

AGENDA

Cascade Charter Township
Downtown Development Authority Board of Directors
July 21, 2026
5:30 p.m.
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

Public may access the meeting via video conference software Zoom
<https://us02web.zoom.us/j/86888022140>

- | | | |
|----------------|------------|--|
| ARTICLE | 1. | Call the Meeting to Order <ul style="list-style-type: none">• Record the Attendance |
| ARTICLE | 2. | Approval of the Agenda |
| ARTICLE | 3. | Approval of the June 2, 2026 Meeting Minutes |
| ARTICLE | 4. | Resolution 2026-1 DDA Security Grant Program |
| ARTICLE | 5. | Resolution 2026-2 Development Agreement |
| ARTICLE | 6. | Memo - DDA Meeting Schedule |
| ARTICLE | 7. | Staff Updates |
| ARTICLE | 8. | Any Other Business |
| ARTICLE | 9. | Acknowledge visitors wishing to speak regarding any agenda or non-agenda items (<i>Comments are limited to five minutes per speaker</i>) |
| ARTICLE | 10. | Adjournment |

MINUTES

Cascade Charter Township
Downtown Development Authority
June 2, 2026, at 8:00am
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1.** Chair Kleyla called the meeting to order at 8:02am.
Members Present: Vogel, Carlson, Preston, Stephan, Kleyla, Bingham, Lesperance, Makkar
Others Present: Township Manager Jade Smith, DDA Manager Ryan Sennett, Executive Assistant Jessica Stine, Parks & Recreation Director Dan Zwick, Finance & Budget Director Lorna Nenciarini.
- ARTICLE 2. Approval of the Agenda**
Motion was made by Member Vogel to approve the agenda. Supported by Member Carlson. Motion carried 8 to 0.
- ARTICLE 3. Approval of the Minutes of the March 24, 2025 Meeting**
Motion was made by Member Carlson to approve the minutes as written. Supported by Member Stephan. Motion carried 8 to 0.
- ARTICLE 4. KCSD Community Connect Program**
Kent County Sheriff's Office presented on their Community Connect program that uses drones and cameras to enhance public safety. They demoed the use of their drone and body cams. Members requested the Sheriff's Department make a similar presentation to local business leaders. Staff will work to coordinate this presentation. Staff will also work on creating an application process for potential funding to support sponsorship of this program for local businesses.
- ARTICLE 5. Consider Metro Cruise 2026 Sponsorship Proposal**
Brandon Simmons presented the sponsorship proposal for the 2026 Metro Cruise, to be held on August 20th and 22nd, to the Board. He is reaching out to local businesses to look for additional sponsorship and is inviting all DDA businesses to hold free tables or booths at the event, in the five to eight available spaces. This will help to better integrate DDA businesses into the event. They requested \$12,500 in funding from the DDA, with anticipated costs for the warm-up event and pitstops totaling over \$17,000. This is a smaller request than the \$14,000 requested in 2025.
Motion was made by Member Carlson to grant the funding request for the 2026 Metro Cruise in the amount of \$12,500. Supported by Member Vogel. Motion carried 8 to 0.

Supervisor Lesperance left at 9:00am.

ARTICLE 6. Appointment of Bond Financial Advisor

Finance & Budget Director Nenciarini presented the Board with information regarding the appointment of a Bond Financial Advisor to work with the Township to manage the bonding for Tassell Park and Village Improvements. This was already approved by the Township Board of Trustees and would have been presented to the DDA prior to the Board's approval, but there was not a quorum at the meeting when it was set to be presented.

Motion was made by Member Stephan to recommend MFCI as the municipal financial advisor for the DDA bond to the Township Board of Trustees. Supported by Member Makkar. Motion carried 7 to 0.

ARTICLE 7. Staff Updates

Parks & Recreation Director Zwick shared information on programming opportunities to the Board. He stated that the department is always looking for local businesses to set up tables or be vendors for Parks & Recreation events and invited them to reach out. He said they will be looking to increase local business participation and promote the DDA.

Manager Sennett discussed upcoming events, the DDA's new Facebook page, and flowerpot plantings. K-Potcha held their grand opening, Caribou Coffee closed, and iSmash received Planning Commission approval.

