



Regular Council Meeting  
April 13, 2026  
Executive Summary

Item #	Summary
9A-C	<p><b>Description:</b> Items for Action by Unanimous Consent</p> <p><b>Recommended Action:</b> Motion to approve the consent agenda as presented.</p>
10A	<p><b>Description:</b> Resolution 2026-04 Housing Bill Opposition</p> <p><b>Recommended Action:</b> Motion to adopt <b>Resolution 2026-04</b> to oppose state preemption of local zoning authority through the proposed housing readiness package as presented.</p>
10B	<p><b>Description:</b> Resolution 2026-05 Brownfield Redevelopment Authority Amendment</p> <p><b>Recommended Action:</b> Motion to adopt <b>Resolution 2026-05</b> to approve an amendment to the Brownfield Redevelopment Plan.</p>
10C	<p><b>Description:</b> Approval of Municipal Services Agreement</p> <p><b>Recommended Action:</b> Motion to approve the “Police and Fire Service Agreement” with WFH Bachman Fields, LLC upon final review and approval by the City Attorney.</p>



City of *Hastings* Michigan

(269) 945-2468  
FAX (269) 948-9544

201 E. State Street 49058

Item #	Summary
10D	<p><b>Description:</b> Schedule Budget Workshop</p> <p><b>Recommended Action:</b> Motion to schedule the Budget Workshop for <b>Monday, April 27, 2026, at 6:00 PM.</b></p>
10E	<p><b>Description:</b> Public Hearing - Necessity for Parking Lot SAD</p> <p><b>Recommended Action:</b> Motion to set a public hearing on <b>Monday, April 27, 2026,</b> to determine the necessity of a special assessment district for downtown parking areas.</p>
10F	<p><b>Description:</b> Public Hearing – 425 Agreement City of Hastings and Rutland Charter Township</p> <p><b>Recommended Action:</b> Motion to set a public hearing concerning the proposed 2026 Urban Services and Economic Development Agreement creating the 4<sup>th</sup> Urban Services District between the City of Hastings and Rutland Charter Township for <b>Monday, April 27, 2026, at 7:00 PM.</b></p>

**City Council Agenda**  
**April 13, 2026**

1. Regular meeting called to order at 7:00 PM
2. Roll call
3. Pledge to the flag
- \* 4. Approval of the agenda
- \* 5. Approval of the minutes of the March 23, 2026, regular meeting
- √ 6. Public Hearings: (None)
7. Public Comment:
8. Formal Recognitions and Presentations: (None)
- √ 9. Items for Action by Unanimous Consent:
  - \* A. Consider approval, under the direction of staff, of the Hastings Pride Committee to sell merchandise and accept donations on **Saturday, June 27, 2026 from 1:00 PM until 6:00 PM** at the Thornapple Plaza per Section 58-82 (j) of the Municipal Code as follows: No vending or solicitation of funds is permitted at an entertainment venue without approval of the City Council.
  - \* B. Consider accepting, with regret, the resignation of Rosemary Anger from the Board of Review, effective immediately.
  - \* C. Consider appointing Bill Mattson to the Board of Review (BOR), for a partial term ending December 31, 2026, effective immediately.
- √ 10. Items of Business:
  - \* A. Consider adopting **Resolution 2026-04** to oppose state preemption of local zoning authority through the proposed housing readiness package as presented.
  - \* B. Consider adopting **Resolution 2026-05** to approve an amendment to the Brownfield Redevelopment Plan.
  - \* C. Consider approving the "Police and Fire Service Agreement" with WFH Bachman Fields, LLC upon final review and approval by the City Attorney.
  - \* D. Consider scheduling the Budget Workshop for **Monday, April 27, 2026, at 6:00 PM.**

- \* E. Consider setting a public hearing on **Monday, April 27, 2026**, to determine the necessity of a special assessment district for downtown parking areas.
  - \* F. Consider setting a public hearing concerning the proposed 2026 Urban Services and Economic Development Agreement creating the 4<sup>th</sup> Urban Services District between the City of Hastings and Rutland Charter Township for **Monday, April 27, 2026, at 7:00 PM.**
11. Staff Presentations and Policy Discussions (None)
  12. City Manager Report:
    - \* A. Fire Chief Jordan Monthly Report
    - \* B. Library Director Edelman Monthly Report
    - \* C. Street Superintendent Neil Truck #70 Major Repair Report
  - √ 13. Reports and Communications:
    - \* A. YMCA Updates for the City of Hastings – March 2026
  14. Public Comment:
  15. Mayor and Council comment:
  16. Adjourn
- \* Items with enclosures.
  - √ Motion under agenda heading requires roll call vote.

Guidelines for Public Comment

Public Comment is welcomed and appreciated. Please follow these simple guidelines to ensure all have an opportunity to be heard.

All comments and questions will be made through the chair. All comments will be made in a courteous and civil manner; profanity and personal attacks will not be tolerated. Please limit the length of your comments to 3 minutes. If you are a member of a group, please appoint a spokesperson to speak on behalf of the group (those speaking on behalf of a group may be provided additional time). Please state your name before offering comment.



**City of Hastings**  
COUNTY OF BARRY, STATE OF MICHIGAN

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**City Council Meeting Minutes**  
**March 23, 2026**

1. Regular meeting called to order at 7:00 PM
2. Roll call  
  
Councilmembers Present: Barlow, Bergeron, Brehm, McLean, Resseguie, Stenzelbarton and Tossava  
  
City Staff and Appointees Present: Moyer-Cale, Boulter, Jaquays, Jordan, King and Perin
3. Motion by McLean, with support from Resseguie, to excuse Councilmembers Devroy and Rocha.  
  
All ayes. Motion carried.
4. Pledge to the flag
5. Approval of the agenda:  
  
Motion by Resseguie, with support from McLean, to approve the agenda as presented.  
All ayes. Motion carried.
6. Approval of the minutes of the March 9, 2026, regular meeting.  
  
Motion by Stenzelbarton, with support from Brehm, to approve the minutes of the March 9, 2026, regular meeting as presented.  
  
Ayes: Barlow, Bergeron, Brehm, McLean, Resseguie, Stenzelbarton and Tossava  
Nays: None  
Absent: Devroy and Rocha  
All ayes. Motion carried.
7. Public Hearings: (None)
8. Public Comment:  
  
Comments from Joe and Holley Desirre Sancimino, Hastings residents, noting that local businesses are struggling and that they would like Council to focus on building up businesses, especially restaurants, in the local downtown area.  
  
Comments from Miguel Pilar, Lake Odessa resident, introducing himself to the Council as running for 78<sup>th</sup> District State Representative. Miguel's focus is to make education top priority and to protect farmers.

9. Formal Recognitions and Presentations:
- A. Child Abuse Awareness Month Proclamation
  - B. Citizens Academy Graduation Presentation
10. Items for Action by Unanimous Consent:
- A. Consider approving the installation of eight birdhouses at the city property adjacent to Aldi.
 

Motion by McLean, with support from Barlow, to approve the installation of eight birdhouses at the city property adjacent to Aldi.

Comments from Kelly Wilson, principal of Southeastern Elementary School, Student Mentor Jim Bruce, and two students, who explained how the birdhouses are made. The goal is to install them in April.

Discussion held.

Ayes: Barlow, Bergeron, Brehm, McLean, Resseguie, Stenzelbarton and Tossava  
 Nays: None  
 Absent: Devroy and Rocha  
 All ayes. Motion carried.
  - B. Consider approving the YMCA to fee-free use the large pavilion and Fish Hatchery Building for the Summer Playground program from **June 15 to August 7, 2026, from 8:30 AM to 1:00 PM.**

Motion by Stenzelbarton, with support from Brehm, to approve the YMCA to fee-free use the large pavilion and Fish Hatchery Building for the Summer Playground program from **June 15 to August 7, 2026, from 8:30 AM to 1:00 PM.**

Ayes: Barlow, Bergeron, Brehm, McLean, Resseguie, Stenzelbarton and Tossava  
 Nays: None  
 Absent: Devroy and Rocha  
 All ayes. Motion carried.
  - C. Consider approving, under direction of staff, the revised St. Rose request to hold the annual 5K Fun Run to be held on **Saturday, May 2, 2026, from 9:00 AM to 11:00 AM.**

Motion by Stenzelbarton, with support from McLean, to approve, under direction of staff, the revised St. Rose request to hold the annual 5K Fun Run to be held on **Saturday, May 2, 2026, from 9:00 AM to 11:00 AM.**

Ayes: Barlow, Bergeron, Brehm, McLean, Resseguie, Stenzelbarton and Tossava  
 Nays: None  
 Absent: Devroy and Rocha

All ayes. Motion carried.

- D. Consider receiving and place on file eleven (11) invoices totaling **\$123,645.57**.

Motion by Brehm, with support from McLean, to receive and place on file eleven (11) invoices totaling **\$123,645.57**.

Ayes: Barlow, Bergeron, Brehm, McLean, Resseguie, Stenzelbarton and Tossava

Nays: None

Absent: Devroy and Rocha

All ayes. Motion carried.

11. Items of Business:

- A. Consider approving the purchase of lead service replacement parts (Quote B114305) from Ferguson Waterworks in the amount of **\$21,010.50**.

Motion by Stenzelbarton, with support from McLean, to approve the purchase of lead service replacement parts (Quote B114305) from Ferguson Waterworks in the amount of **\$21,010.50**.

Discussion held.

Ayes: Barlow, Bergeron, Brehm, McLean, Resseguie, Stenzelbarton and Tossava

Nays: None

Absent: Devroy and Rocha

All ayes. Motion carried.

- B. Consider approving the contract with Assessment Administration Services, LLC as presented and to appoint Paula Jastifer as the Assessor for the City of Hastings.

Motion by Barlow, with support from Resseguie, to approve the contract with Assessment Administration Services, LLC as presented and to appoint Paula Jastifer as the Assessor for the City of Hastings.

Ayes: Barlow, Bergeron, Brehm, McLean, Resseguie, Stenzelbarton and Tossava

Nays: None

Absent: Devroy and Rocha

All ayes. Motion carried.

12. Staff Presentations and Policy Discussion: (None)

13. City Manager Report:

- Reminder of nominating petitions for elected office.
- City Hall closed April 3, 2026, in observance of Good Friday.

Mayor Tossava discussed replacing the position of Mayor at the first meeting in January 2027, and to clarify what had been shared at last meeting.

A. Police Chief Boulter Monthly Report

Mayor Tossava introduced a motion to re-appoint Chief Boulter to the Barry County 911 Board.

Motion by Resseguie, with support from Stenzelbarton, to re-appoint Chief Boulter to the Barry County 911 Board.

Ayes: Barlow, Bergeron, Brehm, McLean, Resseguie, Stenzelbarton and Tossava

Nays: None

Absent: Devroy and Rocha

All ayes. Motion carried.

- B. City Clerk/Treasurer Perin Monthly Financial Reports
- C. Community Development Director King Monthly Report
- D. Street Supervisor Neil Monthly Report

14. Reports and Communications:

- A. Riverside Cemetery Preservation Advisory Board Meeting Minutes – March 11, 2026
- B. Brownfield Redevelopment Authority DRAFT Special Meeting Minutes – March 12, 2026
- C. Downtown Development Authority DRAFT Meeting Minutes – March 19, 2026

Motion by Brehm, with support from Barlow, to accept and place on file items A-C.  
All ayes. Motion carried.

