

HASTINGS DOWNTOWN DEVELOPMENT AUTHORITY

May 21, 2026, Meeting - Communication

To: DDA Members and Staff
From: Dan King
Date: May 15, 2026
Subject: Information Regarding May 21, 2026, Meeting of DDA

The next meeting of the Hastings DDA is scheduled for **8:00 a.m.** on **Thursday May 21st** in the Council Chambers, second floor of City Hall.

5. Financial Statement and Budget Review

Budget data has been updated through April 30, 2026.

6. Façade and BEIG Update

The façade grant and BEIG spreadsheets have been updated through April 30, 2026.

8. Old Business:

Due to public safety concerns, portable or temporary shading for the Spray Plaza has been ruled out as a shading option. The safest method for shading installation is a direct bury of poles to support shade options. MCSA Group previously provided locations that would provide the maximum shade based on photometrics. Further discussion is required since the optimal locations would create sightline issues for both the spray plaza and wall mural.

We anticipate receiving a strategic plan draft for distribution prior to the meeting.

We anticipate further discussion regarding additional streetscape work.

The ADA compliance period for municipal websites has been extended to April of 2028. Staff recommends moving forward with new website design.

9. New Business

Staff has received a façade grant application from Stephanie Fekkes and Tomy Cordova for 139 E. Court.

City Council voted not to adopt a resolution for the Final SAD Parking Assessment Roll. The \$28,833.00 assessment will be passed on to all taxpayers if the DDA chooses not to fund the assessment amount. Council information has been included in your packet.

The DDA should consider scheduling the first PA 57 of 2018 information meeting for the June 18, 2026, meeting.

HASTINGS DOWNTOWN DEVELOPMENT AUTHORITY AGENDA

Meeting Thursday, May 21, 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 April 16, 2026, DDA Meeting
5. Receive Financial Statements & Budget Review
6. Façade Update
7. Open Public Discussion and Comments
8. Old Business
 - A. Shade for Spray Plaza Discussion
 - B. Strategic Plan Update
 - C. Church and Jefferson Street Streetscape Scope Discussion
 - D. DDA Website Redesign Discussion
9. New Business
 - A. Review and Consider Façade Grant Application from Tomy Cordova and Stephanie Fekkes for 139 E. Court Street
 - B. Review and Consider Funding Entire SAD Parking District for Fiscal Year 2026/2027
 - C. Consider Scheduling the First PA 57 of 2018 Informational Meeting for June 18, 2026.
10. DDA member comments
11. Open Public Discussion and Comments
12. Adjourn

City of Hastings
Downtown Development Authority

DRAFT Meeting Minutes

April 16, 2026

1. Meeting Call to Order and Roll Call—

The meeting was called to order at 8:03 a.m. by Woods.

Roll Call –

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

Absent: Albrecht, Patterson (student representative)

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

Others Present:

2. Pledge to the Flag

3. Approval/Additions/Deletions to Agenda –

Woods added discussion of DDA Transfer of Funds to the City as item D. under Old Business.

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

All ayes motion carried.

4. Approval of Minutes –

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

All ayes motion carried.

5. Financial Statements & Budget for Review –

King gave the DDA an update and answered questions about the current budget and the draft Fiscal Year 2026/2027 budget.

6. Façade and BEIG Update-

King said the façade grant spreadsheet has been updated through March 31, 2026.

7. Open Public Comment and Discussion – None

8. Old Business-

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

Motion by Tossava, second by Hatfield, to approve the façade grant application for 148 E. State St. totaling \$7,350.

Ayes: Baker, Button, Hatfield, Peterson, Schantz, Tossava, Woods

Nays: Wiswell

Absent: Albrecht

Motion carried 7 – 1.

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

Discussed DeVries' design and other potential options for the space to make it more attractive and functional. The board asked staff to research possible grant funding for the project. Staff were asked to coordinate with the Department of Public Service to have the area graded and seeded.

Schantz left the meeting at 8:57 a.m.

C. Revisit \$40,000 Expenditure for Replacement of Fencing/Landscape Screen at Tyden Park Parking Lot-

Motion by Peterson, second by Hatfield, to approve the expenditure of up to \$40,000 for the replacement of fencing and landscape screen at the Tyden Park parking lot.

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

Nays:

Absent: Albrecht, Schantz

All ayes motion carried.

D. Discuss Transfer of Funds from DDA to the City of Hastings-

Discussed earlier in the meeting during the Financial Statement and Budget Review.

9. New Business

A. Review and Consider Assistant City Manager Jaquays' Recommendation to Approve Street Light Pole Painting Bid from Muscat Painting n the Amount of \$27,438.00-

Motion by Button, second by Baker to approve the streetlight pole painting bid from Muscat Painting in the amount of \$27,438.

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

Nays:

Absent: Albrecht, Schantz

All ayes motion carried

Button left meeting at 9:20 a.m.

B. Billboard and Mobile Planning 2026 – 2027-

Motion by Hatfield, second by Wiswell, to continue the current billboard and mobile contract for 2026-2027 at the cost of \$24,534.25.

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

Nays:

Absent: Albrecht, Button

All ayes motion carried.

C. Website Discussion Regarding Mandatory ADA Compliance-

Discussed the need to update the DDA's website to be ADA compliant by April 2027. The board directed staff to issue an RFP for building a new ADA compliant website.

E. Scope of Work Discussion for Additional Streetscape Improvements-

Briefly discussed Streetscape for Church and Jefferson streets. Directed staff to add further discussion to the next couple DDA agendas.

9. DDA Member Comment –

Woods asked how many applications had been received for the downtown maintenance position. Jaquays said she had received one application.

Peterson asked about hiring a Downtown Manager. Woods said she thought that would be included in the strategic plan.

Baker said the streetscape concrete is pitted and crumbling and several of the fiberglass planters are cracked.

Tossava introduced discussion about sun sails or large umbrellas for the spray plaza. The board directed staff to purchase umbrellas or sun sails.

Tossava also asked staff to research the possibility of adding handrails to the center steps at the Thornapple Plaza.

11. Open Public Comment and Discussion – None

12. Adjournment

Motion by Hatfield, second by Baker, to adjourn

All ayes motion carried

Meeting adjourned at 9:53 a.m.

Patty Woods, Chair

Deb Button, Secretary

Prepared by: Sandra Ponsetto, City of Hastings

| DDA Budget 2025/2026 April 30, 2026 Update (thru 04.30.2026) | | | | | |
|--|---------------------------------------|------------------|---------------------|---------------------|-------------------|
| 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 | \$ 12,510 | \$ 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 | \$ 1,204,823 | \$ 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 | \$ 15,928 | \$ 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 | \$ 95 | | \$ 1,000 |
| 248.728.882.000 | Advertising - Social Media | \$ 13,000 | \$ 11,000 | \$ 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 | \$ 9,845 | \$ 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 | | | | |
| | RFP and Misc. Printed Notices | | \$ 128 | | |

| 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 | \$ 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 | \$ 466 | \$ 2,500 | \$ 600 |
| 248.728.921.000 | Gas | \$ 700 | \$ 336 | \$ 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 | | \$ 1,853 | | \$ 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 | | |
| | Light Pole Repair | | \$ 240 | | |
| | Street Tree Replacement - Jefferson St | | \$ 4,300 | | |
| | 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 | \$ 103,700 | \$ 103,700 | \$ 99,800 |
| 248.728.993.000 | Principal on Streetscape Debt | \$ 95,000 | \$ 95,000 | \$ 95,000 | \$ 100,000 |
| Total Expenditures | | \$ 588,529 | \$ 432,971 | \$ 529,079 | \$ 631,227 |

CITY OF HASTINGS
 DETAIL REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2026

