

HASTINGS DOWNTOWN DEVELOPMENT AUTHORITY

April 16, 2026, Meeting - Communication

To: DDA Members and Staff
From: Dan King
Date: April 14, 2026
Subject: Information Regarding April 16, 2026, Meeting of DDA

The next meeting of the Hastings DDA is scheduled for **8:00 a.m.** on **Thursday April 16th** in the Council Chambers, second floor of City Hall.

5. Financial Statement and Budget Review

Budget data has been updated through March 31, 2026. Draft Fiscal Year 2026/2027 budget column has been added to the report. A noticeable increase in tax capture revenue is due to both the taxable value of the Whitewater Carwash at 1105 W. State Street and other improvements in the area.

The Consumers Energy expenditure for the overhead line relocation at the Thornapple Plaza is being carried over to the 2026/2027 budget due to project delays. The Repair and Maintenance line item has been increased to include the original estimate for the street light pole painting. We anticipate the painting will be completed and invoiced prior to the end of the current fiscal year of June 30, 2026. The snow plowing budget has been increased from \$5,000 to \$20,000 to recognize the likely selection of a third-party provider via the RFP process. Depreciable Land Improvements have been increased to \$35,000 to reflect the reconstruction of the pedestrian island in Parking Lot One. An RFP for the project will be distributed within the next month.

The interfund transfer to the General Fund due to the 2nd DDA amendment in 1988 will increase slightly due to the taxable value increase of that section of the district. The Administrative Services fund that historically has averaged \$35,000, will be eliminated.

6. Façade and BEIG Update

The façade grant spreadsheet has been updated through March 31, 2026. BEIG information was not available for inclusion in the April packet. No significant changes to the spreadsheet are anticipated.

8. Old Business:

Sandy Ponsetto and Dan King met with Kevin Anderson behind 144 E. State Street to determine if the façade grant application reviewed during the March meeting met the standards for grant approval. The Planning Commission granted site plan approval for the addition of a second story to the rear of 144 E. State St. The addition will not be constructed

flush to the building. The existing brickwork on the rear of the façade will be replaced and will be visible from both northeast and northwest orientation. Staff recommends approval of the request.

Allison DeVries has provided a conceptual rendering to activate the vacant space at 133 E. State Street. The rendering has been provided to stimulate ideas for possible design and softscape improvements. If directed, staff can begin the process of gathering various cost estimates prior to the approval of RFP issuance.

The DDA discussed the replacement of the fencing/landscape screen at the Tyden Park parking lot at the March meeting. The DDA discussed funding half of the estimated \$40,000 cost. The General Fund budget forecast for FY 2026/2027 for parking lot improvements is insufficient to cover any matching funds. Due to the deteriorating state and the highly visible location, the request to fund the entire estimated cost has been placed back on the agenda. Due to the projected elimination of the Administrative Services Fund transfer of \$35,000, funding the full cost of the project will not create any burden on the DDA fund balance. Staff recommends approval of the projected expenditure.

9. New Business

Assistant City Manager Jaquays has provided a staff memo recommendation for streetlight pole painting. Staff recommends approval of the bid.

Allison DeVries has provided information for 2026/2027 billboard and mobile campaigns.

Municipalities with populations under 49,999 are required to have websites in full compliance with the Americans with Disabilities Act no later than April 26, 2027. Websites must be accessible to users with disabilities, including screen reader compatibility, keyboard navigation, proper alt text for images, and sufficient color contrast. Sites must be optimized for mobile devices and sites collecting data must have a privacy policy. Content of the sites must have clear and plain language.

The DDA should consider options to bring the current website into compliance with the Regulation. If the DDA desires to continue providing the amount of data currently housed on the Downtown Hastings website, it is recommended that the DDA prepare an RFP for website design services.

The recently approved Capital Improvements Plan has the additional DDA streetscape work for sidewalk and light pole replacement scheduled for replacement beginning with the fiscal year commencing July 1, 2028. It would be prudent to begin discussions on the desired scope of work for the additional areas.

HASTINGS DOWNTOWN DEVELOPMENT AUTHORITY AGENDA

Meeting Thursday, April 16, 2026

MEETING AT CITY HALL

1. Call to Order/ Roll Call. (Meeting starts at 8:00 a.m.)
2. Pledge to the Flag
3. Approval/Additions/Deletions to Agenda
4. Approval of Minutes – Approve Minutes from the March 19, 2026, DDA Meeting
5. Receive Financial Statements & Budget Review
6. Façade Update
7. Open Public Discussion and Comments
8. Old Business
 - A. Review and Consider Façade Grant Application from Kevin Anderson for the Rear Façade of 144 E. State Street
 - B. 133 E. State Street Open Space Design Discussion
 - C. Revisit \$40,000 Expenditure for Replacement of Fencing/Landscape Screen at Tyden Park Parking Lot
9. New Business
 - A. Review and Consider Assistant City Manager Jaquays Recommendation to Approve Street Light Pole Painting Bid from Muscat Painting in the Amount of \$27,438.00
 - B. Billboard and Mobile Planning 2026 – 2027
 - C. Website Discussion Regarding Mandatory ADA Compliance.
 - D. Scope of Work Discussion for Additional Streetscape Improvements
10. DDA member comments
11. Open Public Discussion and Comments
12. Adjourn

City of Hastings
Downtown Development Authority
DRAFT Meeting Minutes
March 19, 2026

1. Meeting Call to Order and Roll Call—

The meeting was called to order at 8:02 a.m. by Woods.

Roll Call –

Present: Albrecht, Baker, Button, Hatfield, Peterson, Tossava, Wiswell, Woods

Absent: Schantz

City Staff and Appointees: DeVries, Jaquays, King, Ponsetto, Resseguie

Others Present: Patterson

2. Pledge to the Flag

3. Approval/Additions/Deletions to Agenda –

Woods added the following items to the agenda: Billboard Presentation and Discussion as Item E. under Old Business and Review and Consideration of Façade Grant Application for the rear of 148 E. State St. as Item D. under New Business.

Motion by Hatfield, second by Button, to approve the agenda as amended.

All ayes motion carried.

4. Approval of Minutes –

Motion by Hatfield, second by Tossava, to approve the minutes as presented.

All ayes motion carried.

5. Financial Statements & Budget for Review –

King said the budget data has been updated through February 28, 2026.

6. Façade and BEIG Update-

King said the façade grant spreadsheet has been updated through February 28, 2026.

7. Open Public Comment and Discussion – None

8. Old Business-

A. Choose Strategic Plan Mission and Vision Statements—

Motion by Tossava, second by Wiswell, to approve the hybrid mission and vision statement presented by Hatfield.

Ayes: Albrecht, Baker, Button, Hatfield, Peterson, Tossava, Wiswell, Woods

Nays:

Absent: Shantz

All ayes motion carried.

B. Review and Approve Part Time Maintenance Position—

Motion by Tossava, second by Hatfield, to approve the creation of a part time maintenance position for the downtown business district.

Ayes: Albrecht, Baker, Button, Hatfield, Peterson, Tossava, Wiswell, Woods

Nays:

Absent: Schantz

All ayes motion carried.

C. 133 E. State Street Open Space Design Discussion--

The board consensus was to ask Devries to create design proposals for the open space at 133 E. State St.

D. Review Prior Snow Removal Bid—

The board reviewed the information presented and asked staff to proceed with an snow removal RFP for the 2026/2027 fiscal year.

E. Billboard Presentation and Discussion—

The board reviewed the information presented and asked DeVries to bring information about various billboard packages to an upcoming DDA meeting for consideration.

9. New Business

A. Consider Farmers Market Annual Funding Request—

Motion by Tossava, second by Hatfield, to approve the Barry County Community Foundation's annual request of \$1,500, to support the Farmers Market.

Ayes: Albrecht, Baker, Button, Hatfield, Peterson, Tossava, Wiswell, Woods

Nays:

Absent: Schantz

All ayes motion carried.

B. Review and Consider Façade Grant Application from Kevin Anderson for the Rear Façade of 144 E. State St.—

Motion by Wiswell, second by Button, to approve the façade grant application totaling \$11,000.

Ayes: Albrecht, Baker, Button, Hatfield, Peterson, Tossava, Wiswell, Woods

Nays:

Absent: Schantz

All ayes motion carried.

C. Review and Consider Removing Deteriorated Landscape Screen and Replacing with Off-Street Parking Approved Fencing for Tyden Park Parking Lot—

Motion by Hatfield, second by Wiswell, to approve the payment of half of the estimated \$40,000 cost to remove the existing landscape screen at Tyden Park and replace it with off-street parking approved fencing.

Ayes: Albrecht, Naker, Button, Hatfield, Peterson, Wiswell, Woods

Nays:

Absent: Schantz

Abstain: Tossava

All ayes motion carried.

D. Review and Consider Façade Grant Application from Kevin Anderson for the Rear Façade of 148 E. State St.—

The board asked staff to take the application back to Anderson for clarification.

9. DDA Member Comment –

Woods said she would like to form a committee to work with the Barry County Chamber of Commerce and Economic Development Alliance on what the DDA would like from the organization for its Level Up sponsorship. Wiswell, Baker and Woods said they would form the committee.

Woods also directed staff to look at repairing a cracked and potentially rusting streetscape pole which supports the string lights.

Baker said some banners are coming loose and flapping in the breeze and may need to be replaced. She also mentioned that some downtown residents are not picking up dog feces and it is creating a mess.

Button and Hatfield left the meeting at 9:18 a.m.

10. Open Public Comment and Discussion – None

11. Adjournment

Motion by Wiswell, second by Tossava,

to adjourn

All ayes motion carried

Meeting adjourned at 9:19 a.m.

Patty Woods, Chair

Deb Button, Secretary

Prepared by: Sandra Ponsetto, City of Hastings

DDA Budget 2025/2026 March 31, 2026 Update (thru 03.31.2026)					
Account Number	Title	Budget	Year to Date	Projected	Budget 2026/2027
248.100.404.000	Tax Capture	\$ 760,000	\$ 904,583	\$ 904,583	\$ 900,000
248.100.573.000	LCSA Appropriation	\$ 50,000	\$ 44,658	\$ 44,658	\$ 45,000
248.100.642.000	Sculpture Sales	\$ 5,000		\$ -	\$ -
248.100.642.010	Advertising Sales				
248.100.648.000	Application Fees	\$ 500	\$ 300	\$ 500	\$ 500
248.100.654.000	Electrical Vehicle Station	\$ 300	\$ 92	\$ 300	\$ 600
248.100.665.000	Interest Earned	\$ 20,000	\$ 11,385	\$ 20,000	\$ 20,000
248.100.672.000	Other Revenue MEDC- Strat. Plan		\$ 242,680	\$ 250,000	
248.100.674.000	Private Contributions or Donations		\$ -	\$ -	
248.100.675.000	Sponsorships	\$ 500		\$ -	\$ 250
Total Revenue		\$836,300	\$ 1,203,698	\$ 1,220,041	\$ 966,350
248.728.756.000	Repair and Maintenance Supplies		\$ -		
248.728.766.000	Disposable Technology				
248.728.772.000	Promotion Supplies				\$ -
248.728.801.000	Annual Streetscape Bonding Fee	\$ 500	\$ 500	\$ 500	\$ 500
248.728.803.000	Administrative Services	\$ 35,000	\$ 35,000	\$ 35,000	
248.728.807.000	Planning Services (Strategic Plan)	\$ 5,000	\$ 14,480	\$ 7,250	\$ -
248.728.816.000	Security Services-Splash Pad	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167
248.728.824.000	MSI-lease, install, repair sculptures	\$ 22,200	\$ 10,600	\$ 22,200	\$ 22,200
248.728.830.000	Other Contracted Services	\$ 67,000	\$ 5,800	\$ 67,000	\$ 67,000
248.728.861.000	Transportation (Milage)				
248.728.872.000	Parking SAD	\$ 15,962	\$ 15,962	\$ 15,962	\$ 15,962
248.728.879.000	Website	\$ 1,000			\$ 1,000
248.728.882.000	Advertising - Social Media	\$ 13,000	\$ 10,000	\$ 13,000	\$ 13,000
248.728.883.000	Advertising - Print	\$ 5,000			\$ 6,000
	Michigan Trails Magazine	\$ 812	\$ 812		
	Hastings Reminder - Holiday	\$ 2,000	\$ 3,332		
	Battle Creek Shopper - Holiday	\$ 750			
	Lowell's Buyers Guide - Holiday	\$ 130			
	J-Ad Summer Fun Guide	\$ 475			
	J-Ad Streetscape Construction				
248.728.884.000	Billboards	\$ 9,000	\$ 8,950	\$ 9,000	\$ 9,000
248.728.885.000	Advertising-Radio	\$ 2,000	\$ 1,800		\$ 2,500
248.728.886.000	Videography	\$ 4,000	\$ 2,100	\$ 4,000	\$ 4,000
248.728.887.000	Speakers/Performers	\$ 1,000			\$ 500
248.728.891.000	Licenses and Fees	\$ 250		\$ 250	\$ 200
248.728.900.000	Printing and Publishing	\$ 5,000			\$ 5,000
	J-Ad - Hastings Live	\$ 700	\$ 1,799		
	J-Ad (Event Schedules)	\$ 300			
	J-Ad (Roubaix Booklets)				
	J-Ad (Farmers Market Brochures)	\$ 1,300		\$ -	
	Progressive Graphics Mag. Calendar	\$ 850	\$ 372		
	Progressive Graphics Rack Cards	\$ 500			
	J-Ad (Downtown Parking Brochures)	\$ 250			
	Hastings Live Booklets				
	Progressive Graphics (Name Badges)				
	J-Ad - Hastings Live Rack Cards				
	J-Ad - Sculpture Tour Booklets				