15. Public Comment: (None)

16. Mayor and Council comment:

Comments from McLean, welcoming Paula Jastifer to the team.

Comments from Brehm complimenting the people in attendance for the full house.

Comments from Stenzelbarton, recognizing Rob Neil's team for the quick response to the collapsed drain at Hastings Manufacturing.

17. Adjourn:

Motion by McLean, with support from Resseguie, to adjourn.  
All ayes. Motion carried. Meeting adjourned at 7:37 PM.

Read and Approved:

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David J. Tossava, Mayor

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Linda Perin, City Clerk



# Regular Council Agenda Item Memorandum

**To:** Mayor Tossava and City Council

**From:** Dan King

**Subject:** Hastings Pride Committee

**Meeting Date:** April 13, 2026

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## Recommended Action:

Motion to approve, under the direction of staff, the Hastings Pride Committee to sell merchandise and accept donations on **Saturday, June 27, 2026 from 1:00 PM until 6:00 PM** at the Thornapple Plaza.

## Background Information:

The Hastings Pride Committee will be hosting a festival at the Thornapple Plaza that will feature live music and entertainment utilizing either bands or recorded music via a public address system. The Committee will have merchandise available for purchase as well as requesting funds via donation for local charities. The event will include the Rotary and Kiwanis Clubs of Hastings staffing the concession stand. Staff have reviewed the request.

Section 58-82 (j) of the Municipal Code requires special approval from the council for vending or solicitation of funds at an entertainment venue.

## Financial Implications:

None.

## Attachments:

- Hastings Pride Committee Request Letter
- Application for Use of Entertainment Venue

# Hastings Pride Committee

To: Hastings City Council

Re: Hastings Pride 2026

25 February 2026

Dear Council members,

We are presently in the midst of planning Hastings Pride Festival 2026, which we hope to hold at Thornapple Plaza on Sat. 27 June 2026 from 1–6pm. We are requesting the City Council's approval of this important and positive community event.

This will be the third year for Hastings Pride Festival, having had two highly successful festivals in 2024 and 2025. Last year we had around 30 booths, estimated attendance of 450–600, and a splendid stage show. The event did draw two tiny groups of protesters, as it had the year before, but they kept to the margin of the festival and caused no real trouble; to our knowledge, there were no other complaints during or after the festival.

Most importantly, the festival has provided an incredibly affirmative opportunity for members of the LGBTQ community and its allies here in Hastings to gather and celebrate together – something no other event of this scale has previously provided in this city. People of all ages attended. They were able to appreciate the size of their community, to see and be seen, and to support and show solidarity with one another. The feedback we received before, during and after both festivals has been incredible and overwhelming. It can't be overstated how much the arrival of this festival has meant to so many people here in Barry County. We feel that it has been an exceptionally positive experience all around.

This year's event will follow much the same blueprint as past years. There will be booths (mostly hosted by community organizations), activities, a DJ playing music before and between the live performances, a live musical act (TBD), and a family-friendly drag show. As it has been in past years, the drag show will be designed to be fully appropriate for an all-ages audience – no profanity, nudity or adult themes or content of any kind. For those unfamiliar with the form, this drag show is basically a series of uplifting lip-sync acts performed in extravagant and fanciful costumes by both men and women.

This year we will again be working with members of the Rotary & Kiwanis clubs, who will be hosting in the concessions booth, serving food and beverages (including beer and wine) as they do at many of the summer concerts at the Plaza. They provided this service last year, with great success. The perimeter of the plaza area will be roped off to stop any alcoholic beverages from entering or leaving the area.

We thank you in advance for your consideration of this.

Best wishes,



J Maizlish Mole  
Hastings Pride Committee

**Email**      [hastingspridecommittee@gmail.com](mailto:hastingspridecommittee@gmail.com)

**Donate**      Venmo: @quafoh  
PayPal: @hastingspride  
CashApp: \$hastingspride

**Resources**    <https://linktr.ee/queerandfriendsofhastings>

**COMMUNITY DEVELOPMENT  
DEPARTMENT**

Date of Application:	2.27.26
Date Received:	2.27.26
Date of Approval:	
Date of Issuance:	
Type of Permit:	



Hastings City Hall  
201 E. State St.  
Hastings, MI 49058  
269-945-2468

Dan King  
Community Development Director  
dking@hastingsmi.gov

**APPLICATION FOR USE OF ENTERTAINMENT VENUE**

PLEASE READ AND COMPLETE THE ENTIRE APPLICATION BEFORE SUBMITTING.  
PAYMENT IS REQUIRED WITH APPLICATION SUBMISSION AND WILL NOT BE ACCEPTED WITHOUT IT.  
PLEASE COMPLETE THE ENTIRE APPLICATION TO AVOID DENIAL OF REQUEST.  
Please call with any questions!

Organization:	HASTINGS PRIDE COMMITTEE		
Contact Name:	J MAIZLISH MOLE		
Mailing Address:	[REDACTED]		
	HASTINGS, MI 49058		
Email Address:	[REDACTED]		
Phone Number:	[REDACTED]		
Venue (please circle)	Thornapple Plaza	Spray Plaza Stage	

Date of Event (Day of Week / Month / Day/ Year):	SAT. 27 JUNE 2026		
Start Time of SETUP for event:	10:00 AM	EVENT Start Time:	1:00 PM
Stop Time for completion of TEAR DOWN:	7:00 PM	EVENT Stop Time:	6:00 PM

Name & Complete Description of Event: <i>Provide map of event set up at time of application</i>	Hastings Pride 2026 - Third annual LGBTQ Pride Festival, celebrating queer visibility, solidarity and allyship.		
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Will other equipment be used? <i>(i.e. generator, tents, inflatables, etc.) If yes, give details. Certificate of Insurance may be required.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Tabling organizations will be providing canopy tents (10'x10' standard). Stage set-up includes a DJ desk, PA system and inflatable decorations.		
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Will participants be asked for free-will offering? <i>If yes, provide detail of use for offering. Must receive City Council approval.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Organizations including HPC may be soliciting donations for their causes.		
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Will admission be charged to the event? <i>If yes, what is the cost? Must receive City Council approval.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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Number of people expected to attend:	<input type="checkbox"/> less than 50	<input type="checkbox"/> 51 - 200	<input checked="" type="checkbox"/> 201 - 500	<input checked="" type="checkbox"/> over 500 *
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REQUIRED: Name & contact info for two (2) people with authority present during the event:	Name:	J MAIZLISH MOLE	Phone:	[REDACTED]
	Name:	SYDNEY SMITH	Phone:	[REDACTED]

\* Past numbers have ranged from estimates of 450 to 850. Very hard to know, but the crowd filters through over the course of the afternoon.



**Entertainment Venue/City of Hastings  
WAIVER AND FACILITY PERMIT**

It is hereby agreed and understood that the above Facility is reserved, as specified, for the use of the above named person and/or User. The Facility reserved is subject to inspection by any authorized representative of The City of Hastings, both prior to, and after the event in order to assure proper use of City property. This permit must be in the possession of the User to whom it is issued and shown upon request to any of the above-mentioned representatives.

The user assumes personal liability and responsibility for any and all costs of cleanup of the premises, loss, breakage, damage to or removal of City property and further assumes liability and responsibility for the conduct and good order of the group and its invitees and guests.

The User shall be responsible for any and all loss, damage or injury to any and all personal property that it or its agents, representatives, invitees or guests, may bring to, store at, or leave at the Facility, and shall indemnify and hold harmless The City of Hastings and any department, agent, official and/or employee thereof for any personal injury incurred during, or as a result of such use. The User further agrees to abide by all procedures, policies, and rules governing use of the above-mentioned facility.

I have read and agree to the User Responsibilities as attached to this document.

User: J. Maizlich Mole J MAIZLICH MOLE Date: 24 FEB 2026

**PLEASE NOTE: APPROVAL IS REQUIRED FOR RESERVATION OF THIS FACILITY.**

FOR OFFICE USE ONLY	
Rental Fee: \$ <u>250</u> <input type="checkbox"/> Cash	Forward to City Council? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sec. Deposit \$ <u>300</u> <input checked="" type="checkbox"/> Check	
Staff: _____ <input type="checkbox"/> Credit	Comments: <u>(Council) must approve - collection of donations and sale of merchandise</u>
City Staff Approval: _____	<input type="checkbox"/> Approved
Date: _____	<input type="checkbox"/> Denied - reason for denial:
DENIAL - If denied, reason why:	



March 24, 2026

David J. Tossava, Mayor  
City of Hastings  
201 E. State St.  
Hastings, MI 49058

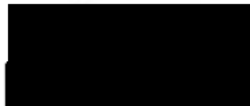
On March 5, 2026, I was appointed by Governor Gretchen Whitmer to serve as the Assessor Member of the Michigan Tax Tribunal. This appointment creates an incompatible public office with the City of Hasting Board of Review beginning on July 1, 2026. As such, this missive serves as the formal notification that I will be ending my membership in the Board of Review immediately.

No incompatible public office exists for being an alternate on the Zoning Board of Appeals, so with your blessing, I will continue to serve there.

Respectfully,



Rosemary Anger, MMAO GISP





# Regular Council Agenda Item Memorandum

**To: Hastings City Council**

**From: Sarah Moyer-Cale, City Manager**

**Subject: Resolution 2026-04 Opposition to the preemption of local zoning authority through the proposed “housing readiness” package**

**Meeting Date: April 13, 2026**

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## Recommended Action:

Motion to adopt **Resolution 2026-04** to oppose state preemption of local zoning authority through the proposed housing readiness package as presented.

## Background Information:

Legislators have signaled that a series of bills known collectively as the “Housing Readiness Package” is likely to be taken up for consideration later this month. These bills are intended to make housing easier and faster to build in Michigan, yet they strip local communities of zoning control and force everyone into a one-size-fits-all approach. Each community is unique and has complex capacity constraints and local market expectations, which are not acknowledged in these bills.

The City of Hastings has taken specific and successful measures to add housing to our city. This has been done through zoning changes and approvals as well as funding mechanisms that support housing at a range of affordability levels. These bills would eliminate much of the hard work that the housing committee and planning commission have done and risk the viability of future developments in the city.

I have included a summary of the bills for explanation, but complete versions can be accessed online. Resolution 2026-04 expresses opposition to these bills and highlights the meaningful work of the planning commission and city council toward championing housing options and affordability.

## Financial Implications:



# Regular Council Agenda Item Memorandum

None.