ARTICLE 8. Any Other Business

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

ARTICLE 9. Acknowledge Visitors & Public Comment

Patel, owner of the Red Roof Inn- Stated that they are having some success working with the Kent County Sheriff's Office to improve safety at their property and will be partnering with the FUSCUS program and giving access to the Kent County Sheriff's Office as soon as it is available. Their new landscaping is complete.

ARTICLE 10. Adjournment

Motion was made by Member Makkar to adjourn the meeting. Supported by Member Vogel. Motion carried 6 to 0. The meeting adjourned at 9:31 a.m.

Respectfully submitted,

Scott Vogel, Secretary



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

REQUEST FOR BOARD ACTION

MEETING DATE: July 21, 2026

APPROVAL OF DDA SECURITY GRANT PROGRAM

PRESENTER: Ryan Sennett, DDA Manager

INDIVIDUAL PRESENT: N/A

EXECUTIVE SUMMARY: At its June 2nd 2026 meeting, the DDA Board received a presentation by the Kent County Sheriff's Office (KCSO) regarding The Kent County Safety Network (KSN), a new public safety program which allows businesses to voluntarily share their security camera feed with the Kent County Sheriff's Office in case of emergency through an Axon FususCore device. This device attaches to an existing security camera system, with different bundle options for the business to select from depending on the number of cameras they wish to connect, the storage capacity needed, and if they wish to have access to advanced features. Each bundle includes a price for the hardware, as well as an annual subscription fee for owners that want real-time access through the app. While limited funds are available, KCSO will cover the upfront cost of the hardware, with the business owner responsible for the annual subscription fee.

Following this presentation, the DDA Board expressed interest in establishing a grant program to provide financial support for businesses within the DDA district that are interested in enrolling in the KSN program. Included in this packet is a resolution to establish a DDA Security Grant Program, guidelines for the program, and an application form. The intent of the grant program is to help cover the annual subscription cost for business owners, as well as the hardware in instances where KCSO funding is not available.

BUDGET IMPLICATIONS: Staff recommend the DDA establish a budget of \$25,000 for the remainder of the 2026 Fiscal Year, with funding in subsequent years to be allocated during the annual budget process. The method for this recommended amount is based on consideration of the hardware and annual subscription fee per model, as well as anticipated initial demand for funding.

IMPLEMENTATION PLAN: Implementation steps for the Security Grant Program include:

- 7/21/26 - **Establish the DDA Security Grant Program and allocate funds**
- Staff establishes and implements program parameters, including:
 - Guidelines for requests and eligible expenses (example attached)
 - A grant award application with required attachments (example attached)

ACTION REQUESTED: Approve the resolution to establish the DDA Security Grant Program according to the grant guidelines document presented by staff and allocate a budget amount of \$25,000 for the remainder of the current Fiscal Year to be allocated for the program.

Attachments:

1. Fusus Connect Pricing Sheet
2. Draft Security Grant Guidelines
3. Draft Security Grant Application Form
4. Resolution 2026-1

Fusus Connect Pricing



Axon Fusus Community Connect Program (Camera [registry](#) is intended for residential partners)

Axon Fusus Community Connect lets residents and businesses choose how they support community safety. You can register your cameras for post-incident requests or opt to integrate live video through a Fusus Core device during emergencies. This voluntary program helps protect neighborhoods by adding coverage where city cameras don't exist and giving first responders better information when it matters most.

Participation is always opt-in, with clear privacy safeguards, policy-based controls and full transparency through auditable activity. Your cameras remain yours, and participation is always your choice.

By joining Community Connect, you can help: (Camera [integration](#) is intended for school, municipal, and commercial partners)

Support your Community

Help solve crimes and protect neighborhoods when you choose to share.

Save Time

Agencies can request footage digitally instead of door-to-door follow-ups.

Privacy Built In

Nothing is accessed without your permission, and all activity is logged for transparency.

Axon Fusus Core

Axon Fusus Core connects your existing cameras and security systems into one secure platform. It gives businesses and organizations a simple, reliable way to connect with law enforcement and first responders during emergencies, strengthening community safety while making everyday operations simpler.

Stay in Control

Decide if your cameras are registered for post-incident requests or shared in real time during emergencies.

Faster Response

When access is granted, officers arrive better informed and prepared to protect people and property.