Account Number	Title	Budget	Year to Date	Projected	Budget 2026/2027
248.728.906.000	Promotions/Marketing (Holiday Decs)	\$ 50,000	\$ 8,916	\$ 50,000	\$ 50,000
248.728.907.000	Sponsorship and Donations	\$ 17,000			\$ 19,925
	Chamber of Commerce	\$ 2,000	\$ 5,000	\$ 5,000	
	Summerfest	\$ 1,000			
	Jingle and Mingle	\$ 2,900	\$ 5,500		
	Ball Drop	\$ 2,000	\$ 2,000		
	Farmer's Market	\$ 1,500			
	TAC Hastings Live Support	\$ 5,925	\$ 5,925		
248.728.911.000	Conferences/Trainings	\$ 1,000			\$ 1,000
	MFEA	\$ 295			
	Boyne USA	\$ 333			
	Other Training	\$ 800			
248.728.912.000	Meetings	\$ 100			\$ 100
248.728.915.000	Membership Dues	\$ 600		\$ 600	\$ 600
	West Michigan Tourist Assoc.	\$ 284	\$ 284		
	MI Festivals and Events	\$ 250			
248.728.918.590	Sewer	\$ 10,000	\$ 6,855	\$ 10,000	\$ 11,000
248.728.918.591	Water		\$ 3,226		\$ 7,500
248.728.920.000	Electric	\$ 2,500	\$ 424	\$ 2,500	\$ 600
248.728.921.000	Gas	\$ 700	\$ 292	\$ 700	\$ 373
248.728.929.000	Gd. Repair/Maint. Winter Pot Décor.	\$ 37,550	\$ 8,420	\$ 37,550	\$ 37,000
248.728.929.010	Snow Plowing and Removal	\$ 5,000	\$ 1,901		\$ 20,000
248.728.930.000	Repair and Maintenance (Pole Paint)	\$ 1,000			\$ 46,000
248.728.940.000	Equipment Fund Rental		\$ 1,843		\$ 3,000
248.728.946.000	Engineering Services				
248.728.974.000	Land Improvements (Depreciable)	\$ 20,000			\$ 35,000
	MC Smith Streetscape Design		\$ 354		
	Parking Lot 1 Pedestrian Island				
	Signage				
	Kendall Electric		\$ 158		
	Downtown Street Short Pole Globes				
	Street Light Painting				
	Consort Banner Flags				
	Katerberg - Landscaping		\$ 8,000		
248-728-980-010	Street Furniture				
248.728.974.010	Land Improvements (Non-Dep)	\$ 8,000			\$ 1,300
	Sculpture Bases				
	Consort		\$ 468		
	Sculpture Purchase				
	Spray Plaza Maintenance				
	Wayfinding Signs		\$ 6,340		
248.728.978.010	Technology - Non Depreciable				
248.728.991.000	Façade Improvement Grants	\$ 50,000	\$ 45,989	\$ 50,000	\$ 50,000
248.728.992.000	Interest on Streetscape Debt	\$ 103,700	\$ 52,800	\$ 103,700	\$ 99,800
248.728.993.000	Principal on Streetscape Debt	\$ 95,000	\$ 95,000	\$ 95,000	\$ 100,000
Total Expenditures		\$ 588,529	\$ 372,077	\$ 529,079	\$ 631,227

Façade Improvement Grant 2025/2026 Budget**\$50,000.00****April 14, 2026*****Paid FY 2025/26 To Date (02/28)***

112 E. Court Street - Donna and Dave Kensington - Razor's Edge	2/16/2023	\$10,000.00
128 S. Jefferson - Zach Santmier - Trumble Agency	9/19/2024	\$10,000.00
128 S. Jefferson - Zach Santmier - Trumble Agency	9/19/2024	\$1,000.00
128 W. Mill - Troy Dalman - Ayers Insurance Agency	6/19/2025	\$4,989.20
111 W. State St. - Carole Barlow - Barlow Florist	6/19/2025	\$10,000.00
118 S. Jefferson St. - Emily Jasperse - The General Store	9/18/2025	\$10,000.00

TOTAL DISBURSED

\$45,989.20***Façade Grants Pledged for the 2025/2026 FY Budget***

TOTAL PLEDGED

\$0.00***Architectural Renderings Pledged for the 2025/2026 FY Budget***

TOTAL PLEDGED FOR ARCHITECTURAL

\$0.00**Total Approved 2025/2026 Budget****\$50,000.00****Total Approved and Disbursed 2025/2026 Projects****\$45,989.20**

Available

\$4,010.80

Facade Improvement Grant Request

Date: March 19, 2026

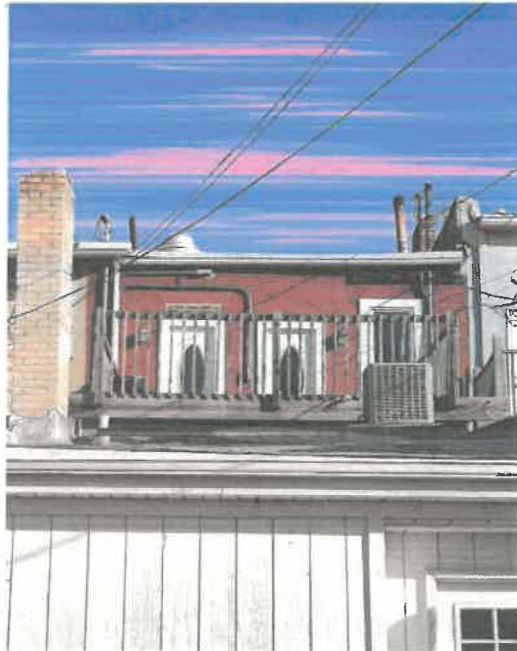
Business: Outlaw Tattoo

Property Owner: Kevin Andreson

Address: 148 E. State St.

Request: \$7,350.00

The applicant, Kevin Anderson, is requesting a \$6,350.00 facade grant and \$1,000.00 for an architectural rendering for a total of \$7,350.00. The quote includes: Removal of old brick and replacement with brick that matches the front of the building, reinstallation of doors and windows, removal of old pipes and electrical.





City of Hastings

DOWNTOWN DEVELOPMENT AUTHORITY

FAÇADE & FENCING/SCREENING IMPROVEMENT GRANT APPLICATION

APPLICANT INFORMATION

1. Property/Business Owner Name: KEVIN ANDERSON
2. Business Name: _____
3. Property Address: 148 EAST STATE
4. Phone Numbers: Home: 616-822-7954
Work: _____
Email: KEVINLEWISANDERSON@GMAIL.COM
5. Is the building/property owned by the applicant? YES NO
If No, please attach a signed letter from the property owner expressing approval of the proposed project.
6. Is this the first time applying for a façade grant? YES NO
7. Is this project on a corner lot? YES NO

PROJECT INFORMATION

On separate sheets of paper, please describe your project in detail. Tell:

- a) What it is you want to accomplish - drawings are required.
- b) How this project meets the Purpose and Priorities of the DDA Façade Improvement Program as listed in the Guidelines.
- c) Who you have identified to do the work and the reason(s) for your selection, and
- d) What is the preliminary timetable for accomplishing the work? Also enclose a detailed expense budget/estimate for this project.

8. The project will involve (please check all that apply):

- _____ Repairs or replacement of windows, doors, walls, or other appropriate architectural elements
- _____ Exterior painting (Non-Maintenance)
- _____ Awnings (Historic in appearance or reflects the character of the Downtown)
- _____ Exterior Lighting
- _____ Masonry repair or restoration
- _____ Restoration of vintage elements, for example:
 - Removal of historically unsuitable façade treatments
 - Removal/replacement of historically unsuitable signs and/or lighting (new signs/lights must be compatible with existing architecture and the character of the Downtown)
 - Repair or restoration of original brick and woodwork
- _____ Fencing/Screening
- _____ Conversion to retail or entertainment storefront

9. Additional grant up to \$1,000 for architectural rendering.

_____ Name of architectural firm: Hamm & Smith AD

10. Total Project Budget \$ 12,700

11. Grant Request (Not to exceed 50% of project budget and not to exceed \$10,000 plus #9 for maximum of \$11,000 \$ 7,350.00

12. Proposed Starting Date: _____

13. Proposed Completion Date: _____

14. What is (are) the existing use(s) of the building/property:

Outlaw Tattoo

2-1 Bedroom Apts upstairs

15. Will the proposed project result in a change in the use(s) of the building/property:

Yes

No

If yes, please explain:

NOTE: There is a \$100 non-refundable application fee due at the time this application is submitted.

THE UNDERSIGNED APPLICANT(S) AFFIRMS THAT:

- The information submitted herein is true and accurate to the best of my (our) knowledge.
- The property contained in the application is in the Hastings DDA District.
- I (we) have read and understand the conditions of the Downtown Development Authority's Façade Improvement Program and agree to abide by its conditions and guidelines.
- If I (we) do not implement improvements submitted by me (us) on a plan approved by the Façade Improvement Program I will not be eligible for reimbursement of any costs associated with said improvements.
- I (we) understand that if I (we) are found to be non-compliant with the conditions of this program, the DDA may nullify the grant award and that I (we) may not apply to this program again for a period of one (1) year following the DDA's decision.

Signature of Applicant(s):

Kan J. [Signature]

I.D.#: _____

I.D.#: _____

Date: 3-16-2026

Date: _____

Federal Business Tax ID#: _____

If a tenant, signature of property owner(s):

_____ I.D.#: _____

Date: _____

Staff Use Only

Scoring: 12 Points Available

_____ New Projects (1st time applicant) [3pts]

_____ Projects Identified on Corner Lots [1pt]

_____ Projects in which the Building is Owner Occupied [1pt]

_____ Projects Containing a High Ratio of Private to Public Dollars 51-75% [1pt]
> 76% [2pts]

3 Project designed to resolve deteriorated/inappropriate/ unsightly conditions that have existed for many years (boarded windows, deteriorated electrical fixtures, etc.) [1-3 pts]

_____ Project enhances pedestrian movement from the rear to the front of buildings [1pt]

_____ Project will complete the improvement of a block or portion of a block (ex. replacement of an inappropriate facade that exists on a block containing many appropriate, well-preserved, or improved facades) [1pt]

3 **Total Points Awarded**

To the DDA of Hastings Michigan,

Regarding my Façade Improvement Grant applications for the rear of both 144 and 148 East State Steet, Hastings.

The main goal of the project is to remove / replace deteriorating brickwork, remove obsolete electrical masts, wiring and rebuild the existing overhang.

Cabral Construction has submitted a quote and scope of work which are included with the applications. The contractor was selected based on extensive experience completing similar façade improvement projects within the downtown corridor.

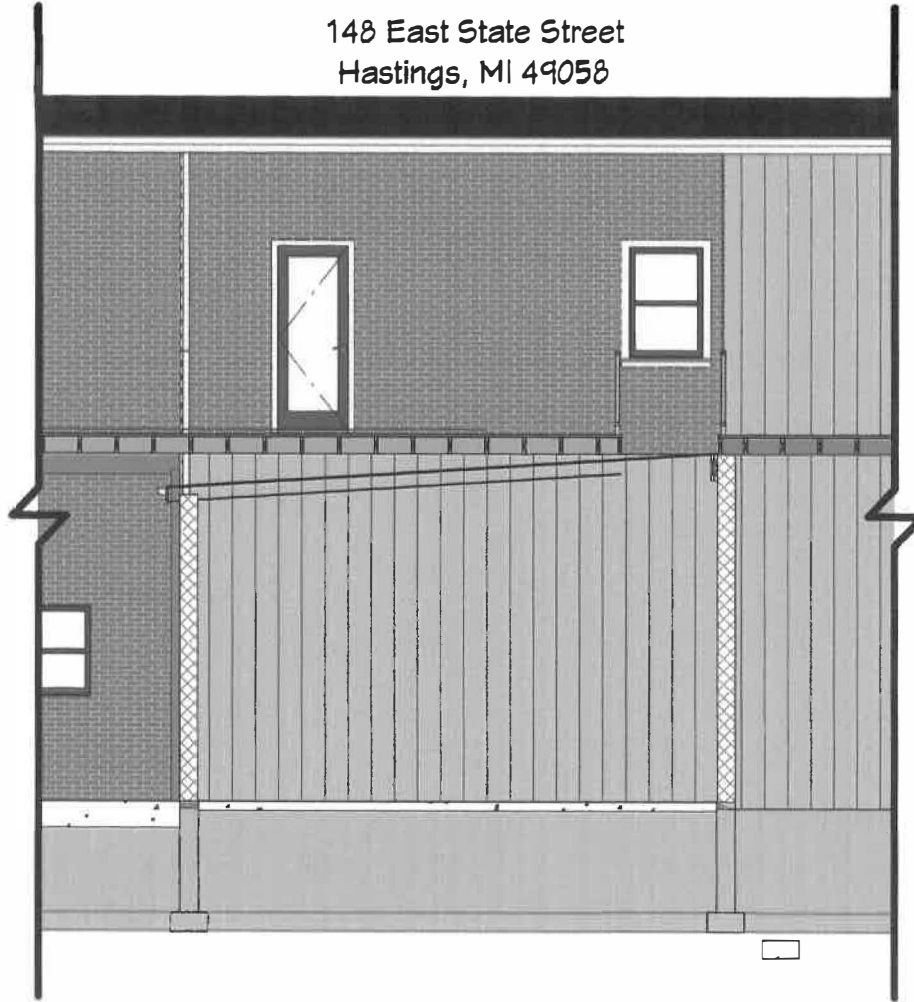
Construction is said to begin as early as May 1rst and is expected to be completed by July 1rst.

Regards,

Kevin L Anderson

A handwritten signature in black ink, appearing to read 'Kevin L Anderson', written in a cursive style.

148 East State Street
Hastings, MI 49058



PROPOSAL

**Cabral Construction
445 Stauffer Dr.
Hastings, MI 49058**

To: KEVIN ANDERSON

Date: 2/9/2026

WORK PERFORMED

148 STATE ST. HASTINGS MICHIGAN.

ON BACKSIDE OF OUTLAW TATOO CO. BUILDING.

- **REMOVE OLD WOOD DECK.**
- **REMOVE ALL OLD BRICK FROM BACK OF BUILDING.**
- **REMOVE WINDOWS AND DOORS.**
- **REBUILD MOUNTING FOR WINDOWS AND DOORS TO BE REINSTALLED.**
- **REMOVE ALL OLD PIPES AND ELETRICAL.**
- **INSTALL NEW ROOF FLASHING AT ROOF LINE.**
- **INSTALL NEW BRICK ON BUILDING.**
- **BRICKS WILL MATCH FRONT OF BUILDING.**
- **CLEAN UP MESS COMPLETE.**

TOTAL ON LABOR AND MATERIALS.

\$12,700.00

OFFICE PHONE # 1-269-945-3749

CELL PHONE # 1-269-838-6081

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of: \$.
Money will need to be paid in full once job is complete.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon accidents or delays beyond our control.

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.

CITY OF HASTINGS
201 E STATE STREET
HASTINGS MI 49058-1954

269-945-2468

Receipt No: 1.000161301

Mar 16, 2026

KEVIN ANDERSON

DDA - FASAD GRANT APPL FEE	100.00
248-100-648-000 Application Fees	

Total:	100.00
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CHECK	Check No: 3839	100.00
	Payor: KEVIN ANDERSON	

Total Applied:	100.00
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Change Tendered:	.00
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03/16/2026 2:22 PM

*** DRAWINGS ARE VOID WITHOUT ENGINEERED APPROVAL BY OTHERS ***
 as represented are for reference only and are not representative of specified products.