## Attachments:

- Resolution 2026-04
- SEMCOG summary of housing bills

**City Of Hastings**  
COUNTY OF BARRY, STATE OF MICHIGAN

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**RESOLUTION 2026-04**

**TO OPPOSE STATE PREEMPTION OF LOCAL ZONING AUTHORITY THROUGH THE  
PROPOSED HOUSING READINESS PACKAGE**

WHEREAS, the City of Hastings is granted the authority to regulate land use and local zoning by the Michigan Zoning Enabling Act; and

WHEREAS, the City of Hastings Master Plan, developed, reviewed, and approved by the City of Hastings through a democratic and public forum, has established the following housing-related goals to 1) Maintain existing housing stock and infrastructure 2) enact and enforce ordinances to ensure housing is safe and adequate, 3) raise awareness of housing needs and issues within the community, 4) provide for a wide variety of housing types, sizes, and densities, and 5) encourage residential development within areas targeted for growth and investment; and

WHEREAS, the City of Hastings has established a housing steering committee to study and recommend changes to the zoning ordinance to increase housing diversity, which has led to the approval of accessory dwelling units and two-family structures by right in certain zoning districts, as well as the creation of a three-four family dwelling overlay zoning district; and

WHEREAS, the City of Hastings has worked cooperatively with multiple developers to establish Planned Unit Developments that both create housing at affordable rates and fit the character and history of the neighborhoods; and

WHEREAS, due to these efforts in the past five years, the City has approved seven projects that include 497 new housing units and are actively considering two additional housing site plans before the City Planning Commission; and

WHEREAS, the City of Hastings has used traditional PILOT agreements, Workforce Housing PILOTs, traditional and housing brownfield TIF financing, tax incentives, and supported grants to assist with furthering its mission to improve and expand housing options in the City of Hastings; and

WHEREAS, the preemption of local planning and zoning authority through the proposed "Housing Readiness" legislative package would significantly set back the positive impact of the city's actions to improve housing opportunity in the City; and

WHEREAS, housing is more than a commodity to be manufactured, it is the building block of our neighborhoods and communities, and the preservation of zoning authority at the local level is essential for the realization of our community's self-established goals;

NOW, THEREFORE, BE IT RESOLVED, that the City of Hastings City Council formally opposes House Bills 5529 through 5532, as well as House Bills 5581 through 5585, and any related proposed legislation that preempts or limits local zoning and land use authority; and

BE IT FURTHER RESOLVED, that the Hastings City Council urges the Michigan Legislature to vote against the bills in their current form and to engage with local governments toward developing more effective housing policy that respects local control; and

BE IT FURTHER RESOLVED, that the City Clerk is directed to transmit copies of this resolution to Governor Gretchen Whitmer, Senator Thomas Albert, and Representative Gina Johnsen, the Michigan Municipal League, and other appropriate legislative leadership.

A motion to adopt the foregoing resolution being offered by Member \_\_\_\_\_, with support by Member \_\_\_\_\_:

YEAS:

NAYS:

ABSENT:

MOTION DECLARED ADOPTED.

I hereby certify that the foregoing resolution was adopted at a duly held and attended regular meeting the 13th day of April 2026 by the City Council of the City of Hastings, by a vote of \_\_\_\_\_ voting in favor thereof, \_\_\_\_\_members being absent, and \_\_\_\_\_ members voting against.

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Linda Perin, City Clerk

**House Bill 5529 (Rep. Kristian Grant) — Land Division Minimums**

Prohibits municipalities from establishing a minimum parcel size of more than 1,500 square feet for a parcel with a detached single-family residence that will be served by public water and sewer.

**House Bill 5530 (Rep. Jennifer Wortz) — Lot Size Minimums**

Prohibits municipalities from establishing a minimum parcel size of more than 1,500 square feet on land zoned for a detached single-family residence that will be served by public water and sewer.

**House Bill 5531 (Rep. Cynthia Neeley) — Site Plan Reviews & Shot Clock**

Requires local governments to develop and provide blank site plan application forms. Local governments could require any studies or other documents that are reasonably necessary to evaluate the proposal's nature, scope, and intensity as part of their review of the application.

After initial site plan approval, a local unit of government could not require the applicant to submit additional studies or other documents for the same application, or revise previously submitted studies or documents, unless necessary.

If the applicant seeks a change in the approved site plan, the local government cannot require additional studies or documents unless reasonably necessary for ensuring code compliance or addressing a public health or safety concern. The local government could not request additional studies or documents to impose new or additional requirements unrelated to the change or to reopen issues previously reviewed and approved.

Under the bill, local governments must decide on whether to approve, reject, or conditionally approve a site plan within 60 days of receiving the application. If rejected or conditionally approved, the decision must also include the specific reasons why and how it can be appealed.

**House Bill 5532 (Rep. Joseph Aragona) — Protest Petitions**

Currently, an amendment to a zoning ordinance by a city or village is subject to a protest petition. If a protest petition is submitted, then approval of the amendment requires a 2/3 vote of the legislative body.

If a zoning ordinance amendment increases the authorized number of dwelling units, the bill would require a protest petition to be signed by either or both of the following:

- The owners and any tenants of at least 60% of the area of land included in the proposed change
- The owners and any tenants of at least 60% of the area of land included within an area extending outward 300 feet from any point on the boundary of the land included in the proposed change

This is increased from 20% of owners or tenants in both cases, and an increase from 300 feet to 100 feet for the boundary of land included in the proposed change.

The bill also would add a requirement that the city or village clerk verify the land ownership of petition signers and otherwise determine the adequacy of the petition.

**House Bill 5581 (Rep. Tom Kunse) — Dwelling Size Minimums**

A zoning ordinance must not impose a minimum area requirement of greater than 500 square feet for a dwelling.

**House Bill 5582 (Rep. Kristian Grant) — Parking Minimums & Mobile Homes**

A zoning ordinance must not require more than one parking space, including guest parking, per dwelling unit for a multifamily residential use of property.

A zoning ordinance must not exclude mobile homes from residential zones, including for any aesthetic or material restrictions that aren't necessary for safety or are primarily intended to exclude them.

**House Bill 5583 (Rep. Matt Longjohn) — Setback Minimums**

For local units located in whole or in part within a Metropolitan Statistical Area (MSA) or adjacent to an MSA, zoning cannot require setbacks larger than:

- Front: 15 feet
- Side or rear: 5 feet

Allows up to a 25-foot setback from wetlands, inland lakes or streams, and high-water marks for the Great Lakes and Lake St. Clair.

**House Bill 5584 (Rep. Joey Andrews) — Duplexes**

Defines a duplex as a single building that contains two separate residential units on a single parcel, whether the separation is horizontal or vertical.

A duplex is a permitted use in any district in which a single-family residence is permitted, and the duplex is subject to the same permitting procedures as a single-family residence. No requirements related to the bulk or size of buildings that prevent the construction of duplexes with at least 1,000 square feet of habitable floor space per residential unit are permitted.

Zoning ordinances must not:

- Require the provision of more than one parking space, including guest parking, per residential unit for a duplex
- Require any aesthetic or material restrictions that are more restrictive than those applied to single-family residences.

A local government may adopt and enforce reasonable setbacks, dimensional, design, and permitting requirements for duplexes. However, such requirements must not be adopted for the purpose of prohibiting the construction or maintenance of duplexes.

**House Bill 5585 (Rep. Luke Meerman) — Mobile Homes & Accessory Dwelling Units**

A zoning ordinance must not exclude mobile homes from residential zones, including for any aesthetic or material restrictions that aren't necessary for safety or are primarily intended to exclude them.

Defines an accessory dwelling unit (ADU) as a secondary dwelling unit, whether constructed on-site or off-site, that is incidental to another dwelling unit located on the same parcel.

ADUs cannot be subject to discretionary approval or a public hearing if the following conditions are met:

- The ADU is not larger than either:
  - 800 square feet
  - 75% of the gross square footage of the incidental dwelling
- The ADU and incidental dwelling are set back at least 5 feet from the rear and side property lines
- The ADU is in a district where residential use is permitted
- The ADU is constructed in one of the following ways:
  - Within the current dwelling
  - Attached to or sharing a wall with the current dwelling
  - A separate structure on a parcel with the current dwelling

Further regulations on ADUs:

- In any zoning district with a maximum dwelling unit density, an ADU must be excluded from the calculation of the dwelling unit density
- An ADU is not subject to a parking space requirement
- ADUs are not subject to design, aesthetic, height, or placement requirements that are more restrictive than those applied to the incidental dwelling
- ADUs cannot be restricted to owner-occupancy requirements
- ADUs cannot be restricted from having a basement or be required to have a basement





# Regular Council Agenda Item Memorandum

**To: Hastings City Council**

**From: Sarah Moyer-Cale, City Manager**

**Subject: Resolution 2026-05 to Approve an Amendment to the Brownfield Redevelopment Plan related to the Bachman Fields development**

**Meeting Date: April 13, 2026**

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## Recommended Action:

Motion to adopt **Resolution 2026-05** to approve an amendment to the Brownfield Redevelopment Plan.

## Background Information:

Resolution 2026-05 would approve a Brownfield Plan that supports the development of 119 single-family housing units as approved in the Planned Unit Development site plan. The plan was reviewed by the Brownfield Redevelopment Authority on March 12, 2026, at which time a public hearing was also held. No public comment was received.

The BRA determined that strict compliance with the newly adopted incentive policy was not reasonable for this project, due in large part to the substantial infrastructure investment that is required and that the infrastructure will provide benefit to properties outside the immediate project area. They did, however, attempt to recommend a plan that is in keeping with the spirit and goals of the policy to the extent reasonable. The BRA prioritized the city's reimbursement for expenses over housing affordability, finding that housing affordability would be indirectly achieved through "freeing up" current housing stock at lower costs for families, in addition to the twelve homes within the project area, which will be income restricted for a 10-year period. The BRA also wanted to reduce costs for city taxpayers and utility users that would result from this project by the construction of a new water tower, transmission water main, and paving of Bachman Road. They are recommending the enclosed plan which can be summarized as follows:

- Construction of 119 single-family homes, 10% being income restricted



# Regular Council Agenda Item Memorandum

- Total capital investment of approximately \$43.9 million, including \$16,821,488 of eligible activities. Of these eligible activities, up to \$12,267,488 will be reimbursed to the developer and \$4,554,000 to the City for its infrastructure investments.
- Proportional share of tax increment revenue to be shared between the Developer and the City at a rate of 69.54% to 30.46% until costs are reimbursed.
- Plan to be 29 years, inclusive of 5 years of capture for Local Brownfield Revolving Fund, if desired.

Critically, significant infrastructure investment is necessary for this project. Phase one of the project can proceed without city investment. Phases two through four require the construction of a water tower, a transmission main, and paving Bachman Road. We do not yet have firm cost estimates on these items, and regardless of actual cost, reimbursement through TIF capture is limited to no more than \$4,554,000 under this plan. If the developer does not complete their housing development, tax capture will be significantly impacted, reducing the amount the city can retain in reimbursement. It is estimated that the cost of the water tower would increase water bills for all customers by about \$70/year without TIF capture. It is likely that in the earlier years of the TIF plan, the reimbursement to the city will not be adequate to cover the entire loan payment for the tower, requiring utility fees to cover a portion of the expenses, or the city could use proceeds from a previous easement sale.

Financial Implications:

Described above.

Attachments:

- Resolution 2026-05
- Proposed Brownfield Plan for Bachman Fields

**Resolution 2026-05**

**RESOLUTION TO APPROVE AN AMENDMENT TO THE BROWNFIELD  
REDEVELOPMENT PLAN**

Councilmember \_\_\_\_\_, supported by Councilmember \_\_\_\_\_, moved the adoption of the following resolution:

**WHEREAS**, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 et seq. ("Act 381"), the City of Hastings Council previously created the City of Hastings Brownfield Redevelopment Authority (the "Authority") and established the boundaries of the Authority district.