Key Benefits

- **Works with what you have** — Connects most existing cameras, so you don't need to buy new equipment.
- **Your rules, your control** — Decide if cameras are registered only or shared in real time during emergencies.
- **Simple to use** — Quick, intuitive setup with no complex IT changes, plus easy management through one secure system.
- **Faster protection** — When you choose to share, first responders see what's happening sooner and respond more effectively.
- **Secure by design** — Data is encrypted, activity is logged, and access is always policy-based.

- **Flexible options** — Choose the Core model that matches your needs, from basic registry to live-streaming with advanced features.
- **Local support** — 24/7 U.S.-based assistance if you ever need help.

What's included with your license

- **iOS and Android mobile app for real-time access.**
- One-touch panic alerting to share your location and nearest cameras with first responders.
- **Floor plan integration to help responders quickly find cameras and improve safety.**
- 24/7 U.S.-based technical support.

Product Specs & Pricing

*Any of the below hardware is optional, however, the vast majority of applications can be accommodated by the two highlighted models.

Model	Cameras Supported (up to)	Storage Capacity	Approx. Storage	Size & Weight	Price	Annual Subscription Fee
Core Lite	4	512GB SD Card	Up to 2 days	3.2" x 2.5" x 1.2" 2.5oz	\$200	\$150
Core Lite Extended	4	1TB SD Card	Up to 4 days	3.2" x 2.5" x 1.2" 2.5oz	\$300	\$150
Core Pro	50	4TB HDD	Up to 2 days	5" x 8" x 1.5" 5.1lbs	\$600	\$900
Core Pro Extended	50	22TB HDD	Up to 30 days	5" x 8" x 1.5" 5.1lbs	\$1000	\$900
Core Pro AI	8	8TB HDD	Up to 15 days	5" x 8" x 1.5" 15lbs	\$2000	\$900
Core Elite	180	44TB HDD	Up to 4 days*	19" x 18" x 3.5" 25lbs	\$5000	\$2300
Core Elite AI	50	44TB HDD	Up to 15 days*	19" x 18" x 3.5" 25lbs	\$5000	\$2300

*While limited funds are available, KCSO will cover the up front cost of the hardware, the district would be responsible for the annual subscription fee.

*Annual pricing shown is calculated per piece of hardware installed. For example, if one Core Elite and one Core Pro are needed for your district, your annual fee would be \$3200.

All Core models include software/hardware warranty. Initial price includes the first year of subscription; ongoing annual subscription fees apply.

For questions about participation eligibility or general inquiries, please contact fusus_connect@axon.com.

Learn more at axoncommunityconnect.com.

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Free offering: High School: 10 Streams
Middle School: 7 Streams
Elementary School: 5 Streams
Admin Building: 5 Streams

*Note the free offering does not include any access to software or mobile app, this is simply an option to share a limited number of camera streams at no cost to the district.



SECURITY GRANT GUIDELINES

Program Purpose

The Cascade Township Downtown Development Authority (DDA) established the Security Grant Program to provide financial support to businesses within the DDA district who seek to voluntarily connect existing security camera systems with the Kent County Sheriff's Office through the Axon Fusus Community Connect platform.

The program is intended to:

- Enhance public safety within the DDA district.
- Improve situational awareness during emergencies and criminal investigations.
- Strengthen partnerships between local businesses and law enforcement.
- Expand the network of available security cameras to assist with incident response while allowing participating businesses to maintain ownership and control of their systems.

Funding

Subject to annual appropriations, the DDA may reimburse up to 100% of the annual Fusus Community Connect subscription fee, not to exceed the amount approved by the DDA Board. Funding is available on a first-come, first-served basis and is contingent upon available budget.

Eligible Applicants

Applicants must:

- Be located within the Cascade Township DDA district.
- Operate a commercial business or own commercial property within the district.

- Have an existing security camera system that is compatible with the Fusus Community Connect platform or agree to install a compatible system.
- Enroll in or commit to enroll in the Fusus Community Connect program.
- Be current on all local taxes and assessments owed to the Township, if applicable.

Eligible Expenses

Eligible expenses include:

- Annual Fusus Community Connect subscription fees for the Core Lite, Core Lite Extended, and Core Pro Models.
- Axon Fusus Community Connect hardware for the Core Lite, Core Lite Extended, and Core Pro Models.
- Other fees specifically approved by the DDA Board related to participation in the program.