Deck Construction Notes:

POSTS
 -All 4x6 or 4x4 Pressure Treated Posts to have Simpson Post Base
 -Deck Post to Deck Beam - Post Cap (See R501.7.1)

POST PADS
 -All post pad 8"x16" Concrete 5,000 lb or greater
 -42" (Min. Frost) W/ 2 - #4 Re-Bar

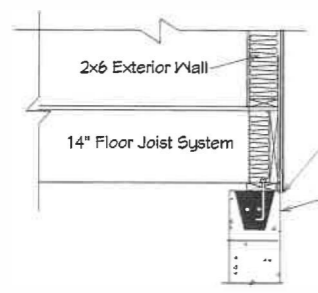
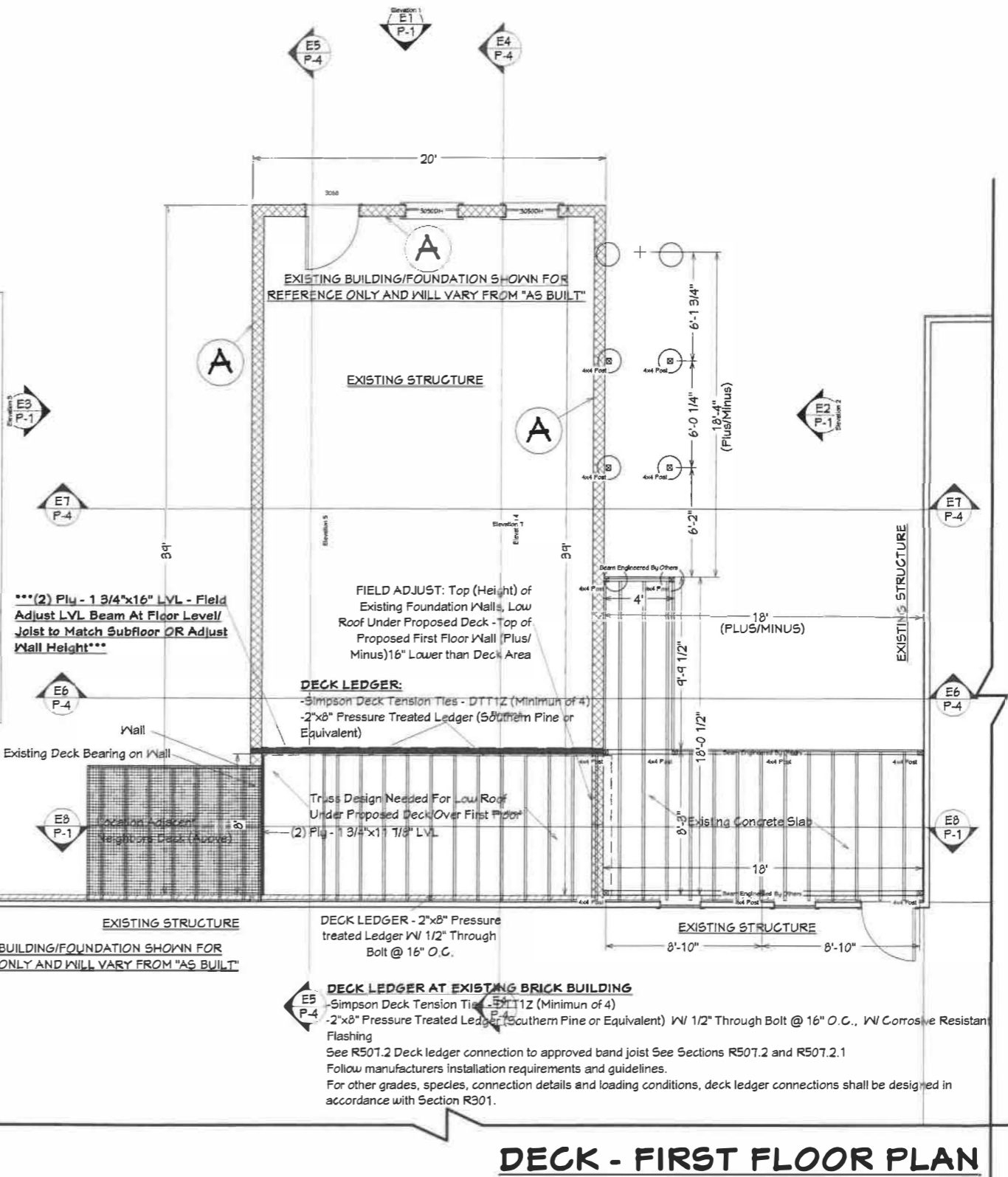
BEAMS
 -3 Ply - 2x8" Pressure Treated Beam (Southern Pine or Equivalent)
 -Deck Post to Deck Beam - Notched or Post Cap (See R501.7.1)

JOISTS
 -2x8 Treated Joist @ 16" O.C. For Treated 5/4"x8" Decking
 Alternate Composite Decking may require 2x10 @ 12" O.C.

DECK
 -5/4x8 Pressure Treated Decking

STAIRS
 -Stairway wall: line 3/8" Min.
 -Stairs (+/-) 1 1/2" Rise
 -Treads (+/-) 10" with 1" Nose (1" total)
 -36" Tall Handrail - Required for platform 30" or above floor or grade.
 Sloped Stairway - 34" to 38" Tall Handrail Required
 See R311.7 for stair details

DECK LEDGER
 -Simpson Deck Tension Ties - DTT1Z (Minimum of 4)
 -2"x10" Pressure Treated Ledger (Southern Pine or Equivalent) W/ Corrosive Resistant Flashing
 See R501.2 Deck ledger connection to approved band joist See Sections R501.2 and R501.2.1
 - **DECK LEDGER AT EXISTING BRICK BUILDING W/ 1/2" THROUGH BOLTS @ 16" O.C.**
 Follow manufacturers installation requirements and guidelines.
 For other grades, species, connection details and loading conditions, deck ledger connections shall be designed in accordance with Section R301.



FIELD ADJUST TOP OF EXISTING FOUNDATION TOP OF WALL HEIGHT - AS PER OWNER/BUILDER CHOICE
ADD Bond Beam W/ (2) - Rows #4 Re-Bar
 Existing Top of First Floor Wall (8" Block)
 See CROSS SECTION DETAIL PAGE 4

**EXISTING TOP OF FOUNDATION
 ADD BOND BEAM**

DECK - FIRST FLOOR PLAN

STATE OF MICHIGAN
 BRUCE A. VANDER WEELE
 ENGINEER
 No. 27251
 LICENSED PROFESSIONAL ENGINEER

an Residential Code – Local and State building codes are to be followed when erecting a new building, remodeling, or placing an addition or deck on a new or existing residential home or garage.
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DRAWINGS PROVIDED BY:

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Deck Construction Notes:

POSTS
 -All 4x4 or 4x4 Pressure Treated Posts to have Simpson Post Base
 -Deck Post to Deck Beam - Post Cap (See R501.1.1)

POST PADS
 -All post pad 8"x16" Concrete 3,000 lb or greater
 -42" (Min. Frost) W 2 - #4 Re-Bar

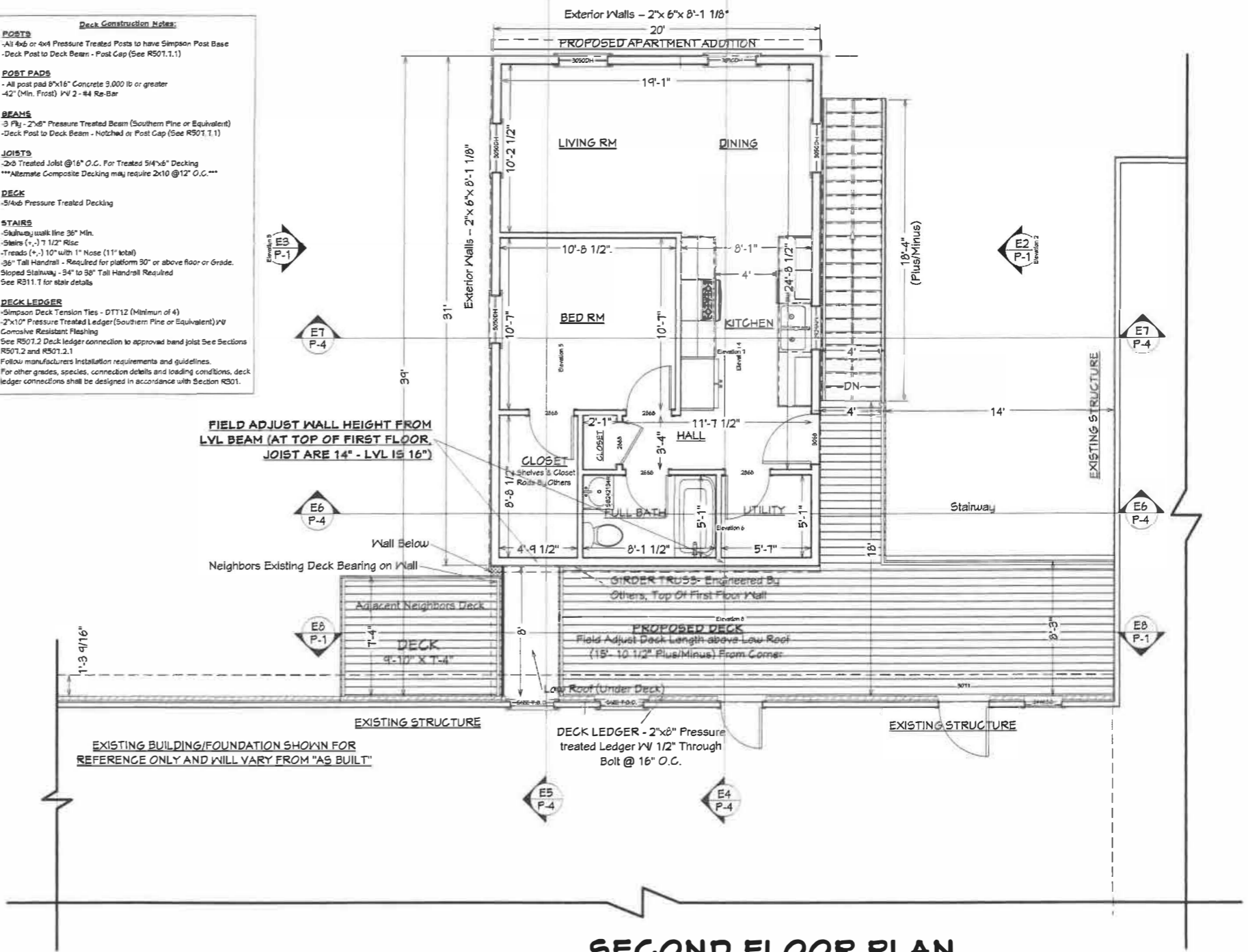
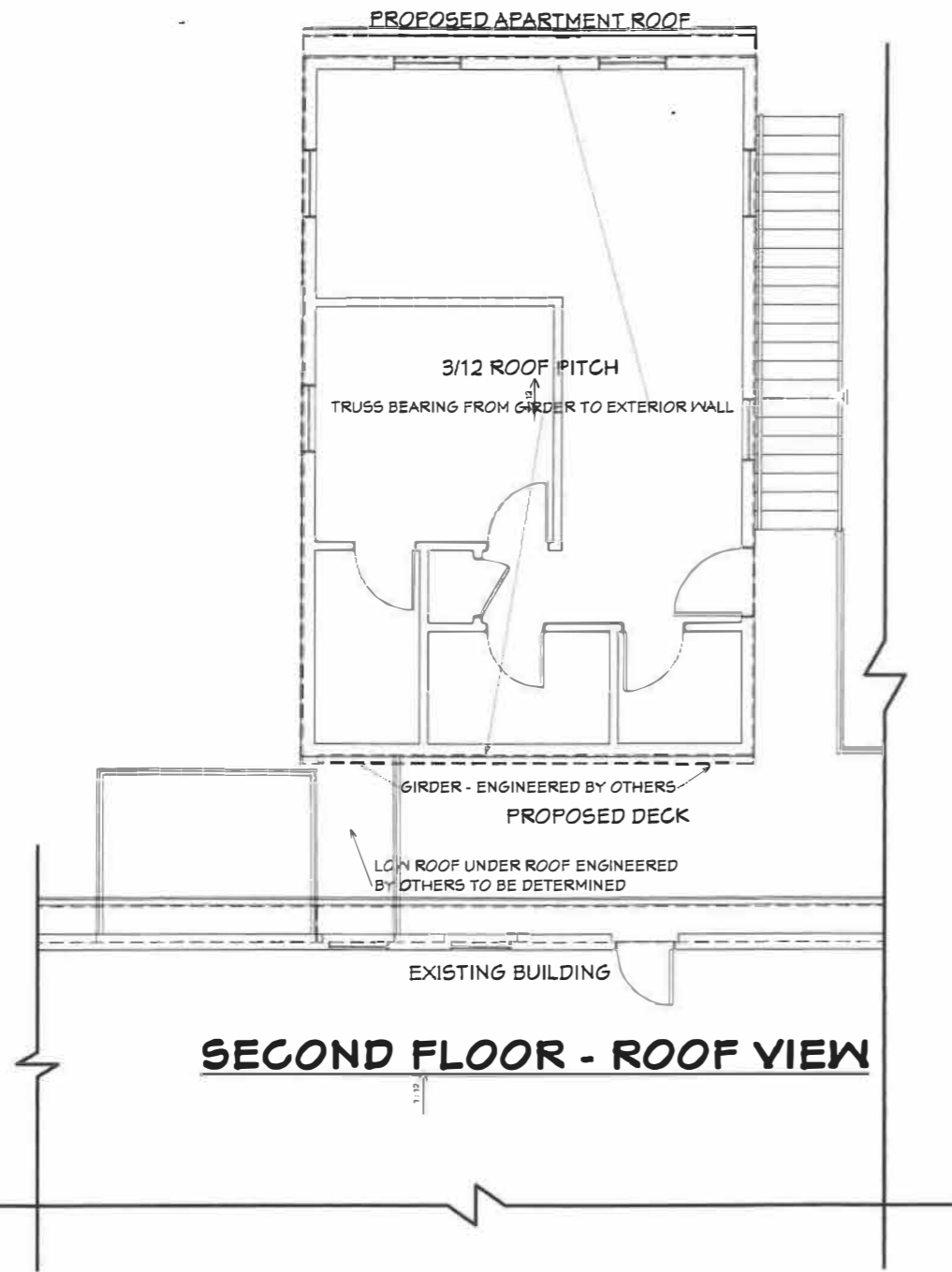
BEAMS
 -3 #4 - 2"x8" Pressure Treated Beam (Southern Pine or Equivalent)
 -Deck Post to Deck Beam - Notched or Post Cap (See R501.1.1)

JOISTS
 -2x8 Treated Joist @ 16" O.C. For Treated 5/4"x6" Decking
 Aluminate Composite Decking may require 2x10 @ 12" O.C.