**WHEREAS**, Act 381 permits the Brownfield Plan to be amended pursuant to the same procedures necessary for approval of the original Brownfield Plan.

**WHEREAS**, the proposed amendment would involve the construction of 119 new single-family homes, of which twelve units will be rented to residents at or below 100% of the Area Median Income for a period of ten years (the "Amendment").

**WHEREAS**, the Authority has, pursuant to Act 381 and Resolution No. 2025-30, held a public hearing on the Amendment.

**WHEREAS**, pursuant to Act 381, the City provided timely notice of the public hearing and the Amendment to the taxing jurisdictions that levy taxes subject to capture under Act 381.

**WHEREAS**, the City Council has, pursuant to Act 381, determined that the Amendment constitutes a public purpose.

**NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:**

1. That the Amendment is hereby approved.
2. That a copy of the Amendment be held in the Department of Community Development of the City located at City Hall, 201 E. State Street, Hastings, MI 49058, for public examination and inspection and shall also be available upon calling the City's Department of Community Development at (269) 945-2468.
3. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

A motion to adopt the foregoing resolution being offered by Member \_\_\_\_\_, with support by Member \_\_\_\_\_:

YEAS:

NAYS:

ABSENT:

MOTION DECLARED ADOPTED.

I hereby certify that the foregoing resolution was adopted at a duly held and attended regular meeting the 13<sup>th</sup> day of April 2026 by the City Council of the City of Hastings, by a vote of \_\_\_\_\_ member(s) voting in favor thereof and \_\_\_\_\_ member(s) voting against, and \_\_\_\_\_ member(s) absent.

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Linda Perin, City Clerk

# **ACT 381 BROWNFIELD PLAN**

**Michigan Housing Partnership, LLC  
Bachman Fields  
Barry County, City of Hastings  
City of Hastings Brownfield Redevelopment Authority**

**March 30, 2026**



**Prepared by**  
Michigan Growth Advisors  
100 W Michigan Avenue  
Suite #200  
Kalamazoo, MI 49007

**Approved by the City of Hastings Brownfield Redevelopment Authority on \_\_\_\_\_**

**Approved by the City of Hastings on \_\_\_\_\_**

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- Attachment C Site Plan
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# ACT 381 BROWNFIELD PLAN

## 1.0 INTRODUCTION

### 1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment consists of one vacant parcel totaling approximately 39.17 acres in the City of Hastings. The project will involve preparing the site for development to make way for 119 new single-family homes. The project expects to income restrict approximately 12 (10%) of the single-family homes to households at or below 100% of Area Median Income (AMI) rents for a duration of 10 years. The balance of the units are expected to be offered with a mix of for-sale and for-rent at market rates. The homes are expected to be built over a 7-year period, with approximately 24 homes delivered following the first year of construction and approximately 16 homes per year thereafter. The income-restricted rental units are expected to be constructed in Year 1.

The total capital investment on the project is expected to be approximately \$43.9 million. Construction on the project is planned to begin in the spring of 2026 and will be completed by summer of 2032.

The project will be undertaken by two affiliated entities commonly owned and controlled by the principals of Allen Edwin Homes: Michigan Housing Partnership, LLC, which is responsible for land acquisition, and a special purpose LLC, which will be established to own and operate the project and receive benefits under the brownfield plan (collectively "the Developer"). Green Development Ventures, LLC and Allen Edwin Residential Builders, LLC (dba Allen Edwin Homes) will serve as General Contractor and will administer the construction of the project.

### 1.2 Identification of Housing Need

#### Specific Housing Need

According to the Barry County Housing Toolkit completed in June 2023 in partnership between the Barry Community Foundation and Barry County Chamber & Economic Development Alliance, there is a significant housing shortage in Barry County. The county population is expected to grow by approximately 3.6% between 2020 to 2030, with a population increase of 2,227 persons. The report indicates an estimate 356 new acres of land is needed to support housing for the projected population growth. In the City of Hastings specifically, there is an estimated 10% increase in housing demand due in part to a younger population with a strong local workforce and growing families. Approximately 47.5% of the population is under the age of 40.

According to the Statewide Housing Plan, this project is located in the "Hastings" market of the Partnership F region. In this market, the median year built of the existing housing stock is 1974, with 44.6% of the existing housing stock being built

prior to 1970. Additionally, the for-rent vacancy in this area is 0.4% and the for-sale vacancy in this area is 0.2%, indicating an undersupplied housing market. This market also shows 33% of renter households are overburdened. The delivery of new single-family homes with a portion of homes reserved for income-restricted households will help alleviate the undersupplied market, will alleviate the proportion of households that are cost burdened and will help stabilize an aging housing stock.

#### Job Growth Data

According to the Michigan Department of Technology, Management & Budget, the Barry County population is expected to grow by approximately 4.02% between 2025 and 2030 to 67,522. The total labor force in Barry County is also expected to grow by 2.3% between 2024 to 2028. This growth surpasses statewide average employment growth, indicating absorption of new housing units will be higher than average.

### **1.3 Eligible Property Information**

#### Basis of Eligibility

Section 2(y)(i) of Public Act 381 of 1996 ("Act 381"), as amended, defines "Housing Property" as "A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling." The development proposes 119 housing units on Parcel #55-135-001-02, thus this parcel is eligible property under Act 381.

#### Location and Legal Description

900 Bachman Rd  
Hastings, MI 49058

Parcel ID: 55-135-001-02

39.17 Acres

#### **Legal Description**

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 3 NORTH, RANGE 8 WEST, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, EXCEPTING THEREFROM THE SOUTH 220 FEET OF THE EAST 165 FEET THEREOF . SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES FOR BACHMAN ROAD, AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD SPLIT/COMBINED ON 01/13/2017 FROM 55-135-001-00;

### **2.0 Information Required by Section 13(2) of the Statute**

#### **2.1 Description of Costs to Be Paid for With Tax Increment Revenues**

Tax increment revenues will be used to reimburse Michigan Housing Partnership, LLC ("Developer") and the City of Hastings for the cost of eligible activities as authorized by Act 381. Michigan State Housing Development Authority ("MSHDA") approved non-environmental eligible activities and statutorily approved EGLE environmental eligible activities will be reimbursed with local and school tax increment revenues ("TIR").



The total cost of eligible activities including contingency are anticipated to be \$16,821,488. Interest on unreimbursed eligible activities is also included as an eligible activity, which is estimated to be \$2,876,329. Costs incurred by Developer are anticipated to cost \$12,267,488. Costs incurred by the City of Hastings are anticipated to cost \$4,554,000. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$1,722,440. Administrative costs captured by the Brownfield Redevelopment Authority are anticipated to be \$7,500 annually through the duration of capture, totaling \$217,500. The estimated cost of all eligible activities under this plan are summarized in Table 1.

#### Environmental Activities

Department Specific Activities in this Plan include a Phase I Environmental Site Assessment (“ESA”).

#### Non-Environmental Activities

Because the basis of property eligibility is “Housing Property” under Public Act 381, additional non-environmental costs can be reimbursed through a brownfield plan. This plan provides for reimbursement of eligible “housing development activities” including reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households, and site preparation and infrastructure activities that are necessary for new housing development for income qualified households on eligible property.

## 2.2 **Summary of Eligible Activities**

### 2.2..1 Phase I & Phase II ESA, BEA and Due Care Plan

A Phase I ESA will be required for the project and is anticipated to cost \$5,000. This is a cost statutorily approved for reimbursement with school taxes.

### 2.2..2 Infrastructure

Infrastructure activities will include road construction, water tower construction, pipework, sidewalks, sewer and water mains, connections and fees, gas and electric infrastructure, driveways, and site lighting. Engineering and design of these activities are also included as eligible activities. Infrastructure costs incurred by Developer are expected to cost \$6,843,016. Infrastructure costs incurred by the City of Hastings, including road construction and water tower construction, are expected to cost \$3,960,000. The total combined cost of these infrastructure activities is anticipated to be \$10,803,016.

2.2.3 Site Preparation

Site preparation activities will include clearing, grading, soil erosion, fill, land balancing, and temporary drives. Engineering and design of these activities are also included as eligible activities. The total cost of these site preparation activities is anticipated to be \$2,142,000.

2.2.4 Interest

Financing costs for the project are considered an eligible activity. This plan allows for 2.5% simple interest rate on the developer's unreimbursed eligible activities. The total interest associated with eligible activities is anticipated to be \$2,876,329.

2.2.5 Contingency

A 15% contingency on infrastructure and site preparation activities is included as an eligible activity. The contingency is estimated to be \$1,941,752 and is not calculated on housing development activities. The contingency associated with Developer incurred eligible activities is \$1,347,752. The contingency associated with City of Hastings incurred eligible activities is \$594,000.

2.2.6 Financing Gap

Housing development activities, related to reimbursement provided to the developer to fill a financing gap associated with the development of housing units priced for income qualified households' units, are included as eligible activities. The financing gap is calculated utilizing the Total Housing Subsidy formula developed by MSHDA and is anticipated to be \$185,472 in year one of the Plan. With a MSHDA Control Rent of \$3,800 for a 4-Bedroom unit, the annual rent loss and total rent loss over the term of a 10-year affordability period are delineated below. There are anticipated to be 12 income qualified units as a part of this development. Project rents are based on 100% AMI Rents in Barry County net of utilities for a four-bedroom detached unit in Region C. In 2025, 100% AMI rent limit for a 4-bedroom unit is \$3,005.

Type	MSHDA Control Rent	Project Rent	Rent Loss	Income Qualified Units	Annual Loss	Total Loss
4-Bed	\$3,800	\$2,512	\$15,456	12	\$185,472	\$1,854,720

2.2.7 Brownfield Plan and Act 381 Work Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$25,000.

2.2..8 Brownfield Plan Implementation

The cost of implementing the Brownfield Plan is anticipated to be \$50,000.

2.2..9 Local Brownfield Revolving Fund

Capture to the Local Brownfield Revolving Fund is anticipated to be \$5,001,315. The City of Hastings Brownfield Redevelopment Authority may capture to the Local Brownfield Revolving Fund at its discretion, for up to 5 years following eligible activity reimbursement.

**2.3 Estimate of Captured Taxable Value and Tax Increment Revenues**

An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

**2.4 Method of Financing and Description of Advances Made by the Municipality**

The developer's eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying reimbursement agreement. The City of Hastings is anticipated to fund a portion of the eligible activities related to road construction and water tower construction which is expected to be reimbursed through this Brownfield Plan.

**2.5 Maximum Amount of Note or Bonded Indebtedness**

No note or bonded indebtedness for this project is anticipated at this time. Therefore, this section is not applicable.

**2.6 Duration of Brownfield Plan**

The duration of this plan is estimated to be 29 years, inclusive of 5 years of capture to the Local Brownfield Revolving Fund. It is estimated that the redevelopment of the property will be completed in 2032, and that full recapture of eligible costs and eligible administrative costs of the authority will continue until 2055. Capture of TIR is expected to begin in 2027, however could be delayed for up to 5 years after the approval of this plan as permitted by Act 381. In no event shall capture extend beyond 30 years as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

**2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

**2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property**

The property consists of one parcel which is approximately 39.17 acres in size and is located at 900 Bachman Rd, in the City of Hastings, Barry County (Parcel Identification

55-135-001-02). A legal description of the properties along with a scaled map showing eligible property dimensions, is attached as Figure 1.