The DDA generally will not reimburse:

- Purchase or installation of cameras.
- Internet service.
- General IT expenses.
- Maintenance unrelated to participation in the Fusus program.
- Subscription fees incurred before grant approval unless specifically authorized.

Grant Conditions

Grant recipients must:

- Maintain enrollment in the Fusus Community Connect program for the funded subscription period.
- Notify the DDA if participation is discontinued.
- Cooperate with reasonable verification requests confirming enrollment.
- Allow the DDA to publicize participation statistics in aggregate without disclosing confidential security information.

The DDA reserves the right to deny applications, limit awards, or modify the program based on available funding.

Evaluation

Applications will be evaluated based on public safety benefit, camera coverage, location, participation need, and available funding. Priority may be given to businesses serving high-traffic areas or locations where camera coverage would substantially improve district-wide security.



CASCADE TOWNSHIP DDA SECURITY GRANT APPLICATION

Fusus Community Connect Program

The Cascade Township DDA's security grant program is intended to support businesses seeking to participate in the Axon Fusus Community Connect program through the Kent County Sheriff's Office (KCSO). While limited funds are available, KCSO will cover the upfront cost of the hardware. The Cascade DDA has allocated funds to help cover the annual subscription and other certain costs for businesses seeking to enroll in the program.

Prior to submission of this request, it is recommended that businesses reach out to the Kent County Sheriff's Department regarding available funds and what subscription level is most appropriate for the site. To fill out the Kent Donor Site Submission Form for enrollment in the program, please utilize the link below to access the Kent County Safety Network website, or contact the Sheriff's Office directly:

Kent County Safety Network Website: <https://kentsafetynetwork.org/camera-integration/>

Kent County Sheriff's Office: 616-632-6100 or connect@kentcountymi.gov

REQUIRED DOCUMENTATION

The following information is required to be submitted for consideration of a Cascade Township DDA Security Grant. Missing information may cause your application to be deemed incomplete and ineligible for consideration of a grant application.

- ☐ Completed application form
- ☐ Map or description of camera coverage that will be connected
- ☐ Photograph of business exterior (optional)
- ☐ Property owner authorization (if required)

APPLICANT INFORMATION

Name: _____

Company (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

PROPERTY OWNER(S) INFORMATION *(if other than applicant)*

Name: _____

Company (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT INFORMATION

1. Fusus Community Connect Enrollment Status:

- ☐ Currently Enrolled
☐ Enrollment Pending (applied with Kent County Sherrif's Office)
☐ Requesting Assistance Prior to Enrolling

2. Is your business located within the Cascade Township DDA district?

- ☐ Yes ☐ No

3. Total number of exterior security cameras intended to be connected:

4. Has the Kent County Sheriff's Office agreed to provide hardware at no cost?

- ☐ Yes ☐ No ☐ Unknown (have not inquired)

5.

*Please indicate which bundle level you intend to install			
	☐ Core Lite	☐ Core Lite Ext.	☐ Core Pro
Cameras	4	4	50
Storage	512GB SD	1TB SD	4TB HDD
Days of Storage	2	4	2
Artificial Intelligence	—	—	—
Warranty Included	✓	✓	✓
*Please indicate your funding request under the selected bundle level if you are seeking reimbursement for the annual subscription only, the hardware price only, or both.			
Hardware Price	☐ \$200	☐ \$300	☐ \$600
Annual Subscription	☐ \$150	☐ \$150	☐ \$900

6. Total amount of funding assistance being requested:

\$ _____

7. Camera coverage to be connected (check all that apply):

- | | | |
|---|---|---|
| ☐ Building entrances | ☐ Parking lots | ☐ Public sidewalks |
| ☐ Public streets | ☐ Shared access drives | ☐ Other: _____ |

8. Total funding received, or anticipated to be received, by the Kent County Sherriif's Office (If no funding is being provided by KCSO, write "N/A")

\$ _____

9. Provide a brief description of the camera coverage that will be connected (or provide an attachment such as a map or narrative) _____

10. Briefly describe how participation would improve security for the site and/or surrounding area:

ACKNOWLEDGEMENT

By submittal of an application for a Site Improvement Grant, the following information is acknowledged by the owner(s) and applicant by signature below.

