting of you, and your fellow Trustees, is to place a discussion of such a moratorium on the agenda of your meeting as soon as is practicable. I have attached a draft of both a proposed Zoning Ordinance Amendment and Resolution that would facilitate this action. I only ask that you review and consider what I am proposing.

I truly appreciate your time. Please don't hesitate to contact me if you have any questions.

Sincerely,

Michael Bradley
MB Law, PLC
616-723-3935

Rebecca Klanderman

From: Kim Triplett
Sent: Wednesday, May 13, 2026 4:17 PM
To: Rebecca Klanderman
Subject: FW: Data Center



www.gainestownship.org
Kim.triplett@gainestownship.org

Kim Triplett
Executive Assistant
Office: 616-698-6640 Ext. 131
Direct: 616-504-4332

From: Kaitlyn Higby <kaitlynhigby@gmail.com>
Sent: Wednesday, May 13, 2026 3:21 PM
To: Bob Terpstra <Bob.terpstra@gainestownship.org>
Cc: Robert DeWard <robert.deward@gainestownship.org>; Kathy Vanderstel - Hotmail <kathy.vanderstel@hotmail.com>; Tim Haagsma <tim.haagsma@gainestownship.org>; Kim Triplett <Kim.triplett@gainestownship.org>; Michael Brew <Michael.Brew@gainestownship.org>; Laurie Lemke, MiCPT, CPFA <laurie.lemke@gainestownship.org>
Subject: Data Center

Hello Township Board,

I am writing to let you know that I am a constituent of Gaines Charter Township and I am opposed to any data center being put in Gaines Charter Township. Please include this in the next report.

I was at the meeting this week and was unable to speak at that time. I did speak at the meeting that was held at South Christian some time ago.

I am opposed to this for several reasons:

1. The proven health risks- Those health risks that I am concerned about include: respiratory diseases, asthma, cardiovascular disease, cancer, sleep disturbances, insomnia, anxiety, depression, child and fetal development problems, and premature death.

These things are due to air pollutants (nitrogen oxides, methane, volatile organic compounds, and fine particulate matter); chronic noxious noise exposure; chronic infrasound exposure; chronic light pollution; PFAS exposure.

These health concerns are especially significant due to the possibility of a data center being put within a short distance of a school.

2. The environmental impact- The water consumption, even with a closed system will strain our resources and risk contamination of our groundwater and our Great Lakes. The extreme heat produced could alter ground temperatures which could impact weather. The light pollution impacting insect, bird, and other animals habitats.

3. The cost- Reports of residential wells being rendered useless after data centers are placed in a community, specifically since I personally have a well. Rising water costs for my neighbors. Rising electric costs. The cost of updating the infrastructure to accommodate the demand that this data center would put on our utilities and infrastructure. The loss of property value. The cost of managing water contaminants when that happens. The cost of managing soil contaminants when that happens. The cost of addressing a massive building that is rendered useless for any other purpose once a data center leaves.

Any short term building project that would provide local jobs for construction workers would also be available if any other business would come to Gaines Charter township instead of a data center.

Additionally, technology is ever changing and evolving- at a RAPID pace! This data center will likely be rendered useless in 10-20 years due to advancing technology, but the damages to our health, environment, economy, and community will last forever.

Finally, it seems as if there are no consequences or ways to enforce consequences on data centers, which would leave Gaines Township and its residents at the mercy of the big corporations putting these data centers in our community.

Therefore, I do not want any Data Center in Gaines Charter township, or anywhere in Michigan for that matter!

As a voting constituent, I ask you to vote to stop data centers from building in Gaines Charter Township.

I look forward to a response from you with your opinion regarding data centers along with your rationale for that opinion.

Kaitlyn Higby
975 76th St. SE, Byron Center

Rebecca Klanderman

From: Dan Wells
Sent: Wednesday, May 27, 2026 8:01 AM
To: Dakota Swan
Cc: Rebecca Klanderman
Subject: Fw: Concerns from a Gaines Township resident 1 mile from proposed Data Center

Rebecca- Please add to the comment folder.

Dak lets print this out and provide it to PC.

Thanks.



www.gainestownship.org
dan.wells@gainestownship.org

Dan Wells
Community Development Director
Office: 616-698-6640 Ext.120
Cell: 616-980-6188

From: Amanda Krummrey <amandakrummrey@gmail.com>
Sent: Tuesday, May 26, 2026 7:35 PM
To: Dan Wells <dan.wells@gainestownship.org>
Cc: Douglas Krummrey <dlkrummrey@gmail.com>
Subject: Concerns from a Gaines Township resident 1 mile from proposed Data Center

Hello Mr. Wells,

I'm unable to attend the planning commission meeting this week. I have attended and spoke at both of the last two meetings regarding the data center. I want to be sure that our family's concerns and strong objections to the proposed data center as residents of Gaines Township are heard and put in the public record.

We live at the corner of 76th street and Hanna Lake just 1 mile from the proposed site for the sprawling data center.

All over our country we are seeing massive negative impact on local communities where these AI data centers are rapidly expanding. Our natural resources are being stolen, depleted, and polluted. There are huge concerns surrounding reports of noise pollution, light pollution, rising utility costs, energy demand, and water consumption linked to nearby facilities.

Greater transparency and stronger environmental oversight are needed as the industry continues to grow. The speed at which these are getting pushed through with NO 3RD PARTY ENVIRONMENTAL STUDIES is alarming!

We are requesting a MINIMUM 12 month moratorium on the proposed data center until actual research can be done on the effect these have on health and our community in general.

The CONSTANT NOISE these things create is agonizing. The local news interview posted online from a 35 acre data center in Dowagiac, MI shows just how loud these beasts are. AND IT DOESN'T EVEN COMPARE to the size of the one they want to ruin our town with.

409 ACRES!??? 300 football fields worth of resource sucking, atmosphere ruining hideousness. We don't need it. We don't want it. Please keep this beautiful community beautiful. These data centers don't even provide significant long term full time employment of any kind. They hire externally for very specific specialized jobs that as we have seen with SWITCH amount to no more than 26 jobs. Microsoft is LYING to us. And they know it.

This a residential area, not heavy industrial which is what this is. This is NOT light industrial as it consumes 1 million gallons of water a day! I'm also concerned with the added light pollution ON TOP OF the light pollution we are already frustrated with coming from the greenhouse on 76th street. Not to change the subject but can anything be done about the greenhouse at night? Can they put shades on the roof they can close at night to decrease the light pollution like they promised us they were going to do years ago when they expanded? I would truly appreciate if there is some action that can be taken there. This is just another example of empty promises we've experienced.

But back to the Data Center...

Lastly, this Data Center site is kitty-corner to our beautiful new Dutton Elementary school! Don't force our children to try to learn and concentrate with the constant hum they will be subject to all day long. Studies show this has massive negative health affects and causes psychological harm. The air pollution from the diesel generators also causes massive amounts of air pollution and these areas with data centers have seen massive increases in asthma cases. The PFAs in the water doesn't go away, and it will pollute our gorgeous aquifer here in Caledonia. That's something we can't fix and won't get back.

I'm pleading with you to please Invest in and protect our children's future. Say NO to this Microsoft deal. Give us a moratorium at the very least.

Thank you so much for your time.

Sincerely,

Amanda Krummrey

Rebecca Klanderman

From: Dakota Swan
Sent: Monday, May 11, 2026 8:13 AM
To: Rebecca Klanderman
Subject: FW: Data Centers, AI, and the Risk Small Towns Don't See Coming: Interview w...

Not sure if Dan beat me to it but here is this, there's another one I'm about to send over too



www.gainestownship.org
dakota.swan@gainestownship.org

Dakota Swan(she/her)
Assistant Planner
Office: 616-698-6640 Ext. 119
Cell: 616-893-1760

From: Stephanie Maleport <stephalynn81@att.net>
Sent: Sunday, May 10, 2026 10:15 PM
To: Kim Triplett <Kim.triplett@gainestownship.org>; Bob Terpstra <Bob.terpstra@gainestownship.org>; Laurie Lemke, MiCPT, CPFA <laurie.lemke@gainestownship.org>; Michael Brew <Michael.Brew@gainestownship.org>; Rod Weersing <rod.weersing@gainestownship.org>; Dan Wells <dan.wells@gainestownship.org>; Dakota Swan <dakota.swan@gainestownship.org>; Kim Triplett <Kim.triplett@gainestownship.org>
Subject: Data Centers, AI, and the Risk Small Towns Don't See Coming: Interview w...

Good evening,

I hope you had a wonderful Mother's day today.

I am going to ask you all to please watch this interview. There are references to Microsoft in Mount pleasant Wisconsin several times. This man has done a lot of research for his community. There are so many valid points in this video that you all need to hear and think about real hard. You need to go to those construction sites. If I physically could right now I would. And please interview the neighbors, do not tour with Microsoft. You do not work for Microsoft, you work for us residents in Gaines Township. Please do a one year MORATORIUM. The ordinances are too lenient. Remember those who live within the one mile radius!

I want this video included in the public record for Monday, May 11 meeting, and May 28 meeting.

Thank you,
Stephanie Pratt
4642 76th ST SE
616-890-1584

<https://youtube.com/watch?v=M-X8GsxG8qM&si=9Dw-orTKac8v7dJY>

[Sent from AT&T Yahoo Mail on Android](#)

Rebecca Klanderman

From: Dakota Swan
Sent: Monday, May 11, 2026 8:13 AM
To: Rebecca Klanderman
Subject: FW: Data center proposals in small communities - risks and rewards



www.gainestownship.org
dakota.swan@gainestownship.org

Dakota Swan(she/her)
Assistant Planner
Office: 616-698-6640 Ext. 119
Cell: 616-893-1760

From: Stephanie Maleport <stephalynn81@att.net>
Sent: Monday, May 11, 2026 1:27 AM
To: Kim Triplett <Kim.triplett@gainestownship.org>; Bob Terpstra <Bob.terpstra@gainestownship.org>; Michael Brew <Michael.Brew@gainestownship.org>; Rod Weersing <rod.weersing@gainestownship.org>; Rod Weersing <rod.weersing@gainestownship.org>; Laurie Lemke, MICPT, CPFA <laurie.lemke@gainestownship.org>; Dan Wells <dan.wells@gainestownship.org>; Dakota Swan <dakota.swan@gainestownship.org>; Kim Triplett <Kim.triplett@gainestownship.org>
Subject: Data center proposals in small communities - risks and rewards

Good morning,

This is a shorter video from one of the guys in the last video I sent. This is very important to watch and understand. Please watch this and think really hard about all the questions in it. I know I said to think about the residents that are within a mile, however, you need to think about all of us miles away. This is not a good thing for our community. We need to find a solution because this is not right! Place a moratorium for a year and let's find a solution as a community! These companies do not care about us at all. They don't live here. Remember, we need food, air, and water to survive, not AI! Please have this part of the public record for May 11, May 28 meetings.

Thank you,
Stephanie Pratt
4642 76th ST SE
616-890-1584

<https://youtube.com/watch?v=RAPwa2DO-uQ&feature=shared>

[Sent from AT&T Yahoo Mail on Android](#)

Rebecca Klanderman

From: Dan Wells
Sent: Thursday, May 14, 2026 5:28 PM
To: Rebecca Klanderman
Subject: Fw: Safeguards and setbacks

Please add to the file...



www.gainestownship.org
dan.wells@gainestownship.org

Dan Wells
Community Development Director
Office: 616-698-6640 Ext.120
Cell: 616-980-6188

From: Taylor Rider <mille4tl@gmail.com>
Sent: Thursday, May 14, 2026 3:53 PM
To: Dan Wells <dan.wells@gainestownship.org>
Subject: Safeguards and setbacks

Hi Dan,

I hope you've been well and enjoying the warmer weather coming our way.

After conducting extensive research, I wanted to share several strong recommendations that I hope are already being considered and incorporated into the planning process for the Microsoft Data Centers in Gaines Township.

I am hopeful that you and the board are putting meaningful safeguards in place regarding setbacks. Based on numerous studies and articles, it is highly recommended that these facilities be set back at least 500 meters from residential properties to help mitigate the effects of noise and light pollution. Increased distance can significantly reduce exposure to low-frequency noise and minimize the impact of light spill on nearby homes and residential lots.

In addition, for vulnerable populations such as students at Dutton Elementary, I strongly believe setbacks of 1,000 meters or more should be considered to help ensure a healthy and safe environment for young children. Research has shown that prolonged exposure to industrial noise and vibration may pose health risks, particularly for children and adolescents whose development can be more sensitive to environmental stressors.

Lastly, taking the necessary time to conduct thorough research and ensure the safety and well-being of all residents is critically important. I respectfully urge the board to consider implementing at least a one-year moratorium on this project. This is not a decision that should be rushed, as the long-term impacts could be significant and irreversible.

Thank you for your time and attention to this important matter.

Taylor Rider

Rebecca Klanderman

From: Kim Triplett
Sent: Thursday, May 14, 2026 4:04 PM
To: Rebecca Klanderman
Subject: FW: Safeguards and setbacks



www.gainestownship.org
Kim.triplett@gainestownship.org

Kim Triplett
Executive Assistant
Office: 616-698-6640 Ext. 131
Direct: 616-504-4332

From: Taylor Rider <mille4tl@gmail.com>
Sent: Thursday, May 14, 2026 4:03 PM
To: Kathy Vanderstel <kathy.vanderstel@gainestownship.org>
Subject: Safeguards and setbacks

Hi Kathy,

I hope you've been well and enjoying the warmer weather coming our way.

After conducting extensive research, I wanted to share several strong recommendations that I hope are already being considered and incorporated into the planning process for the Microsoft Data Centers in Gaines Township.

I am hopeful that you and the board are putting meaningful safeguards in place regarding setbacks. Based on numerous studies and articles, it is highly recommended that these facilities be set back at least 500 meters from residential properties to help mitigate the effects of noise and light pollution. Increased distance can significantly reduce exposure to low-frequency noise and minimize the impact of light spill on nearby homes and residential lots.

In addition, for vulnerable populations such as students at Dutton Elementary, I strongly believe setbacks of 1,000 meters or more should be considered to help ensure a healthy and safe environment for young children. Research has shown that prolonged exposure to industrial noise and vibration may pose health risks, particularly for children and adolescents whose development can be more sensitive to environmental stressors.

Lastly, taking the necessary time to conduct thorough research and ensure the safety and well-being of all residents is critically important. **I respectfully urge the board to consider implementing at least a one-year moratorium on this project.** This is not a decision that should be rushed, as the long-term impacts could be significant and irreversible.

Thank you for your time and attention to this important matter.

Taylor Rider

Rebecca Klanderman

From: Kim Triplett
Sent: Tuesday, May 12, 2026 9:56 AM
To: Rebecca Klanderman
Subject: FW: NO DATA CENTERS



www.gainestownship.org
Kim.triplett@gainestownship.org

Kim Triplett
Executive Assistant
Office: 616-698-6640 Ext. 131
Direct: 616-504-4332

From: Sarah Swinehart <sarah.swinehart.1031@gmail.com>
Sent: Tuesday, May 12, 2026 9:38 AM
To: Kim Triplett <Kim.triplett@gainestownship.org>
Subject: NO DATA CENTERS

I have concerns about Microsoft wanting to build a hyper scale data center complex.
(7 data centers) - located on 400+ acres starting at the corner of 76th and Patterson and extending west to E Paris and north almost to 68th. Health concerns about loud constant humming noise, waste water, air pollution - especially with homes and schools so close, concerns apply also to farm animals, excessive electricity & water use will increase bills. All of these will decrease our house values.

12-month MORATORIUM

12-month MORATORIUM

Sarah M. Swinehart

Rebecca Klanderman

From: Kim Triplett
Sent: Tuesday, May 26, 2026 8:11 AM
To: Rebecca Klanderman
Subject: FW: Opposition to Microsoft Data Centers: Inconsistency with Township Master Plan



www.gainestownship.org
Kim.triplett@gainestownship.org

Kim Triplett
Executive Assistant
Office: 616-698-6640 Ext. 131
Direct: 616-504-4332

From: Ryan Thatcher <thatchry@gmail.com>
Sent: Sunday, May 24, 2026 6:51 PM
To: Bob Terpstra <Bob.terpstra@gainestownship.org>; Laurie Lemke, MiCPT, CPFA <laurie.lemke@gainestownship.org>; Michael Brew <Michael.Brew@gainestownship.org>; Kathy Vanderstel - Hotmail <kathy.vanderstel@hotmail.com>; Kim Triplett <Kim.triplett@gainestownship.org>; Tim Haagsma <tim.haagsma@gainestownship.org>
Subject: Opposition to Microsoft Data Centers: Inconsistency with Township Master Plan

Dear Board Members,

This letter serves as a formal objection to the requested Rezoning for Light Industrial Zoning for 4100 68th St. SE in Gaines Township.

My opposition is based on the following inconsistencies with the Gaines Township Master Plan:

1. Land Use Incompatibility: The Master Plan designates this area for Agricultural/Low-Density Residential. The proposed rezoning represents a significant departure from the plan's long-term vision.
2. Infrastructure Strain: The proposed density exceeds the capacity of our current sewer and water systems, as outlined in the most recent Capital Improvement Plan.
3. Community Character: Approval of this project would set a precedent for "spot zoning," undermining the established board's authority to protect residential borders.

We rely on the Board to adhere to the established Master Plan to ensure orderly and predictable growth. The Board serves the citizens of Gaines Township and are trusted to make all decisions in the best interest of Gaines Township.

The Board's Planning Commission has no choice but to reject this request for rezoning.

Thank you for serving the citizens of Gaines Township!

Ryan Thatcher
8291 Brickley St
Byron Center, MI 49315
616-856-1017

Rebecca Klanderman

From: Kim Triplett
Sent: Tuesday, May 12, 2026 1:06 PM
To: Rebecca Klanderman
Subject: FW: do not wait for State to implement a 12-month moratorium



www.gainestownship.org
Kim.triplett@gainestownship.org

Kim Triplett
Executive Assistant
Office: 616-698-6640 Ext. 131
Direct: 616-504-4332

From: Christine Wagenfuehr <wagenfuehr.christine@gmail.com>
Sent: Tuesday, May 12, 2026 12:54 PM
To: Laurie Lemke, MiCPT, CPFA <laurie.lemke@gainestownship.org>; Bob Terpstra <Bob.terpstra@gainestownship.org>; Michael Brew <Michael.Brew@gainestownship.org>; Kathy Vanderstel - Hotmail <kathy.vanderstel@hotmail.com>; Kim Triplett <Kim.triplett@gainestownship.org>; Tim Haagsma <tim.haagsma@gainestownship.org>
Subject: do not wait for State to implement a 12-month moratorium

Township Board Members:

I attended and also spoke at last night's Township Board meeting, speaking about home values plummeting because no one wants to move to an area with a hyperscale AI data center, and I requested a 12-month moratorium. I am sending an email today because one of the public comments referenced that the State of Michigan is looking to implement a state-wide moratorium on data centers. I don't want you to think you can wait for the State.

I have been following this initiative closely at the State level, as well as Federal level. Know that at the State level, this idea is **ONLY** in committee (see references below.) A House committee has been discussing this idea for a few months now, and there is no word on if/when they might vote to send this to the full House. So, a state-wide moratorium would be far in the future. It is up to local Townships/municipalities to implement their own moratoriums, we can not wait for the State. And, at last count 55 townships/municipalities in the state of Michigan have implemented moratoriums. Others are doing this to save their towns and be preventative or are taking a pause to fully research any data center proposals - **Gaines can do this, too.**

At the Federal level, definitely no one is going to save us there either. Quite the opposite. President Trump has created executive orders that basically say AI data centers can do whatever they want and states can do nothing to stop them (see references below.) This is unconscionable as well as takes away states' rights, and I am sure these are in the courts somewhere, as so many of his ideas are.

My hope is that you will take a closer look at what is happening in our state, and other states, too (same thing going on everywhere!) - and realize that YOU are the ones who can implement a 12-month moratorium for Gaines, and that it needs to be implemented now, before Microsoft gets any further along in their request process. I hope to see a 12-month moratorium brought forth on the next Board meeting's agenda, or better yet at a special meeting prior to the next meeting.

Respectfully,

Christine Wagenfuehr
Cook's Crossing resident

REFERENCES:

State of Michigan house bills:

<https://gophouse.org/posts/rep-wortz-introduces-bills-to-protect-communities-from-data-center-encroachment>

<https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-HB-5594>

Federal

<https://www.whitehouse.gov/presidential-actions/2025/07/accelerating-federal-permitting-of-data-center-infrastructure/>

<https://www.whitehouse.gov/presidential-actions/2025/12/eliminating-state-law-obstruction-of-national-artificial-intelligence-policy/>

Rebecca Klanderman

From: Kim Triplett
Sent: Monday, June 1, 2026 8:05 AM
To: Rebecca Klanderman
Subject: FW: more information about data center complexes



www.gainestownship.org
Kim.triplett@gainestownship.org

Kim Triplett
Executive Assistant
Office: 616-698-6640 Ext. 131
Direct: 616-504-4332

From: Christine Wagenfuehr <wagenfuehr.christine@gmail.com>
Sent: Friday, May 29, 2026 2:30 PM
To: Bob Terpstra <Bob.terpstra@gainestownship.org>; Laurie Lemke, MiCPT, CPFA <laurie.lemke@gainestownship.org>; Michael Brew <Michael.Brew@gainestownship.org>; Kathy Vanderstel - Hotmail <kathy.vanderstel@hotmail.com>; Kim Triplett <Kim.triplett@gainestownship.org>; Tim Haagsma <tim.haagsma@gainestownship.org>
Subject: more information about data center complexes

Gaines Township Board-

Below is a link to a PBS short documentary (about 21 minutes long) that discusses concerns and issues about huge data center complexes. It certainly does not discuss all the concerns, but focuses on air pollution and ways that tech companies are skirting laws and regulations. And, it also showcases the negative effects on home values/people's lives. Please take the time to view this and consider this information.

<https://www.youtube.com/watch?v=5p426fSlYH4>

Sincerely,

Christine Wagenfuehr
Gaines Township Resident

Rebecca Klanderman

From: Kim Triplett
Sent: Tuesday, May 12, 2026 8:09 AM
To: Rebecca Klanderman
Subject: FW: No Data Center



www.gainestownship.org
Kim.triplett@gainestownship.org

Kim Triplett
Executive Assistant
Office: 616-698-6640 Ext. 131
Direct: 616-504-4332

From: Amy Waldmiller <waldmillera@gmail.com>
Sent: Monday, May 11, 2026 7:00 PM
To: Kim Triplett <Kim.triplett@gainestownship.org>
Subject: No Data Center

We do not want this Microsoft data center in our community! Please give a 12 month moratorium. We need to protect people, animals, plants, the air, the water and the environment from the noise pollution, water pollution and more!

Thank you for your consideration.

**MINUTES OF GAINES CHARTER TOWNSHIP BOARD
FOR THE REGULAR 7:00 PM MEETING
May 11, 2026**

Present: Supervisor Terpstra, Clerk Brew, Trustees: DeWard, Fryling, Haagsma, Vander Stel
Staff: Manager Weersing

Absent: Treasurer Lemke with notice

Opening prayer was given by Board Member Vander Stel and the Pledge of Allegiance was led by Keith LeValley.

1. The meeting was called to order at 07:02 p.m. by Board Member Terpstra.

2. Question of Conflict of Interest

None

3. Review of the Consent Agenda.

No items were removed for in-depth discussion

4. Meeting Agenda

Motion by Board Member Vander Stel and supported by Board Member Haagsma to approve the published agenda.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

5. Communications ~ Non-action Informational Items

- a) April 2026 Gaines Charter Township Fire Dept. Run Report
- b) April 2026 Community Policing Officer's Report
- c) Building Department April 2026 Revenue Report
- d) Data Centers – Information requested by citizens to be included in published board packet

6. Scheduled Speakers

None.

7. Recognition of Individuals and/or Delegations for agenda items.

No one spoke.

8. Public Hearings

A. Rezoning of 6875 Hammond Avenue

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to open the public hearing for the rezoning of 6875 Hammond Avenue from Suburban Residential to Village Residential.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

No one spoke

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to close the public hearing for the rezoning of 6875 Hammond Avenue from Suburban Residential to Village Residential.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

9. Approval of the Consent Agenda

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the Consent Agenda including the April 13, 2026 draft minutes; the March 2026 Treasurer's Financial Report; General fund expenditures from 04/01/2026 through 04/30/2026 totaling \$114,631.38; Public Safety Special Assessment District expenditures totaling \$197,998.60; Building inspections totaling \$24,515.49; Sewer expenditures totaling \$394,200.30 and Water expenditures totaling \$669,372.16.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Terpstra - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling – yes. Motion carried by roll call vote.

10. New Business

A. Rezoning 6875 Hammond Avenue SE from Suburban Residential to Village Residential

Motion by Board Member Vander Stel and supported by Board Member Haagsma to approve the rezoning of 6875 Hammond Avenue SE from Suburban Residential to Village Residential as presented.

ROLL CALL VOTE: Board Member Vander Stel - yes, Board Member Haagsma - yes, Board Member Terpstra - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling – yes. Motion carried by roll call vote.

B. Beesing and Schooley Drains

Motion by Board Member DeWard and supported by Board Member Fryling to approve the consolidation of the Beesing and Schooley Drains and to petition to set up a Board of Determination to extend the newly named Schooley Drain.

ROLL CALL VOTE: Board Member DeWard - yes, Board Member Fryling - yes, Board Member Terpstra - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member Haagsma - yes. Motion carried by roll call vote.

C. Fireworks Display Application

Motion by Board Member Haagsma and supported by Board Member Fryling to approve the fireworks display application for Crystal Springs Park.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

D. Dutton Fire Station Driveway Easement Agreement

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the driveway easement agreement.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Terpstra - yes. Motion carried by roll call vote.

E. Prairie Wolf Park Foundation Area Cleanup

Motion by Board Member Vander Stel and supported by Board Member Haagsma to approve the proposal as presented.

ROLL CALL VOTE: Board Member Vander Stel - yes, Board Member Haagsma - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Terpstra - yes, Board Member Brew - yes. Motion carried by roll call vote.

F. Request for Approval of Temporary Fireworks Stand

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the request for Jake's Fireworks temporary stand.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

G. MetroAct Extension Request

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the extension of the MetroAct permit with Windstream Norlight LLC.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

H. Warning Siren Upgrade

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve up to \$33,000 for the upgrade to the township fire warning siren system.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - no, Board Member Terpstra - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - no. Motion carried by roll call vote.

I. Road Closure Request

Motion by Board Member Haagsma and supported by Board Member Fryling to approve the road closure request for the Little Firecrackers parade.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

J. Brewer Park Planned Unit Development (PUD) Water and Sewer Development Contract

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the contract for the water and sewer development contract in Brewer Park PUD (Planned Unit Development).

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Terpstra - yes. Motion carried by roll call vote.

K. Amazon Delivery Station Water and Sewer Development Contract

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the water and sewer development contract for the Amazon delivery station.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Terpstra - yes. Motion carried by roll call vote.

11. Public Comments

One resident commented on the opening prayer in township meetings.

One resident commented on the Veteran's memorial at Dutton Cemetery being obstructed by the columbarium placement.

Two residents spoke with concerns about the proposed Caledonia Meadows development.

One resident requested the board adopt a noise ordinance.

Twenty four residents wanted their opposition to the proposed data center placed on the public record. Many of the group requested the board adopt a year long moratorium to gather data about the negative impact a data center will place upon the community. All asked the board to not allow a data center in Gaines Township.

12. Manager's comments

Michigan Township Association put out notice of housing bills going through the legislature that MTA suggest we contact our representatives in opposition.

Odd Even watering going well and will stop June 15, 2026

13. Supervisor's comments.

Interviews went well for fire fighters. 3 accepted. June 15, 2026 is first day.

Interview for Receptionist got one person to accept. Monday 26th is first day.

14. Trustees comments

DeWard will be out of town for the June meeting.

15. Adjournment

Meeting adjourned at 9:13 p.m.

Michael Alex Brew, Clerk

Robert Terpstra, Supervisor

GAJNES CHARTER TOWNSHIP
LAURIE J LEMKE, TREASURER
INVESTMENTS; CD'S, MM AND POOL ACCOUNTS
APRIL OF 2026

Bank	Type	Amount	APR	Term	Maturity Date
GENERAL FUND					
Macatawa Checking	Ckg	\$ 7,694,386.09			
Opioid Settlement	Assigned	\$ 3,590.05			
Sidewalk & Trails	Assigned	\$ 15,765.75			
Fire Capital Assets	Assigned	\$ -			
Cemetery	Assigned	\$ 10,000.00			
Township Hall & Grounds	Assigned	\$ 10,981.00			
Division Ave. Improvements	Assigned	\$ 24,000.69			
Total General Fund Checking		\$ 7,758,723.58	4.07%		
Macatawa MM Savings					
Building Dept Reserves	Restricted	\$ 2,985,748.00			
Streetlights	Restricted	\$ 202,015.00			
	Non-restricted	\$ 250,000.00			
Interest Paid to Date		\$ 202,194.48			
	127409	\$ 3,639,957.48	4.07%		
Investments					
Michigan Class	Pooled	\$ 1,988,061.33	3.74%		

GENERAL FUND TOTAL \$ 13,386,742.39

DIVISION AVE CORRIDOR	\$ 49,562.00
TRUST & AGENCY	\$ 101,946.38
TAX FUND	\$ 24,303.15
PETTY CASH	\$ 409.01

WATER & SEWER

Bank		Amount	APY	Term	Maturity Date
Macatawa Bank	Checking	\$ 5,370,206.91	4.07%		
Macatawa Bank	HY SAVE	\$ 5,723,584.58	3.95%		
Michigan Class	Pooled	\$ 4,412,564.65	3.74%		
Consumers Credit Union	Share	\$ 27.74			
Horizon Bank	CD	\$ 645,314.55	3.85%	12 Months	5.13.2026
Union Bank	CD	\$ 875,219.60	5.15%	12 Months	5.22.2026
Choice One Bank	CD	\$ 1,108,212.44	4.13%	12 Months	6.1.2026
West MI Community Bank	CD	\$ 560,121.03	4.36%	365 Days	6.17.2026
First National Bank of A	CD	\$ 575,460.28	4.10%	18 Months	6.17.2026
Macatawa Bank	CD	\$ 1,045,591.55	4.31%	12 Months	7.21.2026
Consumers Credit Union	CD	\$ 972,285.52	4.75%	24 Months	8.1.2026
CIBC USA Bank	CD	\$ 1,120,931.68	4.92%	364 Days	8.8.2026
Independent Bank	CD	\$ 1,000,000.00	3.35%	330 Days	9.18.2026
Mercantile Bank of MI	CD	\$ 1,162,072.32	4.00%	365 Days	10.25.2025
Flagstar Bank	CD	\$ 1,127,938.94	3.70%	364 Days	11.6.2026
West MI Community Bank	CD	\$ 840,175.16	3.75%	365 Days	12.15.2026
Horizon Bank	CD	\$ 1,197,509.76	2.97%	365 Days	1.26.2027
Flagstar Bank	CD	\$ 1,190,848.29	3.92%	306 Days	2.15.2027
Michigan First CU	CD/Share	\$ 822,542.43	3.50%	12 Months	3.21.2027
Choice One Bank	CD	\$ 834,408.70	3.45%	12 Months	4.10.2027
Restricted W&S Fees	Committed	\$ 30,585,016.13			

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 05/01/2026 - 05/31/2026

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
05/07/2026	GEN 2	36127	123.NET	TELECOMMUNICATIONS	853.000	265.000	250.00
05/07/2026	GEN 2	36128#	AMAZON CAPITAL SERVICES	NEW FURNITURE AND EQUIPMENT	979.000	261.000	207.08
				SUPPLIES	727.000	261.000	197.93
				MISCELLANEOUS	963.001	265.000	59.98
				SUPPLIES	727.000	701.000	24.95
				SUPPLIES	727.000	261.000	62.01
			Check GEN 2 36128 Total for Fund 101 GENERAL FUND				551.95
05/07/2026	GEN 2	36129#	ARROWASTE INC	TRASH REMOVAL	822.000	790.000	90.82
				TRASH REMOVAL	822.000	265.000	180.94
				TRASH REMOVAL	822.000	567.000	98.24
			Check GEN 2 36129 Total for Fund 101 GENERAL FUND				370.00
05/07/2026	GEN 2	36131	CINTAS	EQUIPMENT RENTAL/SERVICE	805.000	265.000	63.63
05/07/2026	GEN 2	36133#	CONSUMERS ENERGY	ELECTRIC	920.000	448.000	5,127.86
				ELECTRIC	920.000	448.000	8,674.70
				DIVISION AVE	920.001	448.000	109.44
				DIVISION AVE	920.001	448.000	111.16
				DIVISION AVE	920.001	448.000	88.68
				ELECTRIC	920.000	567.000	38.65
				ELECTRIC	920.000	567.000	46.05
			Check GEN 2 36133 Total for Fund 101 GENERAL FUND				14,196.54
05/07/2026	GEN 2	36134#	DJ'S LANDSCAPE MANAGEMENT	GROUNDS MAINTENANCE	935.000	265.000	2,411.79
				GROUNDS MAINTENANCE	935.000	790.000	202.35
			Check GEN 2 36134 Total for Fund 101 GENERAL FUND				2,614.14
05/07/2026	GEN 2	36136	FNBO	SUPPLIES	727.000	261.000	10.47
05/07/2026	GEN 2	36138	FNBO	LUNCHES/DINNERS/MEETINGS	812.000	751.000	132.96
05/07/2026	GEN 2	36139#	FNBO	DUES AND MEMBERSHIPS	832.000	172.000	(144.00)
				DUES AND MEMBERSHIPS	832.000	172.000	144.00
				NEW FURNITURE & EQUIPMENT	979.000	265.000	93.77
				SUPPLIES	727.000	261.000	216.95
			Check GEN 2 36139 Total for Fund 101 GENERAL FUND				310.72
05/07/2026	GEN 2	36141#	FNBO	BUILDING MAINTENANCE	933.000	790.000	4.72
				FUEL	741.000	567.000	50.01
				MISCELLANEOUS	963.001	261.000	140.28
			Check GEN 2 36141 Total for Fund 101 GENERAL FUND				195.01
05/07/2026	GEN 2	36142	FNBO	MISCELLANEOUS	963.001	253.000	18.62
				LUNCHES/DINNERS/MEETINGS	812.000	253.000	45.93
				SUPPLIES	727.000	253.000	26.49
			Check GEN 2 36142 Total for Fund 101 GENERAL FUND				91.04
05/07/2026	GEN 2	36143	FNBO	FUEL	741.000	567.000	204.27
				OPERATING SUPPLIES	740.000	567.000	348.26
				GROUNDS IMPROVEMENTS	973.000	567.000	329.60
			Check GEN 2 36143 Total for Fund 101 GENERAL FUND				882.13
05/07/2026	GEN 2	36144#	GAINES WATER & SEWER FUND	WATER AND SEWER	924.000	265.000	236.49

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 05/01/2026 - 05/31/2026

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				WATER AND SEWER	924.000	790.000	122.42
			Check GEN 2 36144 Total for Fund 101 GENERAL FUND				358.91
05/07/2026	GEN 2	36145	GR EVENT RENTALS	TASTE OF GAINES	882.000	751.000	6,278.82
05/07/2026	GEN 2	36146	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	261.000	1,204.40
05/07/2026	GEN 2	36147#	JACK'S LAWN & SNOWPLOWING, INC	SNOW PLOWING/REMOVAL	819.000	265.000	2,450.00
				SNOW PLOWING/REMOVAL	819.000	567.000	324.42
				SNOW PLOWING/REMOVAL	819.000	567.000	324.42
				SNOW PLOWING/REMOVAL	819.000	265.000	1,037.42
				GROUNDS MAINTENANCE	935.000	265.000	1,931.57
				SNOW PLOWING/REMOVAL	819.000	790.000	1,114.85
				GROUNDS MAINTENANCE	935.000	790.000	454.71
			Check GEN 2 36147 Total for Fund 101 GENERAL FUND				7,637.39
05/07/2026	GEN 2	36148	JND SNOWPLOWING INC	CONTRACTED SERVICES	808.000	446.000	2,642.87
05/07/2026	GEN 2	36149	KC ASSOC OF ASSESSING OFFICERS	SEMINARS/CONTINUING EDUCATION	831.000	701.000	60.00
05/07/2026	GEN 2	36150	MAYNARDS WATER CONDITIONING LLC	EQUIPMENT MAINTENANCE	932.000	265.000	189.60
05/07/2026	GEN 2	36151	MEDMUTUAL LIFE	HEALTH & LIFE INSURANCE	717.000	261.000	536.44
05/07/2026	GEN 2	36152#	MEYERS CLEANING SERVICE INC	CLEANING BUILDING	821.000	790.000	1,281.00
				CLEANING BUILDING	821.000	265.000	1,296.00
			Check GEN 2 36152 Total for Fund 101 GENERAL FUND				2,577.00
05/07/2026	GEN 2	36153#	MICHAEL BREW	MILEAGE REIMBURSEMENT	817.000	262.000	114.58
				MILEAGE REIMBURSEMENT	817.000	215.000	32.60
			Check GEN 2 36153 Total for Fund 101 GENERAL FUND				147.18
05/07/2026	GEN 2	36154	PLUMMERS DISPOSAL SERVICE	CONTRACTED SERVICES	808.000	751.000	199.00
05/07/2026	GEN 2	36159	SWANK MOTION PICTURES, INC.	COMMUNITY PROMOTIONS	880.000	751.000	565.00
05/07/2026	GEN 2	36160#	T-MOBILE	TELECOMMUNICATIONS	853.000	261.000	169.21
				TELECOMMUNICATIONS	853.000	701.000	50.00
				TELECOMMUNICATIONS	853.000	443.000	25.00
				TELECOMMUNICATIONS	853.000	257.000	45.00
				TELECOMMUNICATIONS	853.000	253.000	25.00
				TELECOMMUNICATIONS	853.000	215.000	75.00
			Check GEN 2 36160 Total for Fund 101 GENERAL FUND				389.21
05/07/2026	GEN 2	36161#	VIEW NEWSPAPER GROUP	PUBLISHING	901.000	215.000	146.00
				PUBLISHING	901.000	261.000	146.00
			Check GEN 2 36161 Total for Fund 101 GENERAL FUND				292.00
05/14/2026	GEN 2	36164#	AMAZON CAPITAL SERVICES	NEW FURNITURE & EQUIPMENT	979.000	265.000	246.58
				SUPPLIES	727.000	261.000	55.88
				SUPPLIES	727.000	262.000	35.98
			Check GEN 2 36164 Total for Fund 101 GENERAL FUND				338.44
05/14/2026	GEN 2	36166#	BLOOM SLUGGETT	FILING FEES/LEGAL	801.001	215.000	535.50
				LEGAL SERVICES	802.000	701.000	13,499.00
				LEGAL SERVICES	802.000	261.000	51.00