The parcel is considered "eligible property" due to the development of residential housing units on the property, as defined within the definition of "Housing Property" in Section 2(y) of Public Act 381 of 1996, as amended.

Taxable personal property, if any, is included in this plan.

**2.9 Estimates of Residents and Displacement of Individuals/Families**

No persons reside at the property therefore this section is not applicable.

**2.10 Plan for Relocation of Displaced Persons**

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

**2.11 Provisions for Relocation Costs**

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

**2.12 Strategy for Compliance with Michigan's Relocation Assistance Law**

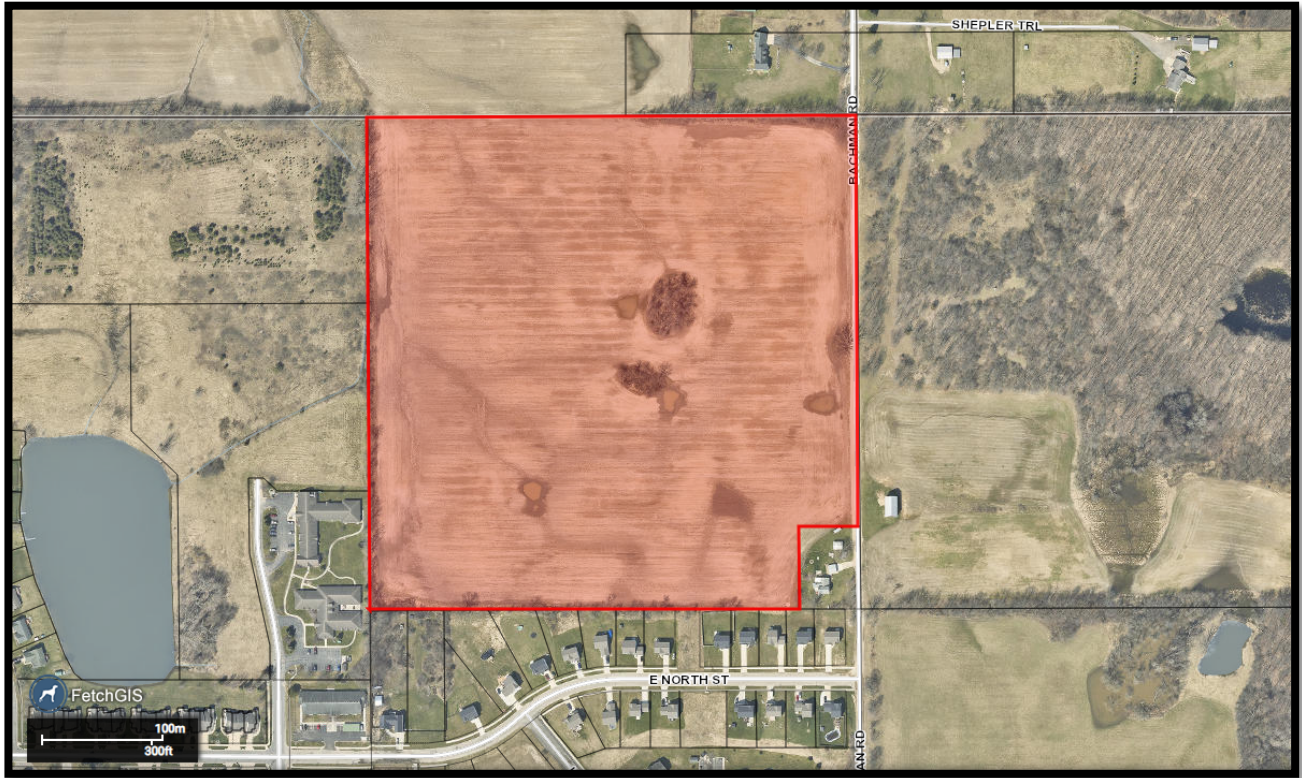
No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

**2.13 Other Material that the Authority or Governing Body Considers Pertinent**

None.

# Figure 1

## Legal Description and Eligible Property Map



**900 Bachman Rd  
Hastings, MI 49058**

Parcel ID: 55-135-001-02

39.17 Acres

### **Legal Description:**

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 3 NORTH, RANGE 8 WEST, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, EXCEPTING THEREFROM THE SOUTH 220 FEET OF THE EAST 165 FEET THEREOF . SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES FOR BACHMAN ROAD, AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD SPLIT/COMBINED ON 01/13/2017 FROM 55-135-001-00;

# **Table 1**

## **Eligible Activity Costs**



**Eligible Activities Table**  
 Bachman Fields  
**Michigan Housing Partnership, LLC**  
 Hastings, Michigan  
 March 2026

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
<b>Department Specific Activities Sub-Total</b>	\$ 5,000	<b>Summer 2025</b>
<i>Environmental Site Assessment</i>	\$ 5,000	
<b>EGLE Eligible Activities Sub-Total</b>	<b>\$ 5,000</b>	
MSDHA Housing Development Activities Costs and Schedule		
MSHDA Eligible Activities	Cost	Completion Season/Year
<b>City Funded Infrastructure Sub-Total</b>	\$ 3,960,000	<b>Fall 2027</b>
<i>Road Construction and Water tower</i>	\$ 3,960,000	
<b>Developer Funded Infrastructure Sub-Total</b>	\$ 6,843,016	<b>Fall 2031</b>
<i>Pipework, Roadwork, Sidewalks</i>	\$ 4,905,000	
<i>Sewer and Water Mains, Connections and Fees</i>	\$ 697,816	
<i>Gas and Electric Infrastructure</i>	\$ 476,000	
<i>Driveways</i>	\$ 452,200	
<i>Site Lighting</i>	\$ 13,200	
<i>Design, Engineering, and Inspections of Above</i>	\$ 298,800	
<b>Site Preparation Sub-Total</b>	\$ 2,142,000	<b>Fall 2031</b>
<i>Clearing, Grading, Soil Erosion, Fill, Land Balance, Temporary Drives</i>	\$ 2,142,000	
<b>Affordable Housing Financing Gap</b>	\$ 1,854,720	
<b>Brownfield Plan/Act 381 Work Plan</b>	\$ 25,000	<b>Fall 2025</b>
<b>Brownfield Plan Implementation</b>	\$ 50,000	
<b>MSHDA Eligible Activities Sub-Total</b>	<b>\$ 14,874,736</b>	
<b>Contingency (15%)</b>	\$ 1,941,752	
<b>Interest</b>	\$ 2,876,329	
<b>Total Brownfield Eligible Activities</b>	<b>\$ 19,697,817</b>	

# **Table 2**

## **Tax Capture Schedule**







**Tax Increment Revenue Capture Estimates**  
 Bachman Fields  
**Michigan Housing Partnership, LLC**  
 Hastings, Michigan  
 March 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	TOTAL
Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
*Base Taxable Value	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ 43,666	\$ -
Estimated New TV	\$ 29,222,393	\$ 29,806,841	\$ 30,402,978	\$ 31,011,038	\$ 31,631,258	\$ 32,263,884	\$ 32,909,161	\$ 33,567,344	\$ 34,238,691	\$ 34,923,465	\$ 35,621,934	\$ 36,334,373	\$ -
Incremental Difference (New TV - Base TV)	\$ 29,178,727	\$ 29,763,175	\$ 30,359,312	\$ 30,967,372	\$ 31,587,592	\$ 32,220,218	\$ 32,865,495	\$ 33,523,678	\$ 34,195,025	\$ 34,879,799	\$ 35,578,268	\$ 36,290,707	\$ -

School Capture	Millage Rate	18	19	20	21	22	23	24	25	26	27	28	29	TOTAL
State Education Tax (SET)	6.0000	\$ 175,072	\$ 178,579	\$ 182,156	\$ 185,804	\$ 189,526	\$ 193,321	\$ 197,193						\$ 3,444,879
School Operating Tax	17.6244	\$ 171,419	\$ 174,853	\$ 178,355	\$ 181,927	\$ 185,571	\$ 189,287	\$ 193,078						\$ 3,372,996
<b>School Total</b>	<b>23.6244</b>	<b>\$ 346,492</b>	<b>\$ 353,432</b>	<b>\$ 360,511</b>	<b>\$ 367,731</b>	<b>\$ 375,096</b>	<b>\$ 382,609</b>	<b>\$ 390,271</b>	\$ -	\$ -	\$ -	\$ -	\$ -	<b>\$ 6,817,875</b>

Local Capture	Millage Rate	18	19	20	21	22	23	24	25	26	27	28	29	TOTAL
BC Operating	5.1043	\$ 148,937	\$ 151,920	\$ 154,963	\$ 158,067	\$ 161,233	\$ 164,462	\$ 167,755	\$ 171,115	\$ 174,542	\$ 178,037	\$ 181,602	\$ 185,239	\$ 3,821,150
City Operating	15.6059	\$ 455,360	\$ 464,481	\$ 473,784	\$ 483,274	\$ 492,953	\$ 502,825	\$ 512,896	\$ 523,167	\$ 533,644	\$ 544,331	\$ 555,231	\$ 566,349	\$ 11,682,795
City Cemetery	0.8846	\$ 25,812	\$ 26,329	\$ 26,856	\$ 27,394	\$ 27,942	\$ 28,502	\$ 29,073	\$ 29,655	\$ 30,249	\$ 30,855	\$ 31,473	\$ 32,103	\$ 662,224
BC Charlton Pk	0.2449	\$ 7,146	\$ 7,289	\$ 7,435	\$ 7,584	\$ 7,736	\$ 7,891	\$ 8,049	\$ 8,210	\$ 8,374	\$ 8,542	\$ 8,713	\$ 8,888	\$ 183,336
BC COA	0.4940	\$ 14,414	\$ 14,703	\$ 14,998	\$ 15,298	\$ 15,604	\$ 15,917	\$ 16,236	\$ 16,561	\$ 16,892	\$ 17,231	\$ 17,576	\$ 17,928	\$ 369,815
BC 911	0.9798	\$ 28,589	\$ 29,162	\$ 29,746	\$ 30,342	\$ 30,950	\$ 31,569	\$ 32,202	\$ 32,847	\$ 33,504	\$ 34,175	\$ 34,860	\$ 35,558	\$ 733,492
BC Transit	0.2328	\$ 6,793	\$ 6,929	\$ 7,068	\$ 7,209	\$ 7,354	\$ 7,501	\$ 7,651	\$ 7,804	\$ 7,961	\$ 8,120	\$ 8,283	\$ 8,448	\$ 174,277
BISD Operating	0.1112	\$ 3,245	\$ 3,310	\$ 3,376	\$ 3,444	\$ 3,513	\$ 3,583	\$ 3,655	\$ 3,728	\$ 3,802	\$ 3,879	\$ 3,956	\$ 4,036	\$ 83,246
BISD Spec Ed	2.0598	\$ 60,102	\$ 61,306	\$ 62,534	\$ 63,787	\$ 65,064	\$ 66,367	\$ 67,696	\$ 69,052	\$ 70,435	\$ 71,845	\$ 73,284	\$ 74,752	\$ 1,541,995
HSD Sinking 2024	0.9344	\$ 27,265	\$ 27,811	\$ 28,368	\$ 28,936	\$ 29,515	\$ 30,107	\$ 30,710	\$ 31,325	\$ 31,952	\$ 32,592	\$ 33,244	\$ 33,910	\$ 699,505
<b>Local Total</b>	<b>26.6517</b>	<b>\$ 777,663</b>	<b>\$ 793,239</b>	<b>\$ 809,127</b>	<b>\$ 825,333</b>	<b>\$ 841,863</b>	<b>\$ 858,724</b>	<b>\$ 875,921</b>	<b>\$ 893,463</b>	<b>\$ 911,356</b>	<b>\$ 929,606</b>	<b>\$ 948,221</b>	<b>\$ 967,209</b>	<b>\$ 19,951,836</b>