- I (We) will maintain enrollment in the Fusus Community Connect program for the funded subscription period.
- I (we) will notify the DDA if participation is discontinued.
- I (we) will cooperate with reasonable verification requests confirming enrollment.
- I (we) will allow the DDA to publicize participation statistics in aggregate without disclosing confidential security information.
- I (we) have read and understand the conditions of the Cascade Township DDA Security Grant Program and agree to abide by its conditions and guidelines.
- I (we) understand that an itemized receipt and/or invoice detailing the installation or subscription costs for enrollment in the Kent County Safety Network's Fusus Community Connect Program will need to be submitted to and approved by the DDA prior to the reimbursed payment of the awarded grant funds.
- I (we) understand that if this project is not completed within 1-year of approval, the DDA may withdraw its funding commitment.
- I (we) understand that I (we) can re-apply, however, the application will be subject to funding availability at the time of the application.

OWNER(S) AND APPLICANT CERTIFICATION

I (we) hereby depose and state under the penalty of perjury that all statements, proposals, and information submitted with or contained in this application are true and correct and the application is complete to the best of my (our) knowledge.

Applicant's Signature: _____

Date: _____

Owner Signature: _____

Date: _____

**CASCADE CHARTER TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY
(Kent County, Michigan)**

RESOLUTION NO. 2026-1

RESOLUTION TO ESTABLISH A SECURITY GRANT PROGRAM

WHEREAS. The Cascade Charter Township Downtown Development Authority (DDA) was created in June 1993 by Ordinance, thereby establishing the DDA District.

WHEREAS. The primary purpose of the DDA is to halt property value deterioration, increase property tax valuation, eliminate causes of property deterioration, and promote economic growth where possible, within the DDA District.

WHEREAS. The Cascade Charter Township Board adopted the DDA Development Plan and Tax Increment Financing (TIF) Plan in 1994 to permit the DDA to collect tax increment financing to fund eligible improvement projects within the DDA District.

WHEREAS. The primary goals for eligible improvement projects within the DDA District are to enhance pedestrian safety through appropriate roadway and traffic modifications that will enhance the shopping experience; support beautification that will enhance the streetscape and create character, identity and attract shoppers and businesses alike; support the growth of existing businesses while new businesses, offices, education, or health care industries will locate in the DDA District.

WHEREAS. The Cascade Charter Township DDA approves and supports the establishment of a Security Grant Program to financially assist business owners and property owners with eligible costs associated with enrollment in The Kent Safety Network's camera integration program utilizing Axon Fusus Community Connect for businesses within the DDA District.

WHEREAS. The Cascade Charter Township DDA intends to establish and administer grant award criterion and application processes.

WHEREAS. The Cascade Charter Township DDA intends to budget for the reimbursement of eligible costs associated with enrollment in the The Kent Safety Network's camera integration program, compatible with the DDA Development and Tax Increment Financing Plan.

NOW THEREFORE LET IT BE RESOLVED. That the Cascade Charter Township Downtown Development Authority hereby establishes the DDA Security Grant Program.

YEAS: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED.

Dated: July 21, 2026

Scott Vogel, Secretary

Cascade Charter Township Downtown
Development Authority

CERTIFICATION

I, Scott Vogel, the duly qualified and acting Secretary of Cascade Charter Township Downtown Development Authority, Kent County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the DDA, at its meeting held on July 21, 2026, the original of which is on file in my office and that public notice of said meeting was given pursuant to and in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended.

Scott Vogel, Secretary

Cascade Charter Township
Downtown Development Authority



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

REQUEST FOR BOARD ACTION

MEETING DATE: July 21, 2026

APPROVAL OF RESOLUTION No. 2026-2 AUTHORIZING THE DEVELOPMENT AGREEMENT

PRESENTER: Ryan Sennett, DDA Manager

INDIVIDUAL PRESENT: N/A

EXECUTIVE SUMMARY: The Cascade Charter Township Downtown Development Authority (DDA) and Cascade Charter Township have been working collaboratively to identify funding mechanisms for a series of capital improvement projects that will enhance public infrastructure, support economic development, and improve community amenities within the DDA district. These projects include improvements to Tassell Park, Thornapple River Drive, Cascade Road, DDA streetscapes and trails, the I-96 interchange, several Township-owned facilities, and other public-private development initiatives.