FUND 248 - DOWNTOWN DEVELOPMENT AUTHORITY

| | THIS MONTH ACTUAL 30-APR-26 | THIS YEAR FISCAL YTD 30-APR-26 | REVISED BUDGET 2025-2026 | THIS YEAR YTD % OF BUDGET | LAST YEAR FISCAL YTD 30-APR-25 | REVISED BUDGET 2024-2025 | LAST YEAR YTD % OF BUDGET | LAST YEAR FULL YEAR ACTUAL | |
|---|-----------------------------------|--------------------------------------|--------------------------------|---------------------------------|--------------------------------------|--------------------------------|---------------------------------|----------------------------------|---------------------|
| REVENUES | | | | | | | | | |
| 248-100-404-000 | CURRENT PROPERTY TAXES - CAPTR | .00 | 904,583.11 | 760,000 | 119% | 753,946.39 | 725,000 | 104% | 753,946.39 |
| 248-100-573-000 | LOCAL COMM STABILIZATION SHARE | .00 | 44,658.30 | 50,000 | 89% | 51,491.79 | 60,000 | 86% | 51,491.79 |
| 248-100-642-000 | SCULPTURE SALES | .00 | .00 | 5,000 | 0% | .00 | 5,000 | 0% | .00 |
| 248-100-648-000 | APPLICATION FEES | .00 | 300.00 | 500 | 60% | 400.00 | 1,000 | 40% | 700.00 |
| 248-100-654-000 | ELECTRICITY USE FEE | .00 | 92.32 | 300 | 31% | 424.28 | 250 | 170% | 560.07 |
| 248-100-665-000 | INTEREST EARNED ON DEP & INVST | 1,124.72 | 12,510.11 | 20,000 | 63% | 37,874.54 | 16,000 | 237% | 42,424.04 |
| 248-100-672-000 | OTHER REVENUE | .00 | 242,680.00 | 0 | 0% | 237,250.00 | 0 | 0% | 237,250.00 |
| 248-100-675-000 | SPONSORSHIPS | .00 | .00 | 500 | 0% | .00 | 700 | 0% | .00 |
| TOTAL REVENUES | | 1,124.72 | 1,204,823.84 | 836,300 | 144% | 1,081,387.00 | 807,950 | 134% | 1,086,372.29 |
| TOTAL REVENUE & INCOMING TRANSFERS | | 1,124.72 | 1,204,823.84 | 836,300 | 144% | 1,081,387.00 | 807,950 | 134% | 1,086,372.29 |

CITY OF HASTINGS

DETAIL REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET FOR THE 10 MONTHS ENDING APRIL 30, 2026

FUND 248 - DOWNTOWN DEVELOPMENT AUTHORITY

| | THIS MONTH ACTUAL 30-APR-26 | THIS YEAR FISCAL YTD 30-APR-26 | REVISED BUDGET 2025-2026 | THIS YEAR YTD % OF BUDGET | LAST YEAR FISCAL YTD 30-APR-25 | REVISED BUDGET 2024-2025 | LAST YEAR YTD % OF BUDGET | LAST YEAR FULL YEAR ACTUAL | |
|-----------------|-----------------------------------|--------------------------------------|--------------------------------|---------------------------------|--------------------------------------|--------------------------------|---------------------------------|----------------------------------|------------|
| DDA | | | | | | | | | |
| 248-728-772-000 | PROMOTIONS SUPPLIES | .00 | .00 | 0 | 0% | .00 | 500 | 0% | .00 |
| 248-728-801-000 | PROFESSIONAL SERVICES | .00 | 500.00 | 500 | 100% | 500.00 | 0 | 0% | 500.00 |
| 248-728-803-000 | ADMINISTRATIVE SERVICES | .00 | 35,000.00 | 35,000 | 100% | .00 | 35,000 | 0% | 35,000.00 |
| 248-728-806-000 | LEGAL SERVICES | .00 | .00 | 0 | 0% | .00 | 500 | 0% | .00 |
| 248-728-807-000 | PLANNING SERVICES | .00 | 15,928.00 | 5,000 | 319% | .00 | 2,000 | 0% | .00 |
| 248-728-816-000 | SECURITY SERVICES | .00 | 1,167.00 | 1,167 | 100% | .00 | 0 | 0% | .00 |
| 248-728-824-000 | OTHER PROFESSIONAL SERVICES | .00 | 10,600.00 | 22,200 | 48% | .00 | 0 | 0% | 5,600.00 |
| 248-728-830-000 | OTHER CONTRACTED SERVICES | .00 | 5,800.00 | 67,000 | 9% | .00 | 0 | 0% | .00 |
| 248-728-861-000 | TRANSPORTATION - MILEAGE REIMB | .00 | .00 | 0 | 0% | .00 | 100 | 0% | .00 |
| 248-728-872-000 | SPECIAL ASSESSMENT - PARKING | .00 | 15,962.00 | 15,962 | 100% | 15,962.00 | 15,962 | 100% | 31,924.00 |
| 248-728-879-000 | WEBSITE | .00 | 95.00 | 1,000 | 10% | 95.00 | 650 | 15% | 965.00 |
| 248-728-882-000 | ADVERTISING - SOCIAL MEDIA | 1,000.00 | 11,000.00 | 13,000 | 85% | 11,000.00 | 13,000 | 85% | 13,000.00 |
| 248-728-883-000 | ADVERTISING - PRINT | .00 | 4,144.25 | 5,000 | 83% | 4,730.25 | 5,000 | 95% | 4,730.25 |
| 248-728-884-000 | ADVERTISING - BILLBOARDS | 895.00 | 9,845.00 | 9,000 | 109% | 9,350.00 | 9,000 | 104% | 11,050.00 |
| 248-728-885-000 | ADVERTISING - RADIO | .00 | 1,800.00 | 2,000 | 90% | 1,874.00 | 2,000 | 94% | 1,874.00 |
| 248-728-886-000 | PHOTOGRAPHY/VIDEOGRAPHY | .00 | 2,100.00 | 4,000 | 53% | .00 | 4,000 | 0% | .00 |
| 248-728-887-000 | SPEAKERS/PERFORMERS | .00 | .00 | 1,000 | 0% | .00 | 1,000 | 0% | .00 |
| 248-728-891-000 | LICENSES AND FEES | .00 | .00 | 250 | 0% | 31.50 | 250 | 13% | 31.50 |
| 248-728-900-000 | PRINTING AND PUBLISHING | 65.00 | 2,299.00 | 5,000 | 46% | 879.50 | 8,000 | 11% | 4,774.50 |
| 248-728-905-000 | CONTRIBUTIONS TO OTHER GVRNMNT | .00 | 241,519.92 | 200,000 | 121% | 647,336.09 | 498,229 | 130% | 670,461.09 |
| 248-728-906-000 | PROMOTIONS/MARKETING | .00 | 8,915.51 | 50,000 | 18% | 45,746.56 | 500 | 9149% | 59,676.56 |
| 248-728-907-000 | SPONSORSHIPS/DONATIONS | 1,500.00 | 19,925.00 | 17,000 | 117% | 11,050.00 | 14,000 | 79% | 12,540.00 |
| 248-728-911-000 | CONFERENCES | .00 | .00 | 1,000 | 0% | .00 | 1,000 | 0% | .00 |
| 248-728-912-000 | MEETINGS | .00 | .00 | 100 | 0% | .00 | 100 | 0% | .00 |
| 248-728-915-000 | MEMBERSHIPS | .00 | 283.50 | 600 | 47% | 283.50 | 600 | 47% | 283.50 |
| 248-728-918-000 | WATER/SEWER | .00 | .00 | 10,000 | 0% | 10,043.10 | 0 | 0% | 10,798.22 |
| 248-728-918-590 | SEWER | .00 | 6,855.40 | 0 | 0% | .00 | 0 | 0% | .00 |
| 248-728-918-591 | WATER | .00 | 3,226.07 | 0 | 0% | .00 | 0 | 0% | .00 |
| 248-728-920-000 | ELECTRIC | 42.79 | 466.48 | 2,500 | 19% | 492.73 | 0 | 0% | 591.79 |
| 248-728-921-000 | NATURAL GAS | 43.95 | 335.96 | 700 | 48% | 536.09 | 0 | 0% | 600.75 |
| 248-728-929-000 | GROUNDS REPAIR AND MAINTENANCE | .00 | 8,419.58 | 37,550 | 22% | 8,530.00 | 0 | 0% | 33,324.20 |
| 248-728-929-010 | SNOWPLOWING/SNOW REMOVAL | .00 | 1,900.68 | 5,000 | 38% | 519.80 | 5,000 | 10% | 519.80 |
| 248-728-930-000 | REPAIR & MAINTENANCE | .00 | .00 | 1,000 | 0% | .00 | 100 | 0% | .00 |
| 248-728-940-000 | EQUIPMENT FUND RENTALS | 10.30 | 1,852.83 | 0 | 0% | 3,693.73 | 5,000 | 74% | 3,731.97 |
| 248-728-974-000 | LAND IMPROVEMENTS - DEPRECIABL | .00 | 8,512.00 | 20,000 | 43% | 735,835.52 | 0 | 0% | 727,837.30 |
| 248-728-974-010 | LAND IMPROVEMENTS - NON-DEPREC | 4,540.00 | 11,348.49 | 8,000 | 142% | 3,375.00 | 14,500 | 23% | 12,097.32 |

CITY OF HASTINGS

DETAIL REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET FOR THE 10 MONTHS ENDING APRIL 30, 2026