Non-Capturable Millages	Millage Rate	18	19	20	21	22	23	24	25	26	27	28	29	TOTAL
HSD Debt 2010	0.6000	\$ 17,507	\$ 17,858	\$ 18,216	\$ 18,580	\$ 18,953	\$ 19,332	\$ 19,719	\$ 20,114	\$ 20,517	\$ 20,928	\$ 21,347	\$ 21,774	\$ 449,168
HSD Debt 2015	4.5000	\$ 131,304	\$ 133,934	\$ 136,617	\$ 139,353	\$ 142,144	\$ 144,991	\$ 147,895	\$ 150,857	\$ 153,878	\$ 156,959	\$ 160,102	\$ 163,308	\$ 3,368,763
HSD Debt 2023	0.7500	\$ 21,884	\$ 22,322	\$ 22,769	\$ 23,226	\$ 23,691	\$ 24,165	\$ 24,649	\$ 25,143	\$ 25,646	\$ 26,160	\$ 26,684	\$ 27,218	\$ 561,460
<b>Total Non-Capturable Taxes</b>	<b>5.8500</b>	<b>\$ 170,696</b>	<b>\$ 174,115</b>	<b>\$ 177,602</b>	<b>\$ 181,159</b>	<b>\$ 184,787</b>	<b>\$ 188,488</b>	<b>\$ 192,263</b>	<b>\$ 196,114</b>	<b>\$ 200,041</b>	<b>\$ 204,047</b>	<b>\$ 208,133</b>	<b>\$ 212,301</b>	<b>\$ 4,379,392</b>
	56.1261													
	56.1261													
<b>Total Tax Increment Revenue (TIR) Available for Capture</b>		<b>\$ 1,124,154</b>	<b>\$ 1,146,671</b>	<b>\$ 1,169,638</b>	<b>\$ 1,193,064</b>	<b>\$ 1,216,959</b>	<b>\$ 1,241,332</b>	<b>\$ 1,266,193</b>	<b>\$ 893,463</b>	<b>\$ 911,356</b>	<b>\$ 929,606</b>	<b>\$ 948,221</b>	<b>\$ 967,209</b>	<b>\$ 26,769,711</b>

Footnotes:

Average Home taxable Value	\$ 175,000
Percentage of Homestead units	67%

# **Table 3**

## **Reimbursement Schedule**





Tax Increment Revenue Reimbursement Allocation Table  
 Bachman Fields  
 Michigan Housing Partnership, LLC  
 Hastings, Michigan  
 March 2026

	21	22	23	24	25	26	27	28	29	TOTAL
	2047	2048	2049	2050	2051	2052	2053	2054	2055	
Total State Incremental Revenue	\$ 367,731	\$ 375,096	\$ 382,609	\$ 390,271						\$ 6,817,875
State Brownfield Redevelopment Fund (50% of State TIR)	\$ 92,902	\$ 94,763	\$ 96,661	\$ 98,596						\$ 1,722,440
<b>State TIR Available for Reimbursement</b>	<b>\$ 274,829</b>	<b>\$ 280,334</b>	<b>\$ 285,948</b>	<b>\$ 291,675</b>	\$ -	\$ -	\$ -	\$ -	\$ -	<b>\$ 5,095,436</b>
Total Local Incremental Revenue	\$ 825,333	\$ 841,863	\$ 858,724	\$ 875,921	\$ 893,463	\$ 911,356	\$ 929,606	\$ 948,221	\$ 967,209	\$ 19,951,836
BRA Administrative Fee	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 217,500
<b>Local TIR Available for Reimbursement</b>	<b>\$ 817,833</b>	<b>\$ 834,363</b>	<b>\$ 851,224</b>	<b>\$ 868,421</b>	<b>\$ 885,963</b>	<b>\$ 903,856</b>	<b>\$ 922,106</b>	<b>\$ 940,721</b>	<b>\$ 959,709</b>	<b>\$ 19,734,336</b>
<b>Total State &amp; Local TIR Available</b>	<b>\$ 1,092,662</b>	<b>\$ 1,114,697</b>	<b>\$ 1,137,172</b>	<b>\$ 1,160,096</b>	<b>\$ 885,963</b>	<b>\$ 903,856</b>	<b>\$ 922,106</b>	<b>\$ 940,721</b>	<b>\$ 959,709</b>	
<b>DEVELOPER</b>										
DEVELOPER Eligible Activity Balance	\$ 2,887,486	\$ 1,777,668	\$ 640,497	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)
CITY Eligible Activity Balance	\$ 4,879	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
-----										
-----										
MSHDA Gap Calc. Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,854,720
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,775
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,453,945
<b>Total Gap Calc. Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,854,720</b>
<b>Housing Development Reimbursement</b>										
State Tax Reimbursement	\$ 191,114	\$ 2,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,407,768
Local Tax Reimbursement	\$ 568,714	\$ 8,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,670,301
<b>Total MSHDA Reimbursement Balance</b>	<b>\$ 11,151</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,737,467</b>
<b>EGLE Reimbursement</b>										
State Tax Reimbursement	\$ 92	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Local Tax Reimbursement	\$ 273	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,283
<b>Total EGLE Reimbursement Balance</b>	<b>\$ 5</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,717</b>
<b>City of Hastings Reimbursement</b>										
State Tax Reimbursement	\$ 83,623	\$ 1,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,554,000
Local Tax Reimbursement	\$ 248,845	\$ 3,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,168,637
<b>Total City Reimbursement Balance</b>	<b>\$ 4,879</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,385,363</b>
<b>Interest Accrual</b>										
State Tax Reimbursement	\$ 279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,876,329
Local Tax Reimbursement	\$ -	\$ 276,817	\$ 285,948	\$ 161,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 723,800
<b>Total Interest Reimbursement Balance</b>	<b>\$ 2,876,329</b>	<b>\$ 1,777,668</b>	<b>\$ 640,497</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,152,528</b>
<b>Total Annual Developer Reimbursement</b>	<b>\$ 760,193</b>	<b>\$ 1,109,817</b>	<b>\$ 1,137,172</b>	<b>\$ 640,497</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,143,817</b>
<b>Total Annual City Reimbursement</b>	<b>\$ 332,469</b>	<b>\$ 4,879</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,554,000</b>
<b>LOCAL BROWNFIELD REVOLVING FUN</b>										
<b>LBRF Deposits *</b>										
State Tax Capture	\$ -	\$ -	\$ -	\$ 388,960	\$ 885,963	\$ 903,856	\$ 922,106	\$ 940,721	\$ 959,709	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,001,315
<b>Total LBRF Capture</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 388,960</b>	<b>\$ 885,963</b>	<b>\$ 903,856</b>	<b>\$ 922,106</b>	<b>\$ 940,721</b>	<b>\$ 959,709</b>	<b>\$ 5,001,315</b>

\* Up to five years of capture for LBRF Deposits

**Footnotes:**

--

# **Attachment A**

## **Brownfield Plan Resolutions**

# **Attachment B**

## **Reimbursement Agreement**

# **Attachment C**

## **Site Plan**



06-005-021-15  
NORTHERN MEADOWS FARMS, LLC

HASTINGS CHARTER  
TOWNSHIP

06-005-021-10  
ISAAC & KIRALEE SOLMES

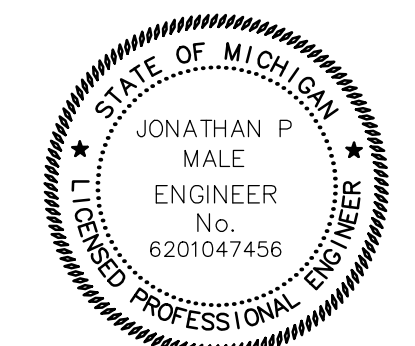
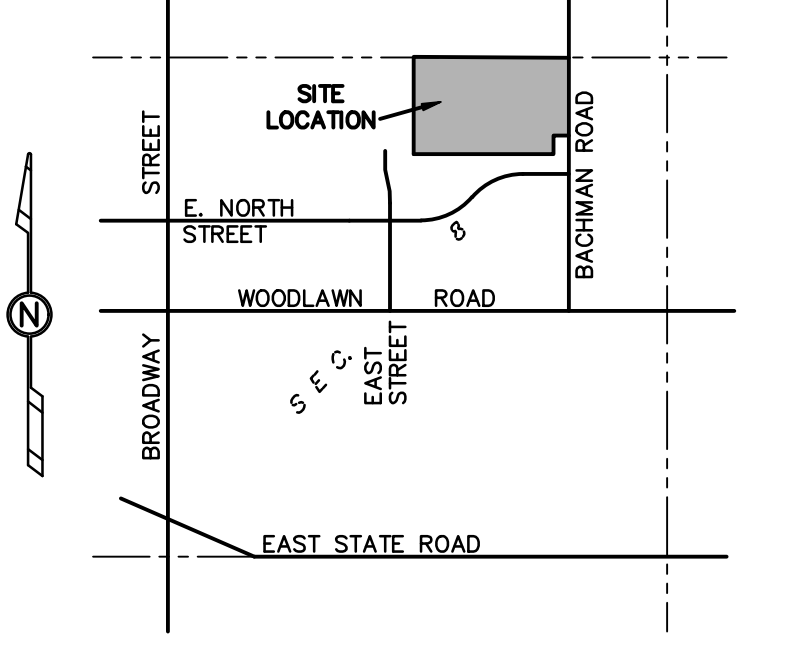
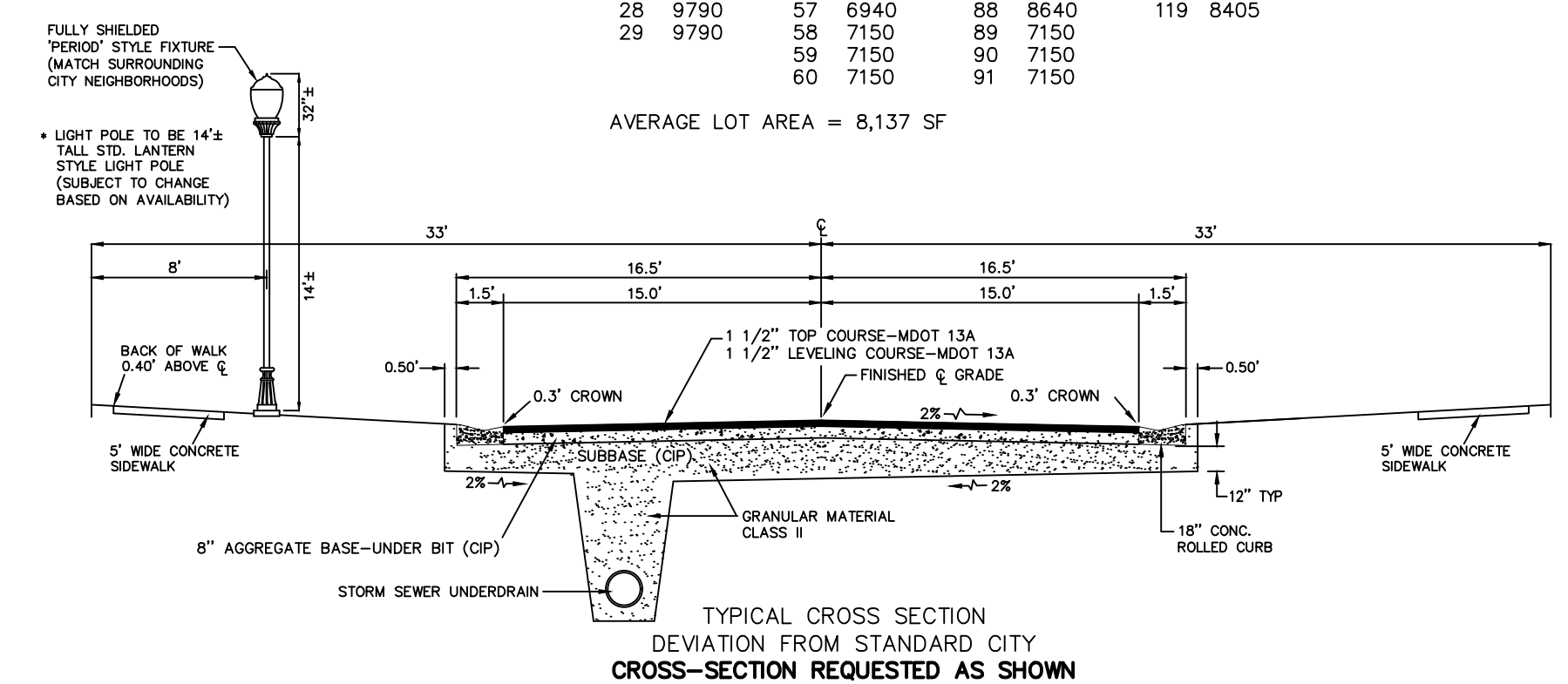
Description:  
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 3 NORTH, RANGE 8 WEST, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, EXCEPTING THEREFROM THE SOUTH 220 FEET OF THE EAST 165 FEET THEREOF. SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES FOR BACHMAN ROAD, AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORDSPLIT/COMBINED ON 01/13/2017 FROM 55-135-001-00