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 05/01/2026 - 05/31/2026

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				LEGAL SERVICES	802.000	257.000	4,651.00
		Check GEN 2 36166	Total for Fund 101 GENERAL FUND				18,736.50
05/14/2026	GEN 2	36167	BLUE CROSS HSA	HEALTH & LIFE INSURANCE	717.000	261.000	290.20
05/14/2026	GEN 2	36168#	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	443.000	87.26
				HEALTH & LIFE INSURANCE	717.000	701.000	143.43
				HEALTH & LIFE INSURANCE	717.000	257.000	223.41
				HEALTH & LIFE INSURANCE	717.000	253.000	38.23
				HEALTH & LIFE INSURANCE	717.000	215.000	423.12
				HEALTH & LIFE INSURANCE	717.000	172.000	185.98
		Check GEN 2 36168	Total for Fund 101 GENERAL FUND				1,101.43
05/14/2026	GEN 2	36169	ELIZABETH HILTON	CONTRACTED SERVICES	808.000	262.000	100.00
05/14/2026	GEN 2	36170	ENCOVA INSURANCE	WORKERS' COMPENSATION INSURANCE	719.000	261.000	2,642.64
05/14/2026	GEN 2	36171	EVERETT'S LANDSCAPE MANAGEMENT INC	LANDSCAPE IMPROVEMENTS	973.000	751.000	2,112.94
05/14/2026	GEN 2	36172	GAINES WATER & SEWER FUND	HYDRANT RENTAL	926.000	443.000	14,100.00
05/14/2026	GEN 2	36173	GOVERNMENT FINANCE OFFICERS ASSOCI	DUES AND MEMBERSHIPS	832.000	191.000	500.00
05/14/2026	GEN 2	36175	HORIZON COMMUNITY PLANNING LLC	CONTRACTED SERVICES	808.000	701.000	140.00
05/14/2026	GEN 2	36176	HUDSON, DONALD	CONTRACTED SERVICES	808.000	262.000	250.00
05/14/2026	GEN 2	36177	INTERURBAN TRANSIT PARTNERSHIP	INTERURBAN TRANSIT AUTHORITY	860.000	596.000	3,362.78
				INTERURBAN TRANSIT AUTHORITY	860.000	596.000	688.94
		Check GEN 2 36177	Total for Fund 101 GENERAL FUND				4,051.72
05/14/2026	GEN 2	36178	IPM SERVICES	BUILDING MAINTENANCE	933.000	790.000	28.00
05/14/2026	GEN 2	36179	KENT COUNTY TREASURER	MAPPING & AERIAL PHOTO	961.001	261.000	3,040.84
05/14/2026	GEN 2	36180	MODEL COVERALL SERVICE	EQUIPMENT RENTAL/SERVICE	805.000	790.000	69.87
05/14/2026	GEN 2	36181	PREFERRED CYBERSECURITY SOLUTIONS	PROGRAMMING/SOFTWARE/NETWORK	809.000	261.000	5,203.60
05/14/2026	GEN 2	36182	TEXTMYGOV	CONTRACTED SERVICES	808.000	262.000	5,000.00
05/21/2026	GEN 2	36184#	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	215.000	16.99
				SUPPLIES	727.000	215.000	32.42
				SUPPLIES	727.000	261.000	12.81
		Check GEN 2 36184	Total for Fund 101 GENERAL FUND				62.22
05/21/2026	GEN 2	36185	BCTV	PEG FUND COMMITMENT	975.000	261.000	7,838.88
05/21/2026	GEN 2	36186	GAINES CHAMBER OF COMMERCE	LUNCHES/DINNERS/MEETINGS	812.000	253.000	25.00
05/21/2026	GEN 2	36187	GORDON WATER	CONTRACTED SERVICES	808.000	265.000	79.39
05/21/2026	GEN 2	36189	KENT COUNTY TREASURER	TAX/PERMIT FEES REFUND	964.000	261.000	27.51
05/21/2026	GEN 2	36190	LAMPHEAR SERVICE COMPANY INC	EQUIPMENT MAINTENANCE	932.000	265.000	562.50
05/21/2026	GEN 2	36191	MCDONALD PLUMBING	EQUIPMENT MAINTENANCE	932.000	265.000	238.00
05/21/2026	GEN 2	36192	MICHIGAN TOWNSHIP ASSOCIATION	DUES AND MEMBERSHIPS	832.000	261.000	8,776.63

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 05/01/2026 - 05/31/2026

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
05/21/2026	GEN 2	36196	SOUTH CHRISTIAN HIGH SCHOOL	MISCELLANEOUS	963.001	701.000	2,293.00
05/21/2026	GEN 2	36197	TECHMODE TELECOMMUNICATIONS AND CO	TELECOMMUNICATIONS	853.000	265.000	729.71
05/22/2026	GEN 2	36198	FIRST UNUM LIFE INSURANCE COMPANY	HEALTH & LIFE INSURANCE	717.000	261.000	1,956.16
05/28/2026	GEN 2	36203	CHARTER COMMUNICATIONS	TELECOMMUNICATIONS	853.000	265.000	296.02
05/28/2026	GEN 2	36204	CHRIS HOLWERDA	LUNCHES/DINNERS/MEETINGS	812.000	253.000	15.78
				TELECOMMUNICATIONS	853.000	253.000	25.00
				MILEAGE REIMBURSEMENT	817.000	253.000	26.32
		Check GEN 2 36204	Total for Fund 101 GENERAL FUND				67.10
05/28/2026	GEN 2	36205#	CONSUMERS ENERGY	DIVISION AVE	920.001	448.000	92.77
				ELECTRIC	920.000	790.000	1,035.85
		Check GEN 2 36205	Total for Fund 101 GENERAL FUND				1,128.62
05/28/2026	GEN 2	36206#	DTE ENERGY	NATURAL GAS	923.000	265.000	920.97
				NATURAL GAS	923.000	790.000	226.61
		Check GEN 2 36206	Total for Fund 101 GENERAL FUND				1,147.58
05/28/2026	GEN 2	36207#	FNBO	LUNCHES/DINNERS/MEETINGS	812.000	262.000	1,149.66
				SUPPLIES	727.000	262.000	232.84
				MISCELLANEOUS	963.001	215.000	15.62
		Check GEN 2 36207	Total for Fund 101 GENERAL FUND				1,398.12
05/28/2026	GEN 2	36208	FNBO	SEMINARS/CONTINUING EDUCATION	831.000	253.000	1,086.75
				LUNCHES/DINNERS/MEETINGS	812.000	253.000	81.13
				DUES AND MEMBERSHIPS	832.000	253.000	50.00
				MISCELLANEOUS	963.001	253.000	10.68
		Check GEN 2 36208	Total for Fund 101 GENERAL FUND				1,228.56
05/28/2026	GEN 2	36209#	FNBO	SUPPLIES	727.000	261.000	12.57
				SEMINARS/CONTINUING EDUCATION	831.000	172.000	344.73
		Check GEN 2 36209	Total for Fund 101 GENERAL FUND				357.30
05/28/2026	GEN 2	36212	FNBO	FUEL	741.000	567.000	361.81
				SUPPLIES	727.000	567.000	254.41
				MISCELLANEOUS	963.001	567.000	(2.68)
		Check GEN 2 36212	Total for Fund 101 GENERAL FUND				613.54
05/28/2026	GEN 2	36213	FNBO	DIVISION AVE MAINTENANCE	973.001	446.000	7.44
				DIVISION AVE MAINTENANCE	973.001	446.000	47.96
				TRAIL CONSTRUCTION & MAINTENANCE	960.002	446.000	110.52
		Check GEN 2 36213	Total for Fund 101 GENERAL FUND				165.92
05/28/2026	GEN 2	36214	FNBO	SEMINARS/CONTINUING EDUCATION	831.000	253.000	449.00
05/28/2026	GEN 2	36215	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	261.000	140.00
05/28/2026	GEN 2	36216	IDENTIPHOTO	SUPPLIES	727.000	172.000	16.78
05/28/2026	GEN 2	36217	IPM SERVICES	BUILDING MAINTENANCE	933.000	265.000	45.00
05/28/2026	GEN 2	36219	KENT COUNTY TREASURER ASSOCIATION	LUNCHES/DINNERS/MEETINGS	812.000	253.000	12.00

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 05/01/2026 - 05/31/2026

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
05/28/2026	GEN 2	36220	LAIR INVESTIGATIONS	MISCELLANEOUS	963.001	172.000	180.00
05/28/2026	GEN 2	36221	LINGO TELECOM, LLC	TELECOMMUNICATIONS	853.000	261.000	193.33
05/28/2026	GEN 2	36222	MODEL COVERALL SERVICE	EQUIPMENT RENTAL/SERVICE	805.000	790.000	69.87
05/28/2026	GEN 2	36224	PITNEY BOWES INC	SUPPLIES	727.000	261.000	132.79
05/28/2026	GEN 2	36225	SANGOMA US INC	TELECOMMUNICATIONS	853.000	265.000	750.00
05/28/2026	GEN 2	36226	THE RIGHT PLACE	DUES AND MEMBERSHIPS	832.000	261.000	4,000.00
05/28/2026	GEN 2	36228#	VRIESMAN & KORHORN LLC	ENGINEERING CONTRACTED SERVICES	808.001	701.000	153.00
				ENGINEERING CONTRACTED SERVICES	808.001	701.000	1,773.75
				CAPITAL OUTLAY	972.000	446.000	439.50
				ENGINEERING CONTRACTED SERVICES	808.001	701.000	1,806.08
Check GEN 2 36228 Total for Fund 101 GENERAL FUND							4,172.33
Total For Fund: 101							139,605.45
Report Total:							139,605.45

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 05/01/2026 - 05/31/2026

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 205 - PUBLIC SAFETY SAD

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 205 PUBLIC SAFETY SAD							
05/07/2026	GEN 2	36127	123.NET	TELECOMMUNICATIONS	853.000	336.003	475.83
05/07/2026	GEN 2	36128	AMAZON CAPITAL SERVICES	NEW FURNITURE & EQUIPMENT	979.000	336.003	19.95
05/07/2026	GEN 2	36129	ARROWASTE INC	TRASH REMOVAL	822.000	336.003	60.90
				TRASH REMOVAL	822.000	336.003	148.19
		Check GEN 2 36129	Total for Fund 205 PUBLIC SAFETY SAD				209.09
05/07/2026	GEN 2	36130	AUTOZONE	OPERATING SUPPLIES	740.000	336.003	50.99
05/07/2026	GEN 2	36132	COMCAST	TELECOMMUNICATIONS	853.000	336.003	366.80
05/07/2026	GEN 2	36133	CONSUMERS ENERGY	ELECTRIC	920.000	336.003	1,140.06
05/07/2026	GEN 2	36135	FIRST ARRIVING LLC	PROGRAMMING/SOFTWARE/NETWORK	809.000	336.003	1,298.04
05/07/2026	GEN 2	36137	FNBO	FOOD ALLOWANCE	956.000	336.003	200.00
05/07/2026	GEN 2	36140	FNBO	SEMINARS/CONTINUING EDUCATION	831.000	336.003	500.00
				OPERATING SUPPLIES	740.000	336.003	120.84
				NEW FURNITURE & EQUIPMENT	979.000	336.003	1,794.03
		Check GEN 2 36140	Total for Fund 205 PUBLIC SAFETY SAD				2,414.87
05/07/2026	GEN 2	36147	JACK'S LAWN & SNOWPLOWING, INC	SNOW PLOWING/REMOVAL	819.000	336.003	1,114.85
				SNOW PLOWING/REMOVAL	819.000	336.003	1,114.85
		Check GEN 2 36147	Total for Fund 205 PUBLIC SAFETY SAD				2,229.70
05/07/2026	GEN 2	36155	PURITY CYLINDER GASES INC	OPERATING SUPPLIES	740.000	336.003	22.50
05/07/2026	GEN 2	36156	SELECTIVE INSURANCE COMPANY OF AME	INSURANCE & BONDS	958.000	336.003	983.50
05/07/2026	GEN 2	36157	STAPLES	NEW FURNITURE & EQUIPMENT	979.000	336.003	109.99
05/07/2026	GEN 2	36158	STAPLES TECHNOLOGY SOLUTIONS	NEW FURNITURE & EQUIPMENT	979.000	336.003	1,308.74
05/07/2026	GEN 2	36160	T-MOBILE	TELECOMMUNICATIONS	853.000	336.003	351.22
05/07/2026	GEN 2	36163	WEX BANK	FUEL	741.000	336.003	2,962.85
05/14/2026	GEN 2	36168	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	336.003	1,374.74
05/14/2026	GEN 2	36170	ENCOVA INSURANCE	WORKER'S COMPENSATION INSURANCE	719.000	336.003	8,368.36
05/14/2026	GEN 2	36174	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	336.003	187.47
05/14/2026	GEN 2	36178	IPM SERVICES	BUILDING MAINTENANCE	933.000	336.003	28.00
05/14/2026	GEN 2	36181	PREFERRED CYBERSECURITY SOLUTIONS	PROGRAMMING/SOFTWARE/NETWORK	809.000	336.003	1,584.85
05/21/2026	GEN 2	36184	AMAZON CAPITAL SERVICES	OPERATING SUPPLIES	740.000	336.003	7.49
				SUPPLIES	727.000	336.003	8.26
				OPERATING SUPPLIES	740.000	336.003	16.01
				OPERATING SUPPLIES	740.000	336.003	69.59
				SUPPLIES	727.000	336.003	93.77
				OPERATING SUPPLIES	740.000	336.003	32.49
				SUPPLIES	727.000	336.003	15.73
				SUPPLIES	727.000	336.003	26.60
				OPERATING SUPPLIES	740.000	336.003	130.49

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 05/01/2026 - 05/31/2026

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 205 - PUBLIC SAFETY SAD

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 205 PUBLIC SAFETY SAD							
				SUPPLIES	727.000	336.003	90.74
				OPERATING SUPPLIES	740.000	336.003	89.15
				VEHICLE MAINTENANCE	931.000	336.003	14.92
				OPERATING SUPPLIES	740.000	336.003	45.98
				SUPPLIES	727.000	336.003	39.58
				SUPPLIES	727.000	336.003	63.98
				OPERATING SUPPLIES	740.000	336.003	7.00
			Check GEN 2 36184	Total for Fund 205 PUBLIC SAFETY SAD			751.78
05/21/2026	GEN 2	36187	GORDON WATER	CONTRACTED SERVICES	808.000	336.003	10.79
05/21/2026	GEN 2	36188	GREAT LAKES UPFITTING	CAPITAL OUTLAY	972.000	336.003	867.70
				CAPITAL OUTLAY	972.000	336.003	753.28
				CAPITAL OUTLAY	972.000	336.003	25,014.18
				CAPITAL OUTLAY	972.000	336.003	97.96
			Check GEN 2 36188	Total for Fund 205 PUBLIC SAFETY SAD			26,733.12
05/21/2026	GEN 2	36193	NYE UNIFORM COMPANY	UNIFORMS	776.000	336.003	114.50
				UNIFORMS	776.000	336.003	285.00
			Check GEN 2 36193	Total for Fund 205 PUBLIC SAFETY SAD			399.50
05/21/2026	GEN 2	36194	PENN CARE, INC	OPERATING SUPPLIES	740.000	336.003	713.94
05/21/2026	GEN 2	36195	RELIANT FIRE APPARATUS, INC	VEHICLE MAINTENANCE	931.000	336.003	39.02
05/21/2026	GEN 2	36197	TECHMODE TELECOMMUNICATIONS AND CO	TELECOMMUNICATIONS	853.000	336.003	928.47
05/28/2026	GEN 2	36206	DTE ENERGY	NATURAL GAS	923.000	336.003	243.77
				NATURAL GAS	923.000	336.003	248.42
			Check GEN 2 36206	Total for Fund 205 PUBLIC SAFETY SAD			492.19
05/28/2026	GEN 2	36210	FNBO	MISCELLANEOUS	963.001	336.003	105.55
05/28/2026	GEN 2	36211	FNBO	FOOD ALLOWANCE	956.000	336.003	200.00
05/28/2026	GEN 2	36217	IPM SERVICES	BUILDING MAINTENANCE	933.000	336.003	28.00
05/28/2026	GEN 2	36218	KENT COUNTY TREASURER	KENT COUNTY SHERIFF PATROL	820.000	301.000	129,456.97
05/28/2026	GEN 2	36220	LAIR INVESTIGATIONS	MISCELLANEOUS	963.001	336.003	180.00
05/28/2026	GEN 2	36223	NOORDYK BUSINESS EQUIPMENT	CONTRACTED SERVICES	808.000	336.003	42.13
05/28/2026	GEN 2	36225	SANGOMA US INC	TELECOMMUNICATIONS	853.000	336.003	750.00
05/28/2026	GEN 2	36227	TYCO ROOFING	CAPITAL OUTLAY	972.000	336.003	64,665.00
Total For Fund: 205							251,184.01
Report Total:							251,184.01

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 05/01/2026 - 05/31/2026

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 549 - BUILDING INSPECTIONS DEPT

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 549 BUILDING INSPECTIONS DEPT							
05/06/2026	GEN 2	36126	BERGER	CAPITAL OUTLAY	972.000	371.000	36,478.99
05/07/2026	GEN 2	36160	T-MOBILE	TELECOMMUNICATIONS	853.000	371.000	50.00
05/07/2026	GEN 2	36162	WEST MICHIGAN DOCUMENT SHREDDING L	CONTRACTED SERVICES	808.000	371.000	802.00
05/14/2026	GEN 2	36165	APPLIED INNOVATION	CONTRACTED SERVICES	808.000	371.000	59.80
05/14/2026	GEN 2	36168	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	371.000	267.03
05/28/2026	GEN 2	36202	AMAZON CAPITAL SERVICES	CAPITAL OUTLAY	972.000	371.000	149.99
05/28/2026	GEN 2	36209	FNBO	MISCELLANEOUS	963.001	371.000	13.27
Total For Fund: 549							37,821.08
Report Total:							37,821.08

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 05/01/2026 - 05/31/2026

BANK CODE: WSK2 - WATER/SEWER CHECKING

Check Date	Bank Account	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 590 SEWER FUND								
05/27/2026	WSCK2	5973*#	3171854	APPLIED INNOVATION	TRACY PRINTER MAINT 5/22/26-8/21/	809.000	536.000	113.03
05/27/2026	WSCK2	5974*#	7927	BYRON GAINES UTILITY AUTHORITY	APRIL PAYROLL	830.000	536.000	25,762.03
			7940		WYOMING W&S APRIL	922.001	536.000	175,581.00
			7943		GR SEWER APRIL	921.000	536.000	16,179.18
			7945		OP EXP, METERS	830.000	536.000	14,571.34
			7949		MAY PAYROLL	830.000	536.000	14,783.76
Check WSK2 5974 Total for Fund 590 SEWER FUND								246,877.31
05/27/2026	WSCK2	5975*#	0515483	EXTEND YOUR REACH	MAY BILLS	905.000	536.000	217.75
05/27/2026	WSCK2	5976*#	DESIGN QUEST KR	FIRST NATIONAL BANK OF OMAHA	DESIGN QUEST NEW CHAIR FOR KR	979.000	536.000	312.00
05/27/2026	WSCK2	5977*#	CR MOD DEC 25	GAINES TOWNSHIP GENERAL FUND	CR MODULE ALLOCATION CRCTN DEC 25	809.000	536.000	90.00
			BUS CARD		BUSINESS CARDS TL & KR	727.000	536.000	120.00
Check WSK2 5977 Total for Fund 590 SEWER FUND								210.00
05/27/2026	WSCK2	5978	REFUND	RIVER CITY MECHANICAL	EK HS REFUND PERMIT OVERPAYMENT	496.000	536.000	1,975.00
05/27/2026	WSCK2	5979*#	18075	VRIESMAN & KORHORN	MISC SEWER SYS	803.000	536.000	1,635.82
			18076		GPS UTILITY PICKUP	803.000	536.000	442.50
			18078		RATE STUDY	803.000	536.000	38.25
			18079		ALEXANDER TRAILS LS	033.005	000.000	772.50
			18080		AMAZON DELIVERY STATION	033.005	000.000	1,680.00
			18081		DUTTON CHR MIDDLE SCHOOL	803.000	536.000	137.25
			18082		CONTINENTAL PROPERTIES	033.005	000.000	419.73
			18083		HOFFMAN MEADOWS PH 3	033.005	000.000	624.75
			18084		MICROSOFT	033.005	000.000	366.00
			18085		PLASTER CREEK BANK RESTOR	803.000	536.000	882.00
			18086		KPS PH 2 WATERMAIN	033.005	000.000	229.50
			18087		TRADITIONS SENIOR LIVING	033.005	000.000	2,161.23
			18398		MISC SEWER SYS	803.000	536.000	999.00
			18399		GPS UTILITY PICKUP	803.000	536.000	128.59
			18403		AMAZON DELIVERY STATION	033.005	000.000	274.50
			18407		WATER/SEWER ADMIN	803.000	536.000	131.85
			18408		AUTHENTIX APTS	033.005	000.000	4,481.43
			18409		HOFFMAN MEADOWS PH 3	033.005	000.000	796.45
			18410		MICROSOFT	033.005	000.000	2,203.98
			18411		PLASTER CREEK BANK RESTOR	803.000	536.000	669.00
			18412		KPS PH 2 WATERMAIN	033.005	000.000	114.75
			18413		PW LANDING CONDO	033.005	000.000	458.25
			18414		TRADITIONS SENIOR LIVING	033.005	000.000	475.50
			18416		SWITCH GRR 03	033.005	000.000	556.98
Check WSK2 5979 Total for Fund 590 SEWER FUND								20,679.81
Total For Fund: 590								270,384.90
Fund: 591 WATER FUND								
05/27/2026	WSCK2	5973*#	3171854	APPLIED INNOVATION	TRACY PRINTER MAINT 5/22/26-8/21/	809.000	537.000	113.02
05/27/2026	WSCK2	5974*#	7927	BYRON GAINES UTILITY AUTHORITY	APRIL PAYROLL	830.000	537.000	39,160.44
			7940		WYOMING W&S APRIL	922.000	537.000	135,660.07
			7945		OP EXP, METERS	830.000	537.000	20,162.64
			7945		OP EXP, METERS	830.001	537.000	10,026.69

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 05/01/2026 - 05/31/2026

BANK CODE: WSK2 - WATER/SEWER CHECKING

Check Date	Bank Account	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 591 WATER FUND								
			7949		MAY PAYROLL	830.000	537.000	24,711.07
		Check WSK2 5974 Total for Fund 591 WATER FUND						229,720.91
05/27/2026	WSCK2	5975*#	0515483	EXTEND YOUR REACH	MAY BILLS	905.000	537.000	217.74
			0515498		WATER QUALITY REPORTS	904.000	537.000	763.29
		Check WSK2 5975 Total for Fund 591 WATER FUND						981.03
05/27/2026	WSCK2	5976*#	DESIGN QUEST KR	FIRST NATIONAL BANK OF OMAHA	DESIGN QUEST NEW CHAIR FOR KR	979.000	537.000	312.00
05/27/2026	WSCK2	5977*#	CR MOD DEC 25	GAINES TOWNSHIP GENERAL FUND	CR MODULE ALLOCATION CRCTN DEC 25	809.000	537.000	90.00
			BUS CARD		BUSINESS CARDS TL & KR	727.000	537.000	120.00
		Check WSK2 5977 Total for Fund 591 WATER FUND						210.00
05/27/2026	WSCK2	5979*#	18074	VRIESMAN & KORHORN	MISC WATER SYS	803.000	537.000	1,320.90
			18076		GPS UTILITY PICKUP	803.000	537.000	442.50
			18078		RATE STUDY	803.000	537.000	38.25
			18089		DUTTON AVE WATERMAIN	803.000	537.000	207.75
			18397		MISC WATER SYS	803.000	537.000	348.75
			18399		GPS UTILITY PICKUP	803.000	537.000	128.59
			18402		STORAGE TANK	803.000	537.000	894.75
			18404		2ND WATER SYSTEM	803.000	537.000	564.75
			18407		WATER/SEWER ADMIN	803.000	537.000	131.85
			18415		DUTTON AVE WATERMAIN	803.000	537.000	4,175.25
		Check WSK2 5979 Total for Fund 591 WATER FUND						8,253.34
Total For Fund: 591								239,590.30
Report Total:								509,975.20

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

FINANCIAL IMPACT

None.

BUDGET ACTION REQUIRED

None.

REVIEW

Under Township Ordinance 22-66, Division of Platted Lots, platted lots may not be further partitioned or divided without approval from the Township Board. Staff reviewed the proposed division and determined that both the new lot and the remaining parcel meet the dimensional requirements of Village Residential zoning.

The property owners benefiting from the division are currently up to date on property taxes.

STAFF RECOMMENDATION

Because both the Planning Commission and Board of Trustees approved the rezoning, Staff recommends approval of the proposed division by resolution.

**CHARTER TOWNSHIP OF GAINES
COUNTY OF KENT, MICHIGAN**

RESOLUTION NO. 2026-__

The following Resolution was offered and adopted by the Gaines Charter Township Board of Trustees at a meeting held on June 8th, 2026, at the Gaines Charter Township Offices, 8555 Kalamazoo Avenue, Caledonia, Michigan.

Members Present:

Member Absent:

The following Resolution was offered for adoption by Member [REDACTED] and supported by Member [REDACTED] to document the findings and decision by the Gaines Charter Township Board of Trustees regarding a request made to divide platted parcel 41-22-11-126-012.

6875 Hammond Avenue, Village of Hammond Station Plat Division

WHEREAS, Brett Elder (the "Applicant") has submitted a land combination application for 6857 Hammond Avenue SE.

WHEREAS, the proposed Platted parcel is legally described as:

PART OF LOT 19 COM AT MOST NLY COR OF SD LOT TH SWLY ON NWLY LOT LINE 330 FT TO MOST WLY COR SD LOT TH SELY ON SWLY LOT LINE 66 FT TH NELY PAR NWLY LOT LINE 330 FT TO NELY LOT LINE TH NWLY 66 FT TO BEG * VILLAGE OF HAMMOND STATION

WHEREAS, the Planning staff has reviewed the application and the proposed division of the platted parcel and found the division meets all parcel requirements for the Village Residential zoning district, recommends that the Gaines Charter Township Board of Trustees grant approval of the platted parcel division.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. Final Plat.

The Gaines Charter Township Board of Trustees hereby grants approval of the platted parcel division of parcel 41-22-11-126-012 upon the terms and subject to the conditions stated in this Resolution.

2. Lots.

The Village of Hammond Station Plat lot shall be divided thus:

PARCEL A:

The Northeasterly half of the following described parcel: Part of Lot 19 of the Village of Hammond Station, Gaines Township, Kent County, Michigan, as recorded in liber 5 of Plats, Page 19, described as: Beginning at the Northeast corner of said Lot 19; thence Southwesterly on the line of said Lot 19, 20 rods; thence Southeasterly 4 rods; thence Northeasterly 20 rods, thence Northwesterly 4 rods to the place of beginning.

PARCEL B:

The Southwesterly half of the following described parcel: Part of Lot 19 of the Village of Hammond Station, Gaines Township, Kent County, Michigan, as recorded in liber 5 of Plats, Page 19, described as: Beginning at the Northeast corner of said Lot 19; thence Southwesterly on the line of said Lot 19, 20 rods; thence Southeasterly 4 rods; thence Northeasterly 20 rods, thence Northwesterly 4 rods to the place of beginning.

3. Land Division Act and Chapter 22 Land Divisions, Subdivisions and Land Development.

The Plat shall comply in all respects with applicable provisions of the Michigan Land Division Act and Chapter 22 of the Gaines Charter Township Code, Land Divisions, Subdivisions and Land Development.

4. Other Required Approvals.

Any residential construction shall comply with the requirements that are applicable in the Township Zoning Ordinance and subdivision requirements.

Written approvals from other agencies having jurisdiction over the Plat shall be obtained, and copies shall be provided to the Township in accordance with the Land Division Act.

TOWNSHIP BOARD DECISION

Based on the above, the Gaines Charter Township Board of Trustees hereby adopts Resolution No. 2026-____ subject to conditions documented herein.

A motion was made to adopt this resolution by Township Board Member _____ and supported by Township Board Member _____, the roll call vote being as follows:

AYES: _____
NAYS: _____
ABSENT: _____

RESOLUTION DECLARED ADOPTED

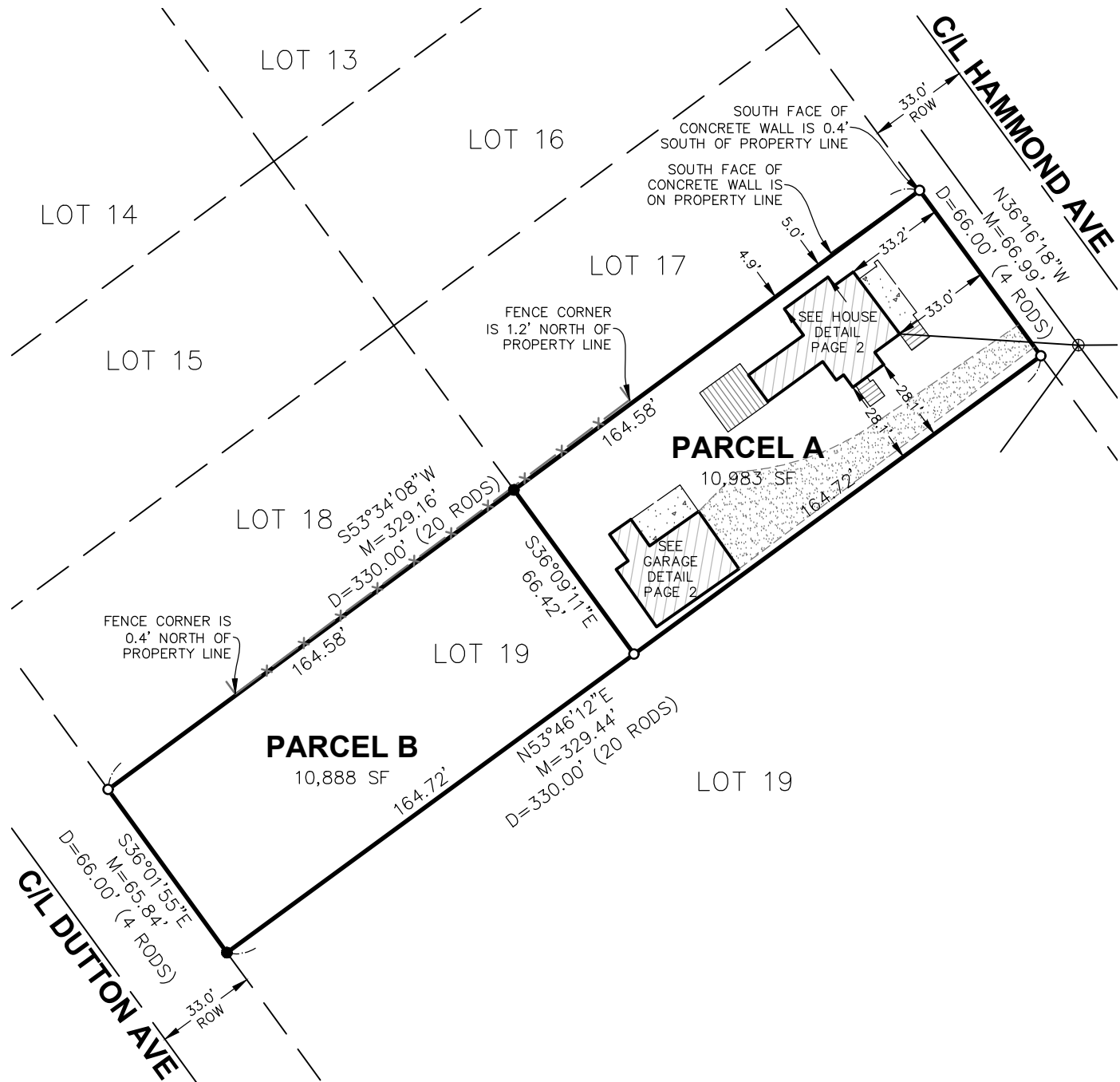
CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Gaines Charter Township Board at a regular meeting held on June 8th, 2026.

Respectfully submitted,

Michael Brew, Clerk
Gaines Charter Township

Dated: _____, 2026



CERTIFICATE OF SURVEY

FOR: Brett Elder
6875 Hammond Ave SE
Caledonia, MI 49316

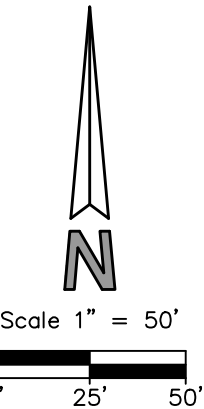
DESCRIPTION: Part of the Village of Hammond Station, Gaines Township, Kent County, Michigan. See page 2 of 2 for complete descriptions.

PROPERTY ADDRESS: 6875 Hammond Ave SE

SURVEYOR'S CERTIFICATE

I hereby certify that this survey has been prepared in conformance with the requirements of Act No. 132, P.A. 1970 and of Act 280, P.A. 1972, and that the survey error of closure is no greater than 1:5000.

5-13-2026
Date Justin R. Brands
Professional Surveyor,
State of Michigan
PLS #4001071372



LEGEND

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊕ Utility Pole
- ⊙ Well
- x—x— Fence Line
- D = Deeded
- P = Platted
- M = Measured
- [Hatched Box] Building
- [Vertical Lines Box] Deck
- [Grid Box] Concrete
- [Dark Grey Box] Asphalt
- [Stippled Box] Gravel

PAGE 1 OF 2

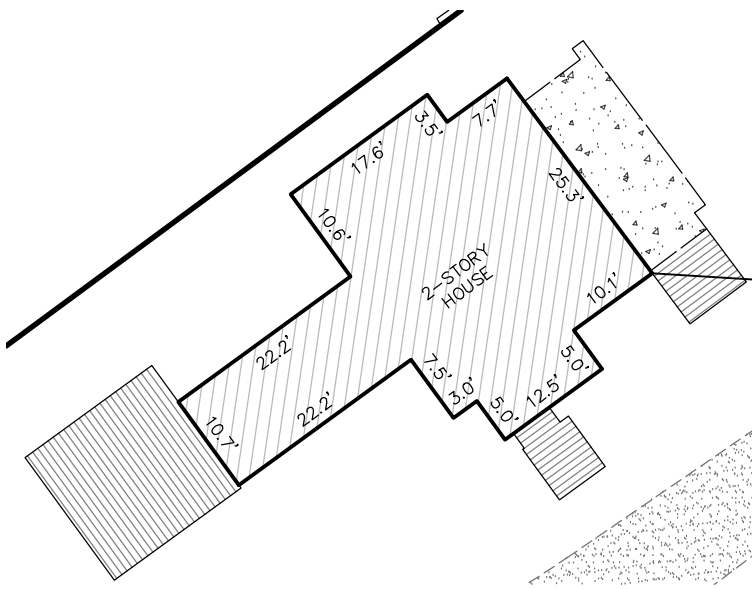
Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW Phone: 616.457.7050
Grandville, MI 49418 www.feenstrainc.com

Proj	260319
File	Village of Hammond Station
Date	05/13/2026
Drafted by	NB

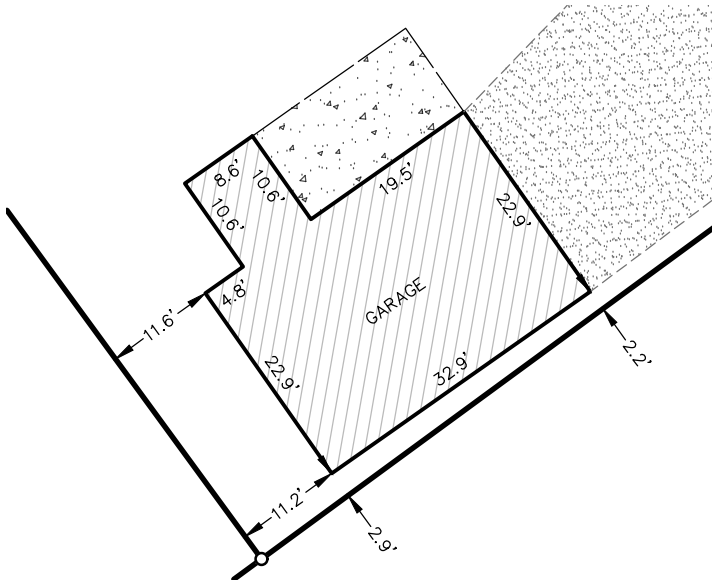
This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying. I certify that the requirements for 1970 PA 132, MCL 54.213 have been met.

s:\Survey\Kent County\Village of Hammond Station\Part of 19.dwg

HOUSE DETAIL



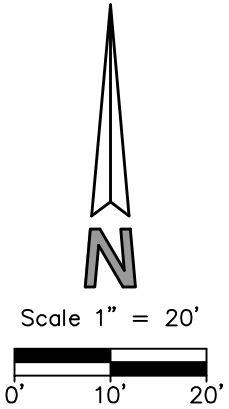
GARAGE DETAIL



LEGEND

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊕ Utility Pole
- ⊙ Well
- x—x— Fence Line
- D = Deeded
- P = Platted
- M = Measured

- Building
- Deck
- Concrete
- Asphalt
- Gravel



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying. I certify that the requirements for 1970 PA 132, MCL 54.213 have been met.

CERTIFICATE OF SURVEY

FOR: Brett Elder
6875 Hammond Ave SE
Caledonia, MI 49316

EXISTING DESCRIPTION:
Property situated in the Township of Gaines, County of Kent, and State of Michigan described as:
Part of Lot 19 of the Village of Hammond Station, Gaines Township, Kent County, Michigan, as recorded in Liber 5 of Plats, Page 19, described as: Beginning at the Northeast corner of said Lot 19; thence Southwesterly on the line of said Lot 19, 20 rods; thence Southeasterly 4 rods; thence Northeasterly 20 rods, thence Northwesterly 4 rods to the place of beginning.

PROPERTY ADDRESS: 6875 Hammond Ave SE

PROPOSED DESCRIPTIONS:
PARCEL A:
The Northeasterly half of the following described parcel: Part of Lot 19 of the Village of Hammond Station, Gaines Township, Kent County, Michigan, as recorded in Liber 5 of Plats, Page 19, described as: Beginning at the Northeast corner of said Lot 19; thence Southwesterly on the line of said Lot 19, 20 rods; thence Southeasterly 4 rods; thence Northeasterly 20 rods, thence Northwesterly 4 rods to the place of beginning.

PARCEL B:
The Southwesterly half of the following described parcel: Part of Lot 19 of the Village of Hammond Station, Gaines Township, Kent County, Michigan, as recorded in Liber 5 of Plats, Page 19, described as: Beginning at the Northeast corner of said Lot 19; thence Southwesterly on the line of said Lot 19, 20 rods; thence Southeasterly 4 rods; thence Northeasterly 20 rods, thence Northwesterly 4 rods to the place of beginning.