DECK
 -5/4"x6" Pressure Treated Decking

STAIRS
 -Stairway walk line 36" Min.
 -Stairs (-, -) 7 1/2" Rise
 -Treads (+, -) 10" with 1" Nose (11" total)
 -36" Tall Handrail - Required for platform 30" or above floor or Grade.
 Sloped Stairway - 34" to 36" Tall Handrail Required
 See R311.1 for stair details

DECK LEDGER
 -Simpson Deck Tension Ties - DTT12 (Minimum of 4)
 -2"x10" Pressure Treated Ledger (Southern Pine or Equivalent) w/
 Concave Resistant Flashing
 See R507.2 Deck ledger connection to approved band joist See Sections
 R501.2 and R501.2.1
 Follow manufacturers installation requirements and guidelines.
 For other grades, species, connection details and loading conditions, deck
 ledger connections shall be designed in accordance with Section R301.



SECOND FLOOR PLAN
(Proposed Apartment & Deck Addition)

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SCOPE OF DRAWING

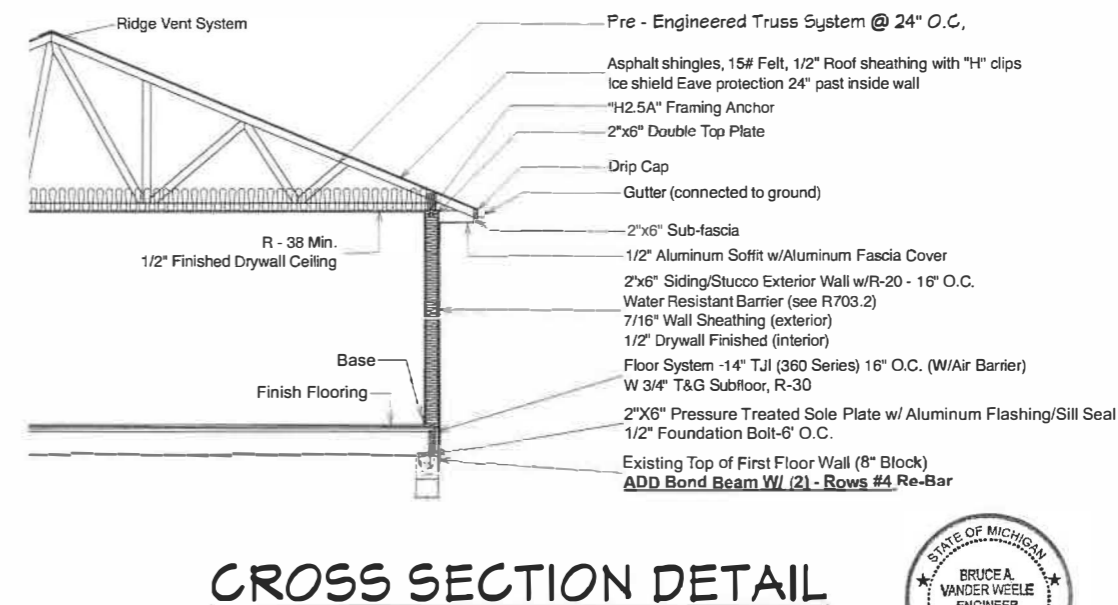
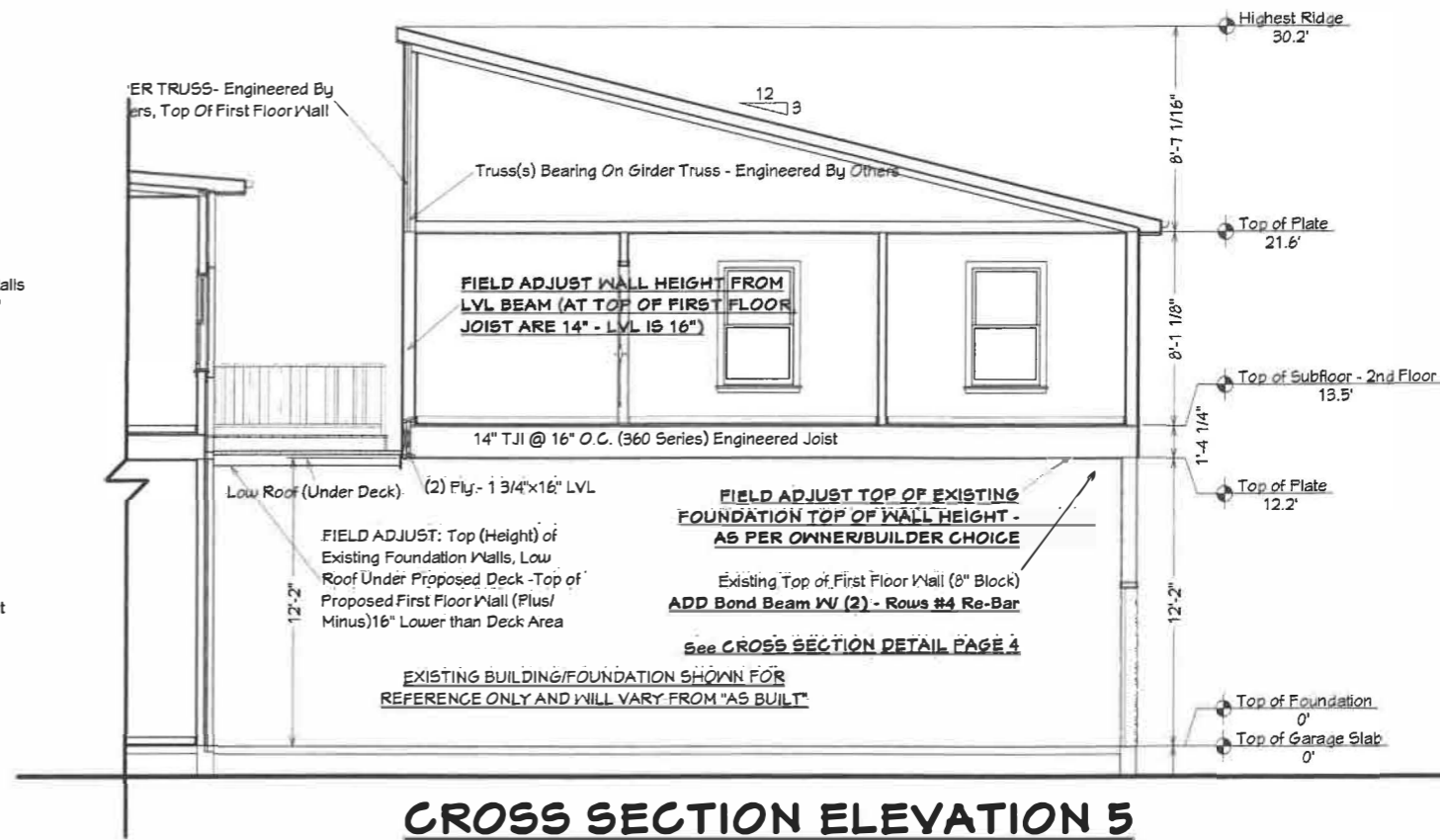
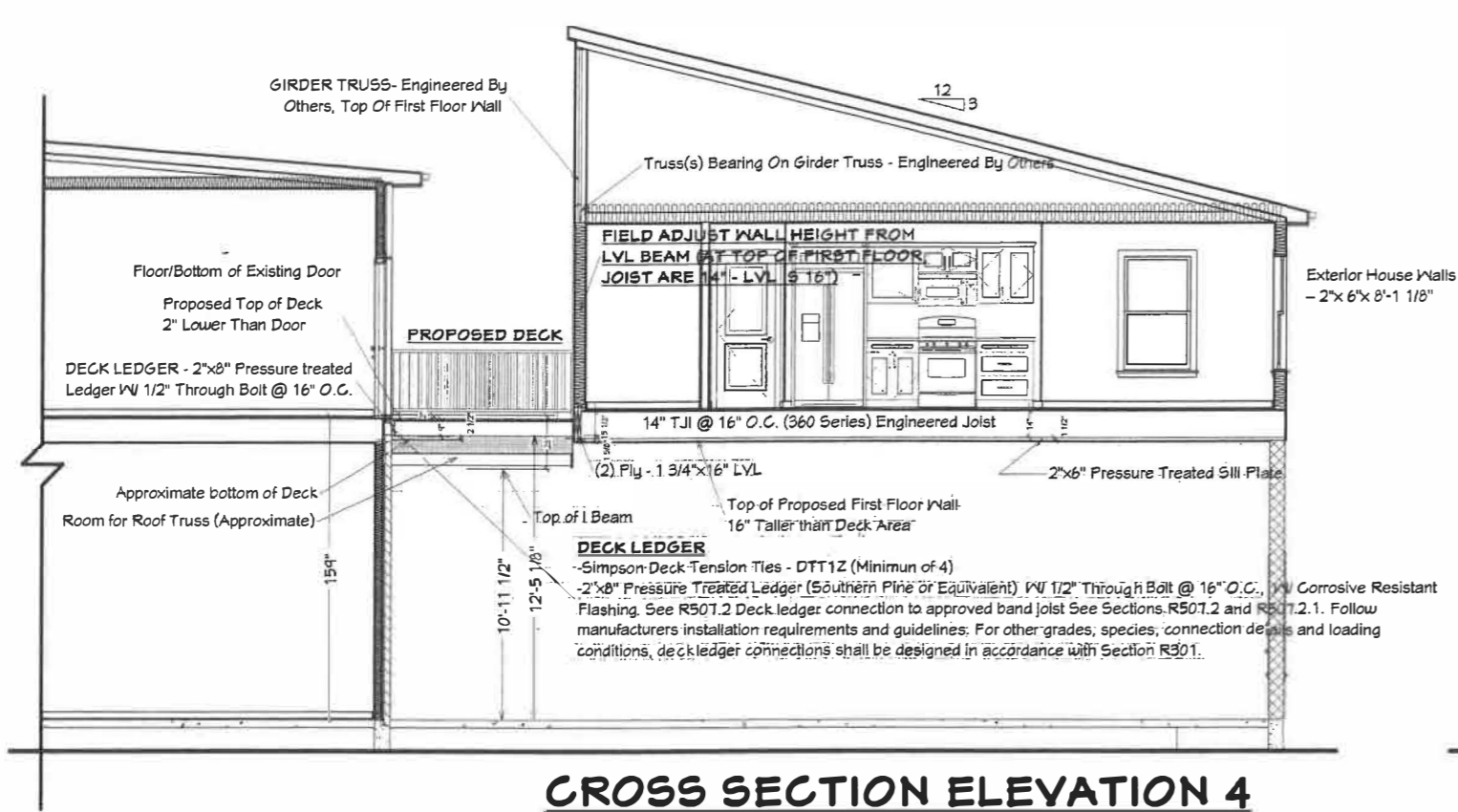
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DRAWINGS PROVIDED FOR:

DRAWINGS PROVIDED BY:

Original

East State St

144 East State St

148 East State St

150 East State St

71' 1/2"

9'

30'

12' 1/2"

Kevin / Stacy Anderson
Site Plan for propose
dwelling addition to the
rear of 148 East State St
Parcel #
08-55-201-138-00

Power Line

North

Proposed
Addition

ALLEY

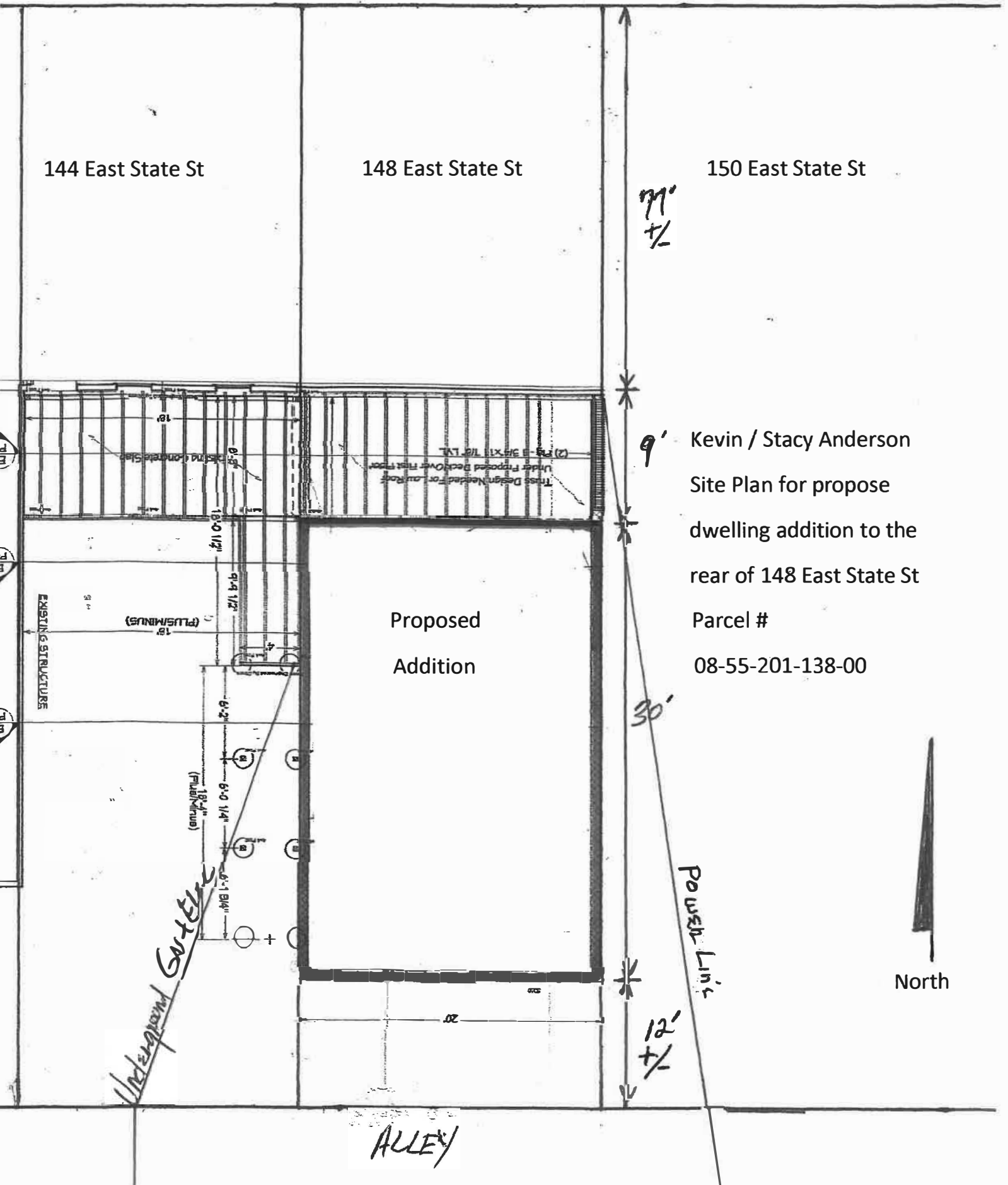
Underground
Water
Main

EXISTING STRUCTURES

(PLUMBING)

(PLUMBING)

These Design Needed For our Roof
Under Proposed Deck Over First Floor
(2) 2x8 - 3/4" x 11 7/8" LVL



CITY OF HASTINGS
PLANNING COMMISSION MEETING MINUTES
October 6, 2025

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Levi Bolthouse, Scott Darling, Chelsey Foster, David Hatfield, Nichole Lyke, Bill Mattson, Jacquie McLean, Sarah Moyer-Cale, and Dave Tossava. Student member Meredith Ansorge was also present. Absent: none.