The attached Development Agreement establishes the responsibilities of the Township and the DDA for implementing these projects. Under the agreement, the Township will issue municipal bonds to finance the estimated project costs, not to exceed \$17 million. The DDA will reimburse the Township for the annual principal and interest payments associated with the bonds through tax increment revenues. The agreement also provides for the Township to reimburse the DDA \$2,001,260.51 for the acquisition of the Verberg property completed in late 2025 and outlines ongoing maintenance responsibilities for the completed improvements.

STRATEGIC PLANS/GOALS: Parks and Trails 1. Ensure that existing parks meet the needs of the portion of the community that they serve. Parks and Trails 2. Create a central gathering place for the Township.

BUDGET IMPLICATIONS: The Development Agreement establishes the financial framework for funding the proposed projects. The Township will issue municipal securities with an estimated project cost not to exceed \$17,000,000. The annual debt service amount to be paid annually is dependent on the bond amount that is issued. The agreement also provides for reimbursement to the DDA in the amount of \$2,001,260.51 for the Verberg property acquisition completed in 2025.

IMPLEMENTATION PLAN: Following approval of the resolution by the DDA Board, the agreement will require approval by the Township Board. The Township will proceed with issuing municipal securities.

ACTION REQUESTED: Approve Resolution No. 2026-2 authorizing execution of the Development Agreement for the DDA District and related documents.

Attachments:

1. Resolution 2026-2
2. Development Agreement for the DDA District

**CASCADE CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD**

RESOLUTION NO. 2026 - 2

**RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF DEVELOPMENT
AGREEMENT AND RELATED DOCUMENTS**

At a meeting of the Board of Directors (the “Board”) of the Cascade Charter Township Downtown Development Authority, Kent County, Michigan held at the Kent District Library, Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546 on the 21st day of July 2026 at 5:30 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____
and seconded by _____

WHEREAS, the Cascade Charter Township Downtown Development Authority (“DDA”) and Cascade Charter Township (the “Township”) desire to undertake a new project for the DDA District (the “Project”) pursuant to the attached Development Agreement for the DDA District (the “Development Agreement”); and

WHEREAS, the DDA and the Township wish to enter into the Development Agreement for the DDA District pursuant to which the Township will issue Municipal Securities to fund the Project, and the DDA will pay to the Township sufficient sums each year to make the payments on the Municipal Securities, all as described in the Development Agreement; and

WHEREAS, the Board believes that completion of the Project is in the best interests of the Township, the DDA and the Township’s residents;

NOW, THEREFORE, the Board resolves as follows:

The Development Agreement is approved. The Board Chair and the Board Secretary, and any other member of the Board if the Board Chair and the Board Secretary are unavailable, are authorized to execute and deliver the Development Agreement, and to take any and all other actions, and execute any and all documents, as may be necessary or appropriate to implement the Development Agreement. The Board Chair and the Board Secretary are authorized to make non-

material changes to the Development Agreement as determined necessary by them and/or the Township Attorney.

All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

A vote on the foregoing resolution was taken and was as follows:

ADOPTED:

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF KENT)

I, the undersigned, the duly qualified and acting Board Secretary of the Board of Directors of the Cascade Charter Township Downtown Development Authority, Kent County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Board at a meeting held on the 21st day of July 2026.

Scott Vogel, Board Secretary

DEVELOPMENT AGREEMENT FOR THE DDA DISTRICT

This Development Agreement for the DDA District (“Agreement”) is entered into by Cascade Charter Township, a Michigan municipal corporation, located at 5920 Tahoe Drive SE, Grand Rapids, Michigan 49546 (“Township”), and the Cascade Charter Township Downtown Development Authority, a municipal authority, located at 5920 Tahoe Drive SE, Grand Rapids, Michigan 49546 (“DDA”), on the Effective Date. The parties agree as follows:

BACKGROUND

1. The Township and the DDA desire to undertake a new project to design, purchase, acquire, construct, demolish, remodel, renovate, and/or equip:

- a. certain properties at and near Tassel Park, Thornapple River Drive, and Cascade Road;
- b. the Downtown Development Authority streetscape and trails;
- c. the I-96 interchange;
- d. several Township properties, including the Township Hall, the Old Township Hall, Stone House, the Library, and the Fire Station; and
- e. various public/private projects; and

to perform any and all work necessary and incidental to the above improvements, to purchase property for public purposes (collectively, the “Improvements”), and to pay the costs of issuing municipal securities (“Municipal Securities”) for the benefit of the Township, the DDA, and Township residents.