PAGE 2 OF 2

Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49418
Phone: 616.457.7050
www.feenstrainc.com

Proj	260319
File	Village of Hammond Station
Date	05/13/2026
Drafted by	NB



MEMO

Staff Communication

DATE: June 8th, 2026

TO: Gaines Charter Township Board of Trustees

FROM: Dan Wells, Community Development Director

RE: Interim Construction Agreement for Authentix Apartments Early Starts

SUMMARY

The applicant, Continental 870 Fund LLC (a subsidiary of Continental Properties), requests approval to begin setting foundations and constructing apartment buildings in the Authentix Apartments Planned Unit Development. The foundations, sub-slab utilities and vertical construction would be constructed prior to utility and road completion and will later be connected to water and sewer utilities (a process also known as “early starts”). No vertical construction will be permitted until fire hydrants are in service and the construction zone is accessible for emergency vehicles.

Under Section 22 of 136 of the Township Code of Ordinances, the Township may issue a foundation permit allowing footings, foundations, slope pours, and under-slab plumbing for a multi-family apartment building before infrastructure is fully complete, subject to Township-approved terms and conditions.

Authentix desires to install multiple foundations based on three zones (see Exhibit B). These zones have been defined based on anticipated utility extensions and construction of a bridge across the creek (Anderson County Drain) that crosses the property, and logical timing of extensions. All buildings within a zone would be allowed to set foundations and install sub-foundation utilities, but will have to wait for vertical construction until fire hydrant utilities are in service and Fire Marshall approved access for emergency vehicles is in place.

FINANCIAL IMPACT

The project is not anticipated to have a negative financial impact on the Township. Under the contract, Continental 870 Fund LLC shall post an irrevocable letter of credit for the estimated costs and expenses

to complete the infrastructure or alternately, to remove the footings, foundations, slabs and under slab utilities of a partially constructed apartment building.

BUDGET ACTION REQUIRED

None

REVIEW

The proposed Interim Construction Agreement has been subject to thorough Township staff, Engineering and Byron Gaines Utility Authority review, in consultation with the Township Attorney. It provides detailed requirements for permitting and construction review, as well as financial protections for the Township if for some reason the project stalls.

By letting the developer build early foundations in Zone 1, the developer will be able to build the clubhouse and two apartment buildings. Concurrently a bridge will need to be built to span the Anderson Drain which will enable utility extensions to Zone 2 (five apartment buildings), and subsequently Zone 3 (seven apartment buildings). Final connections to water & sewer utilities will occur after the BGUA has inspected and taken ownership of the utilities. Subsequent certificates of occupancy may be issued after all site improvements are completed.

STAFF RECOMMENDATION

Staff recommends that the Township Board consider approval of the Interim Construction Agreement.

INTERIM CONSTRUCTION AGREEMENT

This Interim Construction Agreement (“**Agreement**”) is dated as of _____, 2026 (“**Effective Date**”), by and between CONTINENTAL 870 FUND LLC, a Delaware limited liability company (“**Company**”) of W134 N8675 Executive Parkway, Menomonee Falls, WI 53051, and GAINES CHARTER TOWNSHIP (“**Township**”), a Michigan municipal corporation of Kent County, Michigan, of 8555 Kalamazoo Ave SE, Caledonia, MI 49316, acting through its Board of Trustees (collectively, the “**Parties**”).

RECITALS

WHEREAS, the Company desires to develop a multifamily apartment project in Gaines Charter Township, Kent County, Michigan, on land more particularly described and/or depicted on **Exhibit A** as attached hereto (the land on **Exhibit A** is also referred to herein as the “**Real Estate**”) and in the course of doing so intends to install and construct upon the Real Estate certain improvements and/or facilities as part of the development (collectively, the “**Project**”); and

WHEREAS, the Company desires to commence construction of portions of the Project (the “**Zones**,” and singularly, a “**Zone**”) prior to the completion of the infrastructure (“**Infrastructure**”) as identified on **Exhibit B** and for the Township to issue and/or cause to be issued to the Company building permits (or other permits) for parts of the Project (collectively, the “**Building Permits**”) prior to the completion of all of the Infrastructure; and

WHEREAS, pursuant generally to the Gaines Charter Township Zoning Ordinance (the “**Zoning Ordinance**”), the Gaines Charter Township Code, and the zoning approval for the Project, no building permit for a multi-family apartment building may be issued by the Township unless and until the Infrastructure for that portion of the Project has been completed. Pursuant to Chapter 22, Article V, Section 136(b) of the Township Code of Ordinances, as amended, the Township has the ability to issue all permits, including but not limited to foundation permits to allow the installation of footings/foundations/slope pours and under slab plumbing for a given multi-family apartment building prior to the Infrastructure being fully completed that is attributable to such proposed apartment building based on terms and conditions approved by the Township. This Agreement serves to document the above stated purpose and all reasonable conditions pursuant to Chapter 22, Article V, Section 136(b) of the Township Code of Ordinances or otherwise; and

WHEREAS, the Company shall post an irrevocable bank letter of credit (“**Security**”) for the estimated costs and expenses to complete each zone of the Infrastructure or alternately, to remove the footings, foundations, slabs, and under slab plumbing of a partially constructed apartment building (the “**Remedial Costs**”) upon the terms and conditions more fully set forth below.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I
INCORPORATION

Section 1.1 Incorporation. The recitals above are hereby fully incorporated into this Agreement as if fully set forth herein.

ARTICLE II
SECURITY

Section 2.1 Agreement to Complete the Infrastructure and/or Remove the Partially Constructed Apartment Building; Security.

(a) The Company shall fully complete the Infrastructure in accordance with the terms of this Agreement.

(b) So long as all other Township ordinance and code requirements are met, the Township shall issue and/or cause to be issued to the Company the Building Permits (including foundation permits) for each Zone (as specified in **Exhibit B** as attached hereto) prior to the completion of the Infrastructure for that Zone as specified in this Agreement.

(c) If the Infrastructure attributable to a given proposed apartment building and Zone (as listed in **Exhibit B**) is not fully completed (and approved by the Township after inspection) within eighteen (18) months of the Effective Date, then the Township can require that the Company at its cost fully remove any footings/foundations/slabs and under slab plumbing (and related items) that have been installed for the apartment building involved and return the ground to its prior status. If the Company does not commence and diligently pursue removal the footings/foundations/slabs and under slab plumbing (and related items) and return the ground to its prior state within 60 days of written notice by the Township to the Company, the Township may utilize the funds from the Security (“**Security Funds**”) to remove the footings/foundations/slabs and under slab plumbing (and related items) and return the ground to its prior state. Alternately, the Township itself may elect to complete the Infrastructure and can utilize the Security Funds for such completion.

(d) No Certificate of Occupancy shall be issued for a building until and unless all related Infrastructure for the building involved (as shown in **Exhibit B**) has been fully completed, both the Infrastructure involved and the completed building have been fully inspected by the Township (and approved by the Township) and the building meets all applicable Township ordinance and code requirements. A temporary Certificate of Occupancy may be issued in the event there are any work items outstanding due to weather per Gaines Charter Township Zoning Ordinance Section 23.30 General Requirements, at B. Timing of Installation.

Section 2.2 Security. Prior to issuance of the first building permit (and prior to any construction commencing on any apartment building), the Company shall post with the Township (and in favor of the Township) an irrevocable bank letter of credit or other form of a financial guarantee that is acceptable to the Township in the total amount of \$_____. Such irrevocable bank letter of credit or other approved form of financial guarantee shall allow partial draws (or the equivalent). The irrevocable bank letter of credit or other approved form of financial guarantee acceptable to the Township shall be noncancelable and shall also not be defunded, reduced, transferred, or canceled until and unless all of the Infrastructure has been fully installed, inspected by the Township, and approved by the Township in writing or alternately the footings/foundations/slabs or under slab plumbing for the building involved have been fully removed and the earth returned to its prior state (and the Township has verified the same in writing), or as otherwise provided in this Agreement. Upon Township approval of any Infrastructure or portion thereof, the Township shall release the portion of the Security attributable to such approved Infrastructure,

ARTICLE III
DISBURSEMENT OF SECURITY

Section 3.1 Rights of the Township.

(a) Infrastructure. In the event that the Company fails to complete the Infrastructure in accordance with the requirements of this Agreement (or any other agreement with the Township, permit or other Township approval), the Township may, in its sole election and discretion and following written notice to the Company, undertake the completion of the Infrastructure. In the event the Township elects to undertake the completion of the Infrastructure, it may utilize the Security and Security Funds for an amount up to the Infrastructure costs, subject to the limitations set forth herein. Any claim made by the Township upon the Security shall be limited to such expenses incurred by the Township for the completion of the Infrastructure plus 15% for Township administrative and incidental costs and expenses.

(b) Alternate Demolition. Alternately, the Township may demolish and remove the footings/foundations/slabs and under slab plumbing for the building involved and return the earth to its prior state. In the event the Township undertakes such remediation, the Township may utilize the Security and Security Funds for the amount up to the cost of demolition and remediation, subject to the limitations set forth herein. Any claim made by the Township on the Security shall be limited to expenses incurred by the Township for such demolition and remediation plus 10% for Township administrative and incidental costs and expenses.

(c) If the Security proves insufficient, the Company shall remain liable to the Township for any costs and expenses to the Township beyond the Security.

Section 3.2 Release of Security. The Security provider shall release the Security (or any Security Funds left) (a) when the Company has completed all Infrastructure listed in **Exhibit B** and tested the Infrastructure, as confirmed and certified in writing by VK Civil and approved by the Township in writing, or (b) when the Township has completely removed the footings/foundations/under slab plumbing and slab for a given building and returned the earth to its prior state.

ARTICLE IV
RESTRICTIONS AND REQUIREMENTS

Section 4.1 Township water and sewer permits must be applied for and paid for prior to the issuance of each building foundation permit.

Section 4.2 Underground plumbing permits related to plumbing below the slab and within the foundation must be paid by or on behalf of the Company to the Township before said plumbing is installed and at the time of the building foundation permit.

Section 4.3 Underground plumbing lines extending from the interior of any foundation may be stubbed five (5) feet maximum from the foundation wall. The Byron-Gaines Utility Authority (“BGUA”) must inspect and witness installation of the sewer lateral, the water service, and the fire protection line from five (5) feet inside of the building to five (5) feet outside of the building prior to backfilling; including the stub above the concrete slab for the water service/fire protection line.

Section 4.4 Water lines and sewer lines stubbed out of a building foundation must exit the foundation below the frost line; typically to be at least five (5) feet of depth or greater from finished grade.

Section 4.5 No combustible building materials shall be erected on early start foundations until fire hydrants serving the building are in place and operable, and all-weather gravel roads for the building are fully passable for emergency vehicles as determined by the Township Fire Marshall and Township Engineer. Gravel must be stockpiled onsite to maintain access roads for emergency vehicles.

Section 4.6 Combustible materials stored on the site must be kept within 500 feet of an operable in-service fire hydrant.

Section 4.7 Township water/sewer permits will not be issued until BGUA accepts ownership of the new sewer and water utilities.

Section 4.8 Final connections to the sewer and water utilities may occur by Zone as water/sewer permits are issued by the Township. Any water and/or sewer connections made without a BGUA inspector being present will be required to be fully excavated and exposed for inspections prior to a certificate of occupancy being issued in addition to all other requirements of the Building Department.

Section 4.9 The Company is required to protect all water and sewer utilities from damage during construction of the buildings. Any damage to the water and sewer utilities that occurs during any construction must be repaired at the Company's expense before a certificate of occupancy will be issued. This shall include keeping sewer lines clear of all foreign materials and which also includes, but are not limited to, sand, gravel, building materials, dry wall mud, or other construction materials. The Company is responsible for cleaning sewer lines prior to a certificate of occupancy being issued.

ARTICLE V REMEDIES

Section 5.1 Remedies. The Parties shall have such remedies as are allowed by Michigan law or equity (and as additionally specified in this Agreement) in enforcing, implementing, interpreting, or otherwise construing this Agreement. Should litigation occur involving this Agreement, the prevailing party shall reimburse the non-prevailing party for reasonable attorney fees and costs. Venue shall be in Kent County, Michigan.

Section 5.2 Other Relief. In addition to any other rights and remedies granted herein (and in Section 3.1 hereof), the Township shall also have the right to seek any injunctive relief available under applicable law to effect or complete the Infrastructure or remove the footings/foundations/slabs and under slab plumbing of any partially completed building at issue. In addition, the Township shall have the right to seek reimbursement from the Company and its successors or assigns for any reasonable costs incurred by the Township in excess of the funds available under the Security to complete the Infrastructure or remove the footings/foundations/slabs and under slab plumbing for the partially constructed apartment building involved.

Section 5.3 Ordinance Violations. During the term of this Agreement, except as may be expressly modified by the terms of this Agreement, the Company shall fully comply with the Gaines Charter Township Zoning Ordinance and all other applicable Township ordinances and codes at all times. Should a substantial violation of any such ordinance or code occur, then construction shall not proceed any further for any apartment building until such violation has been corrected.

ARTICLE VI
REPRESENTATIONS AND WARRANTIES

Section 6.1 Representations of Township. The Township represents as follows:

- a. The Township has full power and authority, on behalf of the Township, to deliver and perform this Agreement and to take all actions reasonably necessary to carry out the matters contemplated by this Agreement.
- b. This Agreement has been duly executed and delivered by the Township and constitutes the legal, valid, and binding obligation of the Township, enforceable against the Township in accordance with its terms.

Section 6.2. Representations, Warranties and Covenants of the Company. The Company represents and warrants to the Township as follows:

- a. The Company has full power and authority to execute, deliver, and perform this Agreement and to take all actions reasonably necessary to carry out the matters contemplated by this Agreement.
- b. This Agreement has been duly executed and delivered by the Company and constitutes the legal, valid, and binding obligation of the Company, enforceable against the Company in accordance with its terms.

ARTICLE VII
RELEASE, WAIVER AND INDEMNIFICATION

Section 7.1 The Company waives and releases any and all claims and causes of action against Gaines Charter Township (as well as all of its officials, officers, agents, and employees) with regard to any liability or matter related to, arising out of, or pertaining to all matters and subjects involving or related to this Agreement and as to any and all related matters, except to the extent that such claims and occurrences are caused by and a result of the willful misconduct or gross negligence of Gaines Charter Township (as well as its officials, officers, agents, and/or employees). Furthermore, the Company shall reimburse, indemnify, and hold harmless the Township (as well as the Township's officials, officers, employees, and agents) for, from, and against any and all liabilities, injuries, damages, attorney fees, costs, expenses, causes of action and similar matters related to, arising out of or pertaining to the Infrastructure and removal of any footings/foundations/under slab plumbing and slabs as provided in this Agreement, the Company's ability to complete the Project (if not due to the substantial fault of the Township) and also as to all of the matters contained in this Agreement as well as all related matters, except to the extent resulting from and caused by the willful misconduct or gross negligence of Gaines Charter Township (as well as its officials, officers, agents and/or employees). Nothing herein shall be construed as a waiver of the Township's governmental immunity.

ARTICLE VIII
TERM

Section 8.1 Term. The term of this Agreement shall commence on the Effective Date, and this Agreement and the Township's and Company's rights hereunder shall terminate upon the full completion of the Infrastructure or removal of all footings/foundations/slabs and under slab plumbing as provided in this Agreement in accordance with the terms of this Agreement. Upon termination of this Agreement, the Township shall execute all documentation necessary or reasonably required in order to evidence such termination and to release and waive all claims of the Township as to any remaining Security upon the

request of the Company. However, any provisions, clauses or wording in this Agreement that benefits the Township or involves Township remedies shall survive the overall termination of this Agreement to the extent that the Township still has rights or remedies thereunder.

ARTICLE IX MISCELLANEOUS

Section 9.1 No Waiver; Remedies Cumulative. No failure on the part of any party hereto to exercise, and no delay in exercising, any right, power or remedy shall operate as a waiver thereof. No single or partial exercise by any party hereto of any such right, power or remedy hereunder shall preclude any other further exercise of any right, power or remedy hereunder. The rights, powers and remedies herein expressly provided are cumulative and not exclusive of any rights, powers or remedies available under applicable law or this Agreement.

Section 9.2 Notices. All notices, requests, and other communications provided for herein (including any modifications, or waivers or consents under this Agreement) shall be given or made in writing (including by email) delivered to the intended recipient at the address set forth below or, as to any party, at such other address as shall be designated by such party in a notice to the other party. Except as otherwise provided herein, all notices and communications shall be deemed to have been duly given when transmitted by email with confirmation of receipt received, personally delivered, or in the case of a mailed notice, upon receipt, in each case given or addressed as provided herein.

If to the Township: Rod Weersing, Township Manager
Gaines Charter Township
8555 Kalamazoo Ave., SE
Caledonia, MI 49316
Phone: 616-698-6640 Ext. 135
Email: rod.weersing@gainestownship.org

With a copy to: Dan Wells
Community Development Director
Gaines Charter Township
8555 Kalamazoo Ave., SE
Caledonia, MI 49316
Phone: 616-698-6640 Ext. 120
Email: dan.wells@gainestownship.org

If to the Company: Continental 870 Fund LLC
Attn: Legal
W13 N8675 Executive Parkway
Menomonee Falls, WI 53051
Email: kchumlea@cproperties.com and Legalnotices@cproperties.com

Section 9.3 Amendments. This Agreement may be amended, supplemented, changed, modified, or waived only by an instrument in writing duly executed by each of the Parties.

Section 9.4 Successors and Assigns.

(a) This Agreement shall (i) remain in full force and effect until the termination hereof pursuant to Section 8.1 herein; and (ii) be binding upon and inure to the benefit of the respective successors and assigns of the Parties.

(b) Except as provided in subsections (c) and (d) below, no party to this Agreement shall assign, transfer, delegate, or encumber this Agreement or any or all of its rights, interests, or obligations under this Agreement without the prior written consent of the other party. In those instances in which the approval of a proposed assignee or transferee is required or requested, such approval shall not be unreasonably withheld, conditioned, or delayed.

(c) Any transfer or assignment pursuant to this Section shall be subject to the assignee agreeing in writing to be bound by all of the terms of this Agreement.

(d) This Agreement (and all of its requirements, conditions, and regulations) shall not only bind and benefit the Parties, but also their respective successors, assigns, creditors, and transferees and shall run with the land.

Section 9.5 Counterparts; Effectiveness; Effect. This Agreement constitutes the entire agreement and understanding among the Parties with respect to matters covered by this Agreement and supersedes any and all prior agreements and understandings, written or oral, relating to its subject matter. This Agreement has been executed in duplicate, but constitutes only one contract overall. This Agreement shall be deemed jointly drafted by the Parties.

Section 9.6. Severability. If any provision hereof is invalid or unenforceable in any jurisdiction, then, to the fullest extent permitted by applicable law: (a) the other provisions hereof shall remain in full force and effect in such jurisdiction in order to carry out the intentions of the Parties as nearly as may be possible; and (b) the invalidity or unenforceability of any provision hereof in any jurisdiction shall not affect the validity or enforceability of such provision in any other jurisdiction.

Section 9.7 Headings. Headings appearing herein are used solely for convenience of reference and are not intended to affect the interpretation of any provision of this Agreement.

Section 9.8 Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Michigan, without regard to its conflicts of laws provisions. Venue for any action related to this Agreement shall be in a court of appropriate jurisdiction located in Kent County, Michigan.

Section 9.9 Runs with the Land. This Agreement (and all the provisions and requirements contained herein) shall not only bind and benefit the Parties, but also their successors, assigns and transferees.

Section 9.10 Reimbursement to the Township.

(a) Within 45 days of the date of this Agreement, the Company shall reimburse the Township the sum of \$ _____ which is attributable to the Township's costs and attorney fees in drafting and negotiating this Agreement.

(b) Throughout the term of this Agreement, the Company shall reimburse the Township for any additional administrative costs and reasonable attorney fees incurred by the Township attributable to allowing the Company to install the Infrastructure in the Zones specified in **Exhibit B** as attached hereto.

IN WITNESS WHEREOF, this Agreement has been duly executed on the date and year first written above.

Company

CONTINENTAL 870 FUND LLC, a Delaware
Limited Liability Company,
By: Continental Properties Company, Inc.,
Its manager

By: _____
Daniel J. Minahan, President

ATTEST:

Township

GAINES CHARTER TOWNSHIP, a Michigan
municipal corporation,

By: _____
Robert Terpstra
Township Supervisor

Drafted by and after recording return to:

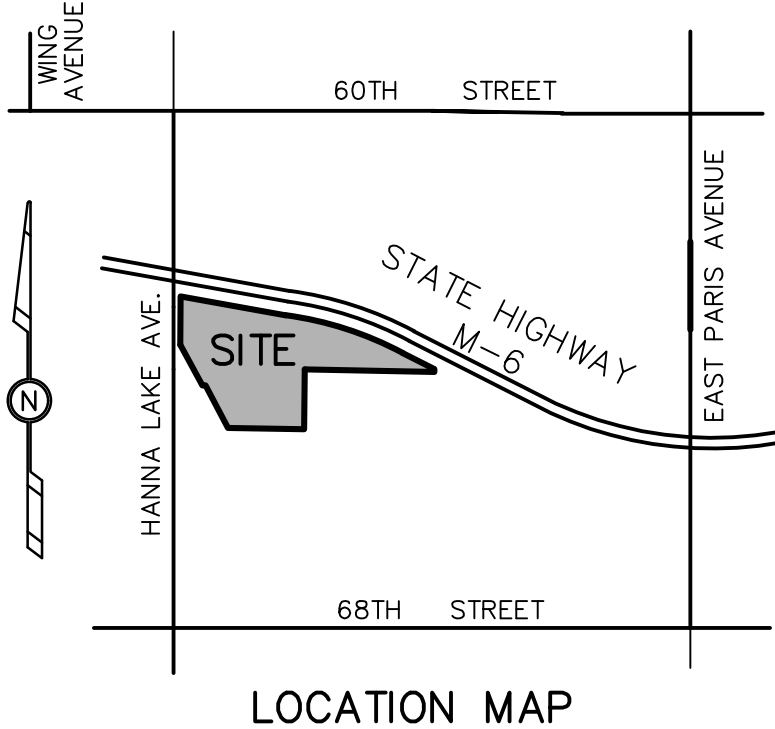
EXHIBIT A

Description and/or Depiction of the Real Estate

EXHIBIT B

Zones and Infrastructure

Exhibit A: Depiction of Real Estate



FINAL P.U.D.

SITE DEVELOPMENT PLAN – OVERALL

RE: AUTHENTIX GAINES

FOR: CONTINENTAL 870 FUND LLC

ATTN: SARA JOHNSON

W134N8675 EXECUTIVE PARKWAY

MENOMONEE FALLS, WI 53051

PART OF THE WEST 1/2, SECTION 2, T5N, R1W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

exxel engineering, inc.

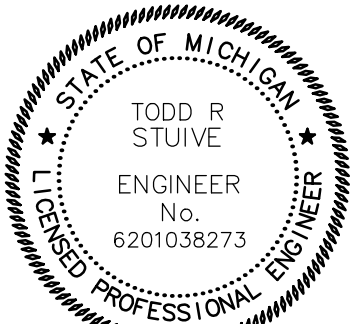
planners • engineers • surveyors

5202 Clyde Park, S.W. • Grand Rapids, MI 49509

Phone: (616) 531-3860 www.exxelengineering.com

05/15/26	REVISE PER OWNER & AGENCIES	JB	DRAWN BY:	JB	PROJ. ENG.: TRS	SHEET 4 of 10
DATE	REVISION	BY	APPROVED BY: TRS	FILE NO.: 231340E	PROJ. SURV.: KJV	
DATE: 04/23/2025						

P:\Projects\2023\231340\Drawings\231340-P.dwg-04-SDP-PUD-.dgn



SCALE: 1" = 100'
1" CONTOUR INTERVAL

LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- ⊙ = MONUMENT
- W Δ = WETLANDS FLAG (NO NUMBER)
- ⋈ = UTILITY POLE & GUY WIRE
- ⋆ = LIGHT POLE
- ⋈ = SIGN
- ⋈ = HYDRANT
- ⋈ = WATERMAIN VALVE
- ⊙ = WELL
- ⊙ = CATCH BASIN
- ⊙ = MANHOLE
- ⊙ = MAILBOX
- ⊙ = TELEPHONE BOX
- ⋈ = BURIED GAS LINE MARKER
- ⋈ = BURIED TELEPHONE MARKER
- = FENCE LINE
- = OVERHEAD WIRES

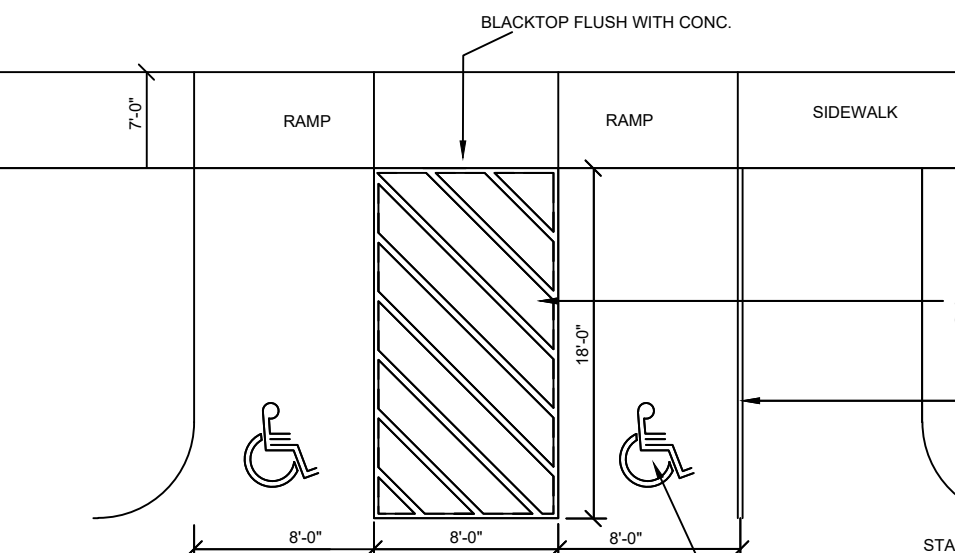
APARTMENTS – 40.47 AC

TOTAL OF 336 UNITS
APARTMENT OPEN PARKING – 575 SPACES
APARTMENT GARAGES – 54 SPACES
COMMUNITY BUILDING – 31 SPACES
TOTAL OF 660 PARKING SPACES (1.96 PER UNIT)
TOWNSHIP PARK OPEN PARKING – 27 SPACES

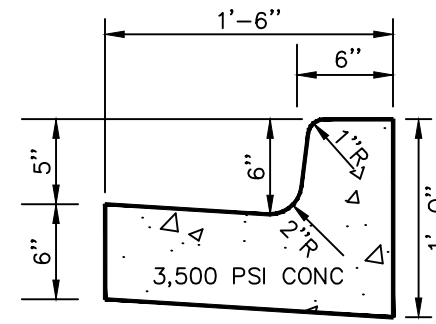
DENSITY

TOTAL NUMBER OF UNITS – 336
SITE ACREAGE – 40.47 ACRES
DENSITY – 336/40.47 = 8.30 UNITS/AC

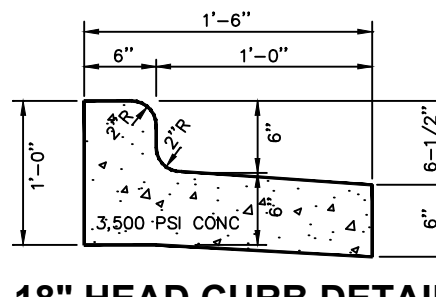
NOTE:
ALL HANDICAPPED RAMP AND ACCESS
AISLES SHALL MEET ALL CODES AND
ADAAG REGULATIONS.



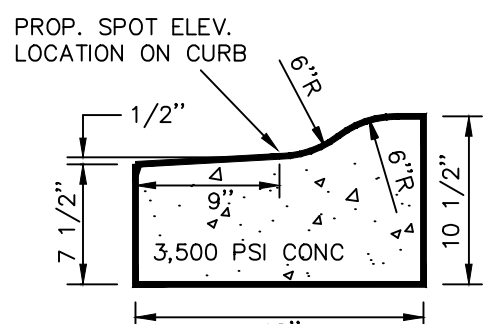
BARRIER FREE PARKING DETAIL



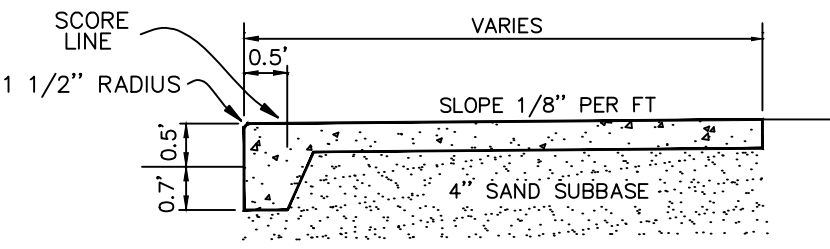
18" HEAD CURB DETAIL
(PITCHED IN)



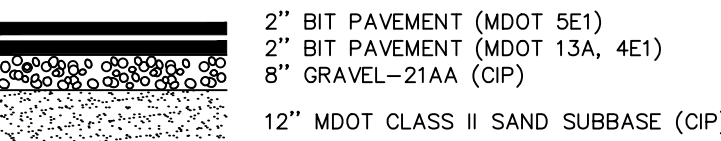
18" HEAD CURB DETAIL
(PITCHED OUT)



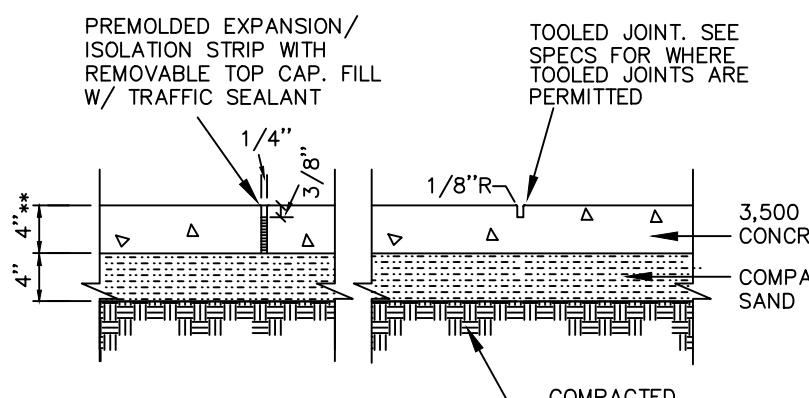
18" ROLLED CURB DETAIL
(PITCHED OUT)



INTEGRAL WALK/CURB DETAIL

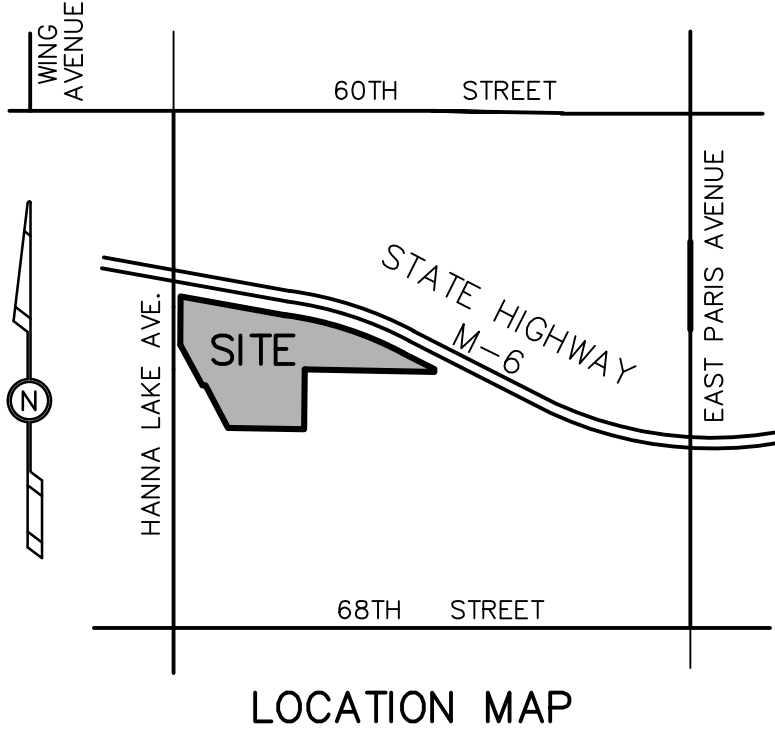


PAVING CROSS SECTION
STANDARD DUTY



4" CONCRETE SIDEWALK DETAIL

Exhibit B: Infrastructure Zone



FINAL P.U.D.

SITE DEVELOPMENT PLAN – OVERALL

RE: AUTHENTIX GAINES

FOR: CONTINENTAL 870 FUND LLC

ATTN: SARA JOHNSON

W134N8675 EXECUTIVE PARKWAY

MENOMONEE FALLS, WI 53051

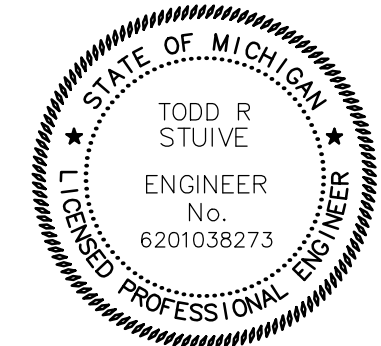
PART OF THE WEST 1/2, SECTION 2, T5N, R1W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN



5202 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3860 www.exxelengineering.com

05/15/26	REVISE PER OWNER & AGENCIES	JB	DRAWN BY:	JB	PROJ. ENG.:	TRS	SHEET 4 of 10
DATE	REVISION	BY	APPROVED BY:	TRS	PROJ. SURV.:	KJV	
			FILE NO.:	231340E	DATE:	04/23/2025	

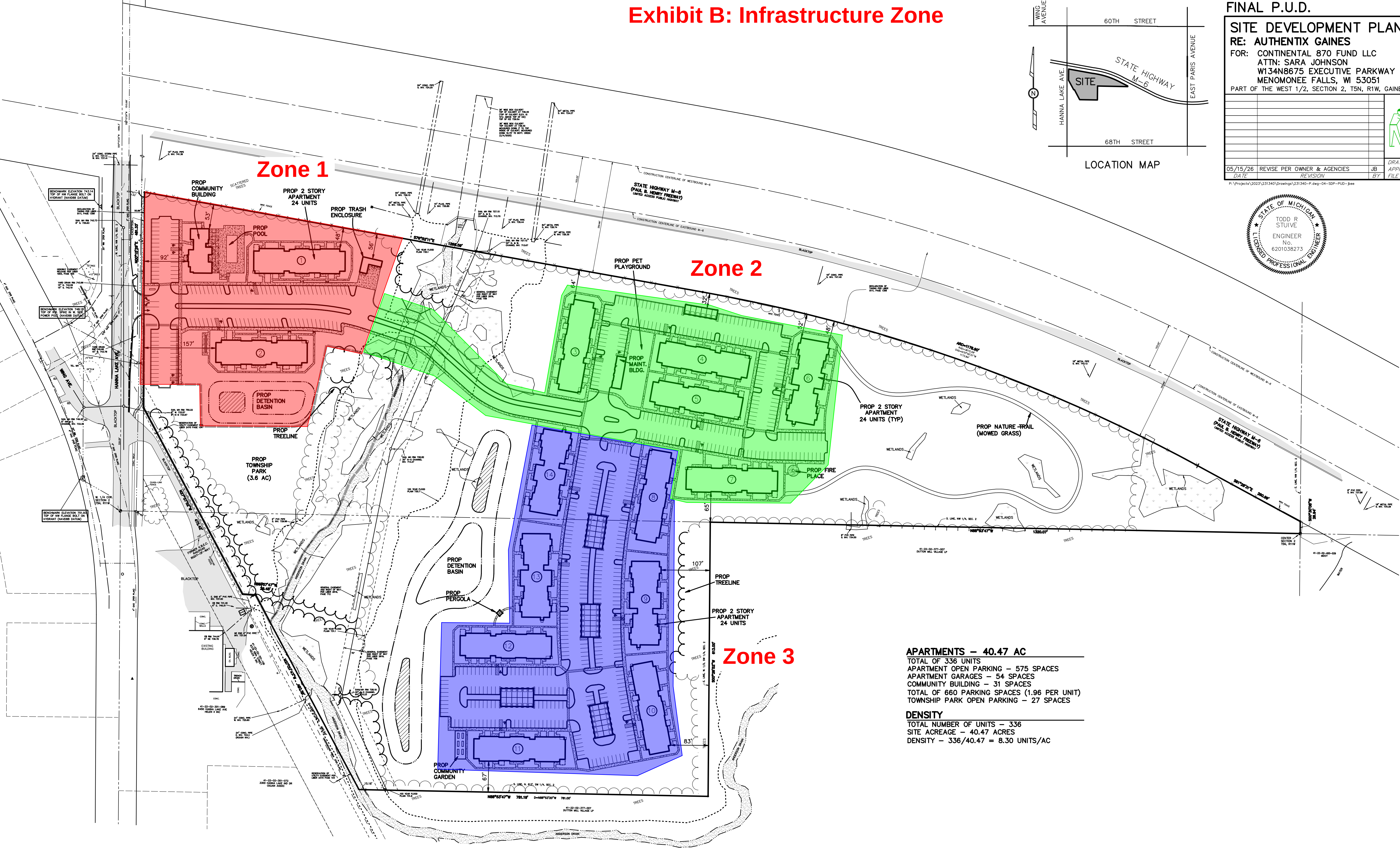
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SCALE: 1" = 100'
1" CONTOUR INTERVAL