Call to Order

Also present: Planning Consultant Rebecca Harvey and Community Development Director/Zoning Administrator Dan King.

It was MOVED by McLean and SECONDED by Mattson to approve the agenda as presented. All members present voting yes; motion carried.

Approval of the Agenda

It was MOVED by McLean and SECONDED by Lyke that the proposed minutes of the Regular Meeting of September 2, 2025 and the minutes of the Special Meeting of September 26, 2025 be approved. All members present voting yes; motion carried.

Approval of the Minutes

None.

Informative Items

Harvey presented information about the proposed text amendment. The hearing was open for public comment at 7:07 p.m. No public comment was received. The hearing was closed at 7:08 p.m.

Public Hearing:
3-4 Family
Overlay District

It was MOVED by McLean and SECONDED by Tossava to recommend adoption of the ordinance to amend Chapter 90, Article 90-VI by adding Division 90-VI-18- 3 to 4 Family Overlay District to the Hastings City Council. All members present voting yes; motion carried.

Harvey provided comments on her written report. The applicant spoke about the project and noted there was a rear parking space and that exterior building materials had not yet been selected.

New Business:
Site Plan
Approval for 148
E State St

It was MOVED by McLean and SECONDED by Lyke to approve the site plan for 148 E State Street noting that the roof elevation and parking are acceptable and contingent upon meeting all city approvals (inclusive of DPS and Fire Department) and for exterior materials to be reviewed and approved by the zoning administrator. All members present voting yes; motion carried.

It was MOVED by McLean and SECONDED by Mattson to schedule a public hearing for November 3, 2025 at 7:00 p.m. to review and consider site plan and special use permit for St. Rose Church at 805 S. Jefferson Street. All members present voting yes; motion carried.

Schedule a public hearing for special land use

King stated that the plan for the Meadowstone Apartments was changed to accommodate a fire hydrant.

Administrative approvals

The JPC reviewed various text amendments and will have a public hearing in November.

Old Business
JPA/JPC Update

No changes to the work task list were noted.

Work Task List

King reported that the Broadmoor Motors approval had been added to the tracker.

Tracking Terms
and Conditions

No public comment was received.

Public Comment

King stated that the city is working on a planning project for the W. State Street corridor.

Staff Comments

None.

**Commission
Comments**

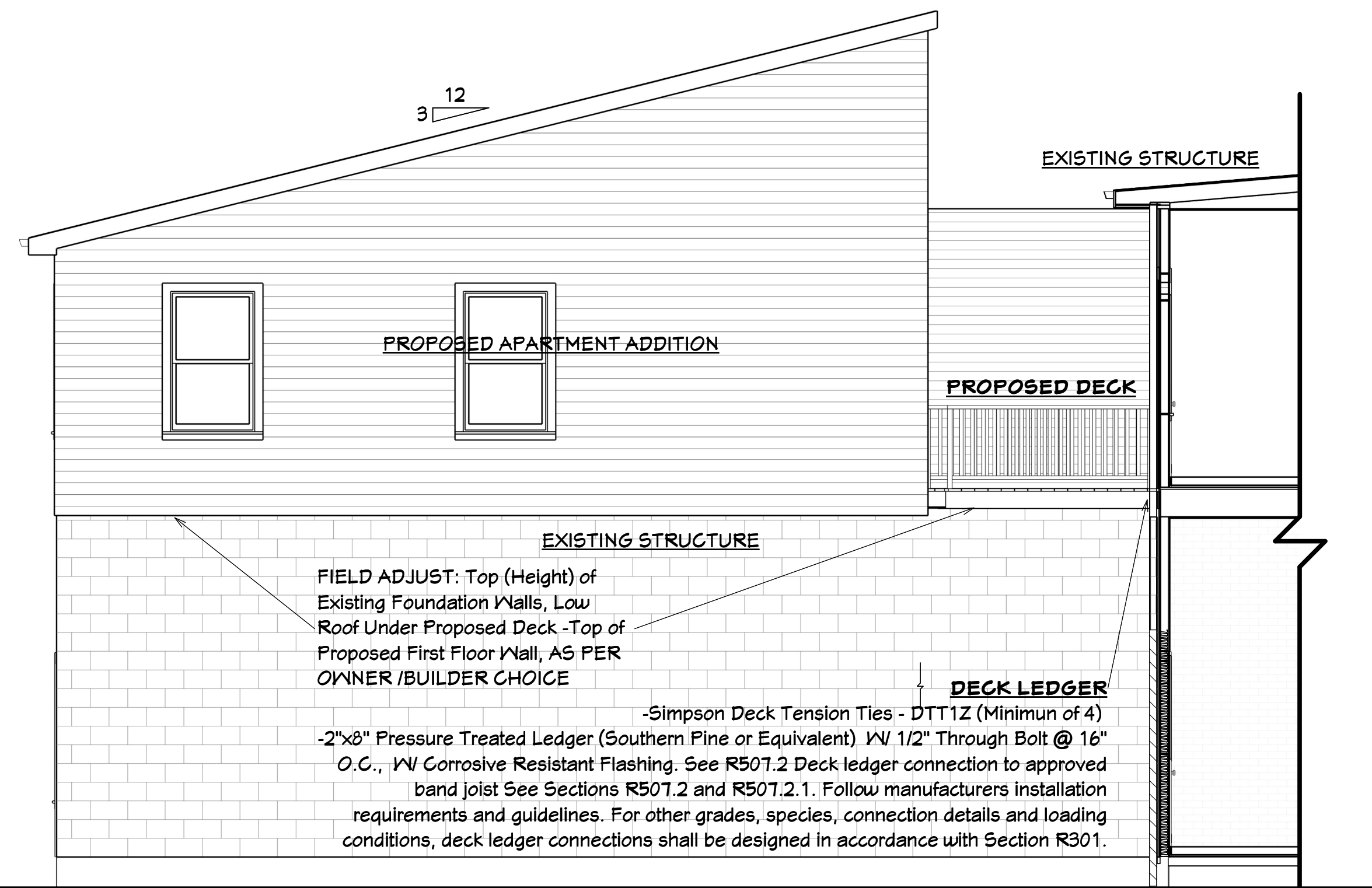
It was MOVED by McLean and SECONDED by Tossava to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 7:37 p.m.

Adjournment

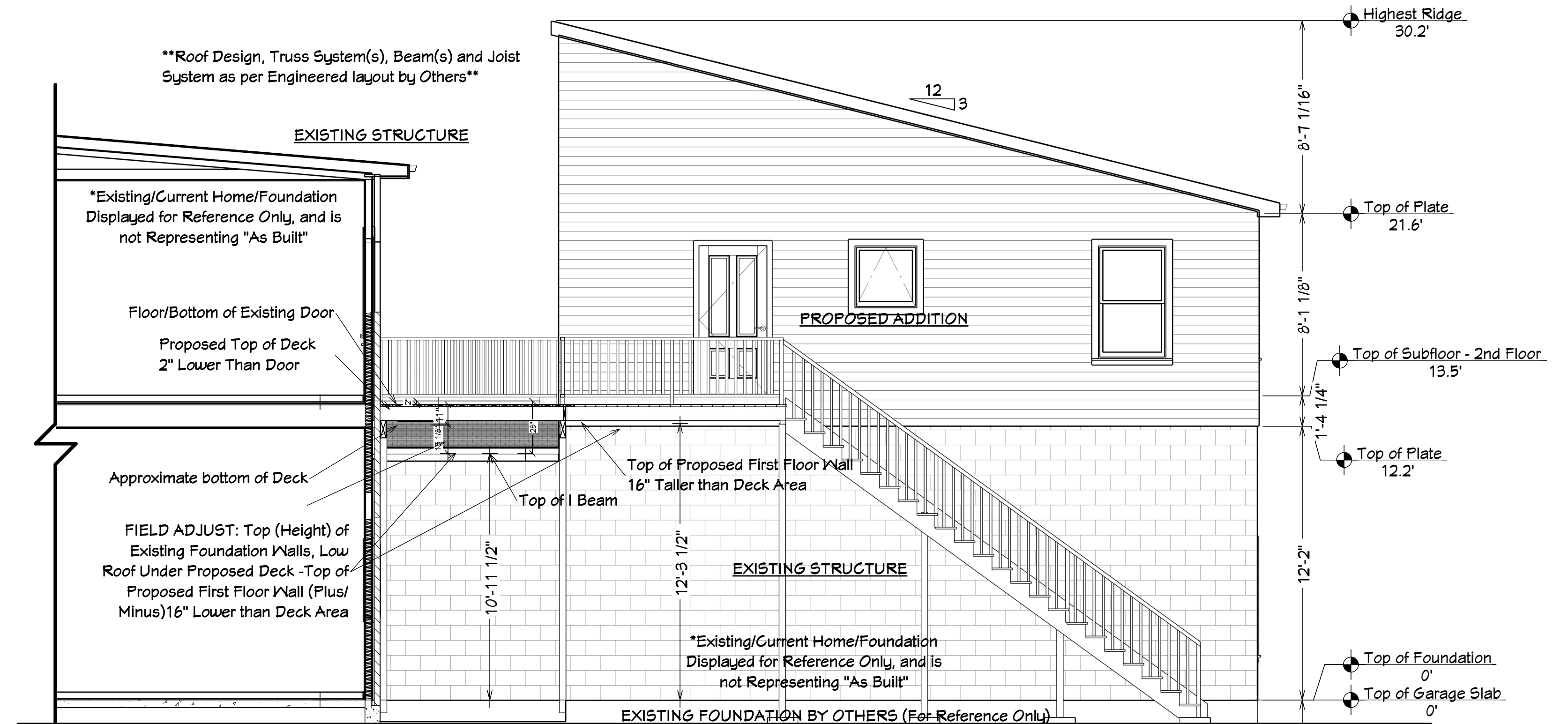
Respectfully submitted,

Sarah Moyer-Cale,
Secretary

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EXTERIOR ELEVATION LEFT

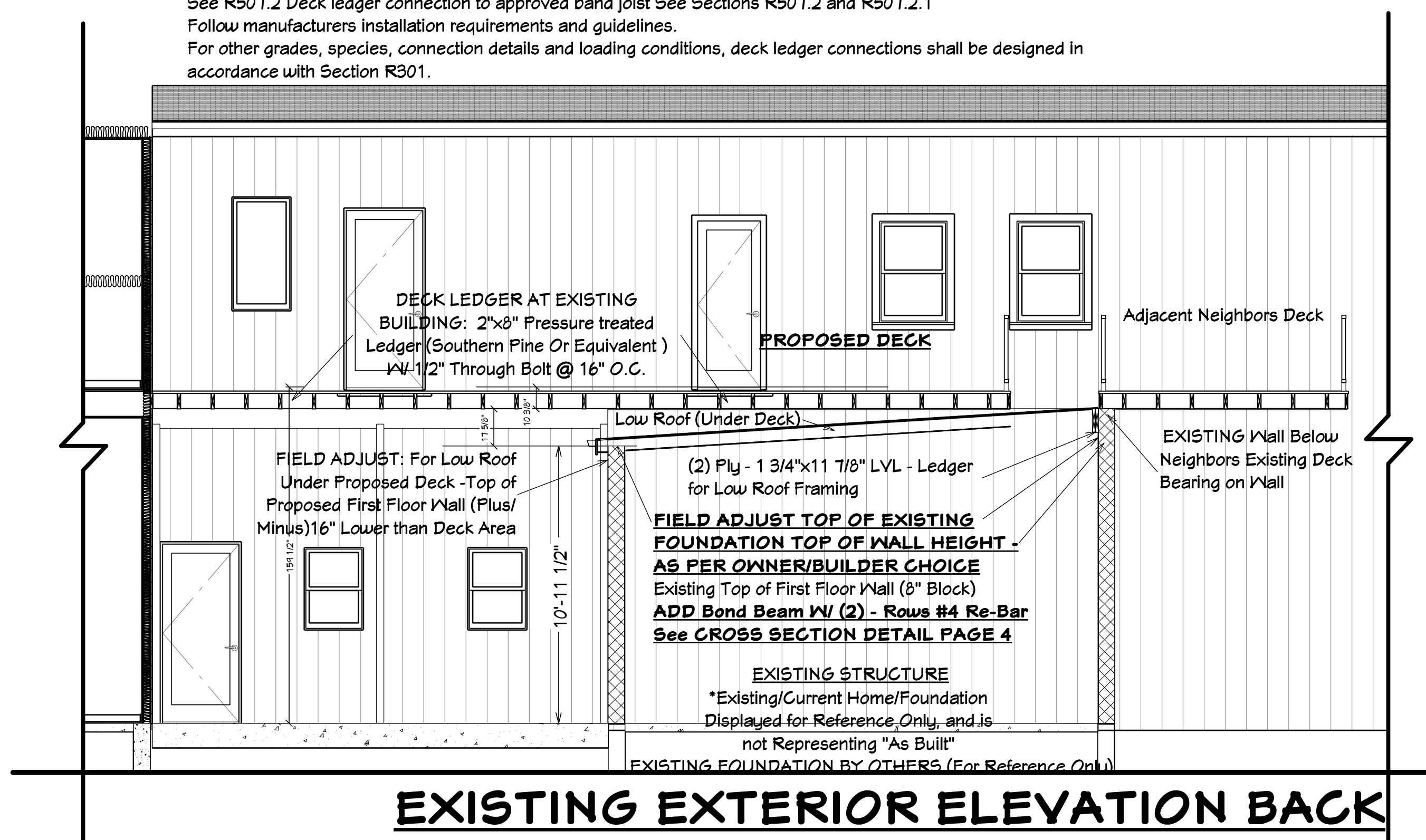


EXTERIOR ELEVATION RIGHT

DECK LEDGER AT EXISTING BRICK BUILDING

-Simpson Deck Tension Ties - DTT1Z (Minimum of 4)
-2"x8" Pressure Treated Ledger (Southern Pine or Equivalent) W/ 1/2" Through Bolt @ 16" O.C., W/ Corrosive Resistant Flashing
See R507.2 Deck ledger connection to approved band joist See Sections R507.2 and R507.2.1
Follow manufacturers installation requirements and guidelines.
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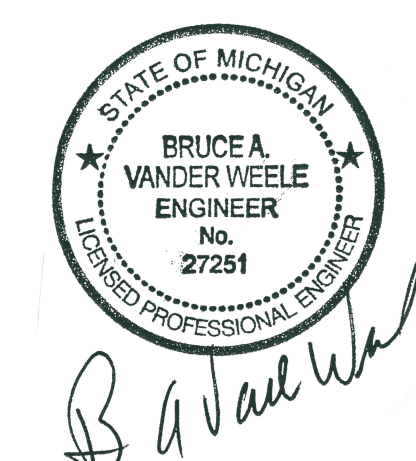
Roof Design, Truss System(s), Beam(s) and Joist System as per Engineered layout by Others



EXISTING EXTERIOR ELEVATION BACK



EXTERIOR ELEVATION BACK



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Proposed Apartment
Second Floor 620 Sq. Ft.
Deck 315 Sq. Ft.