2. The parties enter into this Agreement to set forth their obligations with respect to the Project.

AGREEMENT

1. Project Plans.

- a. Approvals Required. The Township Board and the DDA must approve the plans (the “Plans”) for the Project, as may be amended from time to time by mutual agreement.
- b. Approval as Condition Precedent. The parties’ obligations under this Agreement are expressly conditioned on approval of this Agreement by the Township Board and the DDA Board.

2. **Conditional Obligations of Township.** If the Township and the DDA approve the Plans, then:

- a. Construction of the Project. The Township will undertake the Project.

- b. Timing. The Township will commence the Project within 12 months after full execution of this Agreement. Commencement of construction is also contingent upon the Township obtaining all easements, deeds, contracts, permits, and approvals necessary for construction of the Project. The Township will proceed diligently to obtain such deeds, easements, contracts, permits and approvals; provided, however, if the Township is unable to obtain such deeds, easements, contracts, permits and approvals within a reasonable time (as determined by the Township), the Township may terminate the Project and this Agreement by sending written notice to the DDA.
- c. Reimbursement. The Township will reimburse the DDA in the amount of \$2,001,260.51 for the cost of acquiring the Verberg property in late 2025.

3. **Obligations of the Township and the DDA.** If the Township Board and the DDA approve the Plans as submitted or as amended, then the Township and the DDA are bound as follows:

- a. Issuance oof Municipal Securities. The total cost of the Project is estimated to not exceed \$17,000,000. The costs of the Project will be paid through funds obtained through Municipal Securities issued by the Township under Michigan Public Act 34 of 2001, as amended.
- b. DDA Payments to Township. Until such time as the Municipal Securities are paid in full, the DDA will pay the principal and interest to the Township, one month before payment is due under the Municipal Securities, in an amount sufficient for the Township to make the payments on the Municipal Securities. Any Municipal Securities proceeds remaining upon completion of the Project may be retained by the Township for maintenance and repair of the Project, or as otherwise permitted by law.
- c. Maintenance and Repair of Project. After completion of the Project, the Township will maintain and repair the Project, including snowplowing and lawn care, in good condition, reasonable wear and tear excepted, and pay all utility costs related to the Project improvements. The DDA will reimburse the Township on demand, at least once per year, the costs of such maintenance, repair, and utilities. The Township, in its discretion, may contract the maintenance and repair obligations to a third party.
- d. Default by DDA. If the DDA defaults under this Agreement, the DDA authorizes the Township to withhold tax capture money otherwise payable to the DDA and apply the withheld funds to the payment obligations of the DDA under this Agreement.

4. **Other Provisions**

- a. No Partnership, Joint Venture, or Third-Party Beneficiaries. Nothing in this Agreement is intended to create a partnership, joint authority, joint venture, or joint enterprise by any of the parties. There are no third-party beneficiaries to this Agreement.

- b. Binding Agreement. This Agreement is binding on the parties, and their successors and assigns.
- c. Governing Law. This Agreement is governed by Michigan law. Nothing in this Agreement shall be construed to affect the parties' governmental immunity from any and all claims.
- d. Counterparts. This Agreement may be executed in one or more counterparts, all of which together are deemed to be one complete document.
- e. Severability. If any provision of this Agreement is deemed unenforceable, the remaining provisions of this Agreement are nevertheless valid and binding.
- f. Amendment; Merger. This Agreement contains the entire understanding and agreement between the parties with respect to the subject of this Agreement and cannot be amended or modified except by a written agreement signed by all parties. Any prior oral or written agreements between the parties regarding the Project are merged into this Agreement.
- g. Effective Date. The Effective Date of this Agreement is the date that the last party signs this Agreement.