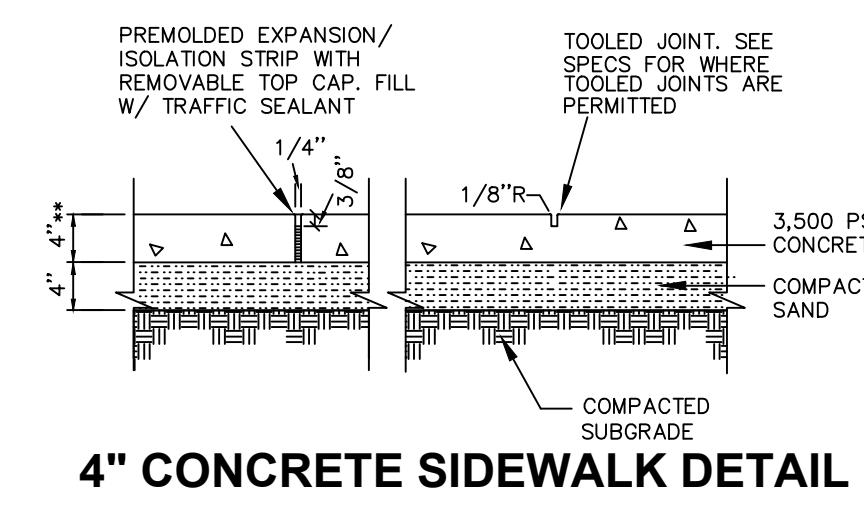
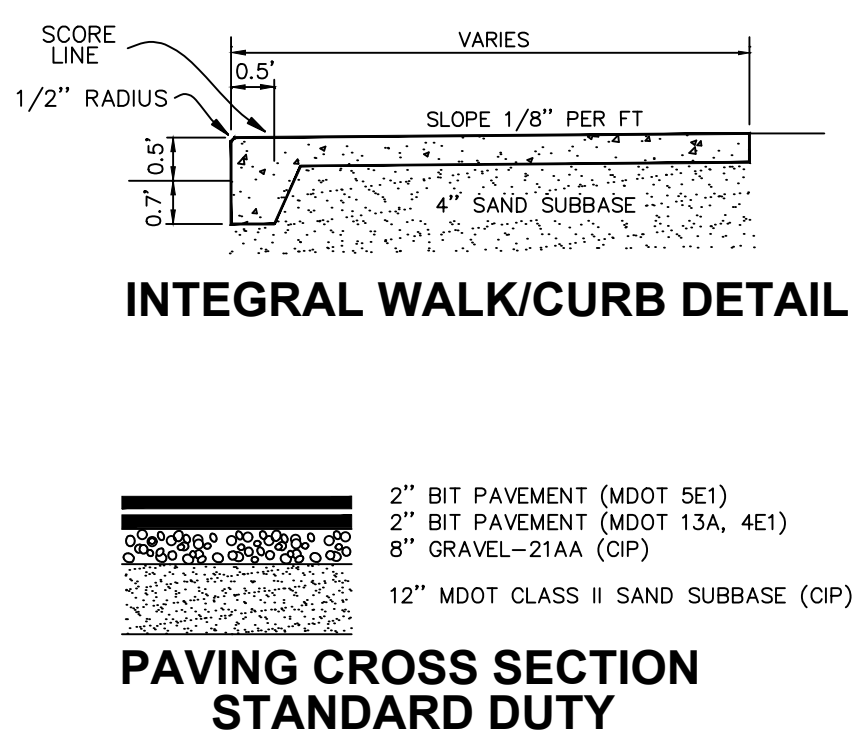
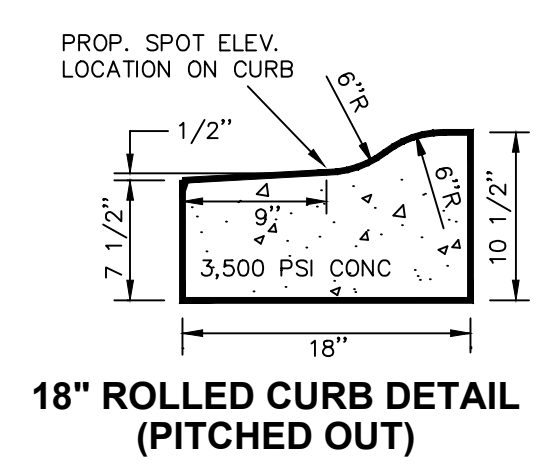
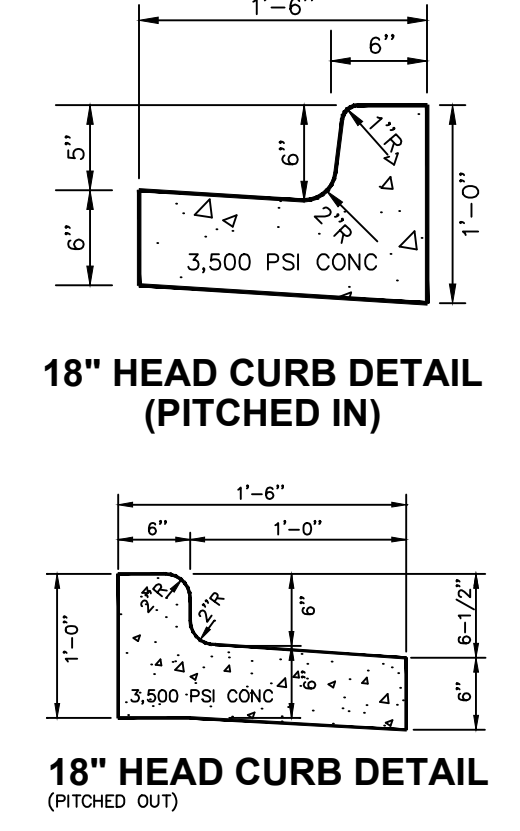
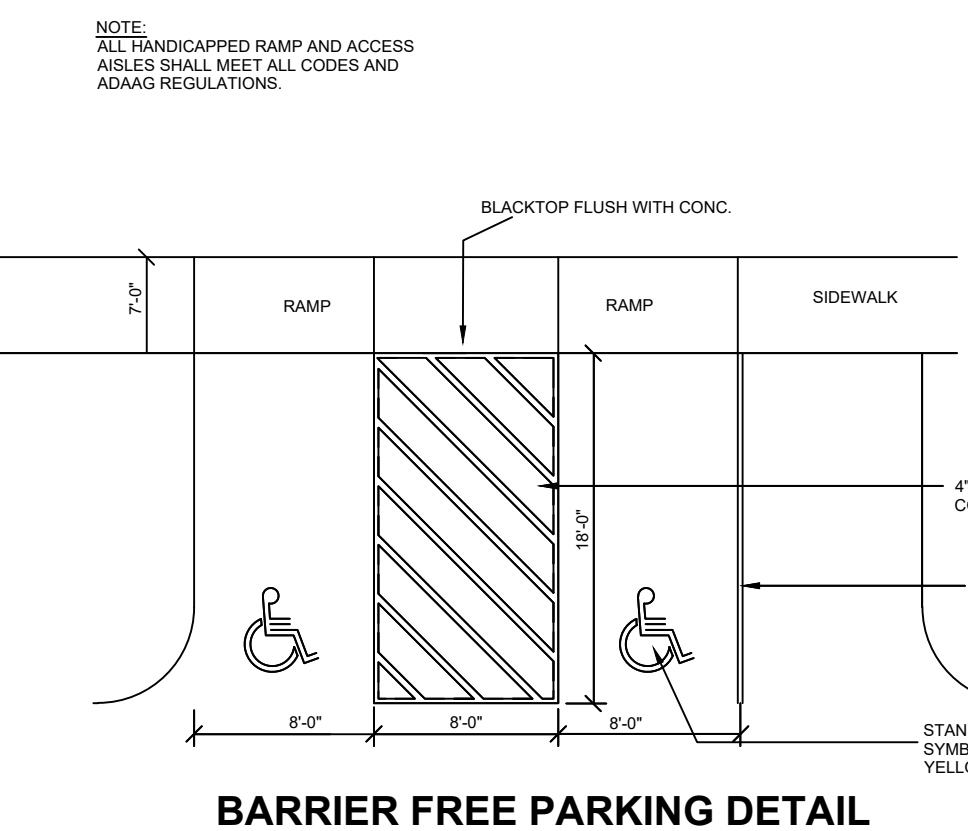
LEGEND

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DENSITY
TOTAL NUMBER OF UNITS – 336
SITE ACREAGE – 40.47 ACRES
DENSITY – 336/40.47 = 8.30 UNITS/AC



MEMO

Staff Communication

DATE: May 28, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Sale of Retired Car 1

SUMMARY:

The newly purchased command vehicle, Car 1, which will be used by the Fire Chief, is now fully in service. As noted at the last Board meeting, another township in need inquired about the vehicle that was retired as a result of this purchase. Nelson Township has submitted an offer of \$15,000 to purchase the retired vehicle. They have also been informed of the Board's direction to have the Dutton Fire logos removed immediately to avoid any potential confusion.

My original intent for this retired vehicle was to retain it at the Township office for employee use on Township-related business. However, I believe this offer provides greater overall value than continued internal use would provide. In my assessment, this is a fair and reasonable offer for the vehicle, and I recommend that the Board give favorable consideration to approving the sale.

FINANCIAL IMPACT:

This sale would generate additional unbudgeted revenue for the Public Safety Fund.

BUDGET ACTION REQUIRED:

No budget amendment or other budget action would be required to approve this sale.

STAFF RECOMMENDATION:

Staff recommends that the Board approve Nelson Township's offer to purchase the retired vehicle.



Nelson Township

PO Box 109 • 2 Maple Street • Sand Lake, MI 49343

Telephone 616-636-5332 • Fax 616-636-4452

www.nelsontownship.org

May 26th, 2026

Bob Terpstra
Gaines Charter Township
8555 Kalamazoo Aves,
Caledonia, Mi 49316

Subject: Request to Purchase Fire Equipment

Dear Gaines Charter Township Board,

I hope this message finds you well. I am writing to formally express my interest in purchasing your Gaines Car 1 Ford Command Car Medic Truck, which I understand is currently owned by Gaines Charter Township.

My offer is \$ 15,000.00.

Thank you for considering my proposal. I look forward to your response and the opportunity to work with the township on this matter.

Sincerely,

Robyn Britton
Supervisor
Nelson Township



Vriesman
& Korhorn

June 2, 2026
1549

Tracy Lawrence
Water & Sewer Administrator
Gaines Charter Township
8555 Kalamazoo Avenue, SE
Caledonia, MI 49316

RE: Traditions Senior Living Community - Water/Sewer Development Contract

Dear Tracy:

Enclosed is the Water/Sewer Development Contract for the Traditions Senior Living Community located in the Prairie Wolf Station development. The Water/Sewer Development Contract details the project which includes the construction of 42 LFT of 6" watermain to provide additional hydrant coverage from the proposed building. The senior living facility will be connected to public watermain and public sanitary sewer facilities and will include a total of 142 dwelling units.

At this time, water trunkage fees and sewer trunkage fees along with permit fees and water meters are to be paid by the project.

The project does not include oversizing payments or paybacks for watermain or sanitary sewer.

The proposed Water/Sewer Development contract has been signed by the Developer. We recommend that the Gaines Charter Township Board of Trustees authorize execution of the contract by the Township.

Thank you for your consideration in this matter. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

Vriesman & Korhorn

A handwritten signature in blue ink, appearing to read 'Jeff M. Gritter', with a stylized flourish at the end.

Jeffrey M. Gritter, P.E.

Encl.

**WATER AND/OR SEWER
DEVELOPMENT CONTRACT**

CONTRACT FACE PAGES

I. PARTIES

A. DEVELOPER (the “Developer”):

Grand Rapids Senior Partners, LLC

Name

12411 N. Pennsylvania Street, Suite 300, Carmel, IN, 46032

Address

Limited Liability Company

Type of legal entity, i.e. corporation, partnership, limited liability
Company, individual, etc.

**B. CHARTER TOWNSHIP OF GAINES (the “Township”),
whose address is: 8555 Kalamazoo Avenue, S.E., Caledonia, MI 49316**

II. DESCRIPTION OF DEVELOPER'S DEVELOPMENT (the “Development”).

Traditions – Grand Rapids will be a Senior Living Community on approximately 4.87 acres on the southeast corner of the intersection of Kalamazoo Avenue and Gull Prairie Drive (PVT). The development will consist of 142 total dwelling units (34 memory care, 56 assisted living and 52 independent living units). The development is located within the larger Prairie Wolf Station development.

**III. DESCRIPTION OF WATER AND/OR SEWER
EXTENSIONS/IMPROVEMENTS TO BE CONSTRUCTED BY DEVELOPER IN
ACCORDANCE WITH THIS DEVELOPMENT CONTRACT (the “Project”).**

The project will include construction of 42 lineal feet of 6” ductile iron watermain in a Public Utility Easement.

Note: A map showing the location of the Development and the Project, which separately identifies the water and/or sewer extensions/improvements, must be attached to this Development Contract.

IV. PROJECT COMPLETION DATE (the “Completion Date”): Dec 15, 2027

V. IRREVOCABLE LETTER OF CREDIT

A. Required prior to commencement of construction: YES _____ NO X _____

B. Amount of letter of credit: \$ N/A

VI. WATER AVAILABILITY FEE

A. Basis of Water Availability: Not Applicable – The development is not connecting to any watermain on which availability fees are due. American Kendall Properties LLC, Developer of Prairie Wolf Station extended watermain along Kalamazoo Avenue, Gull Prairie Drive, and in a public utility easement along the south/east sides of the Traditions Site to provide public water service to the entire Prairie Wolf Station development; the property owned by the Developer at 8550 Kalamazoo Avenue, PPN: 41-22-21-100-016 is included in the Prairie Wolf Station development. The Availability Fees along the development's frontage on existing watermain are satisfied by the extension of watermain by American Kendall Properties LLC.

B. Amount of Water Availability Fee: \$ Not Applicable

C. Payment Terms: Not Applicable

VII. WATER TRUNKAGE FEE

A. Basis of Water Trunkage Fee: The water trunkage fee is based on the residential use of the property with 142 residential units being including the senior living center. The living units consist of 34 memory care dwellings, 56 assisted living dwellings, and 52 independent living dwellings. The 2026 water trunkage fee is set at \$805.00 per unit.

B. Amount of Water Trunkage Fee: \$ 114,300.00

C. Payment Terms: The water trunkage fee shall be paid prior to the issuance of permits for connection to the public water system. The rates are based on the 2026 Fee schedule which is subject to change without notice and the current rates will be charged for the date upon which payment is made.

VIII. WATERMAIN PAYBACK ARRANGEMENTS

A. Basis of Payback Arrangements for Watermain: Not Applicable – No watermain being constructed with this project is eligible for payback agreements.

B. Maximum Amount of Watermain Payback Payments to the Developer: N/a

C. Payment Terms: Not Applicable

D. Expiration Date of Payback Arrangements: Not Applicable

E. The Developer acknowledges that the obligation of the Township to make payback payments is contingent upon future events (i.e., water and/or sewer connections) which are not within the control of the Township and therefore the

Developer further acknowledges that the amount and frequency of payback payments is not guaranteed by the Township.

IX. PAYMENT TO THE DEVELOPER FOR OVERSIZING WATERMAIN

- A. Basis of Oversizing Payment for Watermain: Not Applicable – no oversized watermain is being constructed with this project.
- B. Amount of Oversizing Payment to the Developer: Not Applicable
- C. Payment Terms: Not Applicable

Note: The payment for oversizing may be funded jointly by the Township of Byron and the Charter Township of Gaines in accordance with a separate cost sharing agreement between the Townships.

X. SEWER AVAILABILITY FEE

- A. Basis of Sewer Availability Fee: Not Applicable – The development is not connecting to any sanitary sewers for which availability fees are due. American Kendall Properties LLC, Developer of Prairie Wolf Station, extended sanitary sewer along Gull Prairie Drive, and in a public utility easement on the east side of the Traditions Site to provide public sanitary sewer service to the entire Prairie Wolf Station development; the property owned by the Developer at 8550 Kalamazoo Avenue, PPN: 41-22-21-100-016 is included in the Prairie Wolf Station development. The Availability Fees along the development's frontage on existing sanitary sewers is satisfied by the extension of sanitary sewer by American Kendall Properties LLC.
- B. Amount of Sewer Availability Fee: \$ Not Applicable
- C. Payment Terms: Not Applicable

XI. SEWER TRUNKAGE FEE

- A. Basis of Sewer Trunkage Fee: The sewer trunkage fee is based on the residential use of the property with 142 residential units being including the senior living center. The living units consist of 34 memory care dwellings, 56 assisted living dwellings, and 52 independent living dwellings. The 2026 sewer trunkage fee is set at \$1,175.00 per unit.
- B. Amount of Sewer Trunkage Fee: \$ 166,850.00
- C. Payment Terms: The sewer trunkage fee shall be paid prior to the issuance of permits for connection to the public sanitary sewer system. The rates are based on

the 2026 Fee schedule which is subject to change without notice and the current rates will be charged for the date upon which payment is made.

XII. SANITARY SEWER PAYBACK ARRANGEMENTS

- A. Basis of Payback Arrangements for Sanitary Sewer: Not Applicable – no public sanitary sewer eligible for payback agreements are proposed as part of the project.
- B. Maximum Amount of Sanitary Sewer Payback Payments to the Developer: \$ N/a
- C. Payment Terms: Not Applicable
- D. Expiration Date of Payback Arrangements: Not Applicable
- E. The Developer acknowledges that the obligation of the Township to make payback payments is contingent upon future events (i.e., water and/or sewer connections) which are not within the control of the Township and therefore the Developer further acknowledges that the amount and frequency of payback payments is not guaranteed by the Township.

XIII. PAYMENT TO THE DEVELOPER FOR OVERSIZING SANITARY SEWER

- A. Basis of Oversizing Payment for Sanitary Sewer: Not Applicable – oversized sanitary sewer is not being constructed as part of this project.
- B. Amount of Oversizing Payment to the Developer: Not Applicable
- C. Payment Terms: Not Applicable

Note: The payment for oversizing may be funded jointly by the Township of Byron and the Charter Township of Gaines in accordance with a separate cost sharing agreement between the Townships.

XIV. PAYMENT OF PROJECT COSTS

Subject to oversizing payments as summarized above, if any, the Developer shall pay all costs of the Project, including without limitation all costs related to construction of the public water main and/or public sewer main, water services, sewer laterals and related improvements and appurtenances, the cost of acquiring necessary interests in land and right of ways, engineering, restoration and replacement, the cost of connecting the Project to the existing water or sewer system, the cost of connecting the Development to the Project and the Permit, Plan Review and Construction Inspection Costs identified in XV below.

XV. PERMIT, PLAN REVIEW, AND CONSTRUCTION INSPECTION COSTS:

In addition to the payment of Project costs and applicable availability fees, trunkage fees and all other rates, charges and costs imposed by applicable Township ordinance, the

Developer shall reimburse the Township for costs of (a) sanitary sewer and watermain construction permit submittals, (b) Township Engineer and staff review of plans, and (c) construction inspection performed by the Township or the Township's duly authorized representatives.

XVI. MISCELLANEOUS

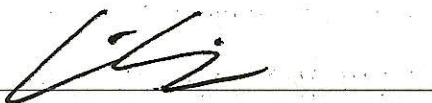
Not Applicable

In consideration of the mutual covenants and agreements contained in the attached Contract Terms, the parties mutually agree that the Developer will acquire and construct the Project at Developer's sole expense, that after completion of the Project ownership of the Project shall be transferred by the Developer to the Township in accordance with the Contract Terms, and that all aspects of the acquisition, construction, completion, and transfer of the Project shall be governed by the Contract Terms, attached hereto.

IN WITNESS WHEREOF, the parties have executed this Contract.

Witnesses:

(1) 

(2) 

DEVELOPER:

By: 

Its: Manager

By: 

Its: Member

Dated: 6/11/26, 2026

Witnesses:

(1) _____

(2) _____

CHARTER TOWNSHIP OF GAINES:

By: _____

Robert Terpstra
Its: Supervisor

By: _____

Michael Brew
Its: Clerk

Dated: _____, 2026

WATER AND/OR SEWER DEVELOPMENT CONTRACT

CONTRACT TERMS

Section 1. **PRECONSTRUCTION MATTERS.** Before commencing construction of the Project, the Developer shall complete all of the following:

(a) Obtain all necessary permits for the installation and construction of the Project from all state and county agencies having jurisdiction and all necessary permission to work in the public right-of-way from the Township, County Road Commission, Michigan Department of Transportation, and other public bodies.

(b) Submit to the Township for approval detailed plans and specifications for the Project prepared by a professional engineer licensed in Michigan. The plans and specifications are to be provided in a format acceptable to the Township. Construction of the Project shall not commence unless and until the Township reviews and approves these plans and specifications in writing. As part of the approval of the plans and specifications, the Township Engineer shall determine the location of the public water main or public sewer, and approve the construction methods and materials used in the construction, including in the case of a public water main extension, the installation of fire hydrant markers. The extension shall cover the entire road or public right of way frontage of the Development to be served by the extension. If the Township requests changes in the plans and specifications for the Project, the Developer agrees to make such changes as shall be requested by the Township provided, however, the Township shall not withhold its approval of the plans and specifications unreasonably and, further, that if Township requirements with respect to the plans and specifications are in conflict with those of the state or any county agency having jurisdiction, the requirements of the state or county agency shall control. The fact that the Township may require higher quality materials or better construction practices than a state or county agency shall not be deemed a conflict and Township requirements shall control. The plans and specifications shall provide for complete restoration to original condition of all paved street surfaces and bicycle paths as well as replacement of all driveways and landscaping disturbed or damaged in the course of the construction of the Project;

(c) Submit to the Township the names of the proposed general contractor and all subcontractors who will be constructing and completing the Project on behalf of the Developer. Construction of the Project shall not commence unless and until the Township has approved in writing the Developer's general contractor and all subcontractors, such approval not to be withheld unreasonably. On request, the Developer shall submit to the Township such additional information concerning the Developer's proposed contractors as the Township shall reasonably request;

(d) Submit to the Township a copy of a proposed written contract between the Developer and its general contractor. The Developer may remove from this contract price information. This contract shall not be signed until approved in writing by the Township. A copy of the final signed contract shall be provided to the Township. This contract shall contain the following provisions: "The construction project to be completed pursuant to this contract shall be completed in all respects in accordance with the Township's Specifications or the Byron-Gaines Utility Authority Standard Construction Specifications and all revisions thereof (together, the

"Specifications"), and all terms and provisions of this contract and all plans and specifications and other documentation incorporated by reference in this contract or applicable to the construction project provided for in this contract shall be subordinate to the provisions of the Specifications. The Township of Byron shall be deemed to be a third party beneficiary of this construction contract and all provisions of the construction contract in favor of the owner and/or the Charter Township of Gaines may be enforced by the Township of Byron; however, the Township of Byron shall not be obligated to enforce any such provisions;" and

(e) Transfer, in consideration of this Development Contract, to the Charter Township of Gaines and the Township of Byron, jointly (together, the "Townships"), all easements required to construct the Project. All easements shall be in such form and substance as shall be required by the Township. All easements shall be perpetual and shall be at least as wide as required by the Township but no less than twenty (20) feet in width in any event. The Developer shall provide to the Township such proof of title and other title documentation as the Township shall reasonably require in order to verify that the Township is receiving good title to all easements being transferred to the Township by the Developer.

Section 2. **PROJECT CONSTRUCTION.** The Developer shall cause the Project to be constructed in accordance with the approved plans and specifications in a good and workmanlike manner and so as to meet all quality standards and tests which would apply and be conducted if the Township itself constructed and acquired the Project. During construction of the Project, the Township shall have the right, at the cost of the Developer, to undertake with Township employees or third party contractors such inspection of the Project as the Township shall deem appropriate. No change order shall be issued with respect to the approved plans and specifications without prior written approval of the Township, such approval not to be withheld unreasonably.

Section 3. **DEWATERING.** If the Project requires dewatering, the Developer agrees that the Developer alone, at the Developer's sole cost, is responsible for any negative impact caused by Project dewatering including, but without limitation, the drying of lakes, streams, or ponds or the quantity, quality and taste of the well water supply of any lands. No Project shall be transferred to the Township, and the Township will not approve any Project or accept ownership thereof, unless and until the Township is satisfied that all negative impact to well water supplies, or bodies of water, caused by the Project have been fully and satisfactorily corrected. The Township may require written documentation from the owner of lands whose well water supply, or body of water, has been affected by Project dewatering that such land owner is satisfied with his/her/their well water supply, or body of water, if the lands have not been connected to the public water system. In the event of a disagreement between the Township and the Developer as to whether a particular well or body of water has been adversely affected by the Project, the Township's engineer shall make a written determination and this determination shall be final and binding on the Township and the Developer.

Section 4. **COMPLETION OF THE PROJECT.** The Project shall be completed and made available to the Township for final inspection and approval no later than the Completion Date. Upon completion of the Project and after final inspection and written approval by the Township, such approval not to be withheld unreasonably, the Project shall be transferred by the Developer, in consideration of this Development Contract, to the Charter Township of Gaines and the Township of Byron, jointly, (together the "Townships") pursuant to the Townships standard form Warranty Bill of Sale.

The Township shall not be obligated to approve the Project or accept ownership thereof unless and until the Township is satisfied the Project has been constructed in accordance with the approved plans and specifications and in a good and workmanlike manner and, further, that the Project meets all quality standards and tests which would apply and be conducted if the Township itself acquired and constructed the Project. In addition, the Township shall not be obligated to approve the Project and accept ownership thereof unless and until all of the restoration has been fully completed.

Prior to approval of the Project and acceptance of ownership thereof, the Township shall receive from the Developer such waivers of lien, affidavits and other documentation as the Township shall reasonably deem necessary to be assured that all contractor(s) and all pipe, equipment and other suppliers in connection with the Project have been paid in full and that there are no liens or other unpaid obligations outstanding with respect to the Project.

The Township also reserves the right to require, prior to approval of the Township and acceptance of ownership thereof and at the cost of the Developer, a written opinion from the Developer's consulting engineer that the Project has been constructed and completed in accordance with the approved plans and specifications.

If the Contract Face Pages require that the Developer provide an irrevocable letter of credit prior to commencement of construction in order to guarantee completion of the Project by the Completion Date, this irrevocable letter of credit shall be issued by a bank having an office in Kent County in favor of the Township in the amount shown on the Contract Face Pages. The letter of credit to be provided shall be in such form and with such provisions as the Township shall reasonably require.

The Project shall not be connected to the Township's sewer and/or water systems unless and until the Township has completed its final inspection and approved the Project in writing. If the Developer desires to connect the Project to the water and/or sewer systems in advance of this final inspection and written approval, the Developer shall provide to the Township an irrevocable letter of credit issued by a bank having an office in Kent County in favor of the Township in such amount as the Township shall reasonably determine is necessary to pay all costs and expenses related to completing the Project. The letter of credit to be provided shall be in such form and with such provisions as the Township shall reasonably require.

No portion of the Development shall be connected to the Project until the Project has been approved by the Township and the ownership of the Project has been dedicated and conveyed jointly to the Charter Township of Gaines and the Township of Byron in the manner provided by these Contract Terms.

The Developer shall cooperate with the Township at all times, whether before or after the conveyance of the Project to the Township, and to the fullest extent with all Project contract and warranty claims deemed necessary by the Township to be made or filed against the Developer's contractor.

If the Project is not completed by the Completion Date, the Township shall have the right to complete the Project at the Developer's expense and to pay the full cost of such completion by making a draw or draws against the Developer's letter of credit. The Developer shall reimburse the Township for all costs incurred in completing the Project including, but without limitation, engineering, third party contractors and the charges of Township personnel necessary to supervise the completion of the Project. To the extent the Township costs to complete the Project are not fully paid by a draw or draws on a letter of credit, the Developer shall pay such amounts to the Township on demand. Amounts not paid on demand shall bear interest at a rate of 1% per month or fraction of a month that the amount remains unpaid.

Section 5. **INSURANCE.** Beginning as and when construction of the Project is commenced, and continuing at all times while the Project or any part thereof is under construction, the Developer and/or its contractor(s) shall continuously carry and maintain the same insurance coverage which is routinely required by the Township with respect to the construction of its own water and sewer projects. The Charter Township of Gaines, the Township of Byron and their respective Township Board members, officers, agents, employees and Township engineers (together, the "Additional Insured's") shall all be named as additional insured under such insurance, and such insurance shall also provide that it is the primary source of coverage for all such parties named as additional insured's with respect to the Project and the acts of omission of the Developer and its contractor(s) related thereto.

Certificate(s) evidencing the acquisition of all insurance required by this section and that such insurance is in full force and effect shall be deposited with the Township before construction of the Project is commenced. The Developer shall furnish, or cause to be furnished, upon request of the Township, certified copies of all policies required pursuant to this section as well as all amendments and renewals. All insurance policies required pursuant to this section shall contain a provision that they are non-cancelable and not subject to material modification by the insurer except upon 30 days' prior written notice to the Township. At least 30 days prior to the expiration or cancellation of any such insurance policy, there shall be furnished to the Township evidence satisfactory to it that the policy has been renewed or replaced by another policy. Construction of the Project shall not commence unless and until the Township has approved the insurance required to be provided by the Developer and its contractor(s) pursuant to this section in writing, such approval not be withheld unreasonably.

With respect to the Project, the Developer agrees to indemnify the Townships and all of the other Additional Insured's named in the first paragraph of this section, from and against any and all claims, costs, actions, causes of action, liability, judgments, losses, or expenses (including reasonable attorney's fees and other expense of defense) resulting from or caused by the acts or omissions of Developer or its contractor(s) in acquiring, constructing and completing the Project or with respect to the legal title to the Project, including all necessary easements, rights of way and interests in land required for the Project.

Section 6. **CONNECTION CHARGES/RATES.** The Developer shall pay all availability fees and trunkage fees in the amounts and in the manner set forth on the Contract Face Pages. The Developer shall pay all rates and charges imposed by the Township pursuant to the applicable rate ordinance or rate resolution with respect to the Project on such terms and provisions as are provided in that rate ordinance or rate resolution. The Township shall be entitled to establish such water rates and/or sewer usage rates as the Township deems appropriate. The Developer will reimburse the Township for the costs of sanitary sewer and watermain construction permit submittals, Township Engineer and staff review of plans, and construction inspection performed by the Township or the Township's duly authorized representative. The fact the Developer has installed the Project at its expense shall not excuse the Developer or any party owning or utilizing lands and premises within the Development served by the Project or any part thereof from being obligated to pay water and sewer rates and charges or any other charges levied by the Township generally against water and/or sanitary sewer customers.

Section 7. **TOWNSHIPS' UTILIZATION OF THE PROJECT.** As and when the Project has been transferred to the Townships pursuant to the Warranty Bill of Sale referred to in Section 4 above, the Project shall become part of the Townships' water and/or sewer system, as the case may be, and may be utilized by the Townships in such manner as the Townships utilize other portions of their water and sewer systems. Without limiting the generality of the preceding sentence, the Townships may connect other water and/or sewer customers to the Project and may also connect water and/or sewer extensions to the Project and connect additional customers to those extensions, all without any obligation to make any payment or reimbursement to the Developer on account of the Developer having constructed the Project at the Developer's expense, unless there is a written agreement to the contrary set forth in the Contract Face Pages or otherwise.

Section 8. **ZONING AND OTHER APPROVALS.** Approval and execution of this Development Contract by the Township does not constitute or imply that the Developer has received or will receive from the Township or any other applicable governmental entity any or all land use, zoning and/or any other approvals from the Township which are required for or applicable to the Development under applicable Township ordinance or law and the Township makes no guarantee to the Developer that any of such approvals will be granted by the Township. The Developer at Developer's sole risk and expense is required to obtain from the Township or other applicable governmental entity all such applicable land use, zoning and/or other approvals for the Development before proceeding with the construction of the Project.

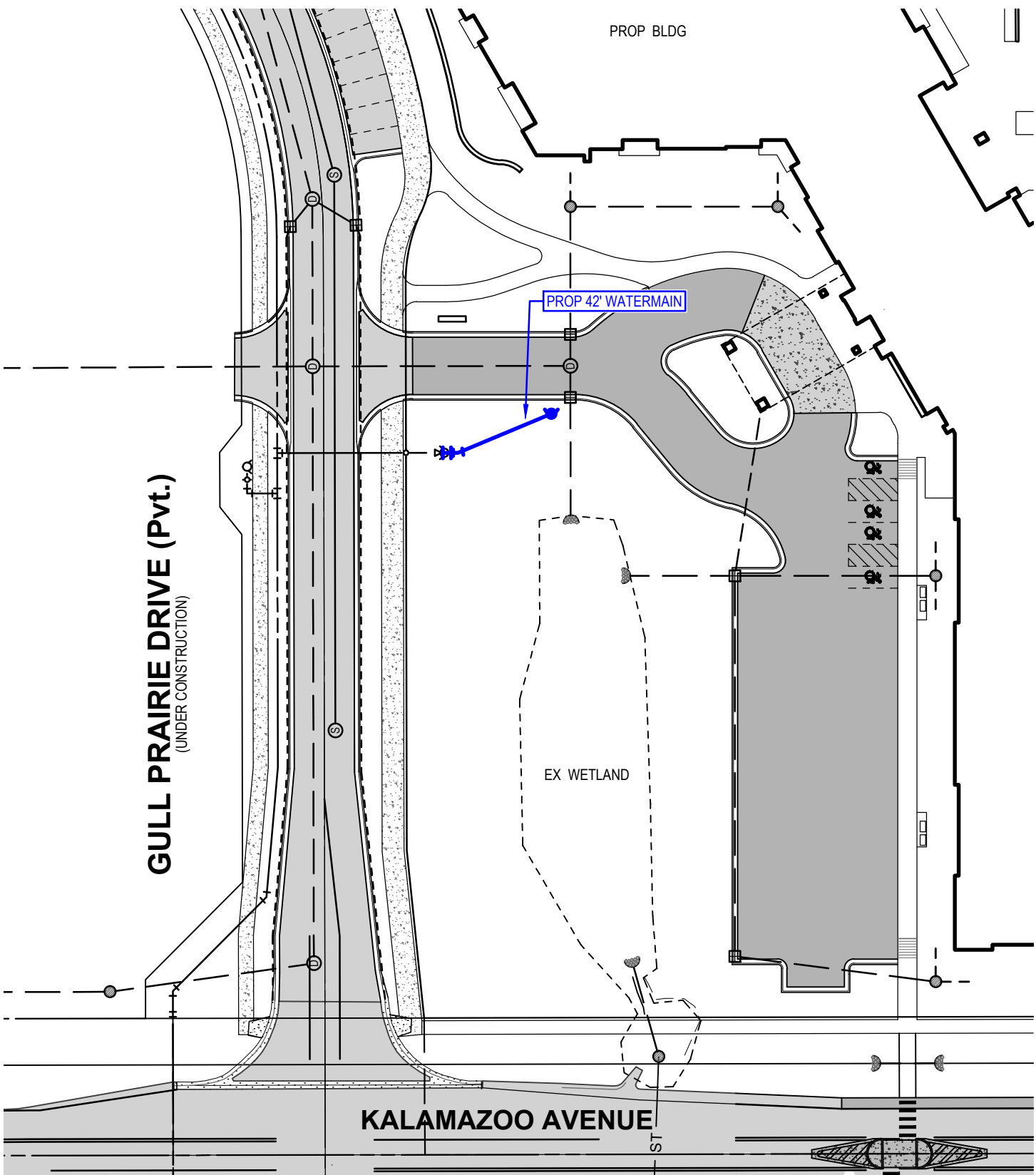
Section 9. **THIRD PARTY BENEFICIARY.** In consideration of the joint ownership by the Townships of the sanitary sewer and water systems located in the Township, the Township of Byron shall be a third-party beneficiary of this Development Contract and entitled to enforce the terms hereof in accordance with applicable law.

Section 10. **DEFINED TERMS.** All capitalized terms not otherwise defined in these Contract Terms shall have the meanings assigned thereto in the Contract Face Pages.

Section 11. **MISCELLANEOUS.** Neither this Contract nor any rights under it may be assigned nor may any duty be delegated without the prior written consent of the non-assigning or non-delegating party. Any attempt to assign or delegate rights or duties without prior written consent shall be void. This Contract shall inure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

All notices and other documents to be served and transmitted hereunder shall be in writing and addressed to the respective parties hereto at the addresses stated on the Contract Face Pages or such other address or addresses as shall be specified by the parties hereto from time to time and may be served or transmitted in person or by ordinary or certified mail properly addressed with sufficient postage. This is an integrated contract. It contains the full understanding of the parties and supersedes all other understandings, agreements or conditions, written or oral, regarding the subject matter of this Contract. This Contract has been executed in the State of Michigan and shall be governed by Michigan law, except as to matters pertaining to choice of law. The waiver by any party hereto of a breach or violation of any provision of this Contract shall not be a waiver of any subsequent breach of the same or any other provision of this Contract. If any section or provision of this Contract is unenforceable for any reason, the unenforceability thereof shall not impair the remainder of this Contract, which shall remain in full force and effect. It is contemplated that this Contract will be executed in multiple counterparts, all of which together shall be deemed to be one contract. The captions in this Contract are for convenience only and shall not be considered as part of this Contract or in any way to amplify or modify the terms and provisions hereof. This Contract shall be enforceable only by the parties hereto and their successors in interest by virtue of an assignment which is not prohibited under the terms of this Contract and, with the exception of specified third party beneficiaries, no other person shall have the right to enforce any of the provisions contained herein. No amendment, modification or waiver shall be effective unless in writing and signed by both parties. All rights and remedies set forth in this Contract are cumulative and are in addition to any other legal or equitable rights and remedies.

[END OF CONTRACT TERMS]



SCALE: 1" = 50'

0'

25'

50'



NORTH

Traditions - GR Senior Living

Watermain Map - Exhibit 'A'

GAINES TOWNSHIP, KENT COUNTY, MI

DRAWN BY: DWD

CHECKED BY: RJB DATE: 2026.04.13

PRJ NO: 25400637

1 OF 1

NEDERVELD
 www.nederveld.com • 800.222.1868
 Grand Rapids
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Ann Arbor, Chicago, Columbus,
 Holland, Indianapolis

MEMO

Staff Communication

DATE: June 2, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: International Association of Assessing Officers Conference Request

SUMMARY:

The Township Assessor is requesting approval to attend the International Association of Assessing Officers conference, which will be held in Calgary, Alberta, Canada, from October 13 through 16, 2026. The conference offers valuable professional development opportunities, including educational sessions and networking with assessing professionals from throughout the United States.

The estimated total cost of attendance for the 2026 conference is slightly higher than the cost of the 2025 conference. Registration is \$935. Airfare is currently estimated at \$400 to \$500; hotel accommodations are projected at \$900 to \$1,200, and meal expenses are estimated at \$300 to \$400. These expenses have been accounted for in the FY 2026 budget.

FINANCIAL IMPACT:

The total estimated financial impact of attending this conference is up to \$3,035.

BUDGET ACTION REQUIRED:

Conference attendance was included in the FY 2026 budget; therefore, no additional budget action is required at this time.

STAFF RECOMMENDATION:

Staff recommends that the Township Board approve this request.

*Professional Development Request Form*

Employee Name: Jim Zenas Job Title: Assessor
Supervisor: Bob Terpstra Date: _____
Title of Activity: International Assoc. of Assessing Officers Conference
Organization Providing Professional Dev: IAAO
Location: Calgary, Canada
Dates of Attendance: 10/13/26 - 10/16/26 Number of training hours: Up to 13 Hours
Registration Cost: \$935.00 Cost of Housing: \$900 - \$1,200
^{Airfare}
Estimated Mileage: \$400 - \$500 Estimated Cost of Meals: \$300 - \$400

How will the acquired knowledge/skill help improve your performance and/or prepare you for more advanced responsibilities? Educational credits for continuing education,
Discovering best practices, learning from expert colleagues
about the latest research in property appraisal & valuation.

Employee Signature: Jim Zenas Date: 5/18/2026

Please attach any relevant registration or informational documents

To be Completed by Department Head/Township Manager

Planned/Budgeted Professional Development: Yes No

If not, will attendance require a budget adjustment/amendment: Yes No N/A

Department Head Recommends Approval: Yes No

Prof. Dev. Budget Current FY _____ Current Bal. _____ Bal. After Request _____

Department Head's Signature: _____ Date: _____

Township Manager's Approval: _____ Date: _____

IF SIGNED BY TOWNSHIP MANAGER, THE REQUEST IS APPROVED

SCHEDULE At-a-Glance *[continued]*

Schedule continued from previous page. Schedule and times are subject to change. All times are Mountain Time.