Drawings Provided For:
The ANDERSON Building
148 East State Street
Hastings, MI 49058

EXTERIOR ELEVATIONS

HAMMERSMITH
HOME DESIGN
hammersmithhd@gmail.com

DATE:

3/13/25

SCALE:

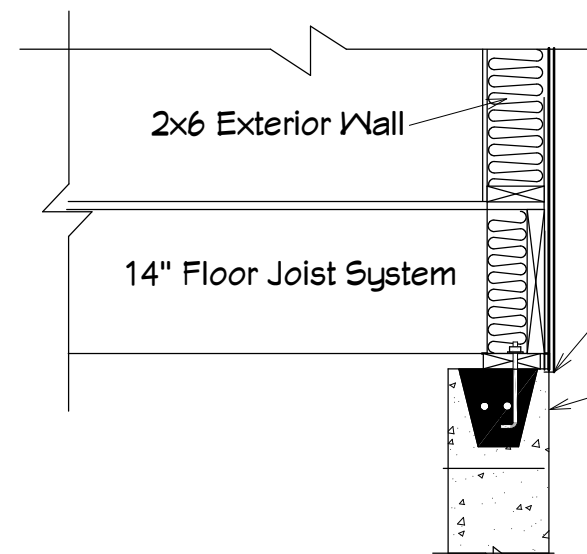
1/4" = 1'

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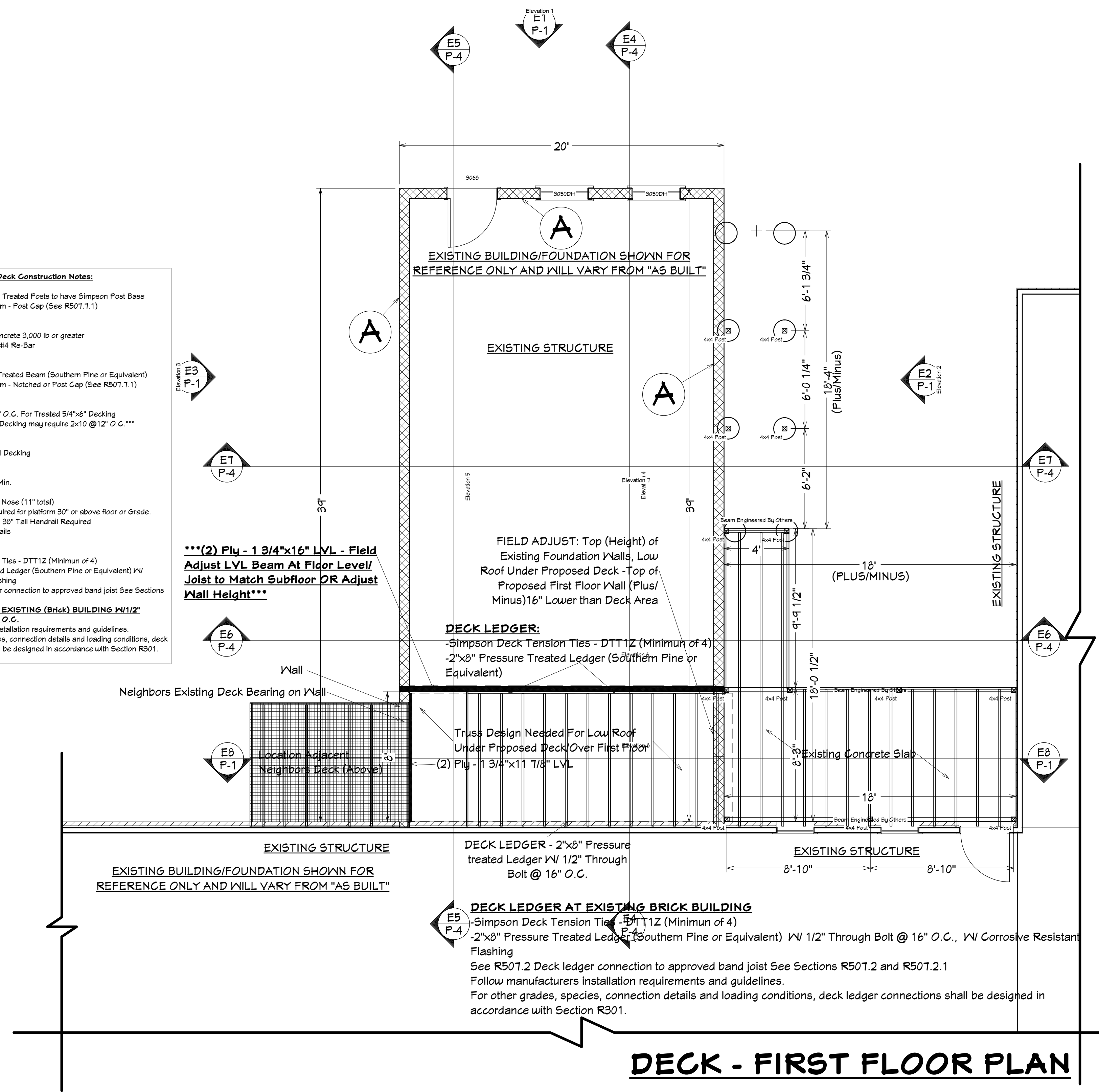
P-1
1 of 6

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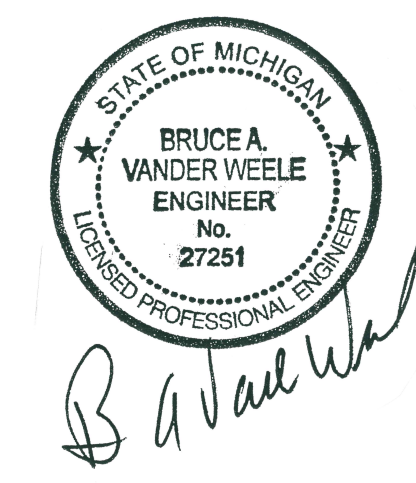
- Deck Construction Notes:**
- POSTS**
-All 4x6 or 4x4 Pressure Treated Posts to have Simpson Post Base
-Deck Post to Deck Beam - Post Cap (See R501.1.1)
- POST PADS**
-All post pad 2"x16" Concrete 3,000 lb or greater
-42" (Min. Frost) W/ 2 - #4 Re-Bar
- BEAMS**
-3 Ply - 2"x8" Pressure Treated Beam (Southern Pine or Equivalent)
-Deck Post to Deck Beam - Notched or Post Cap (See R501.1.1)
- JOISTS**
-2x6 Treated Joist @ 16" O.C. For Treated 5/4"x6" Decking
Alternate Composite Decking may require 2x10 @ 12" O.C.
- DECK**
-5/4"x6" Pressure Treated Decking
- STAIRS**
-Stairway walk line 36" Min.
-Stairs (+/-) 1 1/2" Rise
-Treads (+/-) 10" with 1" Nose (11" total)
-36" Tall Handrail - Required for platform 30" or above floor or Grade.
Sloped Stairway - 34" to 36" Tall Handrail Required
See R311.1 for stair details
- DECK LEDGER**
-Simpson Deck Tension Ties - DTT1Z (Minimum of 4)
-2"x10" Pressure Treated Ledger (Southern Pine or Equivalent) W/ Corrosive Resistant Flashing
See R501.2 Deck ledger connection to approved band joist See Sections R501.2 and R501.2.1
- **DECK LEDGER AT EXISTING (Brick) BUILDING W/ 1/2" Through Bolts @ 16" O.C.**
Follow manufacturers installation requirements and guidelines.
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**EXISTING TOP OF FOUNDATION
ADD BOND BEAM**



DECK - FIRST FLOOR PLAN



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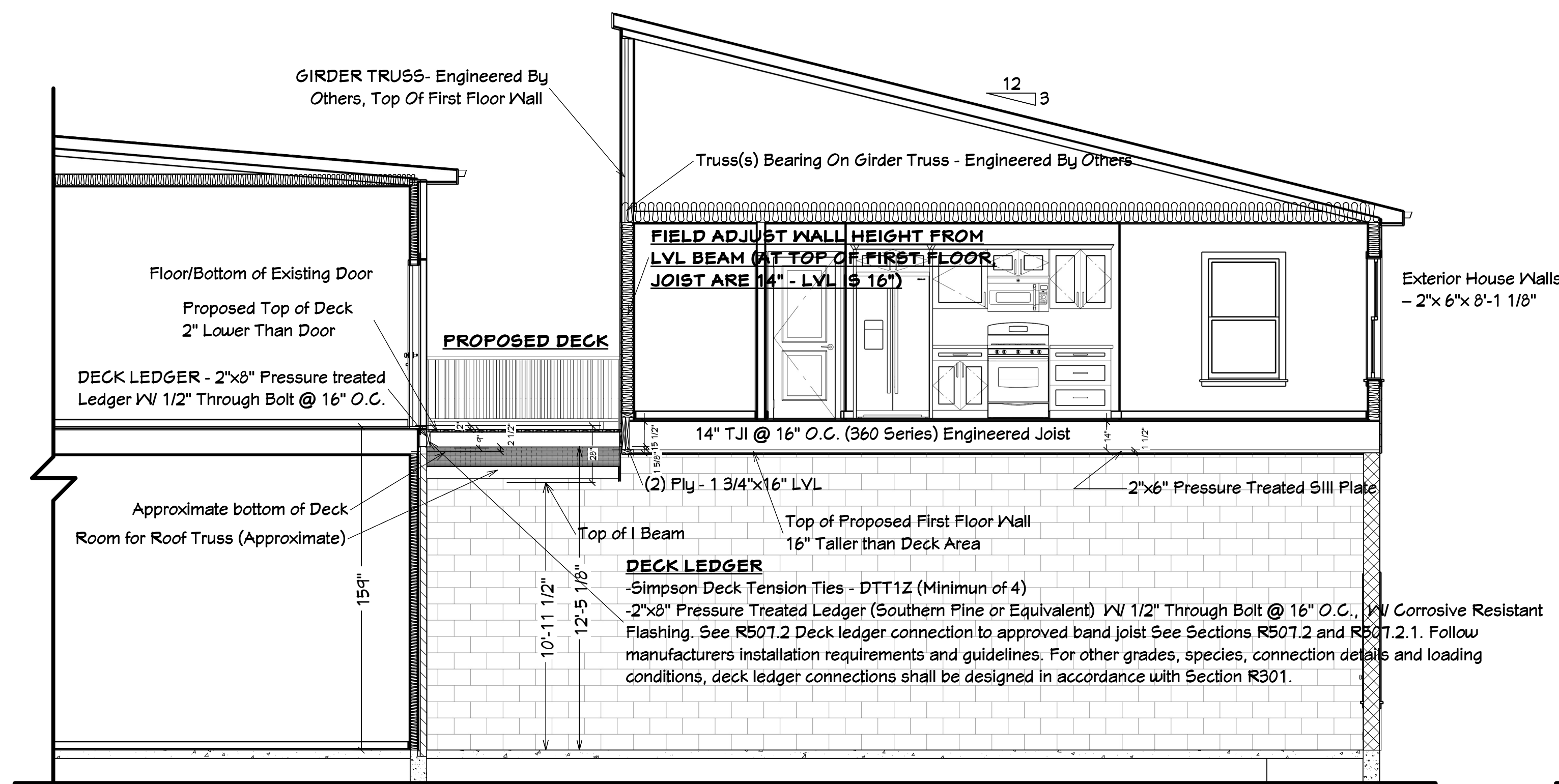
DRAWINGS PROVIDED BY:
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HOME DESIGN
hammersmithd@gmail.com