- ZONING NOTES:
- R-1A DISTRICT REGULATIONS (FOR REFERENCE ONLY)
    - A. FRONT SETBACK: 30'
    - B. SIDE SETBACK: 7' (18' TOTAL)
    - C. REAR SETBACK: 25'
    - D. MINIMUM LOT AREA: 9,900 SF
    - E. MINIMUM LOT WIDTH: 75'
  - PUD ORDINANCE (PUD) REQUIREMENTS
    - A. FRONT SETBACK: 24'
    - B. SIDE SETBACK: 6' (15' TOTAL)
    - C. REAR SETBACK: 20'
    - D. MINIMUM UNIT AREA: 6,500 SF MIN (7000 SF AVERAGE)
    - E. MINIMUM UNIT WIDTH: 60'
    - F. PROP DENSITY: 119 UNITS/38.25 AC = 3.11 UNITS/AC (ALLOWABLE DENSITY: 4 UNITS/AC)
  - AREA BREAKDOWN:
 

AREA	PERCENTAGE
EX ROADWAY	0.84 AC. 2.1%
PROP ROADWAY	7.75 AC. 19.8%
OPEN SPACE	6.32 AC. 16.2%
DETENTION	1.95 AC. 5.0%
LOTS	22.23 AC. 56.9%
TOTAL	39.09 AC. 100%
  - STREET LIGHTS ARE SHOWN CONCEPTUALLY. FINAL DESIGN AND LOCATION BY CONSUMERS ENERGY.
  - EACH LOT WILL CONTAIN (1) STREET TREE. CORNER LOTS WILL CONTAIN (2) TREES.
  - ROADS WILL BE PUBLIC AND THE SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
  - WETLAND AREAS WERE IDENTIFIED BY ARTEMIS ENVIRONMENTAL IN OCTOBER 31, 2024 REPORT.
  - PHASE BREAKDOWN:
    - PHASE 1: LOTS 1-28 7.50 AC.
    - PHASE 2: LOTS 29-57 8.15 AC.
    - PHASE 3: LOTS 58-84 9.22 AC.
    - PHASE 4: LOTS 85-119 13.38 AC.

#	AREA	#	AREA	#	AREA	#	AREA
1	12468	30	9790	61	8030	92	7150
2	9570	31	9790	62	9690	93	7150
3	9570	32	11400	63	8765	94	7150
4	8250	33	10500	64	13295	95	7150
5	8250	34	9750	65	11555	96	7150
6	8250	35	9750	66	11720	97	7200
7	8250	36	9740	67	12990	98	14580
8	8250	37	17860	68	7475	99	10590
9	8250	38	14140	69	7400	100	6730
10	9465	39	7770	70	7400	101	6650
11	7770	40	7150	71	7400	102	6650
12	7150	41	7150	72	7400	103	6650
13	7400	42	7150	73	7400	104	6650
14	7400	43	7150	74	7130	105	6650
15	7400	44	7150	75	8105	106	6650
16	7400	45	7150	76	9875	107	6650
17	7400	46	7490	77	8760	108	6650
18	7400	47	8350	78	8890	109	6650
19	7400	48	7700	79	14395	110	6650
20	7400	49	7120	80	9305	111	8480
21	7770	50	7120	81	9055	112	6855
22	7770	51	7750	82	10265	113	6820
23	7755	52	6940	83	7630	114	10555
24	9790	53	6940	84	7150	115	7655
25	9790	54	6940	85	9030	116	7720
26	9790	55	64140	86	9025	117	8730
27	9790	56	6940	87	8965	118	9980
28	9790	57	6940	88	8640	119	8405
29	9790	58	7150	89	7150		
		59	7150	90	7150		
		60	7150	91	7150		

AVERAGE LOT AREA = 8,137 SF



**PLANNED UNIT DEVELOPMENT**  
**SITE DEVELOPMENT & NATURAL FEATURES PLAN**  
**BACHMAN FIELDS**  
 FOR: ALLEN EDWIN HOMES  
 ATTN: CHRIS KOHANE  
 795 CLYDE COURT SW  
 BYRON CENTER, MI 49315  
 PART OF THE NW 1/4, SECTION 8, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN

**exel engineering, inc.**  
 planners • engineers • surveyors  
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509  
 Phone: (616) 531-3660 www.exelengineering.com

04/09/25	REV PER CITY	MK
03/06/25	REV PER PLANNING COMMISSION	MK
02/06/25	REVISED TO PUD	MW
04/25	REVISION	BY

DRAWN BY: MDW  
 PROJ. ENG.: JM  
 APPROVED BY: JM  
 FILE NO.: 241797E  
 DATE: 12/12/2024

**SHEET 1 of 3**

SCALE: 1" = 80'

P:\Projects\2024\241797\Drawings\241797P.dwg, 01\_SCP\_49/2025 2:54:28 PM, jmale



# **Attachment D**

## **Housing Study**

An excerpt of the Barry County Housing Toolkit dated June 2023, completed in partnership with the Barry Community Foundation and the Barry County Chamber and Economic Development Alliance is included as an attachment to this Plan. The full report can be accessed here: <https://www.barrycf.org/community-engagement/community-initiatives/affordable-housing/>

BARRY COUNTY, MI

# HOUSING TOOLKIT

JUNE 2023



BARRY  
COMMUNITY  
FOUNDATION

BARRY COUNTY  
CHAMBER & ECONOMIC DEVELOPMENT ALLIANCE



BARRY COUNTY, MI

# HOUSING TOOLKIT

Barry Community Foundation  
Barry County Chamber & Economic Development Alliance

June 2023

**PREPARED FOR:**

Barry Community Foundation

231 S Broadway St

Hastings, MI 49058

Barry County Chamber & Economic Development Alliance

221 W State St

Hastings, MI 49058

**PREPARED BY:**

Antero Group

1631 W Walnut Street

Chicago, IL 60621

SUBMITTED ON: June 21, 2023

## Acknowledgments

The following participants participated in stakeholder meetings and workshops hosted as a part of the development of this Housing Toolkit. These individuals represent a range of backgrounds and perspectives, which supported the creation of tailored resources, which respond directly to local goals and speak to a multitude of audiences.

Angela Anderson, Community Action of South-Central MI

Dan Anson, Delton Rotary, The Dan and Mary Ranch

Korin Ayers, BCF Board & Housing Committee

Michael Brown, Barry County

Jim Brown, Hastings Charter Township

Jayson Bussa, Hastings Banner and Hastings Reminder

Gabe Butzke, Office of John Moolenaar

Faith Carpenter, Miller Real Estate

Hunter Clapp, Office of Angela Rigas

Benjamin Clark, BCCEDA

Luke Clark, BCCEDA

Ryan Clegg, Bradford White Corporation

Jennifer Cusack, Green Gables Haven

Janine Dalman, Corwell - Pennock Foundation

Rebecca DeHaan, Thornapple Manor

Shelley Doezema, Renewed Communities

Christy Durham, Green Gables Haven

Beth Erin, Barry-Eaton District HD

Bryce Feighner, Green Street Church

Lani Forbes, United Way, Village of Freeport

Kathy Forsyth, The Shack

Diane Gaertner, BCF Board Member

Emily Gary, West Michigan Works! -Workforce Development

Catherine Getty, Barry County

Bonnie Gettys, Barry Community Foundation

Jerry Greenfield, Community Member

Kathy Greenfield, Community Member/Investor

Gene Hall, Rutland Township

Richard Hamilton, Village of Middleville

David Hatfield, Barry County

Jan Hawthorne, Realtor, Associate Broker Karen

Heath, BCEC Board

Jennifer Heinzman, BCCEDA

Mark Hewitt, Miller Real Estate

Abbie Hockstad, Family Promise of Barry

County Junior Homister, Delton Rotary

Dave Jackson, Barry County Commission

Fred Jacobs, J-ad

Bruce Johnston, Revitalize LLC

Bernie Jore, Corewell Pennock

Angie Jousma, Barry County United Way Mike

Kenyon, Village of Nashville

Sydney Kincaid, Barry-Eaton District Health Department

Dan King, City of Hastings  
Abby Klomparens, Sen. Gary Peters  
Tayler Lamb, Barry-Eaton District HD  
Chris Lapins, Hope Township Trustee  
Jackie Lewakowski, Lake Trust Credit Union  
Nichole Lyke, Barry County Chamber & EDA  
Bill Mattson, Family Support  
Angela Moore, BCCEDA  
Greg Moore, Consumers Energy, BCCEDA  
Sarah Moyer-Cale, City of Hastings  
Amy Murphy, BCF  
Bill Nesbitt, City of Hastings  
Justin Peck, Miller Real Estate  
Doug Powers, Village of Middleville  
Cindy Preston, Habitat for Humanity  
John Resseguie, City of Hastings  
Angela Rigas, State House Rep  
Erin Rogers, QAP HR  
LyndseySchapp, Corewell - Pennock

Jon Smelker, Barry County  
Kenneth Smokoska, The Metal Shop, LLC  
Chris Stafford, The HUB  
Leah Stoll, DKEF Trustee & Partners in Education  
Kay Stolsonburg, Bellabay Realty & Habitat for Humanity  
Craig Stolsonburg, Village of Middleville  
Randy Sykes, Habitat for Humanity Barry County  
Marcia Szumowski, BCF Housing committee  
Travis Tate, City of Hastings  
Jason Tietz, Builder  
David Tossava, Mayor City of Hastings  
Bob Tuenessen, Barry County  
Rhonda Van Polen, Village of Middleville  
Savannah VanStee, Barry-Eaton District HD  
Melissa Vansyckle, Township board member  
Aaron Vansyckle, Trustee Baltimore Township  
Tom Wiswell, Barry County Lumber  
Krista Wrozek Revitalize LLC

### **Consultant Team**



## **Antero Group**

*Eric Neagu, Principal*

*Michael Schmitz, Project Manager*

*Mindy Smith, Planner*

*Randal Stephens, Senior Planner*

**Antero Group** is a holistic civil engineering, urban planning, and strategic consulting firm with offices in Chicago, South Bend, Denver, and Dallas-Fort Worth. We leverage interdisciplinary teams, creative thinking, and collaborative processes to design innovative and effective solutions. Our team believes that authentic, long-term partnerships are the best way to deliver projects that create lasting value.