FUND 248 - DOWNTOWN DEVELOPMENT AUTHORITY

| | THIS MONTH ACTUAL 30-APR-26 | THIS YEAR FISCAL YTD 30-APR-26 | REVISED BUDGET 2025-2026 | THIS YEAR YTD % OF BUDGET | LAST YEAR FISCAL YTD 30-APR-25 | REVISED BUDGET 2024-2025 | LAST YEAR YTD % OF BUDGET | LAST YEAR FULL YEAR ACTUAL |
|--|-----------------------------------|--------------------------------------|--------------------------------|---------------------------------|--------------------------------------|--------------------------------|---------------------------------|----------------------------------|
| 248-728-975-010 BLDGS & BLDG IMP - NON-DEPRCBL | .00 | .00 | 0 | 0% | .00 | 0 | 0% | 1,350.00 |
| 248-728-991-000 FACADE IMPROVMENT GRANTS | .00 | 45,989.20 | 50,000 | 92% | 23,460.00 | 50,000 | 47% | 27,712.50 |
| 248-728-992-000 INTEREST PAYMENT | 50,900.00 | 103,700.00 | 103,700 | 100% | 107,400.00 | 197,400 | 54% | 107,400.00 |
| 248-728-993-000 PRINCIPAL EXPENSE ON BONDS | .00 | 95,000.00 | 95,000 | 100% | .00 | 0 | 0% | 90,000.00 |
| TOTAL D D A | 58,997.04 | 674,490.87 | 789,229 | 85% | 1,642,724.37 | 883,391 | 186% | 1,868,374.25 |
| TOTAL EXPENDITURES & OUT TRANSFERS | 58,997.04 | 674,490.87 | 789,229 | 85% | 1,642,724.37 | 883,391 | 186% | 1,868,374.25 |
| NET REVENUES OVER EXPENDITURES | (57,872.32) | 530,332.97 | 47,071 | | (561,337.37) | (75,441) | | (782,001.96) |

| | |
|-------------------------------|---------------------|
| BEIG LOAN TOTAL BUDGET | \$100,000.00 |
|-------------------------------|---------------------|

| | |
|---|------------|
| 109 and 111 W. State Street - Barlow Florist #2 | \$2,053.31 |
| 125 S. Jefferson Street - Jacinto Currently 3 payments past due \$331.15 | \$2,499.85 |
| 111 W. State Street - Carole Barlow - Barlow Florist #3 | \$9,642.85 |

| | |
|--|--------------------|
| Total BEIG Loans Outstanding as of April 30, 2026 | \$14,196.01 |
|--|--------------------|

BEIG Loans Committed and Not Funded

| | |
|-------|--------|
| TOTAL | \$0.00 |
|-------|--------|

| | |
|--|---------------------|
| Total Approved 2025/2026 Budget | \$100,000.00 |
|--|---------------------|

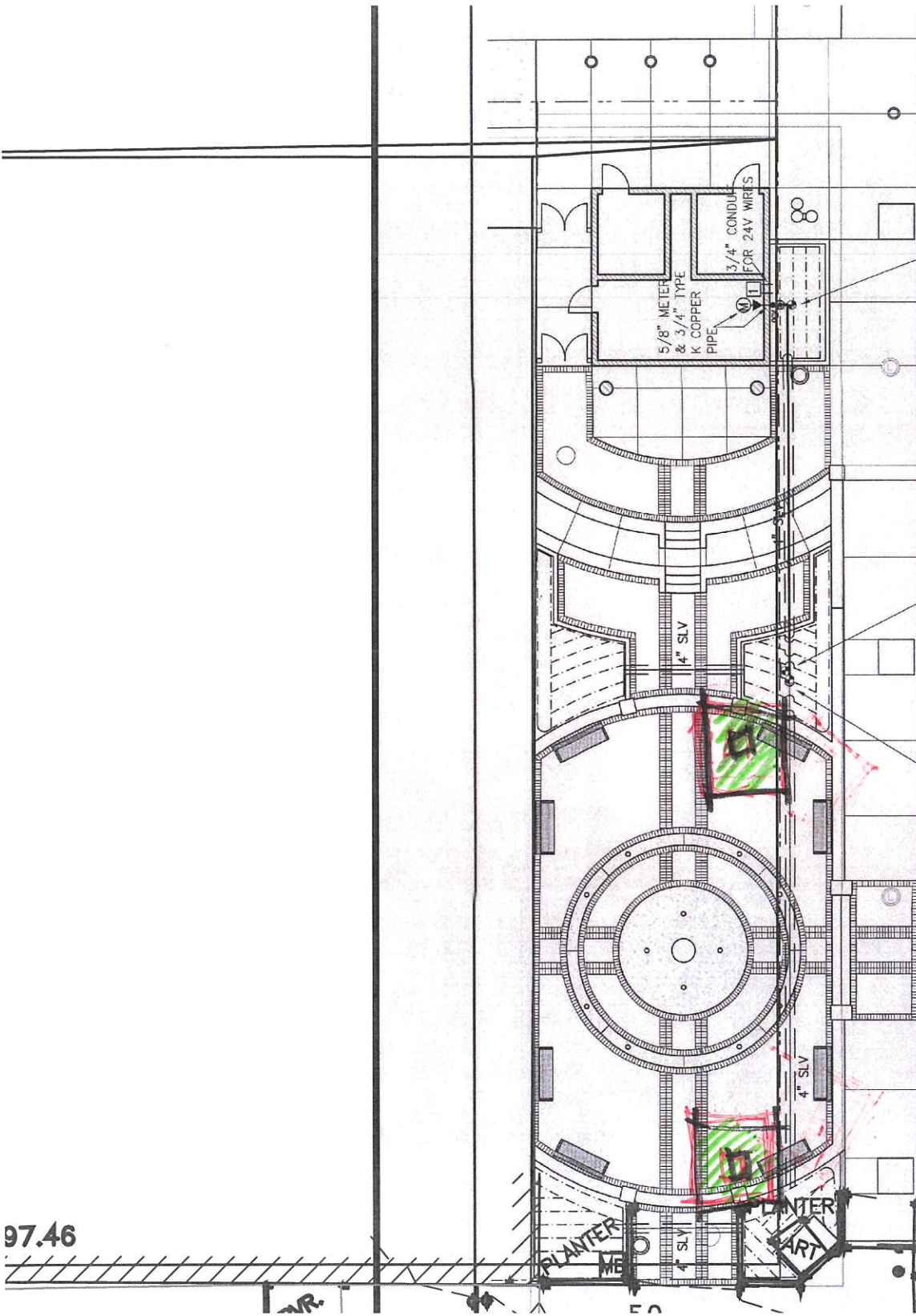
| | |
|---|--------------------|
| Total Outstanding and Approved Projects 2025/2026 Budget | \$14,196.01 |
|---|--------------------|

| | |
|--------------------------------|-------------|
| Available for Loan Commitments | \$85,803.99 |
|--------------------------------|-------------|

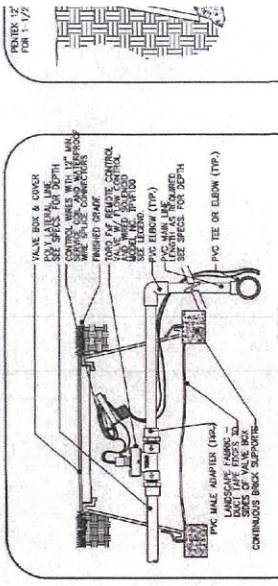
Façade Improvement Grant 2025/2026 Budget**\$50,000.00**

| | May 21, 2026 | |
|--|---------------------|----------------------|
| <i>Paid FY 2025/26 To Date (04/30)</i> | | |
| 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 |
| <i>Façade Grants Pledged for the 2025/2026 FY Budget</i> | | |
| 144 E. State - Kevin Anderson | 3/19/2026 | \$10,000.00 |
| 148 E. State - Kevin Anderson | 4/16/2026 | \$6,350.00 |
| | | |
| TOTAL PLEDGED | | \$16,350.00 |
| <i>Architectural Renderings Pledged for the 2025/2026 FY Budget</i> | | |
| 144 E. State - Kevin Anderson | | \$1,000.00 |
| 148 E State - Kevin Anderson | | \$1,000.00 |
| | | |
| TOTAL PLEDGED FOR ARCHITECTURAL | | \$2,000.00 |
| <hr/> | | |
| Total Approved 2025/2026 Budget | | \$50,000.00 |
| Total Approved and Disbursed 2025/2026 Projects | | \$64,339.20 |
| | | |
| Available | | (\$14,339.20) |

97.46



- (1-1) APPROXIMATELY 160' OF TLCV4-18XXX CV DRIPI PIPE & 100' OF TLCVXXX BLANK TUBING
(1) PRV075LF42V2K
(1) DFV075-140
(1) TLFV-1
- (1-2) APPROXIMATELY 195' OF TLCV4-18XXX CV DRIPI PIPE & 30' OF TLCVXXX BLANK TUBING
(1) PRV075LF42V2K
(1) DFV075-140
(1) TLFV-1
- (1-3) APPROXIMATELY 50' OF TLCV4-18XXX DRIPI PIPE & 15' OF TLCVXXX BLANK TUBING
(1) PRV075LF42V2K
(1) DFV075-140
(1) TLFV-1



11. PIPE ROUTING IS DIAGRAMMATIC. ALL EQUIPMENT AND PIPE ARE TO BE FIELD TO TAKE INTO CONSIDERATION ANY OBSTRUCTIONS AND ALL LANDSCAPE.