THURSDAY, OCTOBER 15

Registration Desk Open	7:00am - 4:30pm
Continental Breakfast	7:30 - 8:00am
Speaker and Moderator Check In	8:00am - 5:00pm
Professional Designees' and Fellows Lounge <i>(By invitation only)</i>	8:00am - 5:00pm
PLENARY SESSION: Dr. Enid Slack, Director, Institute on Municipal Finance and Governance at the Munk Centre for International Studies, University of Toronto	8:00 - 9:00am
Beverage Break in Exhibit Hall	9:00 - 9:30am
Exhibit Hall Hours	9:00am - 1:30pm
Education Sessions	9:30 - 10:30am
Thought Leaders Sessions	9:30 - 10:30am
Exhibitor Showcase <i>(Not eligible for CE credits)</i>	9:30 - 10:30am
Refreshment Break in Exhibit Hall	10:30 - 11:00am
Education Sessions	11:00am - Noon
Thought Leaders Sessions	11:00am - Noon
Exhibitor Showcase <i>(Not eligible for CE credits)</i>	11:00am - Noon
Lunch in Exhibit Hall	Noon - 1:00pm
Prize drawings in Exhibit Hall	1:00 - 1:30pm
Education Sessions	1:30 - 3:00pm
Thought Leaders Sessions	1:30 - 2:30pm
Exhibitor Showcase <i>(Not eligible for CE credits)</i>	1:30 - 2:30pm
Refreshment Break	3:00 - 3:30pm
Education Sessions	3:30 - 4:30pm
Thought Leaders Sessions	3:30 - 4:30pm
Exhibitor Showcase <i>(Not eligible for CE credits)</i>	3:30 - 4:30pm
Professional Designees' & Fellows Networking Hour <i>(By invitation only)</i>	4:30 - 5:30pm
WIN Reception <i>(Optional and at additional cost; IAAO Registration required)</i>	5:30 - 7:00pm

FRIDAY, OCTOBER 16

Registration Desk Open	7:30am - Noon
Professional Designees' and Fellows Lounge <i>(By invitation only)</i>	8:00am - 4:00pm
Speaker and Moderator Check In	8:00am - 4:30pm
Continental Breakfast	8:00 - 8:30am
Education Sessions	8:30 - 9:30am
Thought Leaders Sessions	8:30 - 9:30am
Exhibitor Showcase <i>(Not eligible for CE credits)</i>	8:30 - 9:30am
Refreshment Break	9:30 - 10:00am
Education Sessions	10:00 - 11:30am
Thought Leaders Sessions	10:00 - 11:00am
Exhibitor Showcase <i>(Not eligible for CE credits)</i>	10:00 - 11:00am
WIN Luncheon <i>(Optional and at additional cost; IAAO Registration required)</i>	11:45am - 1:00pm
Lunch On Your Own	11:30am - 1:15pm
Education Sessions	1:15 - 2:15pm
Refreshment Break	2:15 - 2:45pm
Education Sessions	2:45 - 3:45pm
Impact Circle Reception <i>(By invitation only)</i>	5:30 - 6:00pm
Pre-Gala Reception	5:30 - 6:00pm
Awards Gala <i>(Dinner provided)</i>	6:00 - 9:00pm

SATURDAY, OCTOBER 17

IAAO LOCAL HOST COMMITTEE

SPECIAL EVENT— Self-Guided Day Trip to Banff *(Buses load at 7:45am. Optional; Eventbrite registration required.)*

8:15am - 5:30pm

EVENT COST: \$50 USD + 5% Tax. Space is limited.

DON'T FORGET YOUR PASSPORT!

Non-Canadians will need a passport to attend the 2026 IAAO Annual Conference in Calgary, Canada. Renewing or applying for a passport may take 8 weeks.



Learn more at www.iaao.org/conference

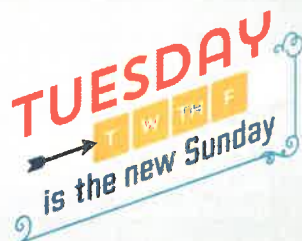


The 2026 IAAO Annual Conference is set for Oct. 13-16 in Calgary, Alberta, Canada at the Calgary TELUS Convention Centre.

The IAAO Annual Conference is the premier platform for sharing successes, discovering best practices, and learning from expert colleagues about the latest research in property appraisal and valuation.

DON'T FORGET!

The Welcome Reception will be on **Tuesday, Oct. 13**, sessions will be held **Wednesday through Friday**, and the Exhibit Hall will be open **Wednesday and Thursday**. Awards will be presented during the Awards Gala on **Friday night**.



HOTEL RATES

IAAO has reserved rooms at four hotels near the TELUS Convention Centre at the following rates (shown in Canadian dollars).

- ★ **Calgary Marriott Downtown Hotel** - \$269 CAD
- ★ **Hyatt Regency Calgary** - \$249 CAD
- ★ **Fairmont Palliser** - \$299 CAD
- ★ **Fairfield by Marriott Inn & Suites Calgary Downtown** - \$220 CAD

Hotel information and room block links will be available on April 28 at www.iaao.org/conference.

Learn more at www.iaao.org/conference

SCHEDULE At-a-Glance

Schedule continued on next page. Schedule and times are subject to change. All times are Mountain Time.

TUESDAY, OCTOBER 13

Registration Desk Open	10:00am - 6:00pm
IAAO LOCAL HOST COMMITTEE SPECIAL EVENT—Curling 101: A Canadian Experience (Buses load at 11:30am. Optional; Eventbrite registration required.)	11:45am - 3:40pm
EVENT COST: \$40 USD + 5% Tax. Space is limited.	
First Time Attendee Orientation	4:00 - 4:45pm
WELCOME RECEPTION: Studio Bell, National Music Centre (Buses load at 5:45pm or walkable)	6:00 - 8:00pm

WEDNESDAY, OCTOBER 14

Registration Desk Open	7:00am - 4:30pm
Coffee and Tea	7:30 - 8:00am
Speaker and Moderator Check In	8:00am - 5:00pm
Professional Designees' and Fellows Lounge (By invitation only)	8:00am - 5:00pm
OPENING SESSION, ANNUAL BUSINESS MEETING, AND KEYNOTE: Dr. Hayley Wickenheiser, Four-time Olympic Gold Medalist and Member of the Hockey Hall of Fame	8:00 - 10:00am
Exhibit Hall Grand Opening with Refreshments	10:00 - 11:00am
Education Sessions	11:00am - Noon
Thought Leaders Sessions	11:00am - Noon
Exhibitor Showcase (Not eligible for CE credits)	11:00am - Noon
Lunch in Exhibit Hall	Noon - 1:30pm
Education Sessions	1:30 - 2:30pm
Thought Leaders Sessions	1:30 - 2:30pm
Exhibitor Showcase (Not eligible for CE credits)	1:30 - 2:30pm
Refreshment Break in Exhibit Hall	2:30 - 3:00pm
Education Sessions	3:00 - 4:00pm
Thought Leaders Sessions	3:00 - 4:00pm
Exhibitor Showcase (Not eligible for CE credits)	3:00 - 4:00pm
Exhibit Hall Happy Hour	4:00 - 5:00pm

Registration and the hotel room blocks will open on

APRIL 28, 2026



www.gainestownship.org

MEMO

Staff Communication-ACTION REQUIRED

DATE: 5/26/2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Karin's Horse Connection – Hearts and Hooves Event

SUMMARY:

Therapeutic Horse Connection (doing business as Karin's Horse Connection) is requesting approval of a special event liquor license for an event scheduled for October 3, 2026. The Hearts and Hooves event raises scholarship funds for individuals with special needs and for vaulting students to help offset the cost of riding lesson tuition.

The benefit event will take place from 5:00 p.m. to 8:00 p.m. Guests will be served a professionally catered dinner and local craft beer and wine, and the evening will include live music, student demonstrations, a special "Running of the Horses" presentation, and both live and silent auctions. Maps and diagrams provided by the applicant are included in this packet. This will be an adults-only event, and guests will be required to purchase tickets online. Upon check-in, each guest will receive two drink tickets that may be redeemed at a staffed bar.

The Michigan Liquor Control Commission will issue the license upon receipt of approval from the Kent County Sheriff's Office, which requires local governing body approval before making its determination.

FINANCIAL IMPACT:

Approval of this event will have no financial impact on the Township.

BUDGET ACTION REQUIRED:

No budget action is required for approval of this event.

STAFF RECOMMENDATION:

Staff recommends that the Board approve this special event liquor license request.

Hello Kim,

I emailed you last year with this request, so I hope it's ok to email you here again - if there is a better way to do this, or if I should reach out to someone else, please let me know! :)

I am writing to inquire about a liquor license for our Hearts and Hooves Benefit Event on Saturday, September 20th, 2025. We are requesting a local governing body recommendation in order to, in turn, receive the sheriff's recommendation on the special license application.

Details:

Location: Legacy Stables & Karin's Horse Connection

8001 Patterson Ave. SE, Caledonia, MI 49316

Date: September 20th 2025

Time: 5:00-8:00pm

Contact: Leoni Baier - Executive Director - 616-822-6673

Jodie Rykse Salmoran - Hearts and Hooves Committee Chair - 616-608-2157

Please feel free to check out the event on our website: <https://legacyhorses.com/karins-horse-connection/hearts-hooves-scholarship/>

We are requesting a special license (liquor license) for our event on September 20th, 2025. Our annual Hearts and Hooves event raises funds to aid our therapeutic riding and vaulting program. Therapeutic Horse Connection dba Karin's Horse Connection is a licensed 501c3 whose mission is to produce smiles through human-horse connections, regardless of age, ability or socio-economical standings.

At the benefit, which will take place from 5:00-8:00pm, guests will be served dinner (professionally catered), enjoy live music, local craft beer and wine, demonstrations from

students, and a special "Running of the Horses" event. The event will also have a live and silent auction.

This is an adult only event and guests must purchase tickets online in advance or at the door. Guests check in when they arrive and receive 2 drink tickets, which they can redeem at a staffed bar. We are partnering with Arvon Brewing Co. who has customized their local craft beer can with special edition names and prints of our horses and will also have a white wine and red wine option from a Michigan winery.

The majority of the event will be held inside of our indoor riding arena 140 x 72. For the last 45 minutes of the event we will ask all guests to go to the outdoor location, which is a fenced in pasture about 80 yards from the arena location. Here we will have our "Running of the Horses" viewing and then finish the evening with continued fellowship.

I have attached:

- A location map as well as diagrams of the event spaces
- Pages 1-2 of the special license application detailing the event and event space that will be submitted to the state.
- Local governing body's recommendation form

Please let me know if there is anything else I can provide you with, or if there are any further steps I need to take. *Last year we attended a meeting in which board members granted us the recommendation. If this is the case again, I would be more than happy to attend and answer any further questions in person.*

Thank you!



Leoni Baier

President

Karin's Horse Connection

"You don't have to own a horse, you can fall in love with ours"

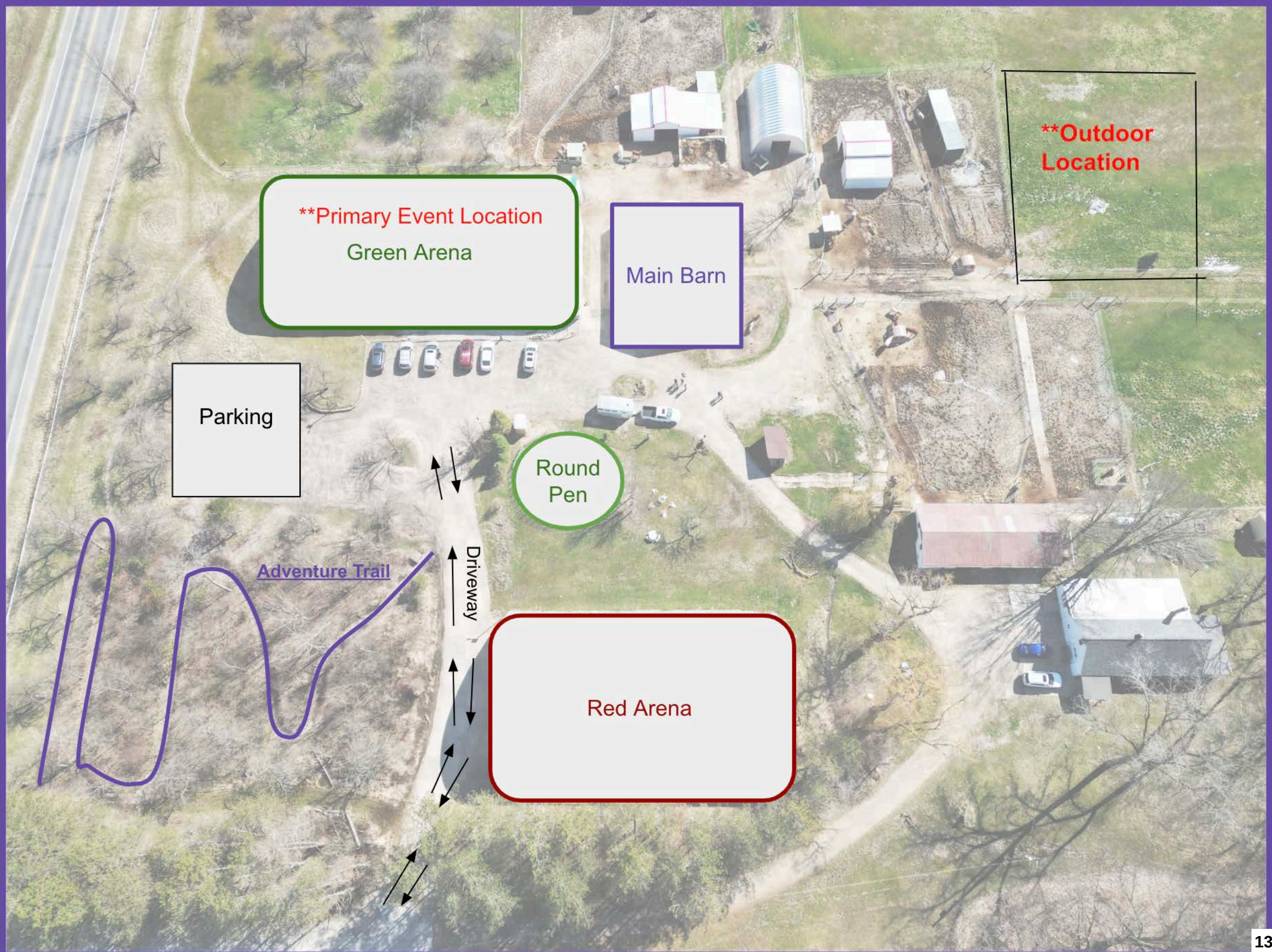
8001 Patterson Ave SE

Caledonia 49316

616-570-1106

www.legacyhorses.com

www.facebook.com/KarinsHorseConnection



Legacy Stables Hearts + Hooves 2024

check in

tent
outside

140'

4 ft wooden wall perimeter

emergency
exit

entrance/
exit

72'

entrance/
exit

Indoor Horseback
Riding Arena

Food - Live + silent auctions -
Live music - Beer + wine -
student Demonstrations

additional pasture
not being used

Barn

entrance

Outdoor Event
Area

"Running of the Horses"
viewing area ~~XXXXXX~~
• continued music and
fellowship

206'

5ft 3 strand pasture fencing

250'

additional pasture
not being used

Hearts & Hooves 2024
outdoor location



Special License Application

A completed Special License application must be submitted as early as possible before your event(s) to avoid any delays in processing. It is strongly recommended that you submit the application as soon as you know the date of your event(s). Failure to submit a completed application at least ten (10) business days prior to the event(s) may result in no Special License being issued, pursuant to administrative rule R 436.575.

Part 1 - Applicant Organization Information

Applicant organization name: Therapeutic Horse Connection dba Karin's Horse Connection		
Applicant address: 8001 Patterson Ave. SE		
City: Caledonia		Zip Code: 49316
Contact name: Leoni Baier	Phone: 616-822-6673	Email: Lbaier406@gmail.com
Alternate contact name:	Phone:	Email:
1. Has the applicant organization previously received a Special License? ☒ Yes ☐ No <i>Michigan organizations must provide current articles of incorporation filed with Michigan Corporations Division. Out-of-state organizations must provide: (a) current articles of incorporation from state of issuance; (b) current certificate of good standing from state of incorporation; and (c) current Certificate of Authority to Transact Business in Michigan issued by the Michigan Corporations Division.</i>		Leave Blank - MLCC Use Only
2. Has the applicant organization been established for one (1) year or longer? ☒ Yes ☐ No Date the applicant organization was established (month/day/year): _____		
3. Is the applicant organization a municipality? ☐ Yes ☒ No		

Part 2 - Event Information - For requests at more than one location, submit separate forms for each location.

Address of event location: 8001 Patterson Ave. SE	
City, township, or village where event will be held: Caledonia	County: Kent 
1. Will you submit your completed application at least ten (10) business days before your event? <i>It is strongly recommended that you submit the application as soon as you know the date of your event(s).</i> ☒ Yes ☐ No	
2. Do you have permission from the property owner of the location listed above to hold your event(s) on the date(s) listed below (see pages 2-3) at this location? ☒ Yes ☐ No	
3. Has the local law enforcement agency with primary jurisdiction over the event location approved this application for a Special License? (See Part 5 on Page 5) ☐ Yes ☐ No	
4. Is the event location within 500 feet of a church or school? If Yes, the church or school must consent to the event(s). (See Part 6 on Page 5) ☐ Yes ☒ No	
5. Is the event location outdoors or partially outdoors? ☐ Yes ☐ No If Yes, list the exact dimensions of the outdoor area: Submit a clear diagram of the outdoor service area with your application form. 200 feet X 250 feet = square feet Width Length Describe type and height of the barrier that will be used to enclose the outdoor area: The area is enclosed by pasture fencing which is 4.5ft in height	
6. Describe type of security that will be used for event(s) and how it will be utilized to secure and monitor to prevent sales to minors and visibly intoxicated persons: This is an adult only event in which each registered person receives two drink tickets. IDs will be checked at sign in. By handing out drink tickets we enforce a 2 drink maximum. We will have 10+ staff monitoring the event as well.	

7. Is the event location situated in or on state owned land, such as a state park or National Guard armory? ☐ Yes ☒ No
If Yes, attach a copy of your documentary proof of approval to use the state owned land.

8. Is there an existing liquor licensee issued at the event location, such as a Class C or Club license? ☐ Yes ☒ No
If Yes, the existing licensee must request to place its license in escrow during the event(s). (See Part 7 on Page 5)

9. Will the event(s) involve an auction of donated wine? ☐ Yes ☒ No
If Yes, please check "Wine Auction" for the applicable event date(s) on pages 2-3. Only donated wine may be auctioned under a Special License; beer and spirits cannot be auctioned. If you request a Special License for on-premises consumption AND for a Wine Auction both on the same date at the same location, you are requesting two (2) separate licenses and you must pay a license fee for both licenses.

10. Will marijuana be sold and consumed under a Temporary Marihuana Event License issued by the Cannabis Regulatory Agency (CRA) within the proposed event area where alcoholic liquor will be sold and consumed? ☐ Yes ☒ No

11. Is the event location within the commons area of a Social District? ☐ Yes ☒ No
If Yes, you must obtain written documentation from the local governmental unit, including a clear diagram, that delineates the part of the commons area of the Social District to be used exclusively for your event and the part to be used exclusively by the Social District permittees during the time period for your event pursuant to [MCL 436.1551\(3\)](#). Submit the documentation and the diagram with this application.

12. The applicant organization may request up to twelve (12) Special Licenses total (one Special License per day) in a calendar year. Please complete the information below **for each individual date** for which you are requesting a Special License at this location. **If you are requesting Special Licenses for consecutive days, completely fill out a separate box for each date. If you request a Special License for on-premises consumption AND for a Wine Auction both on the same date at the same location, you are requesting two (2) separate licenses and you must pay a license fee for both licenses.**

1	9/20/2025		Describe event being held:		The Hearts & Hooves Benefit Event includes a catered dinner, live music, auction to raise funds for our therapeutic horseback riding and vaulting programs.	
	Date					
	5:00pm	8:00pm	Special License will be used for: ☒ Beer & Wine Service ☐ Beer, Wine, & Spirit Service ☐ Wine Auction			
	Start Time	End Time	Is this date a Sunday? ☐ Yes ☒ No If Yes, will alcohol be served between 7:00AM and 12:00 Noon? ☐ Yes ☐ No			

2			Describe event being held:			
	Date					
			Special License will be used for: ☐ Beer & Wine Service ☐ Beer, Wine, & Spirit Service ☐ Wine Auction			
	Start Time	End Time	Is this date a Sunday? ☐ Yes ☐ No If Yes, will alcohol be served between 7:00AM and 12:00 Noon? ☐ Yes ☐ No			

3			Describe event being held:			
	Date					
			Special License will be used for: ☐ Beer & Wine Service ☐ Beer, Wine, & Spirit Service ☐ Wine Auction			
	Start Time	End Time	Is this date a Sunday? ☐ Yes ☐ No If Yes, will alcohol be served between 7:00AM and 12:00 Noon? ☐ Yes ☐ No			

4			Describe event being held:			
	Date					
			Special License will be used for: ☐ Beer & Wine Service ☐ Beer, Wine, & Spirit Service ☐ Wine Auction			
	Start Time	End Time	Is this date a Sunday? ☐ Yes ☐ No If Yes, will alcohol be served between 7:00AM and 12:00 Noon? ☐ Yes ☐ No			

5			Describe event being held:			
	Date					
			Special License will be used for: ☐ Beer & Wine Service ☐ Beer, Wine, & Spirit Service ☐ Wine Auction			
	Start Time	End Time	Is this date a Sunday? ☐ Yes ☐ No If Yes, will alcohol be served between 7:00AM and 12:00 Noon? ☐ Yes ☐ No			

6			Describe event being held:			
	Date					
			Special License will be used for: ☐ Beer & Wine Service ☐ Beer, Wine, & Spirit Service ☐ Wine Auction			
	Start Time	End Time	Is this date a Sunday? ☐ Yes ☐ No If Yes, will alcohol be served between 7:00AM and 12:00 Noon? ☐ Yes ☐ No			



Michelle LaJoye-Young
SHERIFF

Bryan Muir
UNDERSHERIFF

LOCAL GOVERNING BODY RECOMMENDATION FOR SPECIAL LICENSE

Applicant Name: _____

Address: _____

To be held at: _____

Date: _____

For the sale of: _____

To the Sheriff of Kent County:

As the governing body of _____,

it is our opinion the issuing of this license would not conflict with any local ordinance and
hereby request your approval.

Signed: _____

Title: _____

Date: _____



www.gainestownship.org

MEMO

Staff Communication - Action Required

DATE: June 2, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Kim Triplett, Executive Assistant
RE: Request for Temporary Fire Works Stand

SUMMARY:

Jason Lambracht contacted staff regarding having a temporary tent sale of fireworks in our Township, June 9th thru July 7th.

Staff has attached the site plan, Mr. Lambracht's lease agreement with Dutton Corner's, and an insurance binder for \$10 million in coverage listing Gaines Charter Township as an additionally insured party.

Mr. Lambracht operated a temporary stand at this same location, in 2024, without incident.

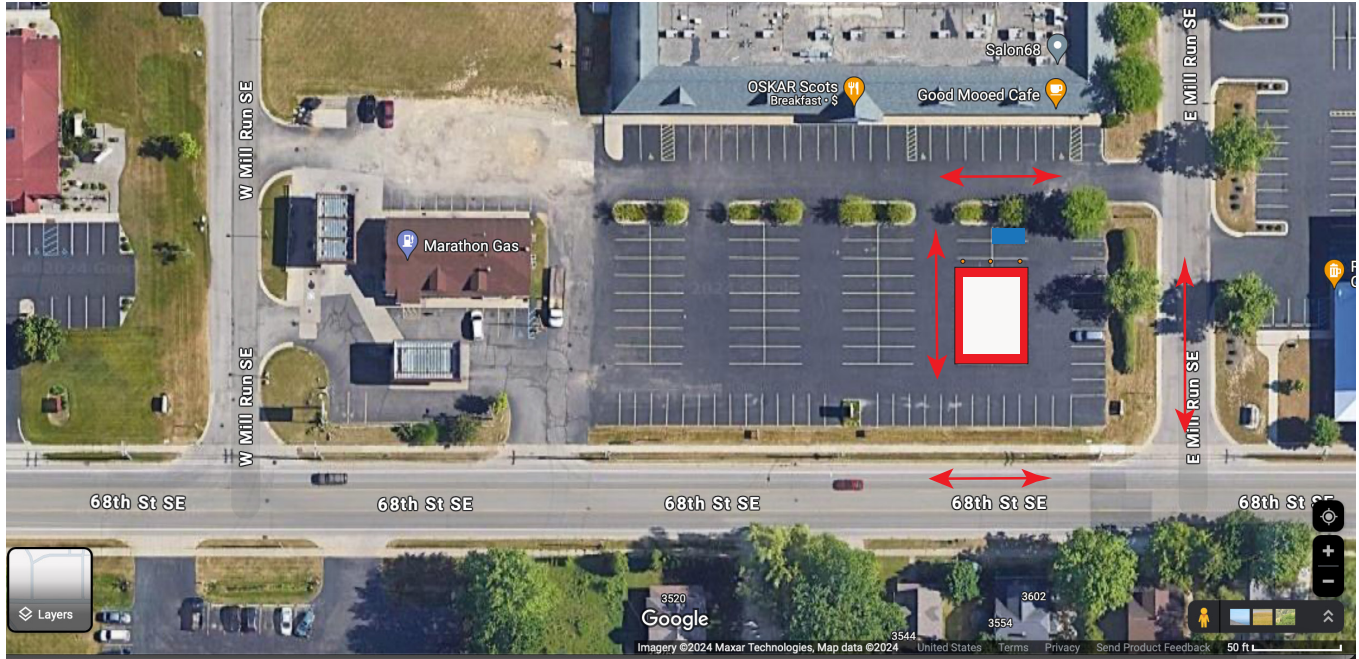
FINANCIAL IMPACT: NONE

BUDGET ACTION REQUIRED: NONE

STAFF RECOMMENDATION

Staff recommends the request be approved .

Dutton Site Map



Perimeter of Tent - 30' x 45'



Perimeter of Stakes - 40' x 55'



Storage Container 10' x 20'



Cones to block parking



Fire Department Access

- 1) Fire Department Access to the area can be done with the entryway on 68th st. and E. Mill Run. The tent is easily accessible by the Fire Department on all sides within 150 feet.
- 2) There is no retail-propane dispensing station within 50 feet of the tent.
- 3) There is no above-ground storage tanks for flammable or combustible liquid, flammable gas, or flammable liquified gas within 50 feet of tent.
- 4) There is no compressed natural gas-dispensing station within 50 feet of the tent.
- 5) There is no motor vehicle dispensing station within 50 feet of the tent.
- 6) There will be no generator on the tent site.
- 7) There is no bulk plant or bulk terminal for flammable or combustible liquid, flammable gas, or flammable liquified gas within 300 feet of tent.
- 8) Storage container (in blue above) is located over 10 feet away from the tent (approximately 20 feet)
- 9) Tent is over 50 feet away from any other building,

LEASE AGREEMENT

This agreement, made this April 6th, 2026 by and between Dutton Corner LLC 3555 68th St. SE Dutton, MI 49316 as lessor ("Lessor"), and The Good Stuff Fireworks Corp., 6357 8th Ave, SE Grandville, MI 49418 as lessee ("Lessee").

That for and in consideration of rental to be paid by the Lessee to the Lessor, Lessor does hereby lease to the Lessee, and Lessee hereby leases from Lessor, the premises at 3555 68th St. SE Dutton, MI 49316 (Designated area per site plan). In addition, Lessor will not issue any other leases on this or on these surrounding areas for the said purpose of this Agreement. The entire lease will be for the period beginning June 7th, 2026, through July 7th, 2026. In addition, the Lessor will not lease out the area indicated on the site map as to conflict with the period of time aforementioned.

Lessee shall pay to the Lessor the amount of Two Thousand Dollars (\$2000) for the entire duration of the Lease. Upon execution of this agreement a payment for One Thousand Dollars (\$1000) will be paid with the balance to be paid before June 30th, 2026.

Lessee shall indemnify and save harmless Lessor from and against any and all liability, penalties, damage and judgments by reason of injury or claim of injury to person or property of any nature and however caused, arising out of the use, occupation and control of the leased premises by Lessee.

Lessee shall at his own expense carry comprehensive liability insurance policies for the protection of himself, as well as customers, the owners of the property, and in accordance with the State and Local Regulations.

*Tenant to provide liability insurance in the amount of \$10,000,000

*Tenant to provide product liability insurance in the amount of \$10,000,000

*Tenant to include Dutton Corner LLC, 3555 68th St. SE Dutton, MI 49316 and Dutton Corner LLC, as additional insured.

The premises leased hereby shall be used for the purpose of selling "**Fireworks**". Lessee shall comply with the laws, ordinances, rules and regulations of the federal, state, and municipal authorities. Trash facilities will be included in the cost of the lease. Location of the temporary sale is on the attached site plan.

In the event that the local regulations prohibit the intended use of this Lease, this Lease shall be termed null and void. Lessor shall guarantee Lessee annual first right of renewal of this Lease. At the termination of the Lease, Lessee shall leave the premises in good order.

It is understood and agreed that this instrument contains the entire agreement between the parties and no representations heretofore made are a part unless included herein. Any modification of the Lease shall be in writing and signed by the parties hereto.

Lessee: 
By: owner
Date: 5/19/26

Lessor: 
By:
Date: 5/19/26

Jason Lambracht
439 S. Westnedge Ct
Kalamazoo MI 49008

COMPLAINT INFORMATION:

THE ISSUANCE OF THIS LICENSE SHOULD NOT BE CONSTRUED AS A
WAIVER, DISMISSAL OR ACQUIESCENCE TO ANY COMPLAINTS OR
VIOLATIONS PENDING AGAINST THE LICENSEE, ITS AGENTS OR
EMPLOYEES.

FUTURE CONTACTS:

YOU SHOULD DIRECT INQUIRIES REGARDING THIS LICENSE
OR ADDRESS CHANGES TO THE DEPARTMENT OF LICENSING
AND REGULATORY AFFAIRS BY EMAILING

YOUR LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE.

GRETCHEN WHITMER
Governor

STATE OF MICHIGAN
Michigan Department of Licensing and Regulatory Affairs

TYPE OF CONSUMER FIREWORKS RETAIL FACILITY: TEMPORARY
ISSUED TO THIS CONSUMER FIREWORKS RETAIL FACILITY PURSUANT TO THE
MICHIGAN FIREWORKS SAFETY ACT, P.A. 256 OF 2011.

THIS CERTIFICATE REMAINS THE PROPERTY OF THE MICHIGAN DEPARTMENT OF
LICENSING AND REGULATORY AFFAIRS (LARA), AND IS TRANSFERABLE UNDER
CONDITIONS SPECIFIED IN MCL 28.454(b), MICHIGAN FIREWORKS SAFETY
ACT. THIS CERTIFICATE IS SUBJECT TO PAYMENT OF CERTIFICATE FEES FOR
INITIAL AND ANNUAL APPLICATION OR TRANSFER FEES.

Jason Scott Lambracht
The Good Stuff Fireworks
3555 68TH ST
DUTTON MI 49548

Certificate Number
CT03126

Expiration Date:
04/30/2027

This document is duly
issued under the laws of
the State of Michigan



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	CONTACT NAME:	
	PHONE (A/C, No, Ext): 216-658-7100	FAX (A/C, No):
INSURED Wholesale Fireworks Corp. 2665 North Main St. Hubbard OH 44425	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Kinsale Insurance Company	
	INSURER B: Allianz Global Corporate & Specialty SE	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:** 283277224**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC			0100400774-0	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☒ CLAIMS-MADE DED ☐ RETENTION \$			0100401742-0	10/1/2025	10/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Excess #2			EXCESS 2 BINDER	10/1/2025	10/1/2026	Each Occurrence 5,000,000 Aggregate 5,000,000 Total Limits 10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

CERTIFICATE HOLDER IS ADDITIONAL INSURED AS RESPECTS PRODUCT PURCHASED FROM THE NAME INSURED. GOOD STUFF FIREWORKS WILL BE OPERATING STANDS AT THE ATTACHED LOCATIONS LISTED ON PAGE 2 OR THIS CERTIFICATE.

CERTIFICATE HOLDER**CANCELLATION**

HITT & LAMBRACHT LLC DBA GOOD STUFF
FIREWORKS
6357 8TH AVE SW
GRANDVILLE MI 49418

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Plainfield	3700 Plainfield Ave. NE Grand Rapids, MI 49525	Plainfield Charter Township	6161 Belmont Ave. NE Belmont, MI 49306	Village Motorsports
Hastings	1025 W. M-43 Hwy. Hastings MI 49058	City of Hastings & Rutland Township	201 E. State St. Hastings, MI 49058 & 2461 Heath Rd. Hastings, MI 49058	Cappon Foods LLC
Allegan	919 Marshall St. Allegan, MI 49010	City of Allegan	231 Trowbridge St. Allegan, MI 49010	HFC Properties
Dutton	3555 68th St. Dutton, MI 49316	Gaines Township	8555 Kalamazoo Ave. SE Caledonia, MI 49316	Dutton Corner LLC, 3555 68th St. SE Dutton, MI 49316 and Dutton Corner LLC
Kalamazoo	5034 W. KL Ave, Kalamazoo, MI 49009	Oshtemo Township	7275 W Main St. Kalamazoo, MI 49009	Indy-C-Kal inc. 2500 W. Mound Circle, Sterling Heights, MI 48310, and 5034 W. KL Ave. Kalamazoo, MI 49009
Alpine	4070 Alpine Ave. Comstock Park, MI 49321	Alpine Township	5255 Alpine Ave. NW Comstock Park, 49321	Cloud 9 Liquors 4070 Alpine Ave. Comstock Park, MI 49321
Wyoming	1263 Burton St. SW Wyoming, MI 49509	City of Wyoming	1155 28th St. SW Wyoming, MI 49509	Legacy Commercial Property, 209 Powell Place Brentwood, TN 37027
Portage	4413 S. Westnedge Ave. Kalamazoo, MI 49008	City of Kalamazoo	241 W South St. Kalamazoo, MI 49007	Westnedge Capital LLC
Rockford	4667 14 Mile Rd. Rockford, MI 49341	Algoma Township	10531 Algoma Ave NE Rockford, MI 49341	Karamjott Corp inc. Db a Cedar Rock Party Store at 4667 14 Mile Rd. NE, Rockford Mi 49341
Leonard	1625 Leonard St. NE Grand Rapids, MI 49505	City of Grand Rapids	300 Monroe Ave. NW Grand Rapids, MI 49503	1625 Leonard St. NE, Grand Rapids MI 49505
Muskegon	1848 E. Sherman Blvd. Muskegon, MI 49444	City of Muskegon	933 Terrace St. Muskegon, MI 49440	Hughes and Sons LLC & 1848 E Sherman Blvd 49444 East Sherman Plaza
Big Rapids	202 Perry St. Big Rapids, MI 49307	City of Big Rapids	226 North Michigan Ave. Big Rapids, MI 49307	Westnedge Capital LLC
Grandville	3022 28th St. SW Grandville, MI 49418	City of Grandville	3195 Wilson Ave. SW Grandville, MI 49418	3040 28th St. SW Grandville MI 49418

MEMO

Staff Communication

DATE: June 2, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Dutton Fire Station Side Door Replacement

SUMMARY:

Staff has identified that the metal entry door located at the west end of the Dutton Fire Station has experienced significant deterioration over the past several years and now requires replacement. Obtaining complete quotes for both the door and installation proved challenging, as several vendors were willing to quote only the door itself. Ultimately, staff secured two complete proposals for the Board's consideration.

Parker Contracting and Construction has previously assisted the Township with door replacements and repairs and submitted a proposal in the amount of \$7,690. Staff also obtained a proposal from S.A. Morman, a firm with which the Township has worked in the past, in the amount of \$7,950. Based on prior performance and the lower cost submitted, staff recommends awarding the work to Parker Contracting and Construction.

FINANCIAL IMPACT:

This expenditure was not included in the FY 2026 budget and will therefore have a minor impact on the current budget.

BUDGET ACTION REQUIRED:

No budget action is required at this time; however, a budget amendment may be necessary at year-end to account for this expenditure.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the proposal submitted by Parker Contracting.

Quotation

S.A. Morman & Co.

Grand Rapids Office
1100 Gezon Parkway SW
Wyoming, MI 49509-9582
P: 616.245.0583
F: 616.245.9275

Mailing Address
P.O. Box 2182
Grand Rapids, MI 49501-2182

DATE: 5/29/2026

TO: DUTTON FIRE DEPARTMENT
ATTN:

BUILDING:
ARCHITECT:
PLANS AND SPECS DATED:
ADDENDUM:

We are pleased to submit our proposal on the following:

SINGLE OPENING	\$7,950.00 No Tax
-----------------------	--------------------------

- | | |
|-------|---|
| 1 ea. | Curries 3'0" x 7'0" galvanized, punched, welded, hollow metal frame with 5-3/4" jamb depth |
| 1 ea. | Curries 3'0" x 7'0" polystyrene core, galvanized, hollow metal door with narrow vision lite |
| | • Lite kit to be infilled with 1" insulated glass |
| 3 ea. | McKinney stainless steel hinges |
| 1 ea. | Schlage ND series cylindrical lockset – storeroom function |
| 1 ea. | LCN 4040XP series grade 1 door closer |
| 1 ea. | HES 1006CS electric strike |
| 1 ea. | Schlage MT15 multi-technology wall mount reader |
| 1 ea. | Rockwood 10" x 34" stainless steel kickplate |
| 1 ea. | National Guard weatherstrip |
| 1 ea. | National Guard brush door sweep |
| 1 ea. | National Guard 6" threshold |
| 4 ea. | Duralink caulk |
| 1 ea. | Installation of above |

Notes:

- Door/frame quoted prime coated – painting by others
- Lock quoted keyed random in Schlage C keyway
- Frame to fit 3'0" x 7'0" door but have 3-1/2" head so overall height is 87-1/2" OD.
- May need site visit to confirm reader part number prior to ordering

General Notes

- Due to the rising cost of materials, these prices are only good for 30 days.
- No returns allowed on custom orders.
- In order to proceed, sign this quote and provide a check or credit card as payment unless a credit account has been established.

ACCEPTED _____ DATE _____

By _____

S.A. Morman & Co.

Colten Bredeweg

Salesperson:

Colten Bredeweg

Estimator:

Unless otherwise stated, prices are for material only. Seller does not become a subcontractor within the meaning of any laws. Unless otherwise indicated, Michigan State sales or use tax is not included. Delivery as agreed unless accident or delay beyond our control. All purchases must be accepted by the Purchaser within six (6) months from the date of Purchase Order. In the event of defect in materials or delivery of material which does not conform to Purchaser's order, the Seller must be notified at once and given reasonable opportunity to correct same. Unless otherwise stated, the terms of sale are net 30 days with approved credit. Seller does not assume responsibility for loss or damage of material in transit when quoting material F.O.B. jobsite. The Consignee-Purchaser must make all claims against carrier. When order is confirmed by Purchaser, some cancellations may be accepted for a service fee. Prices quoted are subject to change after 30 days. Finance charges on past due accounts.