[SIGNATURE PAGE TO FOLLOW]

CASCADE CHARTER TOWNSHIP

Dated: _____

By: _____

Print Name: _____

Title: _____

Dated: _____

And By: _____

Print Name: _____

Title: _____

**CASCADE TOWNSHIP DOWNTOWN
DEVELOPMENT AUTHORITY**

Dated: _____

By: _____

Print Name: _____

Title: _____

Dated: _____

And By: _____

Print Name: _____

Title: _____



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

DDA STAFF MEMORANDUM

TO: Cascade Charter Township DDA Board Members
FROM: Ryan Sennett, DDA Manager
SUBJECT: DDA Meeting Schedule
DATE: July 17, 2026

DDA Board Members,

The purpose of this memorandum is to provide information for the DDA Board's consideration regarding the current meeting schedule. Currently, the DDA meets on the third Tuesday of each month at 5:30 p.m. While the current meeting schedule has served the DDA Board well, staff conducted research to understand the schedule of other DDA's in the area and whether an alternative meeting time may offer additional benefits.

As part of this research, staff found that many downtown development authorities in the immediate area hold their regular meetings during morning hours, with some meeting in the evening. The information included in the table below is intended solely to provide context and facilitate discussion should the DDA Board wish to evaluate whether its current meeting schedule continues to best serve its members, local businesses, and residents within the district.

Community	Regular Meeting Schedule	Meeting Time
Cascade Township DDA	Third Tuesday of each month	5:30 PM
Comstock Park DDA	Third Tuesday of each month	8:00 AM
Lowell DDA	Third Thursday of each month	9:00 AM
Allendale Township DDA	Bi-monthly (Jan., Mar., May, etc.)	7:00 AM
Walker DDA	Third Tuesday of each month	7:30 AM
Ada Township DDA	Third Monday of each month	8:00 AM
Grandville DDA	Second Thursday of each month	8:00 AM
Wyoming DDA	Second Tuesday Quarterly (Jan., April, July, Oct.)	7:30 AM
Hudsonville DDA	Bi-monthly (Jan., Mar., May, etc.)	3:30 PM

No recommendation is being made. If the Board is satisfied with its current meeting time, no action is necessary. The information provided is intended only to facilitate discussion and assist the DDA Board should it wish to consider whether a different meeting time may be beneficial.



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

Sincerely,

Ryan Sennett
DDA Manager
Cascade Charter Township

TOWNSHIP STAFF UPDATE

DDA Meeting

July 21, 2026

RECENT EVENT – FOUR PILLARS OF FRAUD

- The DDA hosted Macatawa Bank at the Wisner Center on July 15th to give a presentation on preventing fraud.
- 15 people attended the event. The presentation was free, with lunch provided by Macatawa Bank.

CENTENNIAL PARK STREETLIGHTS

- In April, the Township Board awarded the contract to Hillard Electric for replacement of nonfunctioning Centennial Park Streetlights, granting its alternate bid of \$74,850.
- The FY24 & FY25A budget included a capital outlay line item of \$230,000 to address failing luminaires in centennial park. This was excluded from the FY26 budget, but a budget amendment was approved by the Township Board for an increase of \$80,000 to cover the expenditure.
- Hillard Electric has begun installation, with completion anticipated the week of July 26th.

TASSEL PARK IMPROVEMENT PROJECT

- Phase 1 plans and specification documents have been completed and are being put out for bidding.
- The anticipated due date for bids is Wednesday, August 12th at 2:00pm.
- Phase 1 includes grading, asphalt resurfacing with concrete curb and gutter replacement, driveway replacement along the northwest side of Thornapple River Drive, construction of new asphalt parking along the southeast side of Thornapple River Drive, resurfacing of existing parking, pavement marking, signage, demolition of existing buildings at 2894 Thornapple River Drive SE and 6915 Cascade Road SE, tree removal, site restoration, temporary traffic controls and related work.

KCSO COMMUNITY CONNECT PRESENTATION

- Following presentations to the DDA and Township Board, the KCSO has agreed to hold a standalone presentation at the Wisner Center on August 12th at 8am.
- All Cascade business owners are invited to attend.

BUSINESS UPDATES

- **iSmash** (6425 28th St) – iSmash held a soft opening on July 10th and a grand opening to the public on July 11th. The location is in the D&W strip mall.

UPCOMING EVENTS

- Cascade Concert Series – July 23 – Band: *Rin Tarsy and Mandarin*
- Summer Workouts at Friendship Park – Orange Theory (Every Monday & Wednesday 9-10am, from July 1st – August 31st)