WATER REQUIREMENTS: 1 GPM @ 50 PSI AT THE P.O.C.

| ZONE NUMBER | VALVE SIZE | GPM | ZONE TYPE |
|-------------|------------|-----|----------------|
| 1-1 | 1" | .71 | LANDSCAPE DRIP |
| 1-2 | 1" | .86 | LANDSCAPE DRIP |
| 1-3 | 1" | .22 | LANDSCAPE DRIP |

CONTROLLER NUMBER

BIT.

3/10 1" ELECTRIC VALVE
3/10 CUSTOM COMMAND CONTROLLER
3/10 1000 WIRELESS RAINSWITCH

Façade Improvement Grant Request

Date: May 13, 2026

Business: Barrel and Leaf, LLC

Property Owner: Stephanie Fekkes and Tony Cordova

Address: 139 E. Court St.

Request \$11,000.00

The applicants Stephanie Fekkes and Tony Cordova are requesting a \$11,000.00 façade grant for replacement and installation of new windows, exterior siding, lighting, masonry restoration. Repair, restoration of vintage elements, fencing and screening. Staff recommends approval of this request.





City of Hastings

DOWNTOWN DEVELOPMENT AUTHORITY

FAÇADE & FENCING/SCREENING IMPROVEMENT GRANT APPLICATION

APPLICANT INFORMATION

1. Property/Business Owner

Name: Stephanie Fekkes-Cordova + Tomy Cordova

2. Business

Name: Barrel and Leaf, LLC

3. Property

Address: 139 East Court Street, Hastings, MI 49058

4. Phone Numbers:

Home: 269-838-4174 / 239-379-6690

Work: 616-233-5250 / Same

Email: sfekkes@theadsmckee.com
tomycordova@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) - *Siding*
- 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: Yoshiki Tsuji Architect, LLC

10. Total Project Budget \$ 65,000 +/-

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

12. Proposed Starting Date: May 22, 2026

13. Proposed Completion Date: June 19, 2026

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

Phil's Galley Restaurant

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):

Law

Andrew

I.D.#: _____

I.D.#: _____

Date: May 13, 2026

Date: May 13, 2026

Federal Business Tax ID#: 41-4676918

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

_____ I.D.#: _____

Date: _____

Staff Use Only

Scoring: 12 Points Available

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

1 Projects Identified on Corner Lots [1pt]

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

2 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]

1 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]

11 **Total Points Awarded**

May 13, 2026

City of Hastings
Attn. Downtown Development Authority
201 East State Street
Hastings, Michigan 49058

RE: 139 East Court Street, Hastings, Michigan 49058

This letter is to describe and provide the project details in supplement to our Façade & Fencing/Screening Improvement Grant Application.

(a) Prospective Use/Building Design Elements.

- Development of the property for a bourbon/wine/cigar lounge.
- The building design reflects the design consistent with the City of Hastings zoning ordinance. The building materials include new replacement of windows; replacement of exterior door; replacement of exterior siding; replacement of exterior lighting; installation of decorative masonry veneer front façade columns; installation of new signage; installation of fencing and landscaping; and removal of side pop-out entry structure.

(b) Purpose and Priorities.

- This facade project will improve the façade of the building from all visible points that includes East Court Street to the south, the #2 parking lot to the west, the alley to the north, and the adjacent building & Michigan Avenue to the east.
- This façade project will also improve the visual appearance of the building and should promote public interest, attract other business, as well as attract consumers in the area.

(c) Labor.

- Ken Haight

(d) Time Table/ Estimated Expense Budget.

- Architectural Expense ~ \$ 4,000.00
- Expense Budget~
 - 6 exterior windows \$ 6,997.32
 - 1 exterior door \$ 2,222.82
 - Siding/Trim \$ 7,653.20

| | |
|-----------------------------|--------------------|
| ➤ Soffit/Fascia | \$ 572.40 |
| ➤ Gutters | \$ 1,038.80 |
| ➤ Masonry Stone | \$ 2,399.10 |
| ➤ Fencing | \$ 5,700.00 |
| ➤ <u>Demo/Labor/Framing</u> | <u>\$31,600.00</u> |
| | \$62,183.64 |

We look forward to working with the City of Hastings and Downtown Development Authority to complete this envisioned project.

Sincerely,



 Tomy L. Cordova



 Stephanie S. Fekkes

5991560.01







- FINISHED CONCEPT - BACK / SIDE VIEW**
- VINYL SIDING TO ROOFLINE
 - ONLY EXISTING WINDOW REMAINS
 - RICHFIELD LIMESTONE COLUMN AT FRONT CORNER
 - LOW MAINTENANCE LANDSCAPING
 - CLEAN, CONSISTENT MATERIALS
 - WARM, INVITING DAYTIME APPEARANCE



- NIGHTTIME FEATURES**
- GOOSENECK LIGHTS FOR SIGNAGE
 - UPLIGHTING ON STONE COLUMN
 - WALL WASH LIGHTING ALONG SIDE WALL
 - WARM, AMBIENT LIGHTING FOR SAFETY & CURB APPEAL
 - CLEAN, PROFESSIONAL BACK OF HOUSE APPEARANCE



FINISHED CONCEPT - BACK VIEW

- VINYL SIDING TO ROOFLINE
- CUSTOM VINYL STORAGE ENCLOSURE FOR AC UNIT WITH LOCKABLE GATE
- TRASH BIN ENCLOSURE WITH LOCKABLE GATE
- 6 FT WHITE VINYL FENCE ON LEFT CORNER, ALIGNED WITH BUILDING CORNER
- CLEAN, CONSISTENT MATERIALS THAT MATCH BUILDING
- LOW MAINTENANCE LANDSCAPING
- CLEAN, PROFESSIONAL BACK OF HOUSE APPEARANCE
- WARM, INVITING DAYTIME APPEARANCE



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

269-945-2468

Receipt No: 1.000163158

May 13, 2026

STEPHANIE FEKKES-CORDOVA

| | |
|--|--------|
| CHARGES FOR SERVICES - APPLICATION FEE FACAD GRANT STEPHANIE FEKKES-CORDOVA 101-100-648-000 Application Fees | 100.00 |
|--|--------|

| | |
|--------|--------|
| Total: | 100.00 |
|--------|--------|

| | |
|--|--------|
| CREDIT/DEBIT CARD Payor: STEPHANIE FEKKES-CORDOVA | 100.00 |
|--|--------|

| | |
|----------------|--------|
| Total Applied: | 100.00 |
|----------------|--------|

| | |
|------------------|-----|
| Change Tendered: | .00 |
|------------------|-----|

Duplicate Copy

05/13/2026 10:36 AM



Regular Council Agenda Item Memorandum

To: Hastings City Council

From: Sarah Moyer-Cale, City Manager

Subject: Resolution 2026-07 to approve the final assessment roll for parking maintenance in the downtown principal shopping district

Meeting Date: May 11, 2027

Recommended Action:

Motion to adopt **Resolution 2026-07** to approve the final assessment roll for the fiscal year 2026-2027 special assessment district for parking maintenance in the downtown principal shopping district.

Background Information:

The city council held a hearing and adopted a resolution at its last meeting, finding that a special assessment for funding parking lot maintenance in downtown parking lots is necessary.

A special assessment is a fee charged to a property for improvements that provide a direct benefit to that property. The properties included in the SAD all have limited or no private parking spaces and rely on public parking to serve their customers. If these businesses were located further from public parking, they would be required to pay for parking lot maintenance at their own expense. The City Council has used this special assessment to offset some maintenance costs at least since 1996 which is the year that conveniently accessible records exist.

A map and a list of the properties which are included in the downtown parking special assessment district is enclosed. Only a portion of the parking maintenance expenses are charged to the property owners. The General Funds pays for 50% of the parking expense and the Downtown Development Authority also pays an additional \$15,962. The cost to property owners is distributed by a formula that considers the type of business, building square footage, distance from parking, and any existing private parking spaces that the business maintains. An explanation of the formula is enclosed for your review.



Regular Council Agenda Item Memorandum

Financial Implications:

The city has included both the revenue and expenses of the special assessment and related maintenance in the proposed 2026-2027 budget. Should the assessment not be approved, the maintenance costs will be wholly taxpayer funded.