CREDIT CARD TRANSACTIONS CAN BE SUBJECT TO A 3% FEE

PARKER CONTRACTING & CONSTRUCTION INC.
12740 NEAR LANE
CALEDONIA MI 49316
PROPOSAL

PROPOSAL SUBMITTED TO: DUTTON FIRE DEPARTMENT
ATTN: CHIEF KEN CAN HALL

DATE: 5/13/2026
JOB NAME: WEST DOOR
PRINT DATE: NA

SCOPE OF WORK: FURNISH AND PROVIDE ALL LABOR AND MATERIALS TO TAKE OFF OLD AND
INSTALL NEW DOOR FROM EXTERIOR TO GARAGE ENTRANCE. (SEE BREAKDOWN
BELOW)

INCLUDED IN PRICE:

DEMOLITION:

*TAKE OUT/OFF OLD FRAME, DOOR AND HARDWARE.

CONSTRUCTION:

*INSTALL NEW GALVANIZED DOOR AND FRAME (WITH GLASS)

*INSTALL NEW BALL BEARING HINGES, CLASSROOM FUNCTION LOCK (NO PUSHBUTTON),
LCN DOOR CLOSER, KICK PLATE, KEYING AND CYLINDER, WEATHER SEAL, THRESHOLD, DOOR
SWEEP, NEW "NES ELECTRIC STRIKE",

*PAINTING 2 COATS PRIOR TO INSTALL.

*CAULKING

*LABOR

*CLEANUP AND DISPOSAL

**** NOTE: *ALL WORK TO BE DONE DURING REGULAR BUSINESS HOURS 7AM-5PM MONDAY –
FRIDAY CONSECUTIVE DAYS.**

***NO KEYPAD AS PROGRAMMING AND KEYPAD BY OWNERS' SECURITY PEOPLE.**

(I CAN GET IT DONE IF YOU DO NOT HAVE ANYBODY BUT NOT INCLUDED IN PRICE.)

***IF NEW STRIKE IS NOT NEEDED AFTER GETTING THE FRAME OUT, WE WILL CREDIT IT
BACK**

WE HEREBY PROPOSE TO FURNISH MATERIAL AND LABOR-IN ACCORDANCE
WITH ABOVE SPECIFICATIONS FOR THE SUM OF:

AMOUNT: \$7690.00

SEVEN THOUSAND SIX HUNDRED NINETY AND 00/100 CENTS-----

NOTE: THIS PROPOSAL MAY BE
WITHDRAWN BY US IF NOT
ACCEPTED WITHIN 30 DAYS

AUTHORIZED SIGNATURE: CURT PARKER 5/13/2026

ACCEPTANCE OF PROPOSAL - The above prices, specifications
and conditions are satisfactory and are hereby accepted. You are
authorized to do the work as specified. Payment will be made as
outlined above.

SIGNATURE_____

SIGNATURE_____

DATE OF ACCEPTANCE:_____

THANKS FOR THE OPPORTUNITY TO PUT THIS PRICE TOGETHER FOR YOU
PARKER CONTRACTING AND CONSTRUCTION INC.

PARKER CONTRACTING INCORPORATED

12740 NEAR LANE

CALEDONIA MI 49316

Phone (616) 813-9507

Email parkerconstructionmi@gmail.com

MISSION STATEMENT

THE CUSTOMER WILL ALWAYS GET 100% OF
MY EFFORT; USING MY TIME, TALENTS,
SKILLS AND ABILITIES. I WILL STRIVE TO BE HONEST,
FAIR, FORTHRIGHT AND HAVE THE HIGHEST OF INTEGRITY.

I WILL RESPECT MY SUBCONTRACTORS BY
TREATING THEM FAIR, PAYING THEM TIMELY, AND CARING
FOR THEM PERSONALLY.

ALL OF MY JOBS I WILL STRIVE TO RUN SMOOTHLY
BY COORDINATING THEM WELL AND HAVING MYSELF
TO LOOK AT FOR QUALITY CONTROL. USING
SATISFIED CUSTOMERS AS
FUTURE REFERRALS.

PARKER CONTRACTING & CONSTRUCTION INC.

SINCERELY,

CURT PARKER

MEMO

Staff Communication

DATE: June 2, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Dutton Fire Station Compressor Replacement

SUMMARY:

The air compressor at the Dutton Fire Station is no longer operational. The unit that has been in use for several years is more appropriately classified as a residential model and has not adequately met the demands of the fire apparatus.

Fire Department staff contacted several compressor companies to obtain quotes for a more suitable replacement. They received a response from one company, Michigan Air Solutions. After reviewing the station's needs, the company recommended a 7.5 HP, 80-gallon compressor with a high inlet temperature refrigerated air dryer. The total quoted cost is \$7,206.00.

FINANCIAL IMPACT:

This expenditure was not included in the FY 2026 budget and, therefore, will have a minor impact on the current budget.

BUDGET ACTION REQUIRED:

No budget action is required at this time; however, a budget amendment may be necessary at year-end to account for this expenditure.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the proposal submitted by Michigan Air Solutions for the replacement of the Dutton Fire Station air compressor.



Quote No. 26060120175

Prepared For

Dutton Fire Department
3471 68th St SE
Caledonia, Michigan
49316

Date: 06/01/2026

Prepared By: Jeff Telman

Phone Number: 616-308-4365

Thank you for the discussion and for the opportunity to present this proposal to you. Our team at Michigan Air Solutions (MAS) is very interested in supporting your efforts to achieve the best possible results for your systems. Since 2009, MAS has been the industry leader in providing industrial solutions and services in the compressed air industry. Our team is committed to excellence in everything we do. Whether you should choose us to determine your compressed air needs through an audit, provide you with the best equipment in the industry or with our superior customer service support, MAS is here to assist you in your goals.

MAS can help you with the following products and services:

- Energy saving compressed air audits and compressed air leak studies
- Oil free and lubricated compressors
- Compressed air drying and filtering products
- Condensate management, including drains and oil/water separators
- Vacuum Systems
- Medical Compressors and Vacuum through Pattons Medical division
- System controls and remote monitoring
- Aluminum leak-free piping for compressed air, vacuum and inert gasses
- Process chillers, cooling towers and cabinet cooling systems
- Nitrogen Generation systems
- 24/7 Emergency Service
- Preventative maintenance programs
- MAS | Utility Air solution - Purchasing compressed air as a utility

We trust that we have captured your needs and we are pleased to offer this proposal based on your request. We welcome your comments and questions anytime and I can be reached at my cell phone or email below. Thank you for your time and consideration. I am looking forward to a mutually beneficial business relationship going well into the future.

Sincerely,

Jeff Telman

Systems Specialist

(616) 308-4365

Jeff@mi-air.com

Part Number: Cover JTe

Qty: 1.00 Unit(s)

Net Price: \$ 0.00



Quote No. 26060120175

Prepared For

Dutton Fire Department
3471 68th St SE
Caledonia, Michigan
49316

Date: 06/01/2026

Prepared By: Jeff Telman

Phone Number: 616-308-4365

[V75180K30] Rolair V75180K30-Reciprocating Compressor 208-230V/1Ph

Horsepower: 7.5 HP

Voltage: 208-230V

Phase: Single

CFM Displaced: 32.3CFM @ 175 PSI

CFM Delivered: 23.5 CFM @ 175 PSI

Tank: 80 Gallon Vertical

Tank Outlet: 1/2"

Lubrication Type: Splash Lubrication

Reed Valve System: Yes (Standard)

Number of Cylinders: 2

Dimensions (LxWxH): 30" x 24" x 77"

Weight: 557 lb.

Features:

Two-Stage

Cast-Iron Cylinders

Aluminum Head and Crankcase for Faster Heat Dissipation

Ball Bearings

Splash Lubricated

Bearing Inserts on Connecting Rods

Swedish Lammelar Reed Valves

Oil Sight Gauge

Low RPMs to Ensure Long Life and Trouble-Free Performance

1740 RPM

60 Hz

Open Drip-Proof Motor

Single Phase Models Available in 208 and 230 Volt

Three Phase Models Available in 208, 230, and 460 Volt

Pressure Switch - Start/Stop Operation

145-175 PSI Settings

On/Off Switch

Automatic Unloading Device for Loadless Starts

Heavy Duty Brass Shut-Off Valve

Pressure Gauge, 0-300 PSI in 5 lb. Graduations

Safety Relief Valve - ASME Approved

Multiple V-Belt Drive

Intake Filter/Silencer with Replaceable Element

Totally Enclosed Steel Belt Guard



FOB: Hustisford, WI



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Caledonia, Michigan
49316

Part Number: V75180K30	Qty: 1.00 Unit(s)	Net Price: \$ 2,789.00
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[MH-US-35] Mikropor High Inlet Temp Refrigerated Air Dryer - MH-US-35
MH-US-35 High Inlet Temp Refrigerated Dryer 115/1/60

MH Series high inlet temperature refrigerated air dryers by Mikropor-America include an on-board after cooler to effectively dry compressed air in extreme conditions. Hot compressor room? Limited installation space? No problem.

Most reciprocating piston air compressors do not include an air-cooled after cooler. Piston compressors discharge compressed air at especially high temperatures, often 180° F or higher. Elevated compressed air temperatures are a challenge for any compressed air dryer, as hot compressed air contains far more water vapor than cooler air. The on-board coolers with MH Series dryers allow

Features and Specifications

- Model: MH-US-35
- Rated flow: 35 CFM at 170 PSIG, 180° F inlet compressed air, 100° F ambient
- Dew point: 50° F at rated conditions
- Differential pressure: 2.8 PSI at rated conditions
- Maximum pressure: 230 PSI
- Maximum inlet temperature: 240° F
- Maximum ambient temperature: 120° F
- Air connections: 1/2" NPT
- Microprocessor
- 3-in-1 heat exchanger
- Power supply: 115V
- Integrated air-cooled aftercooler
- Dimensions: 17.5" w x 17.5" d x 37.6" h
- Weight: 150 Lb



Part Number: MH-US-35	Qty: 1.00 Unit(s)	Net Price: \$ 2,420.00
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[GON-US-40MX HT] Mikropor Recommended High Temp Pre filter w/Manual Drain

Part Number:	Qty: 1.00 Unit(s)	Net Price: \$ 197.00
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MAS Installation
MAS to Install Equipment per SOW below:
Installing the new compressor & dryer & regulator for system. Includes pulling old unit out.

Part Number:	Qty: 1.00 Unit(s)	Net Price: \$ 1,800.00
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Quote No. 26060120175

Prepared For

Dutton Fire Department

3471 68th St SE
Caledonia, Michigan
49316

Date: 06/01/2026

Prepared By: Jeff Telman

Phone Number: 616-308-4365

[MAS Terms] MAS Quotation Terms (PENDING CREDIT APPROVAL)

Equipment purchase under \$ 75,000:

- Net 30 Days

Freight: FOB Factory, Freight Additional

Taxes: Not Included

Validity: Quotation valid 30 days

We accept all major credit cards; however credit card payments are subject to a 3% surcharge.

Deliveries quoted are subject to prior sale. Units are sold on a first come first serve basis. To update delivery, please contact your representative and understand that if a delivery date is proposed, it may vary depending on factory backlog and plant capacity at the time the order is received.

Proposal does not include: Shipping charges, Rigging of Equipment in place, Electrical-if required, Startup or installation unless mentioned above.

Proposal Acceptance:

To confirm the acceptance of this proposal as numbered at the top of this page, please sign, date and return this proposal to me at your earliest convenience. If a Purchase Order is required, please enter it below in the space provided. We appreciate the opportunity to serve you. If you have any questions, please don't hesitate to call me.

This quote is meant to meet the intent of your specifications and is limited to this proposal. Michigan Air Solutions is not responsible for the sizing (and performance thereof) of any system where we were given the required specifications to meet utilizing equipment or services on this proposal.

Michigan Air Solutions reserves the right to correct any and all errors without penalty. Thank you again for allowing me to provide you with the highest quality Equipment, Parts and Service available. Michigan Air Solutions is committed to providing you support 24 hours a day, and place a high value on your loyalty and trust.

Customer Acceptance

Signature_____Date_____

Name/Title_____

PURCHASE ORDER NUMBER_____

Part Number: MAS Terms

Qty: 1.00 Unit(s)

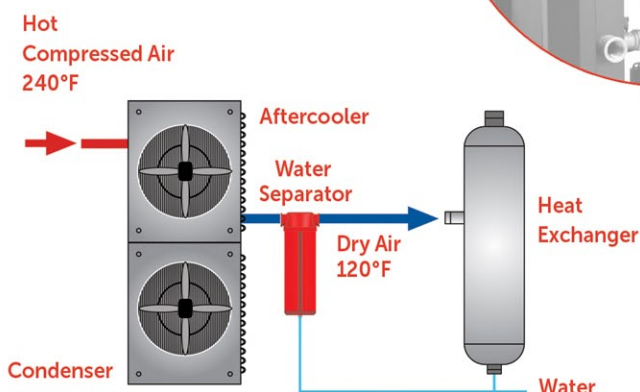
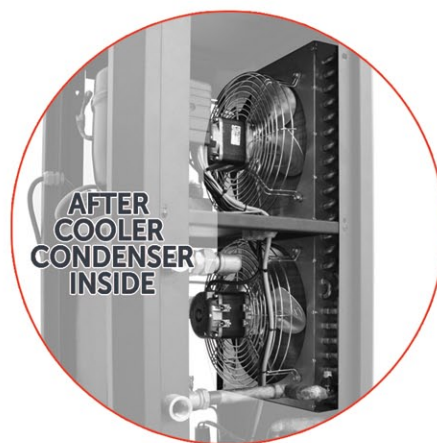
Net Price: \$ 0.00

Quote Total: \$ 7,206.00

Terms and Conditions:



Many smaller compressors do not use an aftercooler in their designs. Therefore compressed air exits the compressor at about 240°F temperature. Mikropor High Temperature Dryers incorporate an aftercooler to reduce the inlet temperature, providing efficient dewpoint management.



Technical Specifications

Model	Capacity (scfm)	Voltage	Connection Size (NPT)	Dimensions (inch)			Max. working pressure (psi)	Max. Ambient Temp. (°F)	Max. Inlet Temp. (°F)
				Width	Length	Height			
MH-US-15	15	115/1/60	1/2"	17.5	17.5	37.6	230	120	240
MH-US-25	25	115/1/60	1/2"	17.5	17.5	37.6	230	120	240
MH-US-35	35	115/1/60	1/2"	17.5	17.5	37.6	230	120	240
MH-US-50	50	115/1/60	3/4"	17.5	17.5	37.6	230	120	240
MH-US-75	75	115/1/60	3/4"	20	24.6	35.8	230	120	240
MH-US-100	100	115/1/60	3/4"	20	24.6	35.8	230	120	240

Correction Factor

CORRECTION FACTORS FOR MH AIR DRYERS													
Inlet Temperature (°F)	39	50	61	70	79	90	100	149	180	199	208	219	240
F1	1.4	1.4	1.4	1.4	1.35	1.3	1.27	1.06	1	0.85	0.78	0.75	0.7
Ambient Temperature (°F)	39	50	61	75	84	95	100	104	115	120	-	-	-
F2	1.1	1.1	1.1	1.1	1.07	1.03	1	0.96	0.82	0.55	-	-	-
Pressure (psi)	60	73	87	102	115	123	145	160	175	189	203	230	-
F3	0.7	0.75	0.8	0.83	0.86	0.9	0.93	0.96	1	1.1	1.12	1.15	-

Correction sample:

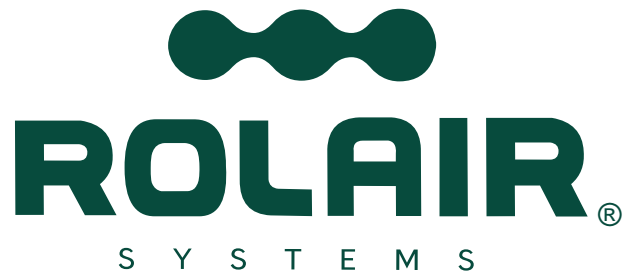
If an air compressor delivers 50 scfm at 145 psi, the dryer inlet temperature is 180°F and ambient temperature is 115°F. Please choose your Dryer Model as follows:
 $50 / 0,93 / 1 / 0,82 = 65$ scfm Dryer Model for this application is MH-US-75

STATIONARY COMPRESSORS


ROLAIR[®]
S Y S T E M S



Celebrating Over 50 Years of Excellence!



STATIONARY AIR COMPRESSORS

- ★ *Totally Enclosed Belt Guard*
- ★ *Loadless Starting System*
- ★ *Electric Motors – Nationally Known Brands, Open Drip-Proof with Multiple V-Belt Drives S1-Rated for Continuous Duty*
- ★ *ASME Air Receivers – National Board Certified*
- ★ *Maximum Working Pressure – 200 PSI – Two Stage
150 PSI – Single Stage*
- ★ *Pressure Gauge in 5 lb. Increments*
- ★ *Start/Stop Controls*
- ★ *Intake Filter Silencers with Replaceable Elements*
- ★ *Pressure Switch – Set at 145/175 – Two Stage
110/135 – Single Stage*
- ★ *Safety Relief Valve – ASME Approved*

K SERIES – SPLASH LUBRICATED PUMPS

- ★ *Cast-Iron Cylinders*
- ★ *Reed Valves*
- ★ *Aluminum Heads & Crankcase for Faster Heat Dissipation*
- ★ *Bronze Connecting Rod Bushings*
- ★ *Automotive-Style Bearing Inserts*
- ★ *Machine-Balanced Flywheel*
- ★ *Deep-Finned Extended Intercoolers - Two-Stage Models*
- ★ *Oil Sight Gauge*
- ★ *Ball Main Bearings*
- ★ *Finned Aftercooler Standard Equipment
on 7.5 HP Through 20 HP Electric Models*

OPTIONS & ACCESSORIES

- | | |
|------------------------------------|--|
| ★ <i>Magnetic Starters</i> | ★ <i>Air-Cooled Aftercoolers</i> |
| ★ <i>Automatic Tank Drains</i> | ★ <i>Vibration Pads</i> |
| ★ <i>Dual Controls</i> | ★ <i>Filters, Regulators and Lubricators</i> |
| ★ <i>208/460 Volt Motors</i> | ★ <i>Low-Oil Shutdown</i> |
| ★ <i>Constant Speed Operations</i> | ★ <i>Refrigerant Air Dryers</i> |
| ★ <i>Life Kits</i> | ★ <i>3-in-1 Dryer Systems</i> |



**MODEL
V3160K18**

1.5–2 HP SINGLE-STAGE MODELS

MODEL		HP	PHASE	TANK CAPACITY (gallons)	MOTOR RPM	DISP CFM@ 100 PSI	DEL'D CFM@ 100 PSI	LENGTH (inches)	WIDTH (inches)	HEIGHT (inches)	APPROX SHIPPING WT. (lb.)
HORIZONTAL	VERTICAL										
H15130K17		1.5	Single	30	1755	10.1	6.9	42	20	37	260
	V15130K17	1.5	Single	30	1755	10.1	6.9	24	20	59	235
H15160K17		1.5	Single	60	1755	10.1	6.9	52	20	41	285
	V15160K17	1.5	Single	60	1755	10.1	6.9	24	20	69	265
H2130K17		2	Single	30	1740	12.5	8.4	42	20	37	260
	V2130K17	2	Single	30	1740	12.5	8.4	24	20	59	235
H2160K17		2	Single	60	1740	12.5	8.4	52	20	41	285
	V2160K17	2	Single	60	1740	12.5	8.4	24	20	68	265

3 HP SINGLE-STAGE MODELS

MODEL		HP	PHASE	TANK CAPACITY (gallons)	MOTOR RPM	DISP CFM@ 100 PSI	DEL'D CFM@ 100 PSI	LENGTH (inches)	WIDTH (inches)	HEIGHT (inches)	APPROX SHIPPING WT. (lb.)
HORIZONTAL	VERTICAL										
H3130K18		3	Single	30	3450	13.8	11.9	42	20	38	260
	V3130K18	3	Single	30	3450	13.8	11.9	25	20	60	235
H3160K18		3	Single	60	3450	13.8	11.9	52	20	42	285
	V3160K18	3	Single	60	3450	13.8	11.9	24	20	70	265
H3330K18		3	Three	30	1740	13.8	11.9	42	20	38	260
	V3330K18	3	Three	30	1740	13.8	11.9	24	20	60	260
H3360K18		3	Three	60	1740	13.8	11.9	52	20	42	290
	V3360K18	3	Three	60	1740	13.8	11.9	24	20	70	290



**MODEL
V3360K24**

3 HP TWO-STAGE MODELS

MODEL		HP	PHASE	TANK CAPACITY (gallons)	MOTOR RPM	DISP CFM@ 175 PSI	DEL'D CFM@ 175 PSI	LENGTH (inches)	WIDTH (inches)	HEIGHT (inches)	APPROX SHIPPING WT. (lb.)
HORIZONTAL	VERTICAL										
H3330K24		3	Three	30	1740	14.6	10.7	42	20	39	325
H3360K24		3	Three	60	1740	14.6	10.7	52	20	43	400
	V3360K24	3	Three	60	1740	14.6	10.7	30	20	71	390
H3380K24		3	Three	80	1740	14.6	10.7	67	20	43	450
	V3380K24	3	Three	80	1740	14.6	10.7	30	24	71	440



**MODEL
V5160PT03X**

5 HP SINGLE AND TWO-STAGE MODELS

MODEL		HP	PHASE	TANK CAPACITY (gallons)	MOTOR RPM	DISPL. CFM@ 175 PSI	DEL'D CFM@ 175 PSI	LENGTH (inches)	WIDTH (inches)	HEIGHT (inches)	APPROX SHIPPING WT (lb.)
HORIZONTAL	VERTICAL										
H5130K24X		5	Single	30	3450	14.6	10.7	42	20	39	315
H5160K24X		5	Single	60	3450	14.6	10.7	52	20	45	385
	V5160K24X	5	Single	60	3450	14.6	10.7	30	20	73	375
H5180K24X		5	Single	80	3450	14.6	10.7	67	24	45	445
	V5180K24X	5	Single	80	3450	14.6	10.7	30	24	73	440
	V5160PT03X	5	Single	60	3450	21.1*	16.0*	24	20	70	298

*The pump used on this model is a Single-Stage Pump. The CFM is rated @ 100 PSI.

5 HP TWO-STAGE – INDUSTRIAL MODELS



**MODEL
V5180K30**

MODEL		HP	PHASE	TANK CAPACITY (gallons)	MOTOR RPM	DISPL. CFM@ 175 PSI	DEL'D CFM@ 175 PSI	LENGTH (inches)	WIDTH (inches)	HEIGHT (inches)	APPROX SHIPPING WT (lb.)
HORIZONTAL	VERTICAL										
H5160K28		5	Single	60	1740	20.6	15.3	52	20	47	414
	V5160K28	5	Single	60	1740	20.6	15.3	30	20	75	404
H5180K28		5	Single	80	1740	20.6	15.3	67	20	47	479
	V5180K28	5	Single	80	1740	20.6	15.3	30	24	75	469
H5112K28		5	Single	120	1740	20.6	15.3	72	30	51	649
	V5112K28	5	Single	120	1740	20.6	15.3	40	30	72	639
H5360K28		5	Three	60	1740	20.6	15.3	52	20	47	409
	V5360K28	5	Three	60	1740	20.6	15.3	30	20	75	399
H5380K28		5	Three	80	1740	20.6	15.3	67	20	47	474
	V5380K28	5	Three	80	1740	20.6	15.3	30	24	75	464
H5312K28		5	Three	120	1740	20.6	15.3	72	30	51	645
	V5312K28	5	Three	120	1740	20.6	15.3	40	30	72	635
H5160K30		5	Single	60	1740	23.1	18.0	52	20	49	435
	V5160K30	5	Single	60	1740	23.1	18.0	30	20	77	430
H5180K30		5	Single	80	1740	23.1	18.0	67	20	49	505
	V5180K30	5	Single	80	1740	23.1	18.0	30	24	77	495
H5112K30		5	Single	120	1740	23.1	18.0	72	30	53	675
	V5112K30	5	Single	120	1740	23.1	18.0	40	30	74	665
H5360K30		5	Three	60	1740	23.1	18.0	52	20	49	425
	V5360K30	5	Three	60	1740	23.1	18.0	30	20	77	420
H5380K30		5	Three	80	1740	23.1	18.0	67	20	49	520
	V5380K30	5	Three	80	1740	23.1	18.0	30	24	77	490
H5312K30		5	Three	120	1740	23.1	18.0	72	30	53	665
	V5312K30	5	Three	120	1740	23.1	18.0	40	30	74	660

7.5 HP TWO-STAGE MODELS



**MODEL
V75380K50**

MODEL		HP	PHASE	TANK CAPACITY (gallons)	MOTOR RPM	DISPL. CFM@ 175 PSI	DEL'D CFM@ 175 PSI	LENGTH (inches)	WIDTH (inches)	HEIGHT (inches)	APPROX SHIPPING WT. (lb.)
HORIZONTAL	VERTICAL										
H75160K30		7.5	Single	60	1740	32.3	24.8	52	20	49	512
H75180K30		7.5	Single	80	1740	32.3	24.8	67	20	49	572
	V75180K30	7.5	Single	80	1740	32.3	24.8	30	24	77	562
H75112K30		7.5	Single	120	1740	32.3	24.8	72	30	53	682
	V75112K30	7.5	Single	120	1740	32.3	24.8	40	30	74	697
H75360K30		7.5	Three	60	1740	32.3	24.8	52	20	49	507
H75380K30		7.5	Three	80	1740	32.3	24.8	67	20	49	567
	V75380K30	7.5	Three	80	1740	32.3	24.8	30	24	77	557
H75312K30		7.5	Three	120	1740	32.3	24.8	72	30	53	677
	V75312K30	7.5	Three	120	1740	32.3	24.8	40	30	74	692
H75160K50		7.5	Single	60	1740	30.4	23.7	52	26	52	580
H75180K50		7.5	Single	80	1740	30.4	23.7	67	26	52	640
	V75180K50	7.5	Single	80	1740	30.4	23.7	30	26	80	630
H75112K50		7.5	Single	120	1740	30.4	23.7	72	30	56	750
	V75112K50	7.5	Single	120	1740	30.4	23.7	40	32	77	765
H75360K50		7.5	Three	60	1740	30.4	23.7	52	26	52	575
H75380K50		7.5	Three	80	1740	30.4	23.7	67	26	52	665
	V75380K50	7.5	Three	80	1740	30.4	23.7	30	26	80	625
H75312K50		7.5	Three	120	1740	30.4	23.7	72	30	56	750
	V75312K50	7.5	Three	120	1740	30.4	23.7	40	32	77	760

10 HP TWO-STAGE MODELS



**MODEL
H10312K60**

MODEL		HP	PHASE	TANK CAPACITY (gallons)	MOTOR RPM	DISPL. CFM@ 175 PSI	DEL'D CFM@ 175 PSI	LENGTH (inches)	WIDTH (inches)	HEIGHT (inches)	APPROX SHIPPING WT. (lb.)
HORIZONTAL	VERTICAL										
H10160K50		10	Single	60	1740	40.2	32.4	52	23	52	650
H10180K50		10	Single	80	1740	40.2	32.4	67	23	52	710
H10112K50		10	Single	120	1740	40.2	32.4	72	30	56	830
	V10112K50	10	Single	120	1740	40.2	32.4	40	28	77	820
H10360K50		10	Three	60	1740	40.2	32.4	52	23	52	635
H10380K50		10	Three	80	1740	40.2	32.4	67	23	52	695
H10312K50		10	Three	120	1740	40.2	32.4	72	30	56	815
	V10312K50	10	Three	120	1740	40.2	32.4	40	28	77	805
H10160K60		10	Single	60	1740	41.1	33.7	52	25	50	680
H10180K60		10	Single	80	1740	41.1	33.7	67	25	50	740
H10112K60		10	Single	120	1740	41.1	33.7	72	30	54	860
	V10112K60	10	Single	120	1740	41.1	33.7	40	30	75	850
H10360K60		10	Three	60	1740	41.1	33.7	52	25	50	665
H10380K60		10	Three	80	1740	41.1	33.7	67	25	50	725
H10312K60		10	Three	120	1740	41.1	33.7	72	30	54	895
	V10312K60	10	Three	120	1740	41.1	33.7	40	30	75	830



**MODEL
H15312K60**

15 & 20 HP TWO-STAGE MODELS

MODEL			TANK CAPACITY (gallons)	MOTOR RPM	DISPL. CFM@ 175 PSI	DEL'D CFM@ 175 PSI	LENGTH (inches)	WIDTH (inches)	HEIGHT (inches)	APPROX SHIPPING WT. (lb.)
HORIZONTAL	HP	PHASE								
H15312K60	15	Three	120	1740	58.4	46.2	72	30	54	984
H15320K60	15	Three	200	1740	58.4	46.2	76	36	60	1284
H15312K100	15	Three	120	1740	60.7	47.3	72	30	58	1095
H15320K100	15	Three	200	1740	60.7	47.3	76	36	64	1395
H20312K100	20	Three	120	1740	75.8	58.4	72	30	58	1150
H20320K100	20	Three	200	1740	75.8	58.4	76	36	64	1450



**MODEL
13GR30HK30**

GAS – SINGLE AND TWO-STAGE MODELS

MODEL	HONDA ENGINE RATING	TANK CAPACITY (gallons)	ELECTRIC START	DISPL CFM@ 175 PSI	DEL'D CFM@ 175 PSI	LENGTH (inches)	WIDTH (inches)	HEIGHT (inches)	APPROX SHIPPING WT (lb.)
5GR30HK17	163 cc (GX160)	30	Optional	13.1*	8.7*	42	22	38	250
13GR30HK30	389 cc (GX390)	30	Standard	29.5	23.0	42	22	48	367
13GR60HK30	389 cc (GX390)	60	Standard	29.5	23.0	52	26	52	495
13GRBMHK30	389 cc (GX390)	Base Mount	Standard	29.5	23.0	38	20	32	295
20GRBMHK60	688 cc (GX630)	Base Mount	Standard	41.0	33.7	53	29	32	435
20GR60HK60	688 cc (GX630)	60	Standard	41.0	33.7	64	30	50	585

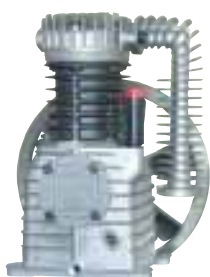
* The pump used on this model is a Single-Stage Pump. The CFM is rated @ 100 PSI.

** Other engines available — consult factory.

** Base-Mount units are equipped with either 4.5 gallon surge tank or 9 gallon twin-tank assembly, dependent on model.

** Battery tray optional on all gas models (battery and electric-start cables are not included.)

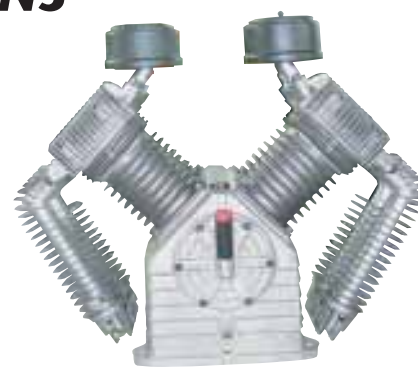
PUMP SPECIFICATIONS



K17

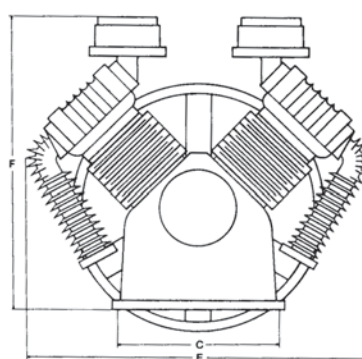
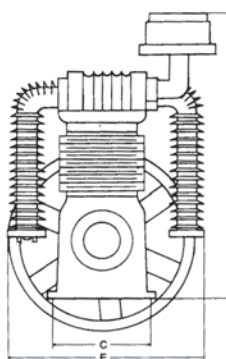
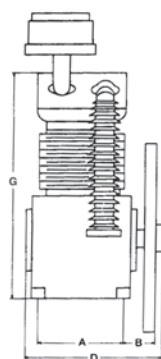


K30



K60

	K17	K18	PT03A	K24	K28	K30	K50	K60	K100
Horsepower - Electric	1.5 - 2	3	5	3-5	3 - 5	5 - 7.5	7.5 - 10	10 - 15	15 - 20
Engine Rating - Gas	163 cc	-	-	270 cc	-	389 cc	-	688 cc	-
RPM - Electric	1.5 HP-800 2 HP-1000	3 HP-1100 -	5 HP-1200 -	3 HP-850 5 HP-1000	5 HP-1265 -	5 HP-900 7.5 HP-1260	7.5 HP-800 10 HP-1135	10 HP-800 15 HP-1140	15 HP-800 20 HP-1000
RPM - Gas	GX160-1100 -	- -	- -	- -	GX340-1265 -	GX340-850 GX390-1150	- -	GX630-900 -	- -
Maximum Pressure (PSI)	150	150	150	200	200	200	200	200	200
Cylinders	2	2	3	2	2	2	2	4	4
Bore L.P. (inches)	2.52	2.75	2.56 x 3	3.54	3.74	4.13	4.72	4.13 x 2	4.72 x 2
Bore H.P. (inches)	-	-	-	1.97	1.97	2.05	2.36	2.05 x 2	2.36 x 2
Stroke (inches)	1.97	1.97	1.89	2.56	2.56	3.31	3.74	3.31	3.74
Flywheel Dia. (inches)	11.00	11.00	10.50	15.16	15.16	15.16	17.72	21.65	21.65
V-Belts	1-A	1-A	-	2-A	2-A	2-A	2-B	2-B	2-B
Approx. Shipping Weight (lb.)	38	42	63	58	70	90	186	232	343
Intake (inches)	.50	.50	.50	.50	.75	.75	1.00	1.00 x 2	1.00 x 2
Discharge (inches)	.50	.50	.50	.50	.75	.75	1.25	1.00	1.25
Oil Capacity (oz.)	34	34	24	61	61	47	59	98	127



Model	A	B	C	D	E	F	G
K17	5.19	3.94	7.08	10.24	11.50	14.17	13.77
K18	5.19	3.94	7.08	10.43	12.60	14.76	14.56
K24	6.41	3.94	8.09	12.20	15.16	16.33	16.33
K28	6.41	3.94	8.09	12.20	15.16	20.47	16.33
K30	7.48	5.31	8.97	14.17	16.33	22.24	18.70
K50	8.26	6.30	11.41	16.53	18.11	25.98	22.04
K60	9.60	6.30	11.73	17.52	28.93	23.62	19.29
K100	11.14	7.48	15.27	20.47	35.03	27.55	22.83
PT03A	5.88	4.13	8.63	13.00	18.30	13.05	13.00

* Many other pumps available, consult factory for information.



WHY BUY ROLAIR?

TRADITION OF EXCELLENCE: With over 50 years experience building ROLAIR compressors specifically designed for industrial applications as well as for the professional contractor, Associate Engineering Corporation has earned a reputation for providing a product unsurpassed in quality and reliability. We are committed to continuing this tradition by analyzing and adapting to the changing needs and rigorous demands of the industry.

QUALITY AND RELIABILITY: Every component selected to be part of a ROLAIR compressor is subjected to a stringent series of tests, both in the factory, and the field. All engines, pumps, motors, pressure switches, throttle controls, check valves and gauges used on ROLAIR compressors must meet or exceed the demanding standards required by the industry. Every ROLAIR compressor is factory tested, prior to shipping, for amp draw, voltage, compression, working pressure levels, RPM's (gas models) and air leaks. You can depend on ROLAIR because they are built to last.

SPECIAL FEATURES: ASME NB (National Board) Air receivers, nationally known open drip-proof electric motors, heavy-duty belt guards and saddles, splash lubricated pumps with cast-iron cylinders, aluminum head and crankcase for faster heat dissipation, and oil sight gauges. These are only a few features that make us stand out above the rest.

SELECTION: ROLAIR Stationary Compressors are available from 1.5 – 20 HP, electric or gas, single or two stage, 30 – 200 gallon tanks, and base mount is available as well. Count on ROLAIR to fit your needs.

WARRANTY: All ROLAIR Compressors will be free of defects in material and workmanship for a period of twelve months from the date of initial retail purchase, or eighteen months from the date of manufacture, whichever occurs first.

"Associate Engineering Corporation is extremely proud of the reputation the ROLAIR name has earned. We welcome comparisons. Try a ROLAIR and experience for yourself why it is the best compressor value available today."

A handwritten signature in dark ink, appearing to read 'Tim Kelley'.

Tim Kelley
President

ROLAIR Systems

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Sales Fax 920-349-3691
Service Fax 920-349-8861



MEMO

Staff Communication

DATE: June 3, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Establish Construction Board of Appeals

SUMMARY:

Following a recent complaint submitted to the State regarding a decision issued by the Township's building inspectors, it was determined that the Township is required by state law to establish a Construction Board of Appeals. Pursuant to MCL 125.1514 of the Stille-Derossett-Hale Single State Construction Code Act, each governmental subdivision responsible for enforcing the code must create a Construction Board of Appeals consisting of no fewer than three and no more than seven members, as determined by the governing body of the subdivision.

Upon being advised of this deficiency, Township staff collaborated with the State and the Township Attorney to prepare an ordinance establishing a Construction Board of Appeals. The Township Attorney recommended a three-member board with two alternate members. The Township Supervisor has proposed appointing Ken Kuperus, residential home builder; Matthew Gerke, Master Plumber; and Dan Fryling, electrician, to serve as the initial board members. Two alternate members will be identified and presented at a later date.

FINANCIAL IMPACT:

None

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

Staff recommends that the Township Board schedule a public hearing and second reading of the proposed ordinance for the July 13 Board meeting.

**GAINES CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN
(ORDINANCE NO. ____)**

At a _____ meeting of the Township Board for Gaines Charter Township held at the Township offices on _____, 2026, beginning at ____ p.m., the following Ordinance was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____:

**AN ORDINANCE TO ENACT A NEW CHAPTER 10, ARTICLE II,
SECTION 10-22 OF THE CODE OF ORDINANCES OF GAINES
CHARTER TOWNSHIP TO ESTABLISH A CONSTRUCTION
BOARD OF APPEALS.**

THE CHARTER TOWNSHIP OF GAINES (the “Township”) ORDAINS:

Section 1. Enactment of New Section 10-22 to Establish a Construction Board of Appeals.
The Township Board hereby enacts a new Section 10-22 of Article II of Chapter 10 Entitled “Construction Board of Appeals” of the Code of Ordinances of Gaines Charter Township to read in its entirety as follows:

Sec. 10-22 Construction Board of Appeals.