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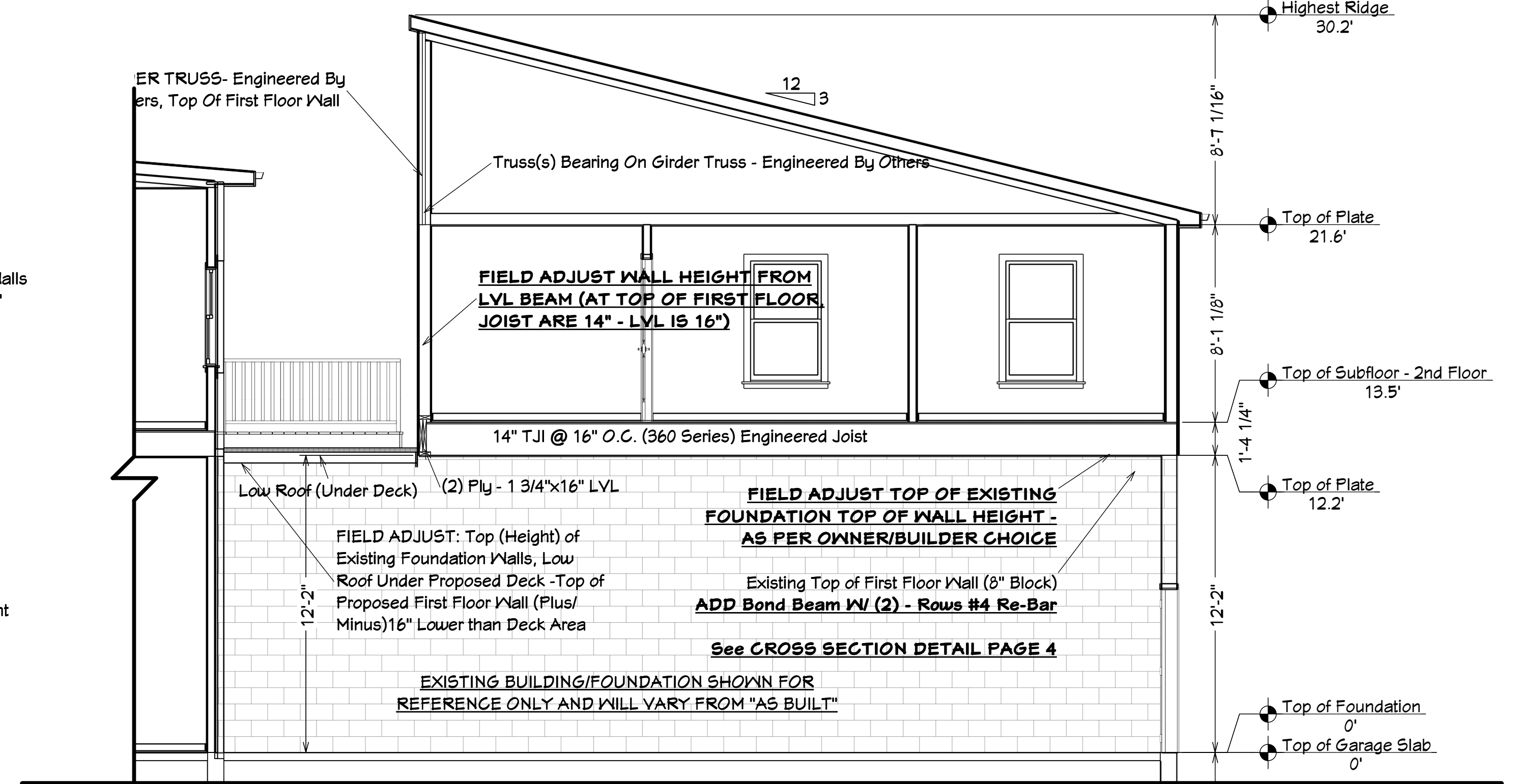
SCALE:
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SHEET:
P-2
2 of 6

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CROSS SECTION ELEVATION 4



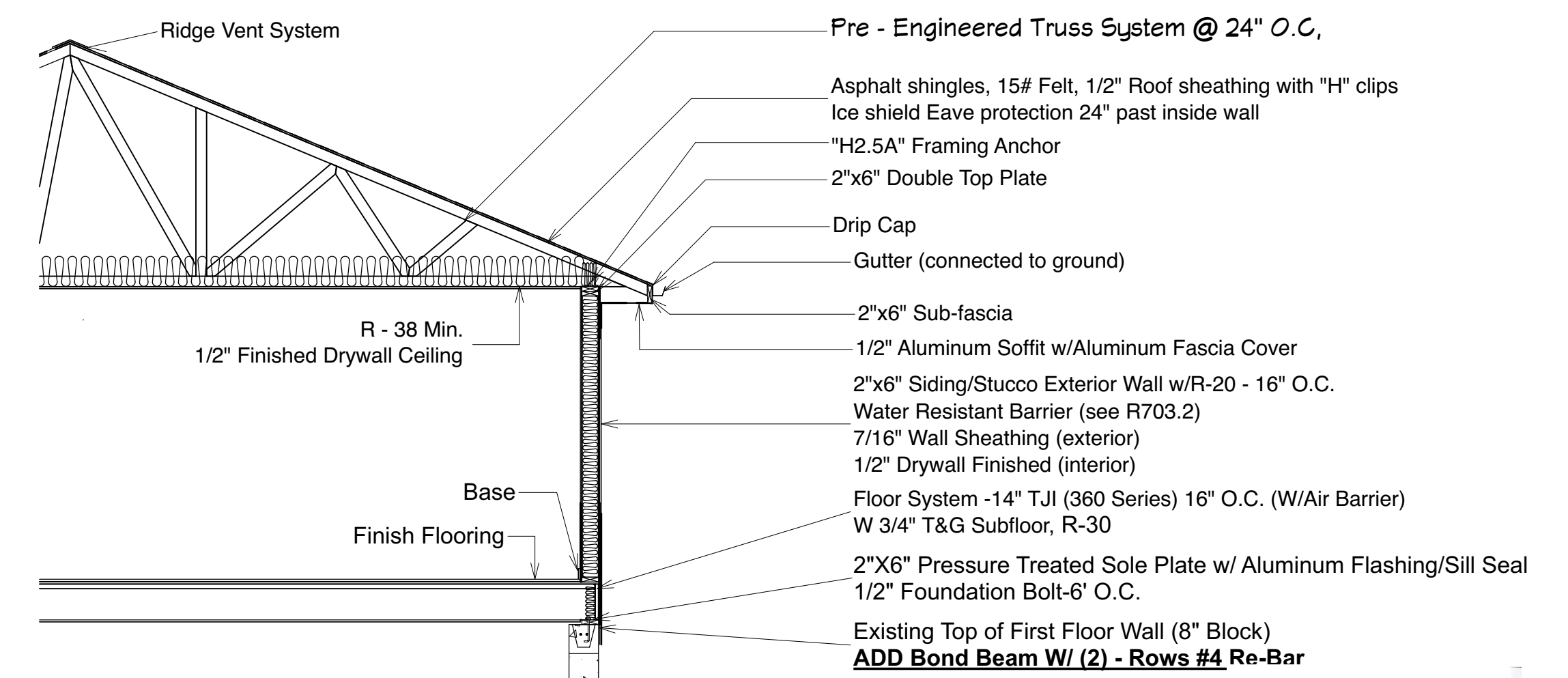
CROSS SECTION ELEVATION 5



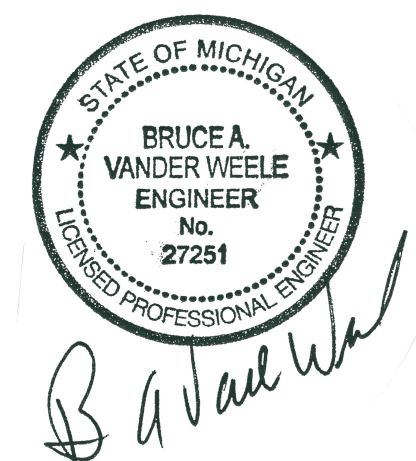
CROSS SECTION ELEVATION 6



CROSS SECTION ELEVATION 7



CROSS SECTION DETAIL



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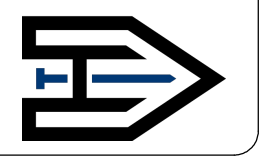
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CROSS SECTION
ELEVATIONS

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HAMMERSMITH
HOME DESIGN
hammersmithnd@gmail.com



DATE:

3/13/25

SCALE:

1/4" = 1'

SHEET:

P-4

4 of 6

MURAL GARDEN



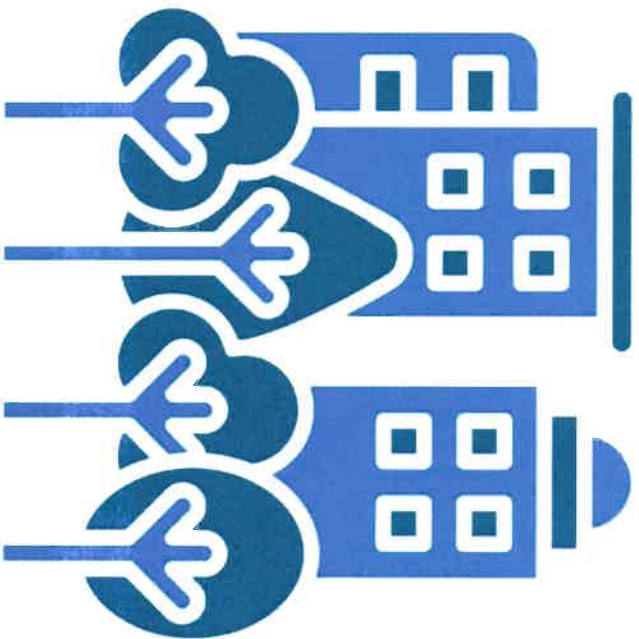
2026

INTRODUCTION

REIMAGINING A DOWNTOWN GREEN

This project is about **SPACE** taking a small, underutilized downtown lot and turning it into something that people actually want to spend time in. Not just pass through, but stop, sit, eat, and come back to.

Adaptive



VISION

The goal wasn't to overcomplicate this space. It was to create something simple, flexible, and welcoming. Something that works just as well on a random Tuesday as it does during an event.

- Welcoming = approachable, not over-designed
- Supports activity = daily use + occasional events
- Low maintenance = sustainable for the city
- Encourages staying = comfort + atmosphere

FOUNDATION

Brick | Using brick was really intentional. It keeps the space consistent with the rest of downtown and gives it that established, cohesive feel, like it's always been part of Hastings.

- Ties visually to sidewalks and downtown buildings
- Avoids introducing new materials that feel out of place
- Long lifespan, easy to maintain



SHADE

We specifically chose a shade sail instead of a permanent structure like a pergola or roof. It gives us the shade we need for comfort, but keeps the space open and flexible. It also keeps maintenance and cost lower while still creating a strong visual identity.

- Shade sail provides coverage without blocking the space
- Defines the gathering area visually
- Low maintenance compared to permanent structures



LIGHTING

We really thought about how this space works at night. The string lights create that inviting atmosphere, and the up lighting makes the mural and sculpture stand out so it feels like a destination, even after dark.

- String lights = ambiance and identity
- Up lighting = highlights key features
- Extends usability into evening



SCULPTURE

The rotating sculpture keeps the space evolving. It gives people a reason to come back and creates opportunities to highlight different artists over time.

- Keeps space fresh year to year
- Opportunity for artist partnerships
- Adds cultural value



SEATING

We were really intentional with seating to make sure the space works for everyone. That includes incorporating accessible table options so individuals using mobility devices can comfortably use the space. The mix of picnic tables and cafe seating also gives flexibility for different group sizes and uses.

- Mix of picnic tables and cafe-style seating
- Accessible table options for all users
- Movable and flexible layout
- Supports both groups and individuals



MURAL

The mural is more than decoration, it's a **built-in marketing tool**. It gives people a reason to take photos and share them, which naturally promotes Hastings without any extra effort.

- Acts as a visual anchor
- Encourages social media sharing
- Reinforces “Hastings” identity
- Ties into “ON YOUR WAY TO EVERYWHERE”

#HASTINGSMI



METAL SCREEN

The metal screen turns what would normally be a back-of-house view into a design feature. It adds depth and interest, especially at night with lighting.

- Screens less attractive areas
- Adds texture and design
- Works with lighting for visual effect