Attachments:

- Resolution 2026-07
- Final Assessment Roll
- Public hearing notice
- Cover letter
- Map of Parking Special Assessment District
- Methodology

Resolution 2026-07

**TO APPROVE THE FINAL ASSESSMENT ROLL
FOR A FISCAL YEAR 2026-2027 SPECIAL ASSESSMENT DISTRICT
FOR PARKING MAINTENANCE IN THE DOWNTOWN PRINCIPAL SHOPPING
DISTRICT**

WHEREAS, the City of Hastings desires to improve convenience for visitors to its principal shopping district; and

WHEREAS, a public hearing to determine necessity as required by City Code and State statute was held on April 27, 2026, to hear comments from the public concerning said improvements and the appurtenant costs; and

WHEREAS, the City Assessor has prepared a final special assessment roll for the project attached hereto and incorporated herein; and

WHEREAS, the total cost to be paid by special assessment by the property owners is twenty-eight thousand, eight hundred thirty-three and 00/100 (\$28,833.00).

WHEREAS, notice has been provided to affected property owners and a second public hearing has been held on May 11, 2026, to hear comments and objections to the roll; now

THEREFORE, BE IT RESOLVED, that the City Council for the City of Hastings does hereby approve the roll and direct that said special assessments be applied to the identified properties, that property owners be so notified, and that said special assessments to property owners be payable in one installment on the Summer Tax Roll.

A motion to adopt the foregoing resolution being offered by Member _____ with support by Member _____;

YEAS:
NAYS:
ABSENT:
ABSTAIN:

MOTION DECLARED ADOPTED.

I hereby certify that the foregoing resolution was adopted at a duly held and attended regular meeting the 11th day of May 2026 by the City Council of the City of Hastings, by a vote of ____ () members voting in favor thereof and ____ () members voting against, ____ () members absent.

Linda Perin, Clerk

| Parcel Number | Owner Name | Property Address | Business Type | Building Area | Use Factors | | | Active Building | Onsite Parking | | Net Building | Distance Factor | | Effective Net | 2026 Special Assessment |
|--------------------------------------|-------------------------------|------------------|----------------------------|---------------|-------------|------|------|-----------------|----------------|--------|--------------|-----------------|--------|---------------------|-------------------------|
| | | | | | 1st | 2nd | 3rd | | | | | | | | |
| TOTAL SPECIAL ASSESSMENT LEVY | | | | | | | | | | | | | | \$ 28,833.00 | |
| 08-55-201-046-00 | Local 148 UAW-CIO | 127 W APPLE ST | LOCAL 148 UAW-CIO | 1040 | 1.00 | 1.00 | 1.00 | 832 | 5800 | -4968 | 0 | 100% | -4968 | 0 | \$ - |
| 08-55-201-047-00 | Michael & Laurel McPhillips | 121 W APPLE ST | OFFICE | 3186 | 1.00 | 1.00 | 1.00 | 2549 | 800 | 1749 | 1749 | 100% | 1749 | 1749 | \$ 173.06 |
| 08-55-201-049-00 | Burkey Real Estate Group | 214 N JEFFERSON | SERVICE | 4958 | 1.00 | 0.75 | 0.75 | 3305 | 1800 | 1505 | 1505 | 100% | 1505 | 1505 | \$ 148.97 |
| 08-55-201-050-20 | City of Hastings Lot 8 | 125 N JEFFERSON | VACANT | 0 | 0.00 | 0.00 | 0.00 | 0 | 6000 | -6000 | 0 | 100% | -6000 | 0 | \$ - |
| 08-55-201-051-00 | HASTINGS MICHIGAN AVELLC | 128 N MICHIGAN | VACANT (Land) | 0 | 0.00 | 0.00 | 0.00 | 0 | 2800 | -2800 | 0 | 100% | -2800 | 0 | \$ - |
| 08-55-201-051-02 | HASTINGS MICHIGAN AVELLC | 128 N MICHIGAN | RETAIL | 2250 | 1.00 | 1.00 | 1.00 | 1800 | 0 | 1800 | 1800 | 100% | 1800 | 1800 | \$ 178.13 |
| 08-55-201-051-03 | HASTINGS MICHIGAN AVELLC | 128 N MICHIGAN | APARTMENTS | 21937 | 0.75 | 0.75 | 0.75 | 13162 | 3564 | 9598 | 9598 | 100% | 9598 | 9598 | \$ 949.84 |
| 08-55-201-052-00 | William & Gail Barry | 120 N MICHIGAN | OFFICE/RETAIL/DANCE STUDIO | 11456 | 1.00 | 1.50 | 1.00 | 10692 | 400 | 10292 | 10292 | 100% | 10292 | 10292 | \$ 1,018.53 |
| 08-55-201-080-00 | One Global LLC | 135 E STATE ST | SALON/RETAIL/OFFICE | 2252 | 1.00 | 1.00 | 1.00 | 1802 | 1600 | 202 | 202 | 100% | 202 | 202 | \$ 19.95 |
| 08-55-201-081-00 | Saeman Enterprises LLC | 133 E STATE ST | VACANT | 0 | 0.00 | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 0% | 0 | 0 | \$ - |
| 08-55-201-082-00 | Jewelery by Bretta LLC | 129 E STATE ST | RETAIL | 2156 | 1.00 | 1.00 | 1.00 | 1725 | 0 | 1725 | 1725 | 100% | 1725 | 1725 | \$ 170.69 |
| 08-55-201-083-00 | 119 E State Street LLC | 119 E STATE ST | GYM | 4280 | 1.50 | 1.00 | 1.00 | 3995 | 800 | 3195 | 3195 | 100% | 3195 | 3195 | \$ 316.15 |
| 08-55-201-085-00 | Todd & Christina Warner | 117 E STATE ST | RETAIL | 2156 | 1.00 | 1.00 | 1.00 | 1725 | 1000 | 725 | 725 | 100% | 725 | 725 | \$ 71.73 |