A construction board of appeals, consisting of three members and two alternates, is created. A member of the board of appeals shall be qualified by experience or training to perform the duties. The members of the board of appeals shall be appointed by the Township Supervisor for three-year terms. If the building official refuses to grant an application for a building permit, or if the enforcing agency makes any other decision pursuant to or related to the State Construction Code Act or the Construction Code, an interested person, or the person's authorized agent, may appeal in writing to the board of appeals. An application for appeal shall be based on a claim that the true intent of the Construction Code Act, the Construction Code, or the rules governing construction have been incorrectly interpreted, the provisions of the Construction Code do not fully apply, or an equally good or better form of construction is proposed. The board of appeals shall hear the appeal and render and file its decision with a statement of reasons for the decision with the enforcing agency from whom the appeal was taken not more than 30 days after submission of the appeal. Failure by the board of appeals to hear an appeal and file a decision within the time limit is a denial of the appeal for purposes of authorizing the institution of an appeal to the state construction code commission. A copy of the decision and statement of the reasons for the decision shall be delivered or mailed, before filing, to the party taking the appeal.

Section 2. Effective Date. This Ordinance shall become effective the day following its publication (or a summary hereof) in a newspaper of general circulation within the Township.

Section 3. Savings Clause. The provisions of this Ordinance are severable. If any part of this Ordinance is declared void or inoperable for any reason by a court of competent jurisdiction, such declaration does not void any or render inoperable any other part or portion of this Ordinance.

The vote in favor of this Ordinance was as follows:

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of an emergency Ordinance adopted by the Township Board for Gaines Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____
Michael Brew
Gaines Charter Township Clerk



Construction Board of Appeals Application

This application is to request a hearing before the Gaines Charter Township Construction Board of Appeals (CBA) pursuant to the authority granted under the Stille-DeRossett-Hale Single State Construction Code Act (PA 230 of 1972). The CBA has the authority to hear and decide appeals of decisions of the enforcing agency, to hear requests for variances, and to provide reasonable alternatives when strict enforcement of the code would result in practical difficulties. The fee to submit an appeal to the CBA is \$400.00.

Applicant Information

Name: _____

Company (if applicable): _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Property Information

Owner's Name (if different): _____

Property Address: _____

Parcel Number: _____

Zoning District: _____

Nature of Appeal/Variance Requested

Please provide a detailed description of the decision being appealed or the code section for which a variance is requested. Attach additional sheets if necessary.



Justification / Hardship

Explain the reasons for this appeal, including any claimed practical difficulty or unnecessary hardship that strict compliance with the construction code would create. Attach supporting documentation as appropriate.

Attachments Checklist

- ☐ Copy of the decision, order, or notice being appealed
- ☐ Site plan, building plans, or other supporting documentation
- ☐ Additional sheets or exhibits, if necessary
- ☐ Application fee (if required by Township)

Certification

I hereby certify that the information provided in this application is true and correct to the best of my knowledge, and I understand that incomplete applications may delay scheduling before the Construction Board of Appeals.

Applicant Signature: _____ Date: _____

For Township Use Only

Application Received By: _____ Date: _____

Fee Paid: \$ _____ Receipt No.: _____

Hearing Date: _____ Time: _____

Decision of CBA: _____



MEMO

Staff Communication

DATE: June 2, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Freedom of Information Act (FOIA) Fee Appeal

SUMMARY:

On March 16, 2026, Jordan Chrispell submitted two requests to the Township under the Freedom of Information Act (FOIA). In both requests, the requester asked that the processing fees be waived, asserting that disclosure of the information was in the public interest and would primarily benefit the general public. The FOIA Coordinator reviewed the requests and prepared estimates of the time required to fulfill each one. The FOIA Coordinator also consulted with the Township Attorney's office to review both the proposed responses and the associated cost estimates.

Responses to the FOIA requests were sent to the requester on April 14, 2026. The responses outlined the estimated time required to fulfill the requests and stated a total cost of \$645.24. On April 16, 2026, the requester filed an appeal to the Township Board regarding the assessed fee. The appeal asserts that the original request for a fee waiver was not addressed in the response letters and notes that the Township's FOIA policy permits the coordinator to waive or reduce fees when doing so is in the public interest and primarily benefits the public.

Following review and discussion of this matter, the Township Attorney's office has presented four possible motions that may be applied to both FOIA Request 1 and FOIA Request 2. The first option is to waive the fee as requested. The second is to reduce the fee to \$483.93, which reflects a 25% reduction from the original estimate. Under state statute, the fee is required to be reduced by 5% for each day when a response is late. Because the responses were due by April 9, 2026, but were not delivered until April 14, 2026, this reduction would apply. The third option is to uphold the original fee. The fourth option is to extend consideration of the appeal by an additional ten days.

FINANCIAL IMPACT:

The financial impact to the Township would consist of the staff time required to locate, compile, and produce the requested records.

BUDGET ACTION REQUIRED:

No budget action is required to fulfill this request.

STAFF RECOMMENDATION:

Staff recommends that the Board review and consider the options presented by the Township Attorney's office.

Township: Keep original and provide copy of both sides, along with Public Summary, to requestor at no charge.

Gaines Charter Township, Kent County
8555 Kalamazoo Ave SE
Caledonia, MI 49316
Phone: 616.698.6640

Request Form
Note: Requestors are not required to use this form. The township may complete one for recordkeeping if not used.

FOIA Request for Public Records
Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq.

Request No.: _____ **Date Received:** _____ Check if received via ☐ Email ☐ Fax ☐ Other Electronic Method
Date delivered to junk/spam folder: _____

Name	Jordan Chrispell	Phone	231-920-7481
Firm/Organization	n/a - Township Resident	Fax	
Street	2921 Valley Spring Drive	Email	jordanchrisp@gmail.com
City	Caledonia	State	MI Zip 49316

(Please Print or Type)

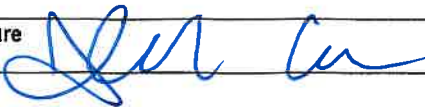
Date discovered in junk/spam folder: _____

Request for: ☒ Copy ☐ Certified copy ☐ Record inspection ☐ Subscription to record issued on regular basis

Delivery Method: ☐ Will pick up ☐ Will make own copies onsite ☐ Mail to address above ☒ Email to address above
☐ Deliver on digital media provided by the township: _____

Note: The township is not required to provide records in a digital format or on digital media if the township does not already have the technological capability to do so.

Describe the public record(s) as specifically as possible. You may use this form or attach additional sheets:

Any written communications between Gaines Twp. elected officials and/or Twp. employees about Microsoft, Consumers Energy, and the proposed data center/property located at 7147 Patterson Avenue SE, Caledonia, MI 49316 between January 2024-Present.
This may include emails, letters, applications, faxes, etc.
I request that the FOIA Coordinator use their discretion to waive the fee for searching and copying these public records because these records are of great public interest and will primarily benefit the general public. It is of great concern that Township residents are provided with these documents to ensure complete transparency. Residents have a right to verify their elected officials are acting in their best manner and following all the required ordinances, laws, and procedures.
Consent to Non-Statutory Extension of Township's Response Time I have requested a copy of records or a subscription to records or the opportunity to inspect records, pursuant to the Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq. I understand that the township must respond to this request within five (5) business days after receiving it, and that response may include taking a 10-business day extension. However, I hereby agree and stipulate to extend the township's response time for this request until: _____ (month, day, year).
Requestor's Signature 
Date 3-19-2026 (Complete both sides)

Records Located on Website

If the township directly or indirectly administers or maintains an official internet presence, any public records available to the general public on that internet site at the time the request is made are exempt from any labor charges to redact (*separate exempt information from non-exempt information*).

If the FOIA coordinator knows or has reason to know that all or a portion of the requested information is available on its website, the township must notify the requestor in its written response that all or a portion of the requested information is available on its website. The written response, to the degree practicable in the specific instance, must include a specific webpage address where the requested information is available. On the detailed cost itemization form, the township must separate the requested public records that are available on its website from those that are not available on the website and must inform the requestor of the additional charge to receive copies of the public records that are available on its website.

If the township has included the website address for a record in its written response to the requestor and the requestor thereafter stipulates that the public record be provided to him or her in a paper format or other form, including digital media, the township must provide the public records in the specified format (if the township has the technological capability) but may use a fringe benefit multiplier greater than the 50%, not to exceed the actual costs of providing the information in the specified format.

Request for Copies/Duplication of Records on Township Website

I hereby stipulate that, even if some or all of the records are located on a township website, I am requesting that the township make copies of those records on the website and deliver them to me in the format I have requested above. I understand that some FOIA fees may apply.

Requestor's Signature

Date

Overtime Labor Costs

Overtime wages shall not be included in the calculation of labor costs unless overtime is specifically stipulated by the requestor and clearly noted on the detailed cost itemization form.

Consent to Overtime Labor Costs

I hereby agree and stipulate to the township using overtime wages in calculating the following labor costs as itemized in the following categories:

1 ☐ Labor to copy/duplicate

2 ☐ Labor to locate

3a ☐ Labor to redact

3b ☐ Contract labor to redact

6b ☐ Labor to copy/duplicate records already on township's website

Requestor's Signature

Date

Request for Discount: Indigence

A public record search **must** be made and a copy of a public record **must** be furnished **without charge for the first \$20.00 of the fee** for each request by an individual who is entitled to information under this act and who:

1) Submits an affidavit stating that the individual is indigent and receiving specific public assistance, **OR**

2) If not receiving public assistance, stating facts showing inability to pay the cost because of indigence.

If a requestor is ineligible for the discount, the public body shall inform the requestor specifically of the reason for ineligibility in the public body's written response. An individual is ineligible for this fee reduction if **ANY** of the following apply:

(i) The individual has previously received discounted copies of public records from the same public body twice during that calendar year,

(ii) The individual requests the information in conjunction with outside parties who are offering or providing payment or other remuneration to the individual to make the request. A public body may require a statement by the requestor in the affidavit that the request is not being made in conjunction with outside parties in exchange for payment or other remuneration.

Office Use: ☐ Affidavit Received ☐ Eligible for Discount ☐ Ineligible for Discount

I am submitting an affidavit and requesting that I receive the discount for indigence for this FOIA request:

Date:

Requestor's Signature:

Request for Discount: Nonprofit Organization

A public record search **must** be made and a copy of a public record **must** be furnished **without charge for the first \$20.00 of the fee** for each request by a nonprofit organization formally designated by the state to carry out activities under subtitle C of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 and the Protection and Advocacy for Individuals with Mental Illness Act, if the request meets **ALL** of the following requirements:

(i) Is made directly on behalf of the organization or its clients.

(ii) Is made for a reason wholly consistent with the mission and provisions of those laws under section 931 of the Mental Health Code, 1974 PA 258, MCL 330.1931.

(iii) Is accompanied by documentation of its designation by the state, if requested by the township.

Office Use: ☐ Documentation of State Designation Received ☐ Eligible for Discount ☐ Ineligible for Discount

I stipulate that I am a designated agent for the nonprofit organization making this FOIA request and that this request is made directly on behalf of the organization or its clients and is made for a reason wholly consistent with the mission and provisions of those laws under section 931 of the Mental Health Code, 1974 PA 258, MCL 330.1931:

Date:

Requestor's Signature:

(Created by Michigan Townships Association, April 2015)

June 2, 2026

Jordan Chrispell
2921 Valley Spring Drive
Caledonia, Michigan 49316

Re: FOIA Request – March 19, 2026

Dear Jordan Chrispell:

Gaines Charter Township (the “Township”) received your written request dated March 19, 2026 under the Michigan Freedom of Information Act (“FOIA”), PA 442 of 1976, as amended. Please be advised that your request was not received by the Township until March 20, 2026. This letter responds to your FOIA request. Specifically, the Township responds to your FOIA request as follows:

Request: Any written communications between Gaines Township elected officials or Township employees about Microsoft or Consumers Energy relating to the proposed data center/property located at 7147 Patterson Avenue SE, Caledonia, MI 49316 between January 2024-Present. This may include emails, letters, applications, faxes, etc.

Response: The request is GRANTED in part and DENIED in part. This request is granted to the extent that the Township has non-exempt public records in its possession that are reasonably responsive to this request. This request is denied in part on the basis, and to the extent, that any responsive public records in the possession of the Township are covered (in whole or in part) by any one or more exemptions under FOIA, including but not limited to the following: MCL 15.243(1)(a) (personal privacy); MCL 15.243(1)(d) (information and records subject to the attorney work product privilege); MCL 15.243(1)(f) (protected trade secrets); MCL 15.243(1)(g) (information or records subject to the attorney-client privilege); and MCL 15.243(1)(m) (advisory communications). The non-exempt responsive public records will be released to you upon the payment of the amounts described below.

Given the broad and vague nature of your request, searching for the requested records will involve a significant amount of time and Township resources. The Township estimates that it will likely take Township officials and staff approximately 14 total hours to search for the various public records and identify any responsive public records, with the lowest-paid Township employee being capable of doing that work being billed at \$34.32 per hour. As certain tasks cannot be done by a Township employee (including the review of attorney-client privileged records and for other exemptions), the Township estimates that it will need to use at least 2 hours of outside

contracted labor, at a cost of \$82.38 per hour. The Township utilizes the contracted services of Bloom Sluggett, PC, for such work. A comprehensive form encapsulating this estimate will be included with this letter.

Even without copying costs, the estimate for complying with the portions of your FOIA request that can be responded to and for which FOIA requires disclosure minus the 25% FOIA policy reduction would be **\$483.93** (i.e., 2 hours at \$24.24 per hour, plus contracted labor costs). The Township will not commence compiling your remaining FOIA request until you pay the Township a deposit of one-half of the good faith estimate, or **\$241.97**.

A breakdown of the cost estimate is as follows:

	Time Per	Hourly Rate	Cost Total
Estimated Time to Locate Responsive Documents	13 Hour(s)	\$34.32	\$446.16
Estimated Time to Sort and Assemble Responsive Documents	1 Hour(s)	\$34.32	\$34.32
Estimated Contracted Labor Costs to Sort Exempt from Non-Exempt Materials	2 Hour(s)	\$82.38	\$164.76
			TOTAL: \$645.24
FOIA policy 25% reduction			\$483.93

Such fees may be charged for a FOIA request by the Township, and the 50% good faith estimate is required as a deposit pursuant to MCL 15.234 and other portions of FOIA. The Township must receive your deposit no later than 48 days following the date of this letter, with the deadline of Monday, June 1, 2026. If the Township does not receive a timely good-faith deposit from you, then it will consider this FOIA request abandoned, and it need not respond any further. If and when an appropriate deposit is received by the Township, the Township anticipates it will take approximately two (2) weeks to fulfill your FOIA request.

The Township maintains FOIA Policies and Procedures. A copy of the Township's FOIA Policies and Procedures is available on the Township's website, at the following address: https://www.gainestownship.org/document_center/index.php#outer-184.

Notice of Rights

If you disagree with the Township's response regarding this matter, pursuant to FOIA, you are hereby advised and put on notice of your rights to do either of the following:

- (1) You can submit a written appeal to the Township Board. That appeal must be in writing, must contain the word “appeal,” and must identify the reason or reasons for the reversal of the disclosure denial or the estimated fee amount.
- (2) You may seek judicial review of the denial under Section 10 of FOIA. You are further advised of the right to receive attorney fees and damages as provided in Section 10 of FOIA if, after judicial review, the Circuit Court determines that the Township has not complied with Section 5 of FOIA and orders disclosure of all or a portion of a public record.

Section 5(8) of FOIA also states that if the Township denies in whole or in part a request to inspect or receive a copy of a public record or portion of a public record, the requesting party may do either of the following:

- (a) Appeal the denial to the head of the public body pursuant to Section 10 of FOIA.
- (b) Commence an action in Circuit Court, pursuant to Section 10 of FOIA.

Sincerely,

Michael Alex Brew
Gaines Charter Township Clerk
& FOIA Coordinator

April 16, 2026

Gaines Township Board of Trustees
8555 Kalamazoo Avenue SE
Caledonia, MI 49316

Re: *FOIA Appeal #1 of an Excess Fee*

Dear Board of Trustees:

INTRODUCTION

For all the below stated reasons, I am appealing the cost of my FOIA request and requesting that the material be provided to me for free or posted for the general public on the Township's website.

I originally submitted a FOIA request for any communications between Gaines Township elected officials and/or Township employees about Microsoft, Consumers Energy, and the proposed data center. I specifically requested that the FOIA Coordinator "use their discretion to waive the fee for searching and copying these public records because these records are of great public interest and will primarily benefit the general public."¹ I noted that it was important for Township residents to be provided with complete transparency and to be able to verify their "elected officials are acting in their best manner and following all the required ordinances, laws, and procedures."²

The FOIA Coordinator responded to my request that I would have to pay \$645.24 to produce any non-exempt materials related to my request.³

ANALYSIS

a. Fee Waiver Based on Public Interest

In response to my request, the FOIA Coordinator did not address my request for a waived fee.⁴ Rather, I was only provided with a cost estimate to search for and produce the materials which totaled \$645.24.⁵

The FOIA Coordinator may waive or reduce the cost of the search for and copying a public record, if "a waiver or reduced fee is in the public interest because it can be considered as primarily benefited the general public."⁶

Microsoft's proposed data center in Gaines Township has been a hot button issue. Microsoft's rezoning request for the proposed data center was on the December 18, 2025, Planning

¹ See attached Original FOIA request.

² See attached Original FOIA request.

³ See attached response letter/cost estimate.

⁴ See attached response letter/cost estimate.

⁵ See attached response letter/cost estimate.

⁶ Gaines Charter Township, *Public Summary of FOIA Procedures and Guidelines*.

Commission's meeting agenda. However, the Planning Commission meeting was quickly over capacity with more than 250 residents in attendance. Due to this, the rezoning request issue was heard at a special Planning Commission meeting on April 15, 2026, at South Christian High School. The April meeting had an even larger turnout, of approximately 500-600 residents. Many residents in attendance provided public comments on their opposition to the data center and concerns over transparency of the Planning Commission.

Township residents have a strong interest in this issue, as proven by their large turnout to the Planning Commission's recent meetings. Additionally, residents are highly concerned about the transparency of this process, the NDA that was signed between Township officials and Microsoft, and how this entire request has been handled. Based on comments at the April meeting, residents are suspicious over the interests of Township officials, particularly that Microsoft and Consumers Energy may have lobbied them and provided incentives to them.

To provide transparency and further information to residents, it is imperative that all communications between Township officials about this matter are released to the public (absent any privileged or exempt materials).⁷ Thus, the documents related to my FOIA request should be provided to me at no cost. I plan to distribute and share these materials with groups organizing around the data centers.

b. Making the Records Available to the Public

Alternatively, the Township Board should make the materials related to my FOIA request available to the general public.⁸

"The township board may identify specific records or types of records it deems should be made available for no charge or at a reduced cost."⁹ For the reasons stated above, the materials I requested are of great interest to the public and therefore should be made available to the public. **As such, I would rescind this appeal if the Township Board of Trustees would voluntarily share the documents I requested (absent any privileged or exempt from disclosure materials) on the Township's website.**

c. Response Time to my Request

I submitted my original request via email to the FOIA Coordinator on March 19, 2026.¹⁰ Pursuant to MCL § 15.235(5)(1), emailed requests are deemed received one business day after the electronic transmission is sent. Based on this, my emailed request was received by the FOIA Coordinator on March 20, 2026.¹¹ The law allows the public body to take 5 business days to

⁷ If the Township Board agrees to waive the fee for this request, I would gladly communicate with the FOIA Coordinator to narrow my request in scope to the most relevant and pertinent information.

⁸ Again, I recognize that not every single email, letter, notice, etc., needs to be made available, just the most relevant and pertinent materials. I would gladly narrow my request in this instance.

⁹ Gaines Charter Township, *Public Summary of FOIA Procedures and Guidelines*.

¹⁰ See attached email thread.

¹¹ This March 20, 2026, date was confirmed in the FOIA Coordinator's response letter/cost estimate. See attached response letter/cost estimate.

respond, with a single optional extension of 10 business days.¹² The Township's FOIA Coordinator responded to my request on April 14, 2026, 17 business days later.

In the letter acknowledging the receipt of my request, the FOIA Coordinator stated that he would respond to me by April 9, 2026.¹³ This response date was 15 business days after my request, meaning it was the maximum legal time for him to respond to my request. However, April 9 passed without a response. I emailed the FOIA Coordinator on April 12th reminding him I was owed a response.¹⁴ I did not receive a reply to this email.¹⁵ I emailed the FOIA Coordinator again on April 14th, stating that his response was overdue and again requesting the documents.¹⁶ I finally received a response from him.¹⁷ He provided the response letter/cost estimate dated for April 14, 2026.¹⁸ He also stated in his email that his response was delayed due to the "April 13, 2026 Regular Trustee Meeting."¹⁹

The law is clear when it comes to FOIA requests, a response must be provided within a maximum of 15 business days. Failure to respond to a request within 15 business days "constitutes a public body's final determination to deny the request..."²⁰ There are no exceptions to extend this deadline if there is a "Regular Trustee Meeting."²¹ Furthermore, a failure to send a timely response "is a violation of the FOIA."²² Violations of FOIA can be punished via an award of attorney's fees and damages in court.²³

Based on the FOIA Coordinator's violation of the FOIA by failing to respond within the allotted time, and that such violations can be penalized with monetary damages, I believe it is in the interest of justice for the Township Board to waive all fees related to this FOIA request.

CONCLUSION

In conclusion, for all the above-mentioned reasons, any costs related to my FOIA request should be waived or alternatively, the information should be made available to the public.

Thank you for your consideration.

Sincerely,



Jordan Chrispell

¹² MCL § 15.235 Sec. 5(2).

¹³ See attached acknowledgement letter.

¹⁴ See attached email thread.

¹⁵ See attached email thread.

¹⁶ See attached email thread.

¹⁷ See attached email thread.

¹⁸ See attached response letter/cost estimate.

¹⁹ See attached email thread.

²⁰ MCL § 15.235 Sec. 5(3).

²¹ See attached email thread.

²² *Scharret v City of Berkley*, 249 Mich App 405; 642 NW2d 685 (2002).

²³ MCL § 15.235 Sec. 5(4).

Township: Keep original and provide copy of both sides, along with Public Summary, to requestor at no charge.

Gaines Charter Township, Kent County
8555 Kalamazoo Ave SE
Caledonia, MI 49316
Phone: 616.698.6640

Request Form
Note: Requestors are not required to use this form. The township may complete one for recordkeeping if not used.

FOIA Request for Public Records
Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq.

Request No.: _____ **Date Received:** _____ Check if received via ☐ Email ☐ Fax ☐ Other Electronic Method
Date delivered to junk/spam folder: _____

Name	Jordan Chrispell	Phone	231-920-7481
Firm/Organization	n/a - Township Resident	Fax	
Street	2921 Valley Spring Drive	Email	jordanchrisp@gmail.com
City	Caledonia	State	MI Zip 49316

(Please Print or Type)

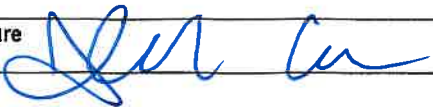
Date discovered in junk/spam folder: _____

Request for: ☒ Copy ☐ Certified copy ☐ Record inspection ☐ Subscription to record issued on regular basis

Delivery Method: ☐ Will pick up ☐ Will make own copies onsite ☐ Mail to address above ☒ Email to address above
☐ Deliver on digital media provided by the township: _____

Note: The township is not required to provide records in a digital format or on digital media if the township does not already have the technological capability to do so.

Describe the public record(s) as specifically as possible. You may use this form or attach additional sheets:

Any written communications between Gaines Twp. elected officials and/or Twp. employees about Microsoft, Consumers Energy, and the proposed data center/property located at 7147 Patterson Avenue SE, Caledonia, MI 49316 between January 2024-Present.
This may include emails, letters, applications, faxes, etc.
I request that the FOIA Coordinator use their discretion to waive the fee for searching and copying these public records because these records are of great public interest and will primarily benefit the general public. It is of great concern that Township residents are provided with these documents to ensure complete transparency. Residents have a right to verify their elected officials are acting in their best manner and following all the required ordinances, laws, and procedures.
Consent to Non-Statutory Extension of Township's Response Time I have requested a copy of records or a subscription to records or the opportunity to inspect records, pursuant to the Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq. I understand that the township must respond to this request within five (5) business days after receiving it, and that response may include taking a 10-business day extension. However, I hereby agree and stipulate to extend the township's response time for this request until: _____ (month, day, year).
Requestor's Signature 
Date 3-19-2026 (Complete both sides)

Records Located on Website

If the township directly or indirectly administers or maintains an official internet presence, any public records available to the general public on that internet site at the time the request is made are exempt from any labor charges to redact (*separate exempt information from non-exempt information*).

If the FOIA coordinator knows or has reason to know that all or a portion of the requested information is available on its website, the township must notify the requestor in its written response that all or a portion of the requested information is available on its website. The written response, to the degree practicable in the specific instance, must include a specific webpage address where the requested information is available. On the detailed cost itemization form, the township must separate the requested public records that are available on its website from those that are not available on the website and must inform the requestor of the additional charge to receive copies of the public records that are available on its website.

If the township has included the website address for a record in its written response to the requestor and the requestor thereafter stipulates that the public record be provided to him or her in a paper format or other form, including digital media, the township must provide the public records in the specified format (if the township has the technological capability) but may use a fringe benefit multiplier greater than the 50%, not to exceed the actual costs of providing the information in the specified format.

Request for Copies/Duplication of Records on Township Website

I hereby stipulate that, even if some or all of the records are located on a township website, I am requesting that the township make copies of those records on the website and deliver them to me in the format I have requested above. I understand that some FOIA fees may apply.

Requestor's Signature

Date

Overtime Labor Costs

Overtime wages shall not be included in the calculation of labor costs unless overtime is specifically stipulated by the requestor and clearly noted on the detailed cost itemization form.

Consent to Overtime Labor Costs

I hereby agree and stipulate to the township using overtime wages in calculating the following labor costs as itemized in the following categories:

1 ☐ Labor to copy/duplicate

2 ☐ Labor to locate

3a. ☐ Labor to redact

3b. ☐ Contract labor to redact

6b. ☐ Labor to copy/duplicate records already on township's website

Requestor's Signature

Date

Request for Discount: Indigence

A public record search **must** be made and a copy of a public record **must** be furnished **without charge for the first \$20.00 of the fee** for each request by an individual who is entitled to information under this act and who:

1) Submits an affidavit stating that the individual is indigent and receiving specific public assistance, **OR**

2) If not receiving public assistance, stating facts showing inability to pay the cost because of indigence.

If a requestor is ineligible for the discount, the public body shall inform the requestor specifically of the reason for ineligibility in the public body's written response. An individual is ineligible for this fee reduction if **ANY** of the following apply:

(i) The individual has previously received discounted copies of public records from the same public body twice during that calendar year,

(ii) The individual requests the information in conjunction with outside parties who are offering or providing payment or other remuneration to the individual to make the request. A public body may require a statement by the requestor in the affidavit that the request is not being made in conjunction with outside parties in exchange for payment or other remuneration.

Office Use: ☐ Affidavit Received ☐ Eligible for Discount ☐ Ineligible for Discount

I am submitting an affidavit and requesting that I receive the discount for indigence for this FOIA request:

Date:

Requestor's Signature:

Request for Discount: Nonprofit Organization

A public record search **must** be made and a copy of a public record **must** be furnished **without charge for the first \$20.00 of the fee** for each request by a nonprofit organization formally designated by the state to carry out activities under subtitle C of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 and the Protection and Advocacy for Individuals with Mental Illness Act, if the request meets **ALL** of the following requirements:

(i) Is made directly on behalf of the organization or its clients.

(ii) Is made for a reason wholly consistent with the mission and provisions of those laws under section 931 of the Mental Health Code, 1974 PA 258, MCL 330.1931.

(iii) Is accompanied by documentation of its designation by the state, if requested by the township.

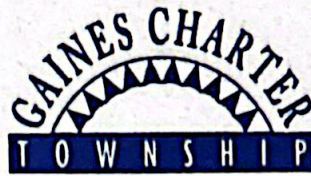
Office Use: ☐ Documentation of State Designation Received ☐ Eligible for Discount ☐ Ineligible for Discount

I stipulate that I am a designated agent for the nonprofit organization making this FOIA request and that this request is made directly on behalf of the organization or its clients and is made for a reason wholly consistent with the mission and provisions of those laws under section 931 of the Mental Health Code, 1974 PA 258, MCL 330.1931:

Date:

Requestor's Signature:

(Created by Michigan Townships Association, April 2015)



8555 Kalamazoo Ave. SE
Caledonia, MI 49316

Phone: 616-698-6640
Fax: 616-698-2490

March 23, 2026

Mr. Jordan Chrispell
2921 Valley Spring Drive
Caledonia, Michigan 49316
jordanchrisp@gmail.com
(231) 920-7481

Re: *Notice of 10-Business-Day Extension*
FOIA Request #1 Dated (03/19/2026)

Dear Mr. Chrispell:

Gaines Charter Township ("the Township") is in receipt of your first FOIA request dated March 19, 2026. This letter is to advise you that, pursuant to the Michigan Freedom of Information Act ("FOIA"), PA 442 of 1976, as amended, the Township is invoking the 10-business-day extension to respond to your first FOIA request, as permitted by Section 5(2)(d) of FOIA, MCL 15.235(2)(d).

The Township requires additional time to identify and sort any public records which may be responsive to this request. The Township will respond to your request on or before Thursday, April 9, 2026.

Copies of the Township's Freedom of Information Act Policies and Guidelines are available on the Township's website at the following web address: https://www.gainestownship.org/document_center/index.php#outer-184.

Sincerely,

Michael Brew
Gaines Charter Township Clerk
& FOIA Coordinator

FOIA Request

9 messages

Jordan Chrispell <jordanchrisp@gmail.com>
To: michael.brew@gainestownship.org

Thu, Mar 19, 2026 at 11:37 AM

Good Morning,

Attached are two different, but closely related FOIA Requests.

Please let me know if you have any questions or need additional clarification.

Thank you,

Jordan Chrispell

2 attachments **FOIA Request 1.pdf**
207K **FOIA Request 2.pdf**
196K

Michael Brew <Michael.Brew@gainestownship.org>
To: Jordan Chrispell <jordanchrisp@gmail.com>

Sat, Mar 21, 2026 at 11:28 AM

Because of the large scope of this FOIA request, Gaines Charter Township will be extending the FOIA response allotted time.

Best regards,



www.gainestownship.org
Michael.Brew@gainestownship.org

[Quoted text hidden]

Michael Brew
Township Clerk
Office: 616-698-6640 Ext. 130
Direct: 616-698-7980

Jordan Chrispell <jordanchrisp@gmail.com>
To: Michael Brew <Michael.Brew@gainestownship.org>

Sat, Mar 21, 2026 at 12:23 PM

Thank you for the response.

Best,

Jordan Chrispell

On Mar 21, 2026, at 11:28 AM, Michael Brew <Michael.Brew@gainestownship.org> wrote:

Because of the large scope of this FOIA request, Gaines Charter Township will be extending the FOIA response allotted time.

Best regards,

<image061350.png>
www.gainestownship.org
Michael.Brew@gainestownship.org

Michael Brew
Township Clerk
Office: 616-698-6640 Ext. 130
Direct: 616-698-7980

[Quoted text hidden]

Jordan Chrispell <jordanchrisp@gmail.com>
To: Michael Brew <Michael.Brew@gainestownship.org>

Sun, Apr 12, 2026 at 5:10 PM

Hi Michael,

The letter sent to me indicated I would have a response on or before April 9th, but I haven't received anything yet.

Thank you,

Jordan Chrispell

On Mar 21, 2026, at 12:23 PM, Jordan Chrispell <jordanchrisp@gmail.com> wrote:

[Quoted text hidden]

Jordan Chrispell <jordanchrisp@gmail.com>
To: Michael Brew <Michael.Brew@gainestownship.org>, rod.weersing@gainestownship.org

Tue, Apr 14, 2026 at 3:39 PM

Good Afternoon,

The Township's response to my FOIA request is now overdue. This request has particular urgency because the Planning Commission's meeting tomorrow regarding the same matter.

Please send the documents to me as soon as possible so I have time to review them before the meeting tomorrow.

Thank you,

Jordan Chrispell

On Apr 12, 2026, at 5:10 PM, Jordan Chrispell <jordanchrisp@gmail.com> wrote:

[Quoted text hidden]

Michael Brew <Michael.Brew@gainestownship.org>

Tue, Apr 14, 2026 at 3:40 PM

To: Jordan Chrispell <jordanchrisp@gmail.com>

Due to pending board action at the April 13, 2026 Regular Trustee Meeting Gaines Charter Township response was delayed.

Attached are good faith estimates from Gaines Charter Township on both Freedom of Information Act requests. In the search and discovery process the estimated time to retrieve documents MAY be reduced. Final renumeration amounts will be adjusted to reflect any reductions in time and materials.

Best regards,



www.gainestownship.org
Michael.Brew@gainestownship.org

[Quoted text hidden]

[Quoted text hidden]

Michael Brew
Township Clerk
Office: 616-698-6640 Ext. 130
Direct: 616-698-7980

2 attachments

 **FOIA request response letter.pdf**
366K

 **FOIA request response letter 2.pdf**
378K

Michael Brew <Michael.Brew@gainestownship.org>
To: Jordan Chrispell <jordanchrisp@gmail.com>

Tue, Apr 14, 2026 at 4:19 PM

Did you not receive your answer sent earlier today? If not, please let me know so I can resend it. The delay was in the board action that needed to be addressed last night.

Regards,



www.gainestownship.org
Michael.Brew@gainestownship.org

Michael Brew
Township Clerk
Office: 616-698-6640 Ext. 130
Direct: 616-698-7980

[Quoted text hidden]

[Quoted text hidden]

Jordan Chrispell <jordanchrisp@gmail.com>
To: Michael Brew <Michael.Brew@gainestownship.org>

Tue, Apr 14, 2026 at 4:39 PM

Good Afternoon,

Thank you for your response. I received the response letters at 3:40pm, 1 minute after I sent my email today reminding you of the overdue request. Our emails likely were sent at about the same time.

Thank you,

Jordan Chrispell, J.D.

[Quoted text hidden]

Michael Brew <Michael.Brew@gainestownship.org>
To: Jordan Chrispell <jordanchrisp@gmail.com>

Tue, Apr 14, 2026 at 4:41 PM

Very glad you received them.

[Quoted text hidden]

April 14, 2026

Jordan Chrispell
2921 Valley Spring Drive
Caledonia, Michigan 49316

Re: FOIA Request – March 19, 2026

Dear Jordan Chrispell:

Gaines Charter Township (the “Township”) received your written request dated March 19, 2026 under the Michigan Freedom of Information Act (“FOIA”), PA 442 of 1976, as amended. Please be advised that your request was not received by the Township until March 20, 2026. This letter responds to your FOIA request. Specifically, the Township responds to your FOIA request as follows:

Request: Any written communications between Gaines Township elected officials or Township employees and Microsoft or Consumers Energy relating to the proposed data center/property located at 7147 Patterson Avenue SE, Caledonia, MI 49316 between January 2024-Present. This may include emails, letters, applications, faxes, etc.

Response: The request is GRANTED in part and DENIED in part. This request is granted to the extent that the Township has non-exempt public records in its possession that are reasonably responsive to this request. This request is denied in part on the basis, and to the extent, that any responsive public records in the possession of the Township are covered (in whole or in part) by any one or more exemptions under FOIA, including but not limited to the following: MCL 15.243(1)(a) (personal privacy); MCL 15.243(1)(d) (information and records subject to the attorney work product privilege); MCL 15.243(1)(f) (protected trade secrets); MCL 15.243(1)(g) (information or records subject to the attorney-client privilege); and MCL 15.243(1)(m) (advisory communications). The non-exempt responsive public records will be released to you upon the payment of the amounts described below.

Given the broad and vague nature of your request, searching for the requested records will involve a significant amount of time and Township resources. The Township estimates that it will likely take Township officials and staff approximately 14 total hours to search for the various public records and identify any responsive public records, with the lowest-paid Township employee being capable of doing that work being billed at \$34.32 per hour. As certain tasks cannot be done by a Township employee (including the review of attorney-client privileged records and for other exemptions), the Township estimates that it will need to use at least 2 hours of outside

contracted labor, at a cost of \$82.38 per hour. The Township utilizes the contracted services of Bloom Sluggett, PC, for such work. A comprehensive form encapsulating this estimate will be included with this letter.

Even without copying costs, the estimate for complying with the portions of your FOIA request that can be responded to and for which FOIA requires disclosure would be **\$645.24** (i.e., 2 hours at \$24.24 per hour, plus contracted labor costs). The Township will not commence compiling your remaining FOIA request until you pay the Township a deposit of one-half of the good faith estimate, or **\$322.62**.

A breakdown of the cost estimate is as follows:

	Time Per	Hourly Rate	Cost Total
Estimated Time to Locate Responsive Documents	13 Hour(s)	\$34.32	\$446.16
Estimated Time to Sort and Assemble Responsive Documents	1 Hour(s)	\$34.32	\$34.32
Estimated Contracted Labor Costs to Sort Exempt from Non-Exempt Materials	2 Hour(s)	\$82.38	\$164.76
			TOTAL: \$645.24

Such fees may be charged for a FOIA request by the Township, and the 50% good faith estimate is required as a deposit pursuant to MCL 15.234 and other portions of FOIA. The Township must receive your deposit no later than 48 days following the date of this letter, with the deadline of Monday, June 1, 2026. If the Township does not receive a timely good-faith deposit from you, then it will consider this FOIA request abandoned, and it need not respond any further. If and when an appropriate deposit is received by the Township, the Township anticipates it will take approximately two (2) weeks to fulfill your FOIA request.

The Township maintains FOIA Policies and Procedures. A copy of the Township's FOIA Policies and Procedures is available on the Township's website, at the following address: https://www.gainestownship.org/document_center/index.php#outer-184.

Notice of Rights

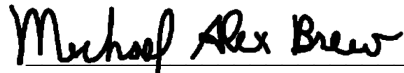
If you disagree with the Township's response regarding this matter, pursuant to FOIA, you are hereby advised and put on notice of your rights to do either of the following:

- (1) You can submit a written appeal to the Township Board. That appeal must be in writing, must contain the word “appeal,” and must identify the reason or reasons for the reversal of the disclosure denial or the estimated fee amount.
- (2) You may seek judicial review of the denial under Section 10 of FOIA. You are further advised of the right to receive attorney fees and damages as provided in Section 10 of FOIA if, after judicial review, the Circuit Court determines that the Township has not complied with Section 5 of FOIA and orders disclosure of all or a portion of a public record.

Section 5(8) of FOIA also states that if the Township denies in whole or in part a request to inspect or receive a copy of a public record or portion of a public record, the requesting party may do either of the following:

- (a) Appeal the denial to the head of the public body pursuant to Section 10 of FOIA.
- (b) Commence an action in Circuit Court, pursuant to Section 10 of FOIA.

Sincerely,

A handwritten signature in black ink that reads "Michael Alex Brew". The signature is written in a cursive, slightly stylized font.