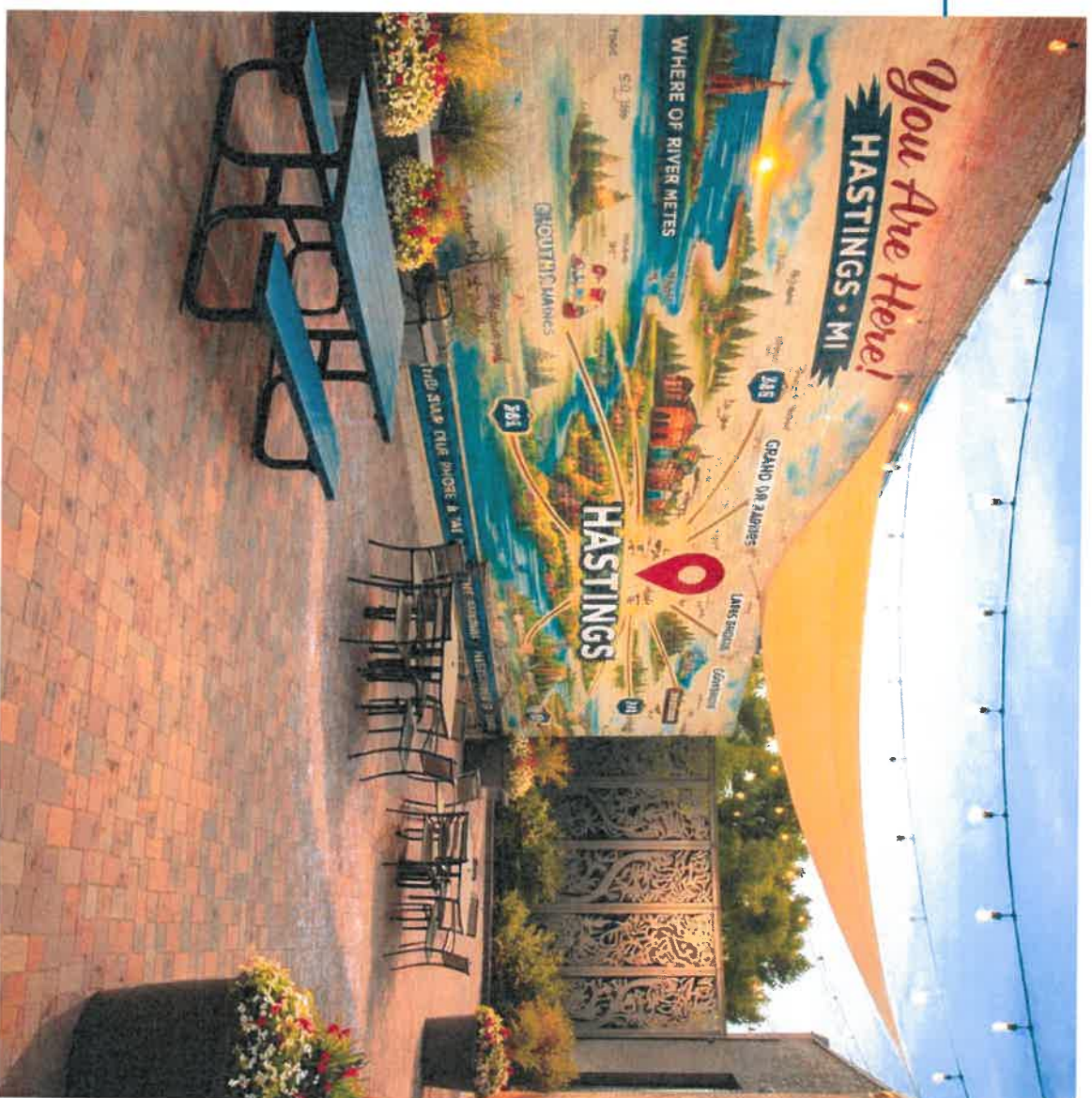


FINAL VISION

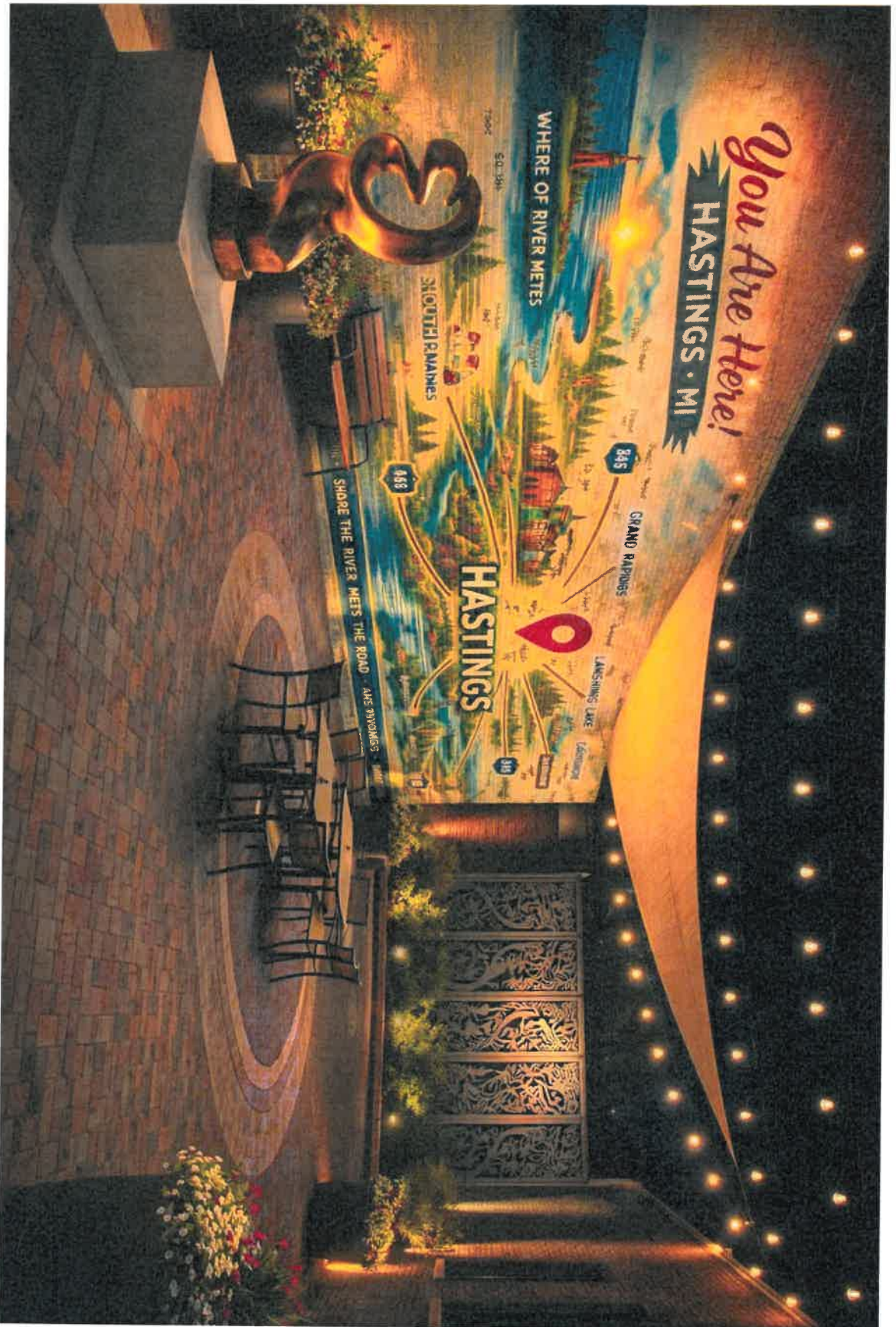
DAY

*Note

Right side of lot would be a continuation of existing brick wall with fence up to the existing building

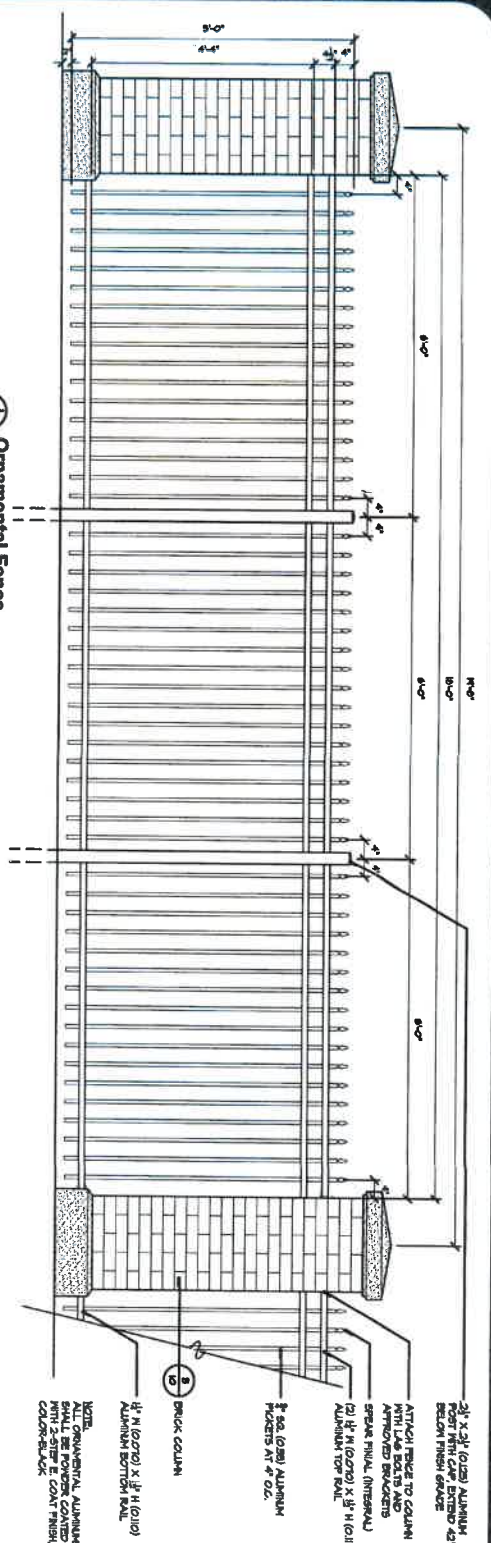


NIGHT



THANK YOU!





1 Ornamental Fence
Scale: 1/4" = 1'-0"

SHOP DRAWINGS REQUIRED

NOTE: ORNAMENTAL ALUMINUM SHALL BE POWDER COATED WITH 2.5MIL E. COAT FINISH, COLOR-BLACK.

BRICK COLUMN

1/2" X 1/2" (0.25) ALUMINUM BOTTOM RAIL

1/2" X 1/2" (0.25) ALUMINUM TOP RAIL

ATTACH PICES TO COLUMN APPROVED BRACKETS

SPREAD FINISH (INTERNAL)

2 1/2" X 1/2" (0.25) X 1/2" H (0.10) ALUMINUM TOP RAIL

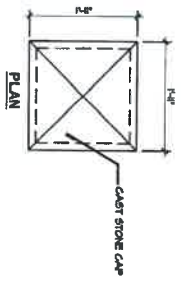
2 1/2" X 1/2" (0.25) ALUMINUM BOTTOM RAIL

ATTACH PICES TO COLUMN APPROVED BRACKETS

SPREAD FINISH (INTERNAL)

2 1/2" X 1/2" (0.25) X 1/2" H (0.10) ALUMINUM TOP RAIL

2 1/2" X 1/2" (0.25) X 1/2" H (0.10) ALUMINUM BOTTOM RAIL



CAST STONE CAP WORK/SET WITH 4" STAINLESS STEEL DOWN.

BRICKS TO BE MODULAR SIZE AND COLOR "TUDOR RED" AS DISTRIBUTED BY PHONE (800) 454-8857.

SEAL BRICK Joints WITH PERMANENTLY ELASTIC 7 RECOMMENDATIONS.

1/2" CHAMFER ALL SIDES

VERTICAL SAND BLAST FINISH BOTTOM 1/2" OF CONCRETE

TOP OF FOOTING SANDOR SIZE BRICKING PLAN

4 - 4" VERTICAL BARS PER COLUMN

1000 PSI CONCRETE

FOOTING

9 REBAR TIES AT 12" O.C.

CONCRETE BASE WITH SAND BLAST FINISH

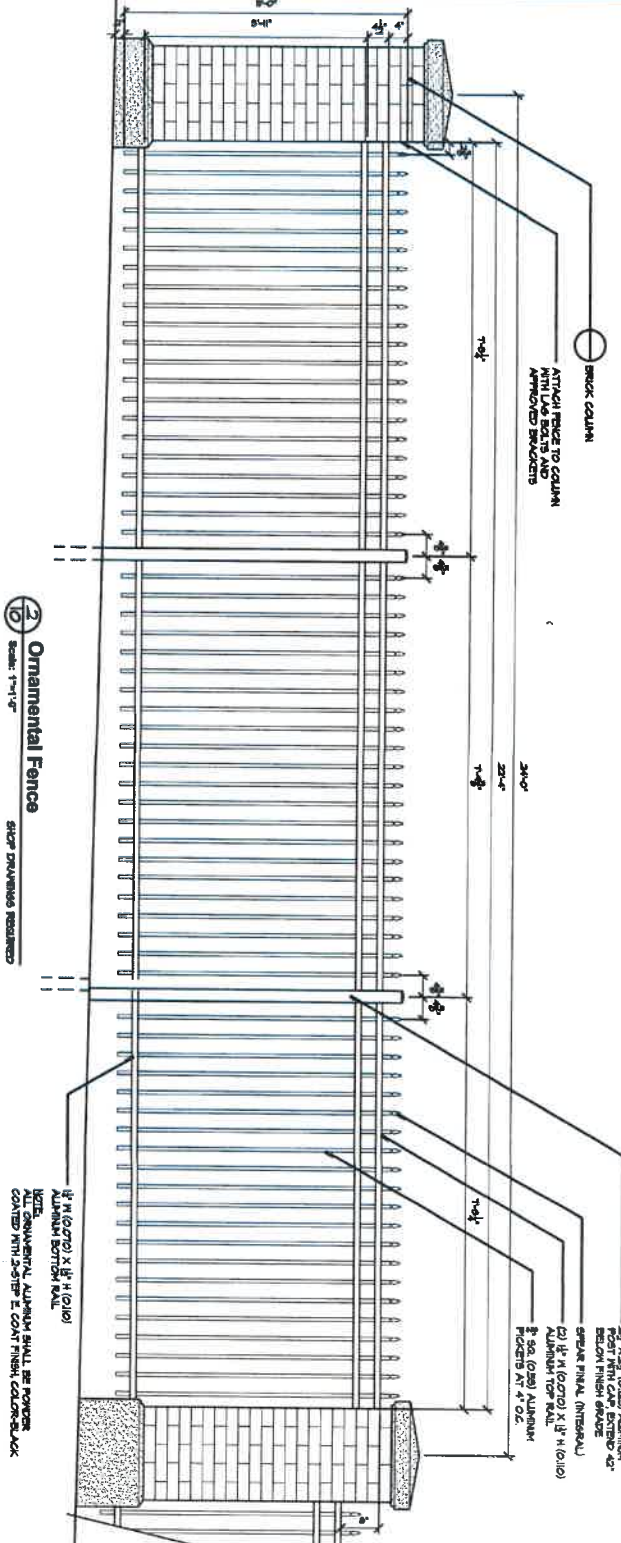
4 - 4" VERTICAL BARS

9 REBAR TIES AT 12" O.C.

2" CLEAR ALL SIDES

FACE OF BRICK

PLACE LATERAL TIES FROM 3 CORNERS



2 Ornamental Fence
Scale: 1/4" = 1'-0"

SHOP DRAWINGS REQUIRED

NOTE: ORNAMENTAL ALUMINUM SHALL BE POWDER COATED WITH 2.5MIL E. COAT FINISH, COLOR-BLACK.

BRICK COLUMN

1/2" X 1/2" (0.25) ALUMINUM BOTTOM RAIL

1/2" X 1/2" (0.25) ALUMINUM TOP RAIL

ATTACH PICES TO COLUMN APPROVED BRACKETS

SPREAD FINISH (INTERNAL)

2 1/2" X 1/2" (0.25) X 1/2" H (0.10) ALUMINUM TOP RAIL

2 1/2" X 1/2" (0.25) X 1/2" H (0.10) ALUMINUM BOTTOM RAIL

3 Brick Column
Scale: 1/4" = 1'-0"





TYDEN PARK PARKING LOT



Regular Council Agenda Item Memorandum

To: Hastings DDA Board

From: Hana Jaquays, Assistant City Manager

Subject: DDA Street Light Pole Painting and Restoration 2026

Meeting Date: April 16, 2026

Recommended Action:

Motion to approve Muscat Painting's proposal for Street Light Pole Painting and Restoration in the amount of \$27, 438.00

Background Information:

Consistent with the City's 2026 Capital Improvement Plan (CIP) and the DDA's parking committee goal of light pole restoration, a Request for Proposals (RFP) was issued for rust removal, priming, and painting of 71 identified light poles within the DDA district. Two bids were received from qualified contractors. The following information is provided for the DDA's consideration.

Absolute Mobile Surface Preparation

Absolutle Mobile was the lowest bidder with a total amount of \$23, 201. The contractor has quoted \$291.00/ 14 feet light pole and \$545.00/ 25-foot light pole. The contractor has proposed an alternative Sherwin Williams paint as a more cost-effective paint than the requested Tenemic Endurance Shield. The proposed project start date is April 20 with a completion date of June 30. The estimated number of working days is 55.

Muscat Painting

Muscat Painting was the second bid received with a total amount of \$27, 438.00. The contractor has quoted \$348/ 14 feet light pole and \$621.00/ 25 feet light pole. The proposed project start is 5 days from notice to proceed with a completion date of 4 days after starting. The estimated number of working day is 4 to 5 dependent on weather conditions.

Financial Implications:

The bids received were less than the estimated amount in the CIP.

Attachments:

- Sealed Bid Opening Results

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

Sealed Bid Opening Results

Procurement Number: _____ [Assigned by Clerk's Office]

Bid Name: _____

Opening Date & Time: _____

Vender Bids:

Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____
Name: _____	Amount: _____

Present at
Opening: _____

Bid Granted to: _____

PO #: _____ ISSUED TO: _____ ON: _____
APPROVED VENDOR DATE

Process Final Sign Off By: _____ **ON:** _____
CLERK'S REPRESENTATIVE DATE