| 08-55-201-086-01 | At Home Real Estate LLC | 107 E STATE ST | OFFICES | 13992 | 1.00 | 1.00 | 1.00 | 11194 | 0 | 11194 | 11194 | 100% | 11194 | 11194 | \$ 1,107.73 |
| 08-55-201-086-02 | Ron Holfield | 111 E STATE ST | RETAIL | 5296 | 1.00 | 1.00 | 1.00 | 4237 | 0 | 4237 | 4237 | 100% | 4237 | 4237 | \$ 419.28 |
| 08-55-201-089-00 | J & G Hospitality Group | 105 E STATE ST | RESTAURANT | 15074 | 2.00 | 1.50 | 1.00 | 18089 | 0 | 18089 | 18089 | 100% | 18089 | 18089 | \$ 1,790.08 |
| 08-55-201-090-00 | Shawn Blough | 101 W STATE ST | RETAIL | 6712 | 1.00 | 1.00 | 1.00 | 5370 | 600 | 4770 | 4770 | 100% | 4770 | 4770 | \$ 472.00 |
| 08-55-201-091-00 | WILJOE LLC | 103 W STATE ST | RETAIL | 6200 | 1.00 | 1.00 | 1.00 | 4960 | 200 | 4760 | 4760 | 100% | 4760 | 4760 | \$ 471.05 |
| 08-55-201-092-00 | Brad Smelker | 122 N JEFFERSON | RETAIL | 12816 | 1.00 | 1.00 | 1.00 | 10253 | 1800 | 8453 | 8453 | 100% | 8453 | 8453 | \$ 836.49 |
| 08-55-201-095-00 | Norman & Carole Barlow | 109 W STATE ST | RETAIL/HOUSING | 5504 | 1.00 | 0.75 | 1.00 | 4036 | 400 | 3636 | 3636 | 100% | 3636 | 3636 | \$ 359.85 |
| 08-55-201-096-00 | Norman & Carole Barlow | 111 W STATE ST | RETAIL/HOUSING | 4656 | 1.00 | 0.75 | 1.00 | 3414 | 400 | 3014 | 3014 | 100% | 3014 | 3014 | \$ 298.31 |
| 08-55-201-097-00 | Randel & Jennifer Sykes | 117 W STATE ST | RETAIL | 4460 | 1.00 | 1.00 | 1.00 | 3568 | 400 | 3168 | 3168 | 100% | 3168 | 3168 | \$ 313.51 |
| 08-55-201-098-00 | Project 119 LLC | 119 W STATE ST | SERVICE TYPES/HOUSING | 8656 | 1.50 | 0.75 | 1.00 | 7502 | 800 | 6702 | 6702 | 100% | 6702 | 6702 | \$ 663.22 |
| 08-55-201-099-00 | Tom Kramer | 131 W STATE ST | RETAIL | 4806 | 1.00 | 1.00 | 1.00 | 3845 | 400 | 3445 | 3445 | 100% | 3445 | 3445 | \$ 340.90 |
| 08-55-201-100-00 | Law Ofc of Jackie Baker | 137 W STATE ST | OFFICE | 1260 | 1.00 | 1.00 | 1.00 | 1008 | 200 | 808 | 808 | 100% | 808 | 808 | \$ 79.96 |
| 08-55-201-102-00 | Kermit & Lori Denton | 139 W STATE ST | OFFICE | 3420 | 1.00 | 1.00 | 1.00 | 2736 | 800 | 1936 | 1936 | 100% | 1936 | 1936 | \$ 191.59 |
| 08-55-201-104-00 | Larry & Jessica Phillips | 145 W STATE ST | OFFICE | 960 | 1.00 | 1.00 | 1.00 | 768 | 400 | 368 | 368 | 100% | 368 | 368 | \$ 36.42 |
| 08-55-201-105-00 | Marlar Real Estate LLC | 149 W STATE ST | OFFICE | 6228 | 1.00 | 1.00 | 1.00 | 4982 | 0 | 4982 | 4982 | 100% | 4982 | 4982 | \$ 493.06 |
| 08-55-201-107-00 | Robert Byington | 222 W APPLE ST | OFFICE | 3519 | 1.00 | 1.00 | 1.00 | 2815 | 4000 | -1185 | 0 | 100% | -1185 | 0 | \$ - |
| 08-55-201-108-00 | Chemical Bank | 241 W STATE ST | FINANCIAL INSTITUTION | 6464 | 1.00 | 1.00 | 1.00 | 5171 | 19600 | -14429 | 0 | 100% | -14429 | 0 | \$ - |
| 08-55-201-109-00 | South Haven Ventures LLC | 221 W STATE ST | OFFICE | 1670 | 1.00 | 1.00 | 1.00 | 1336 | 0 | 1336 | 1336 | 100% | 1336 | 1336 | \$ 132.21 |
| 08-55-201-112-01 | Goodrich Theaters Propco LLC | 213 W STATE ST | THEATER | 13425 | 2.00 | 2.00 | 2.00 | 21480 | 0 | 21480 | 21480 | 100% | 21480 | 21480 | \$ 2,125.67 |
| 08-55-201-113-00 | Barry County | 220 W STATE ST | COURT HOUSE | 0 | 0.00 | 0.00 | 0.00 | 0 | 0 | 0 | 0 | | 0 | 0 | \$ - |
| 08-55-201-114-00 | Cook RM Realty | 152 W STATE ST | RESTAURANT | 4352 | 2.00 | 2.00 | 2.00 | 6963 | 200 | 6763 | 6763 | 100% | 6763 | 6763 | \$ 669.29 |
| 08-55-201-115-00 | Cook RM Realty | 152 W STATE ST | RESTAURANT | 3784 | 2.00 | 2.00 | 2.00 | 6054 | 200 | 5854 | 5854 | 100% | 5854 | 5854 | \$ 579.35 |
| 08-55-201-157-00 | Cook RM Realty | 109 S CHURCH ST | OFFICE | 1144 | 1.00 | 1.00 | 1.00 | 915 | 0 | 915 | 915 | 100% | 915 | 915 | \$ 90.57 |
| 08-55-201-116-00 | Toni Marsh | 146 W STATE ST | RESTAURANT | 3732 | 2.00 | 1.50 | 1.00 | 4478 | | 4478 | 4478 | 100% | 4478 | 4478 | \$ 443.19 |
| 08-55-201-117-00 | Toni Marsh | 140 W STATE ST | RETAIL | 3476 | 1.00 | 1.00 | 1.00 | 2781 | | 2781 | 2781 | 100% | 2781 | 2781 | \$ 275.19 |
| 08-55-201-118-00 | Barry County Chamber of Comm. | 138 W STATE ST | OFFICE | 1748 | 1.00 | 1.00 | 1.00 | 1398 | 600 | 798 | 798 | 100% | 798 | 798 | \$ 79.01 |
| 08-55-201-119-00 | CR COOKE PROPERTIES LLC | 134 W STATE ST | RETAIL | 1980 | 1.00 | 1.00 | 1.00 | 1584 | 0 | 1584 | 1584 | 100% | 1584 | 1584 | \$ 156.75 |
| 08-55-201-120-00 | CR COOKE PROPERTIES LLC | 130 W STATE ST | RETAIL | 2088 | 1.00 | 1.00 | 1.00 | 1670 | 0 | 1670 | 1670 | 100% | 1670 | 1670 | \$ 165.30 |
| 08-55-201-121-00 | CR COOKE PROPERTIES LLC | 126 W STATE ST | RETAIL | 1760 | 1.00 | 1.00 | 1.00 | 1408 | 0 | 1408 | 1408 | 100% | 1408 | 1408 | \$ 139.34 |
| 08-55-201-122-00 | Deborah L Button | 122 W STATE ST | RETAIL | 3200 | 1.00 | 1.00 | 1.00 | 2560 | 400 | 2160 | 2160 | 100% | 2160 | 2160 | \$ 213.75 |