Michael Alex Brew
Gaines Charter Township Clerk
& FOIA Coordinator

Township: Keep original and provide copy of both sides, along with Public Summary, to requestor at no charge.

Gaines Charter Township, Kent County
8555 Kalamazoo Ave SE
Caledonia, MI 49316
Phone: 616.698.6640

Request Form
Note: Requestors are not required to use this form. The township may complete one for recordkeeping if not used.

FOIA Request for Public Records
Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq.

Request No.: _____ **Date Received:** _____ Check if received via ☐ Email ☐ Fax ☐ Other Electronic Method
Date delivered to junk/spam folder: _____

Name	Jordan Chrispell	Phone	231-920-7481
Firm/Organization	n/a - Township Resident	Fax	
Street	2921 Valley Spring Drive	Email	jordanchrisp@gmail.com
City	Caledonia	State	MI
		Zip	49316

(Please Print or Type)

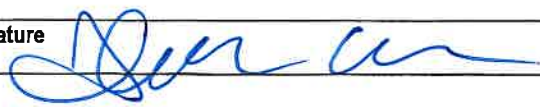
Date discovered in junk/spam folder: _____

Request for: ☒ Copy ☐ Certified copy ☐ Record inspection ☐ Subscription to record issued on regular basis

Delivery Method: ☐ Will pick up ☐ Will make own copies onsite ☐ Mail to address above ☒ Email to address above
☐ Deliver on digital media provided by the township: _____

Note: The township is not required to provide records in a digital format or on digital media if the township does not already have the technological capability to do so.

Describe the public record(s) as specifically as possible. You may use this form or attach additional sheets:

Any written communications between Gaines Township elected officials or Township employees and Microsoft or Consumers Energy relating to the proposed data center/property located at 7147 Patterson Avenue SE, Caledonia, MI 49316 between January 2024-Present. This may include emails, letters, applications, faxes, etc.
I request that the FOIA Coordinator use their discretion to waive the fee for searching and copying these public records because these records are of great public interest and will primarily benefit the general public. It is of great concern that Township residents are provided with these documents to ensure complete transparency. Residents have a right to verify their elected officials are acting in their best manner and following all the required ordinances, laws, and procedures.
Consent to Non-Statutory Extension of Township's Response Time I have requested a copy of records or a subscription to records or the opportunity to inspect records, pursuant to the Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq. I understand that the township must respond to this request within five (5) business days after receiving it, and that response may include taking a 10-business day extension. However, I hereby agree and stipulate to extend the township's response time for this request until: _____ (month, day, year).
Requestor's Signature 
Date 3-19-2024 (Complete both sides)

Records Located on Website

If the township directly or indirectly administers or maintains an official internet presence, any public records available to the general public on that internet site at the time the request is made are exempt from any labor charges to redact (*separate exempt information from non-exempt information*).

If the FOIA coordinator knows or has reason to know that all or a portion of the requested information is available on its website, the township must notify the requestor in its written response that all or a portion of the requested information is available on its website. The written response, to the degree practicable in the specific instance, must include a specific webpage address where the requested information is available. On the detailed cost itemization form, the township must separate the requested public records that are available on its website from those that are not available on the website and must inform the requestor of the additional charge to receive copies of the public records that are available on its website.

If the township has included the website address for a record in its written response to the requestor and the requestor thereafter stipulates that the public record be provided to him or her in a paper format or other form, including digital media, the township must provide the public records in the specified format (if the township has the technological capability) but may use a fringe benefit multiplier greater than the 50%, not to exceed the actual costs of providing the information in the specified format.

Request for Copies/Duplication of Records on Township Website

I hereby stipulate that, even if some or all of the records are located on a township website, I am requesting that the township make copies of those records on the website and deliver them to me in the format I have requested above. I understand that some FOIA fees may apply.

Requestor's Signature

Date

Overtime Labor Costs

Overtime wages shall not be included in the calculation of labor costs unless overtime is specifically stipulated by the requestor and clearly noted on the detailed cost itemization form.

Consent to Overtime Labor Costs

I hereby agree and stipulate to the township using overtime wages in calculating the following labor costs as itemized in the following categories:

- 1 ☐ Labor to copy/duplicate 2 ☐ Labor to locate 3a ☐ Labor to redact 3b ☐ Contract labor to redact
6b ☐ Labor to copy/duplicate records already on township's website

Requestor's Signature

Date

Request for Discount: Indigence

A public record search **must** be made and a copy of a public record **must** be furnished **without charge for the first \$20.00 of the fee** for each request by an individual who is entitled to information under this act and who:

- 1) Submits an affidavit stating that the individual is indigent and receiving specific public assistance, **OR**
- 2) If not receiving public assistance, stating facts showing inability to pay the cost because of indigence.

If a requestor is ineligible for the discount, the public body shall inform the requestor specifically of the reason for ineligibility in the public body's written response. An individual is ineligible for this fee reduction if **ANY** of the following apply:

- (i) The individual has previously received discounted copies of public records from the same public body twice during that calendar year,
- (ii) The individual requests the information in conjunction with outside parties who are offering or providing payment or other remuneration to the individual to make the request. A public body may require a statement by the requestor in the affidavit that the request is not being made in conjunction with outside parties in exchange for payment or other remuneration.

Office Use: ☐ Affidavit Received ☐ Eligible for Discount ☐ Ineligible for Discount

I am submitting an affidavit and requesting that I receive the discount for indigence for this FOIA request:

Date:

Requestor's Signature:

Request for Discount: Nonprofit Organization

A public record search **must** be made and a copy of a public record **must** be furnished **without charge for the first \$20.00 of the fee** for each request by a nonprofit organization formally designated by the state to carry out activities under subtitle C of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 and the Protection and Advocacy for Individuals with Mental Illness Act, if the request meets **ALL** of the following requirements:

- (i) Is made directly on behalf of the organization or its clients.
- (ii) Is made for a reason wholly consistent with the mission and provisions of those laws under section 931 of the Mental Health Code, 1974 PA 258, MCL 330.1931.
- (iii) Is accompanied by documentation of its designation by the state, if requested by the township.

Office Use: ☐ Documentation of State Designation Received ☐ Eligible for Discount ☐ Ineligible for Discount

I stipulate that I am a designated agent for the nonprofit organization making this FOIA request and that this request is made directly on behalf of the organization or its clients and is made for a reason wholly consistent with the mission and provisions of those laws under section 931 of the Mental Health Code, 1974 PA 258, MCL 330.1931:

Date:

Requestor's Signature:

(Created by Michigan Townships Association, April 2015)

June 2, 2026

Jordan Chrispell
2921 Valley Spring Drive
Caledonia, Michigan 49316

Re: FOIA Request – March 19, 2026

Dear Jordan Chrispell:

Gaines Charter Township (the “Township”) received your written request dated March 19, 2026 under the Michigan Freedom of Information Act (“FOIA”), PA 442 of 1976, as amended. Please be advised that your request was not received by the Township until March 20, 2026. This letter responds to your FOIA request. Specifically, the Township responds to your FOIA request as follows:

Request: Any written communications between Gaines Township elected officials or Township employees and Microsoft or Consumers Energy relating to the proposed data center/property located at 7147 Patterson Avenue SE, Caledonia, MI 49316 between January 2024-Present. This may include emails, letters, applications, faxes, etc.

Response: The request is GRANTED in part and DENIED in part. This request is granted to the extent that the Township has non-exempt public records in its possession that are reasonably responsive to this request. This request is denied in part on the basis, and to the extent, that any responsive public records in the possession of the Township are covered (in whole or in part) by any one or more exemptions under FOIA, including but not limited to the following: MCL 15.243(1)(a) (personal privacy); MCL 15.243(1)(d) (information and records subject to the attorney work product privilege); MCL 15.243(1)(f) (protected trade secrets); MCL 15.243(1)(g) (information or records subject to the attorney-client privilege); and MCL 15.243(1)(m) (advisory communications). The non-exempt responsive public records will be released to you upon the payment of the amounts described below.

Given the broad and vague nature of your request, searching for the requested records will involve a significant amount of time and Township resources. The Township estimates that it will likely take Township officials and staff approximately 14 total hours to search for the various public records and identify any responsive public records, with the lowest-paid Township employee being capable of doing that work being billed at \$34.32 per hour. As certain tasks cannot be done by a Township employee (including the review of attorney-client privileged records and for other exemptions), the Township estimates that it will need to use at least 2 hours of outside

contracted labor, at a cost of \$82.38 per hour. The Township utilizes the contracted services of Bloom Sluggett, PC, for such work. A comprehensive form encapsulating this estimate will be included with this letter.

Even without copying costs, the estimate for complying with the portions of your FOIA request that can be responded to and for which FOIA requires disclosure minus the 25% FOIA policy reduction would be **\$483.93** (i.e., 2 hours at \$24.24 per hour, plus contracted labor costs). The Township will not commence compiling your remaining FOIA request until you pay the Township a deposit of one-half of the good faith estimate, or **\$241.97**.

A breakdown of the cost estimate is as follows:

	Time Per	Hourly Rate	Cost Total
Estimated Time to Locate Responsive Documents	13 Hour(s)	\$34.32	\$446.16
Estimated Time to Sort and Assemble Responsive Documents	1 Hour(s)	\$34.32	\$34.32
Estimated Contracted Labor Costs to Sort Exempt from Non-Exempt Materials	2 Hour(s)	\$82.38	\$164.76
			TOTAL: \$645.24
FOIA policy 25% reduction			483.93

Such fees may be charged for a FOIA request by the Township, and the 50% good faith estimate is required as a deposit pursuant to MCL 15.234 and other portions of FOIA. The Township must receive your deposit no later than 48 days following the date of this letter, with the deadline of Monday, June 1, 2026. If the Township does not receive a timely good-faith deposit from you, then it will consider this FOIA request abandoned, and it need not respond any further. If and when an appropriate deposit is received by the Township, the Township anticipates it will take approximately two (2) weeks to fulfill your FOIA request.

The Township maintains FOIA Policies and Procedures. A copy of the Township's FOIA Policies and Procedures is available on the Township's website, at the following address: https://www.gainestownship.org/document_center/index.php#outer-184.

Notice of Rights

If you disagree with the Township's response regarding this matter, pursuant to FOIA, you are hereby advised and put on notice of your rights to do either of the following:

- (1) You can submit a written appeal to the Township Board. That appeal must be in writing, must contain the word “appeal,” and must identify the reason or reasons for the reversal of the disclosure denial or the estimated fee amount.
- (2) You may seek judicial review of the denial under Section 10 of FOIA. You are further advised of the right to receive attorney fees and damages as provided in Section 10 of FOIA if, after judicial review, the Circuit Court determines that the Township has not complied with Section 5 of FOIA and orders disclosure of all or a portion of a public record.

Section 5(8) of FOIA also states that if the Township denies in whole or in part a request to inspect or receive a copy of a public record or portion of a public record, the requesting party may do either of the following:

- (a) Appeal the denial to the head of the public body pursuant to Section 10 of FOIA.
- (b) Commence an action in Circuit Court, pursuant to Section 10 of FOIA.

Sincerely,

Michael Alex Brew
Gaines Charter Township Clerk
& FOIA Coordinator

April 16, 2026

Gaines Township Board of Trustees
8555 Kalamazoo Avenue SE
Caledonia, MI 49316

Re: *FOIA Appeal #2 of an Excess Fee*

Dear Board of Trustees:

INTRODUCTION

For all the below stated reasons, I am appealing the cost of my FOIA request and requesting that the material be provided to me for free or posted for the general public on the Township's website.

I originally submitted a FOIA request for any communications between Gaines Township elected officials and/or Township employees and Microsoft or Consumers Energy related to the proposed data center. I specifically requested that the FOIA Coordinator "use their discretion to waive the fee for searching and copying these public records because these records are of great public interest and will primarily benefit the general public."¹ I noted that it was important for Township residents to be provided with complete transparency and to be able to verify their "elected officials are acting in their best manner and following all the required ordinances, laws, and procedures."²

The FOIA Coordinator responded to my request that I would have to pay \$645.24 to produce any non-exempt materials related to my request.³

ANALYSIS

a. Fee Waiver Based on Public Interest

In response to my request, the FOIA Coordinator did not address my request for a waived fee.⁴ Rather, I was only provided with a cost estimate to search for and produce the materials which totaled \$645.24.⁵

The FOIA Coordinator may waive or reduce the cost of the search for and copying a public record, if "a waiver or reduced fee is in the public interest because it can be considered as primarily benefited the general public."⁶

Microsoft's proposed data center in Gaines Township has been a hot button issue. Microsoft's rezoning request for the proposed data center was on the December 18, 2025, Planning

¹ See attached Original FOIA request.

² See attached Original FOIA request.

³ See attached response letter/cost estimate.

⁴ See attached response letter/cost estimate.

⁵ See attached response letter/cost estimate.

⁶ Gaines Charter Township, *Public Summary of FOIA Procedures and Guidelines*.

Commission's meeting agenda. However, the Planning Commission meeting was quickly over capacity with more than 250 residents in attendance. Due to this, the rezoning request issue was heard at a special Planning Commission meeting on April 15, 2026, at South Christian High School. The April meeting had an even larger turnout, of approximately 500-600 residents. Many residents in attendance provided public comments on their opposition to the data center and concerns over transparency of the Planning Commission.

Township residents have a strong interest in this issue, as proven by their large turnout to the Planning Commission's recent meetings. Additionally, residents are highly concerned about the transparency of this process, the NDA that was signed between Township officials and Microsoft, and how this entire request has been handled. Based on comments at the April meeting, residents are suspicious over the interests of Township officials, particularly that Microsoft and Consumers Energy may have lobbied them and provided incentives to them.

To provide transparency and further information to residents, it is imperative that all communications between Township officials about this matter are released to the public (absent any privileged or exempt materials).⁷ Thus, the documents related to my FOIA request should be provided to me at no cost. I plan to distribute and share these materials with groups organizing around the data centers.

b. Making the Records Available to the Public

Alternatively, the Township Board should make the materials related to my FOIA request available to the general public.⁸

"The township board may identify specific records or types of records it deems should be made available for no charge or at a reduced cost."⁹ For the reasons stated above, the materials I requested are of great interest to the public and therefore should be made available to the public. **As such, I would rescind this appeal if the Township Board of Trustees would voluntarily share the documents I requested (absent any privileged or exempt from disclosure materials) on the Township's website.**

c. Response Time to my Request

I submitted my original request via email to the FOIA Coordinator on March 19, 2026.¹⁰ Pursuant to MCL § 15.235(5)(1), emailed requests are deemed received one business day after the electronic transmission is sent. Based on this, my emailed request was received by the FOIA Coordinator on March 20, 2026.¹¹ The law allows the public body to take 5 business days to

⁷ If the Township Board agrees to waive the fee for this request, I would gladly communicate with the FOIA Coordinator to narrow my request in scope to the most relevant and pertinent information.

⁸ Again, I recognize that not every single email, letter, notice, etc., needs to be made available, just the most relevant and pertinent materials. I would gladly narrow my request in this instance.

⁹ Gaines Charter Township, *Public Summary of FOIA Procedures and Guidelines*.

¹⁰ See attached email thread.

¹¹ This March 20, 2026, date was confirmed in the FOIA Coordinator's response letter/cost estimate. See attached response letter/cost estimate.

respond, with a single optional extension of 10 business days.¹² The Township's FOIA Coordinator responded to my request on April 14, 2026, 17 business days later.

In the letter acknowledging the receipt of my request, the FOIA Coordinator stated that he would respond to me by April 9, 2026.¹³ This response date was 15 business days after my request, meaning it was the maximum legal time for him to respond to my request. However, April 9 passed without a response. I emailed the FOIA Coordinator on April 12th reminding him I was owed a response.¹⁴ I did not receive a reply to this email.¹⁵ I emailed the FOIA Coordinator again on April 14th, stating that his response was overdue and again requesting the documents.¹⁶ I finally received a response from him.¹⁷ He provided the response letter/cost estimate dated for April 14, 2026.¹⁸ He also stated in his email that his response was delayed due to the "April 13, 2026 Regular Trustee Meeting."¹⁹

The law is clear when it comes to FOIA requests, a response must be provided within a maximum of 15 business days. Failure to respond to a request within 15 business days "constitutes a public body's final determination to deny the request..."²⁰ There are no exceptions to extend this deadline if there is a "Regular Trustee Meeting."²¹ Furthermore, a failure to send a timely response "is a violation of the FOIA."²² Violations of FOIA can be punished via an award of attorney's fees and damages in court.²³

Based on the FOIA Coordinator's violation of the FOIA by failing to respond within the allotted time, and that such violations can be penalized with monetary damages, I believe it is in the interest of justice for the Township Board to waive all fees related to this FOIA request.

CONCLUSION

In conclusion, for all the above-mentioned reasons, any costs related to my FOIA request should be waived or alternatively, the information should be made available to the public.

Thank you for your consideration.

Sincerely,



Jordan Chrispell

¹² MCL § 15.235 Sec. 5(2).

¹³ See attached acknowledgement letter.

¹⁴ See attached email thread.

¹⁵ See attached email thread.

¹⁶ See attached email thread.

¹⁷ See attached email thread.

¹⁸ See attached response letter/cost estimate.

¹⁹ See attached email thread.

²⁰ MCL § 15.235 Sec. 5(3).

²¹ See attached email thread.

²² *Scharret v City of Berkley*, 249 Mich App 405; 642 NW2d 685 (2002).

²³ MCL § 15.235 Sec. 5(4).

Township: Keep original and provide copy of both sides, along with Public Summary, to requestor at no charge.

Gaines Charter Township, Kent County
8555 Kalamazoo Ave SE
Caledonia, MI 49316
Phone: 616.698.6640

Request Form
Note: Requestors are not required to use this form. The township may complete one for recordkeeping if not used.

FOIA Request for Public Records
Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq.

Request No.: _____ **Date Received:** _____ Check if received via ☐ Email ☐ Fax ☐ Other Electronic Method
Date delivered to junk/spam folder: _____

Name	Jordan Chrispell	Phone	231-920-7481
Firm/Organization	n/a - Township Resident	Fax	
Street	2921 Valley Spring Drive	Email	jordanchrisp@gmail.com
City	Caledonia	State	MI
		Zip	49316

(Please Print or Type)

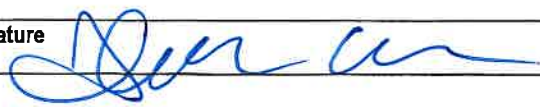
Date discovered in junk/spam folder: _____

Request for: ☒ Copy ☐ Certified copy ☐ Record inspection ☐ Subscription to record issued on regular basis

Delivery Method: ☐ Will pick up ☐ Will make own copies onsite ☐ Mail to address above ☒ Email to address above
☐ Deliver on digital media provided by the township: _____

Note: The township is not required to provide records in a digital format or on digital media if the township does not already have the technological capability to do so.

Describe the public record(s) as specifically as possible. You may use this form or attach additional sheets:

Any written communications between Gaines Township elected officials or Township employees and Microsoft or Consumers Energy relating to the proposed data center/property located at 7147 Patterson Avenue SE, Caledonia, MI 49316 between January 2024-Present. This may include emails, letters, applications, faxes, etc.
I request that the FOIA Coordinator use their discretion to waive the fee for searching and copying these public records because these records are of great public interest and will primarily benefit the general public. It is of great concern that Township residents are provided with these documents to ensure complete transparency. Residents have a right to verify their elected officials are acting in their best manner and following all the required ordinances, laws, and procedures.
Consent to Non-Statutory Extension of Township's Response Time I have requested a copy of records or a subscription to records or the opportunity to inspect records, pursuant to the Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq. I understand that the township must respond to this request within five (5) business days after receiving it, and that response may include taking a 10-business day extension. However, I hereby agree and stipulate to extend the township's response time for this request until: _____ (month, day, year).
Requestor's Signature 
Date 3-19-2024 (Complete both sides)

Records Located on Website

If the township directly or indirectly administers or maintains an official internet presence, any public records available to the general public on that internet site at the time the request is made are exempt from any labor charges to redact (*separate exempt information from non-exempt information*).

If the FOIA coordinator knows or has reason to know that all or a portion of the requested information is available on its website, the township must notify the requestor in its written response that all or a portion of the requested information is available on its website. The written response, to the degree practicable in the specific instance, must include a specific webpage address where the requested information is available. On the detailed cost itemization form, the township must separate the requested public records that are available on its website from those that are not available on the website and must inform the requestor of the additional charge to receive copies of the public records that are available on its website.

If the township has included the website address for a record in its written response to the requestor and the requestor thereafter stipulates that the public record be provided to him or her in a paper format or other form, including digital media, the township must provide the public records in the specified format (if the township has the technological capability) but may use a fringe benefit multiplier greater than the 50%, not to exceed the actual costs of providing the information in the specified format.

Request for Copies/Duplication of Records on Township Website

I hereby stipulate that, even if some or all of the records are located on a township website, I am requesting that the township make copies of those records on the website and deliver them to me in the format I have requested above. I understand that some FOIA fees may apply.

Requestor's Signature

Date

Overtime Labor Costs

Overtime wages shall not be included in the calculation of labor costs unless overtime is specifically stipulated by the requestor and clearly noted on the detailed cost itemization form.

Consent to Overtime Labor Costs

I hereby agree and stipulate to the township using overtime wages in calculating the following labor costs as itemized in the following categories:

- 1 ☐ Labor to copy/duplicate 2 ☐ Labor to locate 3a ☐ Labor to redact 3b ☐ Contract labor to redact
6b ☐ Labor to copy/duplicate records already on township's website

Requestor's Signature

Date

Request for Discount: Indigence

A public record search **must** be made and a copy of a public record **must** be furnished **without charge for the first \$20.00 of the fee** for each request by an individual who is entitled to information under this act and who:

- 1) Submits an affidavit stating that the individual is indigent and receiving specific public assistance, **OR**
- 2) If not receiving public assistance, stating facts showing inability to pay the cost because of indigence.

If a requestor is ineligible for the discount, the public body shall inform the requestor specifically of the reason for ineligibility in the public body's written response. An individual is ineligible for this fee reduction if **ANY** of the following apply:

- (i) The individual has previously received discounted copies of public records from the same public body twice during that calendar year,
- (ii) The individual requests the information in conjunction with outside parties who are offering or providing payment or other remuneration to the individual to make the request. A public body may require a statement by the requestor in the affidavit that the request is not being made in conjunction with outside parties in exchange for payment or other remuneration.

Office Use: ☐ Affidavit Received ☐ Eligible for Discount ☐ Ineligible for Discount

I am submitting an affidavit and requesting that I receive the discount for indigence for this FOIA request:

Date:

Requestor's Signature:

Request for Discount: Nonprofit Organization

A public record search **must** be made and a copy of a public record **must** be furnished **without charge for the first \$20.00 of the fee** for each request by a nonprofit organization formally designated by the state to carry out activities under subtitle C of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 and the Protection and Advocacy for Individuals with Mental Illness Act, if the request meets **ALL** of the following requirements:

- (i) Is made directly on behalf of the organization or its clients.
- (ii) Is made for a reason wholly consistent with the mission and provisions of those laws under section 931 of the Mental Health Code, 1974 PA 258, MCL 330.1931.
- (iii) Is accompanied by documentation of its designation by the state, if requested by the township.

Office Use: ☐ Documentation of State Designation Received ☐ Eligible for Discount ☐ Ineligible for Discount

I stipulate that I am a designated agent for the nonprofit organization making this FOIA request and that this request is made directly on behalf of the organization or its clients and is made for a reason wholly consistent with the mission and provisions of those laws under section 931 of the Mental Health Code, 1974 PA 258, MCL 330.1931:

Date:

Requestor's Signature:

(Created by Michigan Townships Association, April 2015)



8555 Kalamazoo Ave. SE
Caledonia, MI 49316

Phone: 616-698-6640
Fax: 616-698-2490

March 23, 2026

Mr. Jordan Chrispell
2921 Valley Spring Drive
Caledonia, Michigan 49316
jordanchrisp@gmail.com
(231) 920-7481

Re: *Notice of 10-Business-Day Extension*
FOIA Request #2 Dated (03/19/2026)

Dear Mr. Chrispell:

Gaines Charter Township ("the Township") is in receipt of your second FOIA request dated March 19, 2026. This letter is to advise you that, pursuant to the Michigan Freedom of Information Act ("FOIA"), PA 442 of 1976, as amended, the Township is invoking the 10-business-day extension to respond to your second FOIA request, as permitted by Section 5(2)(d) of FOIA, MCL 15.235(2)(d).

The Township requires additional time to identify and sort any public records which may be responsive to this request. The Township will respond to your second request on or before Thursday, April 9, 2026.

Copies of the Township's Freedom of Information Act Policies and Guidelines are available on the Township's website at the following web address: https://www.gainestownship.org/document_center/index.php#outer-184.

Sincerely,

Michael Brew
Gaines Charter Township Clerk
& FOIA Coordinator

FOIA Request

9 messages

Jordan Chrispell <jordanchrisp@gmail.com>
To: michael.brew@gainestownship.org

Thu, Mar 19, 2026 at 11:37 AM

Good Morning,

Attached are two different, but closely related FOIA Requests.

Please let me know if you have any questions or need additional clarification.

Thank you,

Jordan Chrispell

2 attachments **FOIA Request 1.pdf**
207K **FOIA Request 2.pdf**
196K

Michael Brew <Michael.Brew@gainestownship.org>
To: Jordan Chrispell <jordanchrisp@gmail.com>

Sat, Mar 21, 2026 at 11:28 AM

Because of the large scope of this FOIA request, Gaines Charter Township will be extending the FOIA response allotted time.

Best regards,



www.gainestownship.org
Michael.Brew@gainestownship.org

[Quoted text hidden]

Michael Brew
Township Clerk
Office: 616-698-6640 Ext. 130
Direct: 616-698-7980

Jordan Chrispell <jordanchrisp@gmail.com>
To: Michael Brew <Michael.Brew@gainestownship.org>

Sat, Mar 21, 2026 at 12:23 PM

Thank you for the response.

Best,

Jordan Chrispell

On Mar 21, 2026, at 11:28 AM, Michael Brew <Michael.Brew@gainestownship.org> wrote:

Because of the large scope of this FOIA request, Gaines Charter Township will be extending the FOIA response allotted time.

Best regards,

<image061350.png>
www.gainestownship.org
Michael.Brew@gainestownship.org

Michael Brew
Township Clerk
Office: 616-698-6640 Ext. 130
Direct: 616-698-7980

[Quoted text hidden]

Jordan Chrispell <jordanchrisp@gmail.com>
To: Michael Brew <Michael.Brew@gainestownship.org>

Sun, Apr 12, 2026 at 5:10 PM

Hi Michael,

The letter sent to me indicated I would have a response on or before April 9th, but I haven't received anything yet.

Thank you,

Jordan Chrispell

On Mar 21, 2026, at 12:23 PM, Jordan Chrispell <jordanchrisp@gmail.com> wrote:

[Quoted text hidden]

Jordan Chrispell <jordanchrisp@gmail.com>
To: Michael Brew <Michael.Brew@gainestownship.org>, rod.weersing@gainestownship.org

Tue, Apr 14, 2026 at 3:39 PM

Good Afternoon,

The Township's response to my FOIA request is now overdue. This request has particular urgency because the Planning Commission's meeting tomorrow regarding the same matter.

Please send the documents to me as soon as possible so I have time to review them before the meeting tomorrow.

Thank you,

Jordan Chrispell

On Apr 12, 2026, at 5:10 PM, Jordan Chrispell <jordanchrisp@gmail.com> wrote:

[Quoted text hidden]

Michael Brew <Michael.Brew@gainestownship.org>

Tue, Apr 14, 2026 at 3:40 PM

To: Jordan Chrispell <jordanchrisp@gmail.com>

Due to pending board action at the April 13, 2026 Regular Trustee Meeting Gaines Charter Township response was delayed.

Attached are good faith estimates from Gaines Charter Township on both Freedom of Information Act requests. In the search and discovery process the estimated time to retrieve documents MAY be reduced. Final renumeration amounts will be adjusted to reflect any reductions in time and materials.

Best regards,



www.gainestownship.org
Michael.Brew@gainestownship.org

[Quoted text hidden]

[Quoted text hidden]

Michael Brew
Township Clerk
Office: 616-698-6640 Ext. 130
Direct: 616-698-7980

2 attachments

 **FOIA request response letter.pdf**
366K

 **FOIA request response letter 2.pdf**
378K

Michael Brew <Michael.Brew@gainestownship.org>
To: Jordan Chrispell <jordanchrisp@gmail.com>

Tue, Apr 14, 2026 at 4:19 PM

Did you not receive your answer sent earlier today? If not, please let me know so I can resend it. The delay was in the board action that needed to be addressed last night.

Regards,



www.gainestownship.org
Michael.Brew@gainestownship.org

Michael Brew
Township Clerk
Office: 616-698-6640 Ext. 130
Direct: 616-698-7980

[Quoted text hidden]

[Quoted text hidden]

Jordan Chrispell <jordanchrisp@gmail.com>
To: Michael Brew <Michael.Brew@gainestownship.org>

Tue, Apr 14, 2026 at 4:39 PM

Good Afternoon,

Thank you for your response. I received the response letters at 3:40pm, 1 minute after I sent my email today reminding you of the overdue request. Our emails likely were sent at about the same time.

Thank you,

Jordan Chrispell, J.D.

[Quoted text hidden]

Michael Brew <Michael.Brew@gainestownship.org>
To: Jordan Chrispell <jordanchrisp@gmail.com>

Tue, Apr 14, 2026 at 4:41 PM

Very glad you received them.

[Quoted text hidden]

April 14, 2026

Jordan Chrispell
2921 Valley Spring Drive
Caledonia, Michigan 49316

Re: FOIA Request – March 19, 2026

Dear Jordan Chrispell:

Gaines Charter Township (the “Township”) received your written request dated March 19, 2026 under the Michigan Freedom of Information Act (“FOIA”), PA 442 of 1976, as amended. Please be advised that your request was not received by the Township until March 20, 2026. This letter responds to your FOIA request. Specifically, the Township responds to your FOIA request as follows:

Request: Any written communications between Gaines Township elected officials or Township employees about Microsoft or Consumers Energy relating to the proposed data center/property located at 7147 Patterson Avenue SE, Caledonia, MI 49316 between January 2024-Present. This may include emails, letters, applications, faxes, etc.

Response: The request is GRANTED in part and DENIED in part. This request is granted to the extent that the Township has non-exempt public records in its possession that are reasonably responsive to this request. This request is denied in part on the basis, and to the extent, that any responsive public records in the possession of the Township are covered (in whole or in part) by any one or more exemptions under FOIA, including but not limited to the following: MCL 15.243(1)(a) (personal privacy); MCL 15.243(1)(d) (information and records subject to the attorney work product privilege); MCL 15.243(1)(f) (protected trade secrets); MCL 15.243(1)(g) (information or records subject to the attorney-client privilege); and MCL 15.243(1)(m) (advisory communications). The non-exempt responsive public records will be released to you upon the payment of the amounts described below.

Given the broad and vague nature of your request, searching for the requested records will involve a significant amount of time and Township resources. The Township estimates that it will likely take Township officials and staff approximately 14 total hours to search for the various public records and identify any responsive public records, with the lowest-paid Township employee being capable of doing that work being billed at \$34.32 per hour. As certain tasks cannot be done by a Township employee (including the review of attorney-client privileged records and for other exemptions), the Township estimates that it will need to use at least 2 hours of outside

contracted labor, at a cost of \$82.38 per hour. The Township utilizes the contracted services of Bloom Sluggett, PC, for such work. A comprehensive form encapsulating this estimate will be included with this letter.

Even without copying costs, the estimate for complying with the portions of your FOIA request that can be responded to and for which FOIA requires disclosure would be **\$645.24** (i.e., 2 hours at \$24.24 per hour, plus contracted labor costs). The Township will not commence compiling your remaining FOIA request until you pay the Township a deposit of one-half of the good faith estimate, or **\$322.62**.

A breakdown of the cost estimate is as follows:

	Time Per	Hourly Rate	Cost Total
Estimated Time to Locate Responsive Documents	13 Hour(s)	\$34.32	\$446.16
Estimated Time to Sort and Assemble Responsive Documents	1 Hour(s)	\$34.32	\$34.32
Estimated Contracted Labor Costs to Sort Exempt from Non-Exempt Materials	2 Hour(s)	\$82.38	\$164.76
			TOTAL: \$645.24

Such fees may be charged for a FOIA request by the Township, and the 50% good faith estimate is required as a deposit pursuant to MCL 15.234 and other portions of FOIA. The Township must receive your deposit no later than 48 days following the date of this letter, with the deadline of Monday, June 1, 2026. If the Township does not receive a timely good-faith deposit from you, then it will consider this FOIA request abandoned, and it need not respond any further. If and when an appropriate deposit is received by the Township, the Township anticipates it will take approximately two (2) weeks to fulfill your FOIA request.

The Township maintains FOIA Policies and Procedures. A copy of the Township's FOIA Policies and Procedures is available on the Township's website, at the following address: https://www.gainestownship.org/document_center/index.php#outer-184.

Notice of Rights

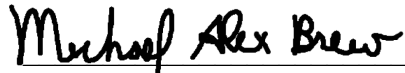
If you disagree with the Township's response regarding this matter, pursuant to FOIA, you are hereby advised and put on notice of your rights to do either of the following:

- (1) You can submit a written appeal to the Township Board. That appeal must be in writing, must contain the word “appeal,” and must identify the reason or reasons for the reversal of the disclosure denial or the estimated fee amount.
- (2) You may seek judicial review of the denial under Section 10 of FOIA. You are further advised of the right to receive attorney fees and damages as provided in Section 10 of FOIA if, after judicial review, the Circuit Court determines that the Township has not complied with Section 5 of FOIA and orders disclosure of all or a portion of a public record.

Section 5(8) of FOIA also states that if the Township denies in whole or in part a request to inspect or receive a copy of a public record or portion of a public record, the requesting party may do either of the following:

- (a) Appeal the denial to the head of the public body pursuant to Section 10 of FOIA.
- (b) Commence an action in Circuit Court, pursuant to Section 10 of FOIA.

Sincerely,

A handwritten signature in black ink that reads "Michael Alex Brew". The signature is written in a cursive, flowing style.

Michael Alex Brew
Gaines Charter Township Clerk
& FOIA Coordinator

GAINES CHARTER TOWNSHIP
CHRISPELL FOIA APPEAL (#1 of MARCH 19, 2026)
(MCL 15.240a & TOWNSHIP FOIA POLICY (SUMMARY SECTION 6))
DRAFT MOTION LANGUAGE

1. Draft Motion Language to Waive the Fee

I move that the Gaines Charter Township Board waive the fees and estimated charges to be charged for responding to the first Freedom of Information Act request submitted by Jordan Chrispell on or about March 19, 2026. The Township Clerk is directed to notify the requester, in writing, of the Board's determination on this appeal within 10 business days.

2. Draft Motion Language to Reduce the Fee

I move that the Gaines Charter Township Board reduce the fees and estimated charges to be charged for responding to the first Freedom of Information Act request submitted by Jordan Chrispell on or about March 19, 2026, to the aggregate amount of \$_____ [\$483.93 if reduced by 25%]. I further move that the Township Board hereby certifies that the statements in the determination of the fees and estimated charges are accurate, and the fees being charged (subject to this reduction) comply with the Township's publicly available FOIA procedures and guidelines. The Township Clerk is directed to notify the requester, in writing, of the Board's determination on this appeal within 10 business days.

3. Draft Motion Language to Uphold the Fee

I move that the Gaines Charter Township Board uphold the fees and estimated charges to be charged for responding to the first Freedom of Information Act request submitted by Jordan Chrispell on or about March 19, 2026. I further move that the Township Board hereby certifies that the statements in the determination of the fees and estimated charges are accurate, and the fees being charged comply with the Township's publicly available FOIA procedures and guidelines. The Township Clerk is directed to notify the requester, in writing, of the Board's determination on this appeal within 10 business days.

4. Draft Motion to Extend the Consideration of the Appeal by 10 Business Days

I move that the Gaines Charter Township Board extend the timeframe for the Township Board to render a decision on the appeal of the first Freedom of Information Act request submitted by Jordan Chrispell on or about March 19, 2026, by 10 business days, for the following reason(s): _____. The Township Clerk is directed to notify the requester, in writing, of the Board's determination on this appeal within the next 10 business days.

GAINES CHARTER TOWNSHIP
CHRISPELL FOIA APPEAL (#2 of MARCH 19, 2026)
(MCL 15.240a & TOWNSHIP FOIA POLICY (SUMMARY SECTION 6))
DRAFT MOTION LANGUAGE

1. Draft Motion Language to Waive the Fee

I move that the Gaines Charter Township Board waive the fees and estimated charges to be charged for responding to the second Freedom of Information Act request submitted by Jordan Chrispell on or about March 19, 2026. The Township Clerk is directed to notify the requester, in writing, of the Board's determination on this appeal within 10 business days.

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www.gainestownship.org

MEMO

Staff Communication-ACTION REQUIRED

DATE: 5/26/2026
TO: Gaines Charter Township Board of Trustees
FROM: Bob Terpstra, Supervisor
RE: "Taste of Gaines" – Special Event Liquor License

SUMMARY:

The 2nd Annual "Taste of Gaines" event is scheduled for September 19, 2026. Last year's event was highly successful, attracting a large number of vendors, and a significantly greater number of residents and visitors than anticipated.

Planning is well underway for this year's event, and once again staff would like to include a designated beer and wine tent. Doing so will require the Township to obtain a Special Event Liquor License.

Last year's beer tent operated smoothly. Attendees purchased tickets at the entrance and redeemed them for beverages, which helped track units sold and eliminated the need for servers to handle cash transactions.

FINANCIAL IMPACT:

There will be no financial impact to the Township.

BUDGET ACTION REQUIRED:

There is no budget action required at this time.

STAFF RECOMMENDATION:

Staff recommends that the Board authorize staff to apply for the Special Event Liquor License.



8555 Kalamazoo Ave., SE
Caledonia, MI 49316
616-698-6640

NOTICE

Gaines Charter Township Board of Trustees

June 8, 2026

The Gaines Charter Township Board of Trustees will meet in closed session, during their regularly scheduled June 8, 2026, 7:00 PM meeting pursuant to the Open Meetings Act, being MCL 15.268 *et seq.*, in regard to a personnel matter which the employee has requested a closed session.

MATERIAL EXEMPT FROM DISCLOSURE BY STATUTE

Pursuant to Section 8(h) of the OMA, a public body may meet in a closed session to “consider material exempt from discussion or disclosure by state or federal statute.” MCL 15.268(h). Thus, any document or topic that is specifically exempt or deemed confidential by state or federal law may be discussed in closed session.

The limited purposes for which closed sessions are permitted include, among others, to consider the dismissal, suspension, or disciplining of, or to hear complaints or charges brought against, or to consider a periodic personnel evaluation of, a public officer, employee, staff member, or individual agent, *if the named person requests a closed hearing*.

- **Open Meetings Act.** Closed Session minutes are exempt from disclosure by statute, Section 7(2) of the OMA. The Attorney General has opined that the public body may go into closed session to discuss closed session minutes.