| Parcel Number | Owner Name | Property Address | Business Type | Building Area | Use Factors | | | Active Building | Onsite Parking | | Net Building | Distance Factor | | Effective Net | 2026 Special Assessment |
|------------------|--------------------------------|-------------------|------------------------------------|---------------|-------------|------|------|-----------------|----------------|-------|--------------|-----------------|---------------|--------------------------------------|-------------------------|
| | | | | | 1st | 2nd | 3rd | | | | | | | | |
| | | | | | | | | | | | | | | TOTAL SPECIAL ASSESSMENT LEVY | \$ 28,833.00 |
| 08-55-201-123-00 | Bear Claw Holdings LLC | 118 W STATE ST | RETAIL/HOUSING | 2592 | 1.00 | 0.75 | 1.00 | 1901 | 400 | 1501 | 1501 | 100% | 1501 | 1501 | \$ 148.52 |
| 08-55-201-124-00 | 116 W State St LLC | 114 W STATE ST | RETAIL/HOUSING | 2388 | 1.00 | 0.75 | 1.00 | 1751 | 400 | 1351 | 1351 | 100% | 1351 | 1351 | \$ 133.72 |
| 08-55-201-125-00 | Tom Kramer | 102 W STATE ST | RETAIL/HOUSING | 12384 | 1.00 | 0.75 | 1.00 | 9082 | 0 | 9082 | 9082 | 100% | 9082 | 9082 | \$ 898.72 |
| 08-55-201-126-00 | Dominion Built LLC | 110 W STATE ST | RETAIL/HOUSING | 9132 | 1.00 | 0.75 | 1.00 | 6697 | 200 | 6497 | 6497 | 100% | 6497 | 6497 | \$ 642.93 |
| 08-55-201-127-00 | Kathy Conklin & David Benjamin | 102 E STATE ST | RETAIL | 4220 | 1.00 | 1.00 | 1.00 | 3376 | 0 | 3376 | 3376 | 60% | 2026 | 2026 | \$ 200.45 |
| 08-55-201-128-00 | 106 State St. Bldg Assoc. | 106 E STATE ST | RESTAURANT/OFFICE | 7992 | 2.00 | 1.00 | 1.00 | 8525 | 0 | 8525 | 8525 | 60% | 5115 | 5115 | \$ 506.17 |
| 08-55-201-129-00 | Peter & Linda Schantz | 111 S JEFFERSON | RETAIL | 2159 | 1.00 | 1.00 | 1.00 | 1727 | 0 | 1727 | 1727 | 80% | 1382 | 1382 | \$ 136.74 |
| 08-55-201-130-00 | 116 E State St LLC | 112 E STATE ST | RETAIL | 13032 | 1.00 | 1.00 | 1.00 | 10426 | 200 | 10226 | 10226 | 100% | 10226 | 10226 | \$ 1,011.93 |
| 08-55-201-131-00 | 124 E State St LLC | 124 E STATE ST | RETAIL (Being converted to Office) | 4788 | 1.00 | 1.00 | 1.00 | 3830 | 200 | 3630 | 3630 | 100% | 3630 | 3630 | \$ 359.27 |
| 08-55-201-132-00 | Zweibruder Development | 130 E STATE ST | OFFICE/HOUSING | 5016 | 1.00 | 0.75 | 1.00 | 3678 | 0 | 3678 | 3678 | 100% | 3678 | 3678 | \$ 364.02 |
| 08-55-201-133-00 | Zweibruder Development | 126 E STATE ST | BAKERY/ HOUSING | 6236 | 2.00 | 0.75 | 1.00 | 6236 | 0 | 6236 | 6236 | 100% | 6236 | 6236 | \$ 617.12 |
| 08-55-201-134-00 | Charlotte Mini Storage | 136 E STATE ST | RETAIL | 6224 | 1.00 | 1.00 | 1.00 | 4979 | 600 | 4379 | 4379 | 100% | 4379 | 4379 | \$ 433.37 |
| 08-55-201-136-00 | Clarence Service | 142 E STATE ST | RETAIL/HOUSING | 4404 | 1.00 | 0.75 | 1.00 | 3230 | 0 | 3230 | 3230 | 100% | 3230 | 3230 | \$ 319.60 |
| 08-55-201-137-00 | Kevin & Stacy Anderson | 144 E STATE ST | RETAIL/HOUSING | 2664 | 1.00 | 0.75 | 1.00 | 1954 | 600 | 1354 | 1354 | 100% | 1354 | 1354 | \$ 133.95 |
| 08-55-201-138-00 | Kevin & Stacy Anderson | 148 E STATE ST | RETAIL/HOUSING | 3752 | 1.00 | 0.75 | 1.00 | 2751 | 0 | 2751 | 2751 | 100% | 2751 | 2751 | \$ 272.29 |
| 08-55-201-139-00 | Winick LLC | 150 E STATE ST | RESTAURANT/HOUSING | 3900 | 2.00 | 0.75 | 1.00 | 3900 | 400 | 3500 | 3500 | 100% | 3500 | 3500 | \$ 346.36 |
| 08-55-201-142-00 | 126 Michigan LLC | 126 S MICHIGAN | OFFICE | 1080 | 1.00 | 1.00 | 1.00 | 864 | 2400 | -1536 | 0 | 100% | -1536 | 0 | \$ - |
| 08-55-201-143-00 | Fekkes Properties LLC | 139 E COURT | RESTAURANT | 1564 | 2.00 | 2.00 | 2.00 | 2502 | 0 | 2502 | 2502 | 100% | 2502 | 2502 | \$ 247.64 |
| 08-55-201-145-00 | Hugo Osario & Franco Zulem | 131 S JEFFERSON | RESTAURANT | 2288 | 2.00 | 2.00 | 2.00 | 3661 | 0 | 3661 | 3661 | 100% | 3661 | 3661 | \$ 362.27 |
| 08-55-201-146-00 | Antonio & Lindsey Jacinto | 125 S JEFFERSON | RESTAURANT/HOUSING | 2764 | 2.00 | 0.75 | 2.00 | 3501 | 0 | 3501 | 3501 | 100% | 3501 | 3501 | \$ 346.47 |
| 08-55-201-147-00 | Bryan & Kelly Tobias | 121 S JEFFERSON S | BARBER SHOP/HOUSING | 2792 | 1.00 | 0.75 | 1.00 | 2047 | 0 | 2047 | 2047 | 100% | 2047 | 2047 | \$ 202.62 |
| 08-55-201-148-00 | Tom Kramer | 117 S JEFFERSON | RETAIL/HOUSING | 3832 | 1.00 | 0.75 | 1.00 | 2810 | 0 | 2810 | 2810 | 100% | 2810 | 2810 | \$ 278.09 |
| 08-55-201-149-00 | Douglas & Norma Jean Acker | 115 S JEFFERSON | RETAIL | 2976 | 1.00 | 1.00 | 1.00 | 2381 | 200 | 2181 | 2181 | 100% | 2181 | 2181 | \$ 215.81 |
| 08-55-201-150-00 | SC Clan LLC | 112 S JEFFERSON | RESTAURANT | 2784 | 2.00 | 2.00 | 1.00 | 3712 | 0 | 3712 | 3712 | 100% | 3712 | 3712 | \$ 367.34 |
| 08-55-201-151-00 | SC Clan LLC | 114 S JEFFERSON | RESTAURANT | 2240 | 2.00 | 2.00 | 1.00 | 2987 | 0 | 2987 | 2987 | 100% | 2987 | 2987 | \$ 295.56 |
| 08-55-201-152-00 | Emily Jasperse | 118 S JEFFERSON | RETAIL | 4728 | 1.00 | 1.00 | 1.00 | 3782 | 0 | 3782 | 3782 | 100% | 3782 | 3782 | \$ 374.31 |
| 08-55-201-153-00 | Santmier Properties LLC | 128 S JEFFERSON | OFFICE | 7408 | 1.00 | 1.00 | 1.00 | 5926 | 400 | 5526 | 5526 | 100% | 5526 | 5526 | \$ 546.90 |
| 08-55-201-156-00 | Barry County | 121 S CHURCH ST | COUNTY | 4736 | 0.00 | 0.00 | 0.00 | 0 | 400 | -400 | 0 | 100% | -400 | 0 | \$ - |
| 08-55-201-169-00 | Highpoint Community Bank | 150 W COURT | FINANCIAL INSTITUTION | 24938 | 1.00 | 1.00 | 1.00 | 19950 | 22600 | -2650 | 0 | 100% | -2650 | 0 | \$ - |
| 08-55-201-173-00 | Tagg Properties LLC | 201 S JEFFERSON | RESTAURANT | 7920 | 2.00 | 2.00 | 2.00 | 12672 | 0 | 12672 | 12672 | 100% | 12672 | 12672 | \$ 1,254.03 |
| 08-55-201-174-00 | Gallery Suites LLC | 205 S JEFFERSON | RETAIL | 4312 | 1.00 | 1.00 | 1.00 | 3450 | 0 | 3450 | 3450 | 80% | 2760 | 2760 | \$ 273.10 |
| 08-55-201-175-00 | Bella Investment Prop LLC | 215 S JEFFERSON | RETAIL/HOTEL SUITES | 9944 | 1.00 | 1.00 | 1.00 | 7955 | 0 | 7955 | 7955 | 70% | 5569 | 5569 | \$ 551.08 |
| 08-55-201-176-00 | SDW LLC | 112 E COURT | SALON | 3520 | 1.00 | 1.00 | 1.00 | 2816 | 0 | 2816 | 2816 | 100% | 2816 | 2816 | \$ 278.67 |
| 08-55-201-177-00 | Marvin Helder | 118 E COURT | OFFICES | 5295 | 1.00 | 1.00 | 1.00 | 4236 | 2200 | 2036 | 2036 | 100% | 2036 | 2036 | \$ 201.48 |
| 08-55-201-178-00 | MJH Opportunity LLC | 128 E COURT | RETAIL | 2984 | 1.00 | 1.00 | 1.00 | 2387 | 0 | 2387 | 2387 | 100% | 2387 | 2387 | \$ 236.24 |
| 08-55-201-179-00 | MJH Opportunity LLC | 134 E COURT | VACANT | 0 | 0.00 | 0.00 | 0.00 | 0 | 3200 | -3200 | 0 | 0% | 0 | 0 | \$ - |
| 08-55-201-224-00 | Store Capital LLC | 235 S JEFFERSON | BRIAN'S TIRE & SERVICE | 12152 | 0.75 | 0.75 | 0.75 | 7291 | 4400 | 2891 | 2891 | 100% | 2891 | 2891 | \$ 286.11 |
| 08-55-201-234-00 | Barry County | 206 W COURT | BARRY COUNTY COURTS & LAV | 0 | 0.00 | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 0% | 0 | 0 | \$ - |
| 08-55-201-236-00 | Barry County | 221 S BROADWAY S | BARRY COUNTY | 0 | 0.00 | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 0% | 0 | 0 | \$ - |
| | | | | | | | | | | | | | TOTALS | 291358 | 28,833.00 |

City of Hastings

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hastings City Council will hold a public hearing on Monday, May 11, 2026, at 7:00 PM in the Council Chambers, second floor of City Hall, 201 East State Street, Hastings, Michigan.

The purpose of the Public Hearing is for City Council to hear comments and make a determination on the establishment of a final assessment roll for parking in the City of Hastings Principal Shopping District for fiscal year 2026/2027.

The City will provide necessary aids and services to individuals with disabilities upon five days' notice to the Clerk of the City of Hastings. Individuals requiring these services should contact the City of Hastings at 269-945-2468, or via email at mpeacock@hastingsmi.gov.

Linda Perin
City Clerk



City of *Hastings* Michigan

(269) 945-2468

FAX (269) 948-9544

201 E. State Street 49058

April 30, 2026

Dear Property Owner,

Each year, the City Council reviews and considers a Special Assessment District (SAD) to help fund maintenance of the downtown public parking lots. The public hearing to receive comments and make a determination on the final assessment roll is scheduled for May 11, 2026 at 7PM in the Council Chambers.

Funds collected through the SAD are used for parking lot maintenance costs such as snow removal, irrigation, pavement marking, and general upkeep. Well-maintained public parking supports downtown businesses, customers, residents, and the overall community.

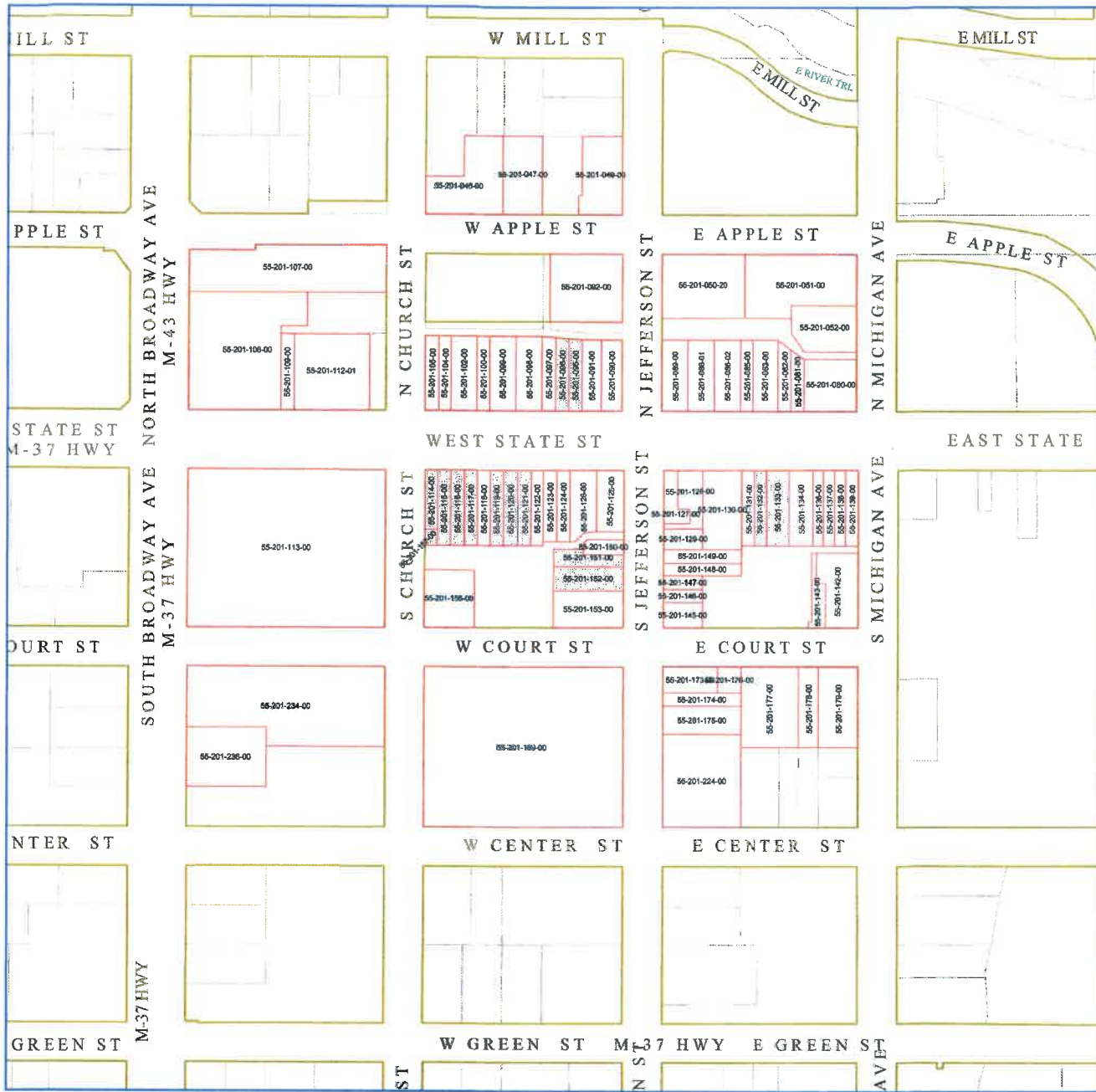
Please note that property owners do not pay the full cost of maintenance. The City General Fund covers 50% of the annual expense, and the Downtown Development Authority contributes an additional \$15,962. This year, the amount assessed to property owners within the district is expected to be \$28,833, which is approximately 32% of the total maintenance cost.

The City values your continued investment in our community and downtown district.

Enclosed is a copy of the SAD Public Hearing Notice, the methodology used to calculate each assessment, and the proposed special assessment roll.

Thank you,

City of Hastings



City of Hastings SAD DDA Parking



CITY OF HASTINGS

SPECIAL ASSESSMENT PARKING

DETERMINING THE SPECIAL ASSESSMENT ROLL

The special assessments for public parking lot maintenance were made on a pro rata basis according to the benefit to be derived by the affected property owners within Special Assessment District.

The methodology reflects the building size, type of use, credit for on-site parking, and a distance from parking factor.

STEP 1 – Active Building Area: The formula to determine the active building area is as follows:

$$\text{Gross Building Area} \times 80\% \times \text{Use Factor} = \text{Active Building Area}$$

The gross building area is multiplied by 80% to adjust for stairwells, storage area, employee bathrooms, etc.

Use factors were determined by grouping similar types of uses. It is necessary to make an adjustment to reflect the use of the property on the parking.

The following are the grouping of types of uses:

| <u>2.00 Use</u> | <u>1.50 Use</u> | <u>1.00 Use</u> | <u>0.75 Use</u> |
|------------------|------------------|--------------------------------------|----------------------|
| Restaurants | Arcades | General Offices | Multi-Family Housing |
| Bars | Dance Halls | Retail Stores | Private Clubs |
| Theater | Fitness Centers | Medical Offices | Public Utility Use |
| <u>1.25 Use</u> | Health Spas | Hotels/Motels | Furniture Stores |
| Shopping Centers | Ballroom | Service Stations | Service Types |
| Strip Mall | Conference Rooms | Beauty or Barber Shops | Lodges |
| | | Banks & Financial Institutions | |
| | | Museums, Library, & Cultural Centers | |
| | | Dry Cleaning Pick-Up Stations | |

STEP 2 - Parking Credit: The property is credited for the private parking which will not exceed the active building area. After the private parking credit is deducted from the active building area, the result is called the net building area. The formula to arrive at the net effective building area is as follows:

$$\text{Active Building Area} - (\text{No. of Private Parking Spaces} \times 200 \text{ SF}) = \text{Net Building Area}$$

Revised: 9/13/2007

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STEP 3 - Distance Factor: All properties are not immediately adjacent to the public parking. Therefore, an adjustment (Distance Factor) must be applied to the net building area. The following Distance

Factors were used to adjust for proximity:

| | |
|---------------------|------|
| 0 Feet – 150 Feet | 100% |
| 151 Feet – 200 Feet | 90% |
| 201 Feet – 250 Feet | 80% |
| 251 Feet – 300 Feet | 70% |
| Over 301 Feet | 60% |

The distances were measured from the closest points of the property line to the municipal parking. Multiplying the net building area by the distance factor results in an effective building area.

STEP 4 – Effective Net Building Area: The effective net building area is determined by multiplying the Net Building Area by the distance factor.

Net Building Area x Distance Factor = Effective Net Building Area

STEP 5 – Special Assessment District (SAD) Charge: To determine the individual SAD Charge, the effective net building area of the property is divided by the total effective net building area of the district and then multiplied by the total SAD costs.

$$\frac{\text{Effective Net Building Area}}{\text{Total Effective Net Building Area of District}} \times \text{Total SAD Costs} = \text{SAD Charge}$$

Revised: 9/13/2007

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Recap of Special Assessment Parking Roll

Gross Bldg. Area x 80% x Use Factor = Active Bldg. Area

Active Bldg. Area – (No. of On-Site Parking Spaces x 200 SF) = Net Bldg. Area

Net Building Area x Distance Factor = Effective Net Building Area

$$\frac{\text{Effective Net Building Area}}{\text{Total Effective Net Building Area of District}} \times \text{Total SAD Costs} = \text{SAD Charge}$$

Example: A restaurant has 7,300 square feet of gross building area. The building is located within 150 feet of a municipal parking lot. The restaurant has 31 on-site parking spaces. The Total Effective Net Building Area is 437,641 Square feet and the total SAD costs are \$84,223.76.

Gross Bldg. Area x 80% x Use Factor = Active Bldg. Area

$$7,300 \text{ SF} \times 80\% \times 2.00 = 11,690 \text{ SF}$$

Active Bldg. Area – (No. of On-Site Parking Spaces x 200 SF) = Net Bldg. Area

$$11,690 \text{ SF} - (31 \text{ Spaces} \times 200 \text{ SF}) = 5,490 \text{ SF}$$

Net Building Area x Distance Factor = Effective Net Building Area

$$5,490 \text{ SF} \times 1.00 = 5,490 \text{ SF}$$

$$\frac{\text{Effective Net Building Area}}{\text{Total Effective Net Building Area of District}} \times \text{Total SAD Costs} = \text{SAD Charge}$$

$$\frac{5,490 \text{ SF}}{437,641 \text{ SF}} \times \$84,223.76 = \$998.64$$

SAD Charge is \$998.64

Revised: 9/13/2007

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