## Executive Summary

The Barry County Housing Toolkit (“Toolkit”) represents a county-wide resource designed to inform and equip municipalities, developers, and current and prospective residents with the tools necessary to expand, diversify, and connect with the local housing market. According to both the Barry County Master Plan and the Michigan Department of Transportation, the County is anticipated to see between 2,300 and 5,000 new residents over the next ten years (Barry County Master Plan, 2023) (MDOT, 2019). The County’s Master Plan estimates based on this projected growth, that 15,470 acres of residential development will be needed to meet demand.

This Toolkit was funded by the Barry Community Foundation in partnership with the Barry County Chamber in the interest of providing tools and resources to support municipalities and developers in creating more diverse housing types in a sustainable and locally controlled way as well as supporting the connection of current and prospective residents to housing resources. Based on a series of broadband, capital improvement, and grant funding workshops, housing continued to surface as a priority in these discussions. This led the Barry Community Foundation to contract Antero Group, LLC to further engage Barry County communities, real estate agents, developers, landlords, charitable organizations, residents, and more to better understand the challenges, opportunities, and resources to encourage the growth and diversification of the housing market.

The following Toolkit represents a series of resources designed to respond to the specific challenges faced by Barry County municipalities, developers, and residents in attracting, implementing, and attaining housing. During discussions, affordable housing was also identified as a significant need throughout many communities. This Toolkit also hosts resources specific to creating a more policy-friendly environment to encourage different types of affordable and attainable housing options in addition to engagement materials to support community-wide discussions to collaborate and gain support of proposed projects.

The resources included within this Toolkit include:

- Community Profiles;
- Structure and Regulatory Guidance (e.g., Intergovernmental Agreements, Zoning Language, etc.);
- Affordable Housing Resources (e.g., community engagement materials, resident resources, etc.);
- Housing Case Studies;
- Partner Directory;
- Funding, Financing, and Incentives; and,
- Housing Cut Sheets.

Additional print and presentation materials including a PowerPoint for discussions with area municipalities and partners, a PowerPoint for community engagement, and a series of community and housing related cut sheets has been developed as a part of this project.

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## List of Abbreviations

ACS – American Community Survey  
ADA – Americans with Disabilities Act  
ADU – Accessory Dwelling Unit  
APA – American Planning Association  
BCCEDA – Barry County Chamber and Economic Development Alliance  
DDA - Downtown Development Authority  
ED – US Department of Education  
HARA – Housing Assessment and Resource Agency  
HMIS – Homeless Management Information Systems  
HUD – US Department of Housing and Urban Development  
LARA – Department of Licensing and Regulatory Affairs  
LIHTC – Low Income Housing Tax Credit  
LLC – Limited Liability Company  
MAP – Michigan Agency for Planning  
MDARD - Michigan Department of Agriculture and Rural Development  
MDHHS - Michigan Department of Health and Human Services  
MDOT – Michigan Department of Transportation  
MOU – Memorandum of Understanding  
MSHDA – Michigan State Housing Development Authority  
MZEA – Michigan Zoning Enabling Act  
NBAS – New Buffalo Area Schools  
NLIHC - National Low Income Housing Coalition  
NOFO – Notice of Funding Opportunity  
PCI – Professional Code Inspections  
PUD - Planned Unit Development  
RRC – Redevelopment Ready Community  
TBD – To Be Determined  
TIF – Tax Increment Financing  
USDA – United States Department of Agriculture

# Introduction

In early 2020, the Barry Community Foundation and Barry County Chamber and Economic Development Alliance engaged Antero Group to host a series of workshops related to capital improvement planning and grant writing. Through this process, the topic of housing emerged as a significant topic of discussion. Concerns related to an out-migration of the workforce, a lack of new housing development, and in some communities a lack of diverse housing types were noted in several instances.

In order to begin to better understand and address challenges within the local housing market, the development of a Housing Toolkit was presented to incorporate stakeholder feedback, available data, and best practices into a series of specific and targeted resources intended to support Barry County communities in achieving their respective housing goals. While most resources were designed for local government use, this toolkit also includes a number of resources for developers, real estate agents, and residents to further encourage housing rehabilitation and new construction.

Based on stakeholder feedback, survey results (see **Appendix A**), and a review of area studies and planning documents, the following primary challenges were identified:

- Limited Capacity and Funding;
- Complex Regulatory Structure;
- Inadequate or Complex Zoning;
- Supply and Affordability Crisis; and,
- Affordable and Attainable Housing Stigmas.

The purpose of this Toolkit is to provide the tools and resources necessary to address the challenges faced by communities in alignment with community goals and objectives. Resources range from outreach and marketing materials, sample policy language and strategies, funding and financing resources, and guidance related to affordable housing among others. The State of Michigan has invested considerable time and effort through a number of entities and agencies to address state-wide housing challenges, these resources were reviewed in depth to identify the most relevant information for rural communities and are most responsive to local needs. Such resources include but are not limited to:

- Michigan Statewide Housing Plan (2022);
- Michigan Association of Planning Zoning Reform Toolkit (2018);
- Barry County DRAFT Master Plan (2023);
- Barry County United Way ALICE Report (2021); and,
- Available Local Comprehensive and Master Plan Documents.

The following section details a series of community profiles with key demographic and housing related information. This section includes a series of cut sheets to be used by communities and real estate agents to market and attract investment.

# Community Profiles

The following section details cut sheets for municipalities, townships, and the county overall. These cut sheets are intended to be used in discussions with potential developers to highlight the market opportunities and potential for residential development. In coordination with area real estate agents, specific site cut sheets may be made available to best market available residential land and existing units.

The following communities are incorporated into community profiles:

## Municipalities

- Delton
- Dowling
- Freeport
- Hastings
- Hickory Corners
- Middleville
- Nashville
- Woodland

Although data is generally not available for non-census designated communities, a County-wide cut sheet was created for a more regional overview of current housing market conditions. Unincorporated communities still have much to offer and are highlighted for further exploration below:

## Unincorporated Communities

- Assyria
- Banfield
- Bowen Mill
- Bristol Corners
- Carlton Center
- Cedar Creek
- Circle Pine Center
- Cloverdale
- Coats Grove
- Irving
- Lacy
- Maple Grove
- Milo
- Morgan
- Orangeville
- Parmelee
- Podunk
- Prairieville
- Quimby
- Schultz
- Stony Point
- Welcome Corner
- Woodbury
- Woodlawn Beach



The City of Hastings prides itself on their visionary business people, generous citizens, and responsive government, which, all have made their contributions to the establishment and growth of the City. A vibrant downtown area connects the community to a wider range of goods and services, which also serves as an anchor for many of the surrounding communities. The City is well prepared to welcome new residents and a more diverse range of housing types to serve a wider range of residents looking to move to Barry County. Call 269-945-2468 for more information.

Source: U.S Census Bureau, 2010-2020

## Demographics

- Population: **7,314**
- Ten Year Population Change: **-1%**
- Median Age: **35.6**
- Median Income: **\$50,287**

Type of Housing	Total Housing Units
1-Unit, detached	2,382
1-Unit, attached	125
2 Units	15
3 or 4 Units	279
5 to 9 Units	136
10 to 19 Units	167
20 or more Units	94
Mobile Home	139
Boat, RV, Van, etc.	0
<b>Total</b>	<b>3337</b>

## Housing

- Median Value: **\$122,500**
- Median Monthly Cost (Owner): **\$871**
- Median Monthly Cost (Renter): **\$858**



**8 Parks**



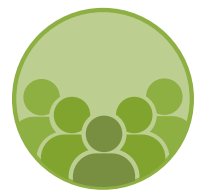
**PK-12**



**Vibrant Downtown**



**19.15 Acre  
Sweezy's  
Nature Area**



**Community**



**For More Information call:**

269-945-0526

<https://www.barrycf.org/>

[Click for More!](#)



Barry  
Community  
Foundation

For Good. For Barry County. Forever.



# HASTINGS, MICHIGAN

Based on 70% Resident Statistics



Hastings' population and housing needs are expected to rise in the next ten years. With an overall younger population under 40 (47.5%) this indicates a strong local workforce with growing families. With top industries of manufacturing and educational services, below median value workforce housing and multifamily housing may be in demand. Developing by nearby businesses on Broadway or State Street provide economic and transportation options for residents and allows for continued local community support.

Source: Placer.ai 2023, U.S. Census Bureau, Hastings, MI

## MEDIAN HOUSEHOLD INCOME

\$51,443



## MEDIAN HOME VALUE

\$199,363



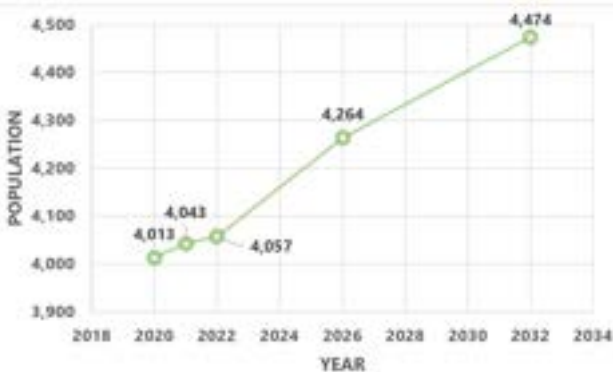
## TOP EMPLOYMENT INDUSTRIES

- Manufacturing (35.7%)
- Educational Services (18.6%)
- Entertainment Services (14.4%)
- Agriculture/Mining/Construction (8.7%)
- Wholesale Retail (6.7%)

## AGE RANGES

Age Range	Percentage
0-17	23.5%
18-29	10.8%
30-39	13.5%
40-49	11.9%
50-59	12.3%
60-69	11.5%
70-79	6.7%
80+	2.8%

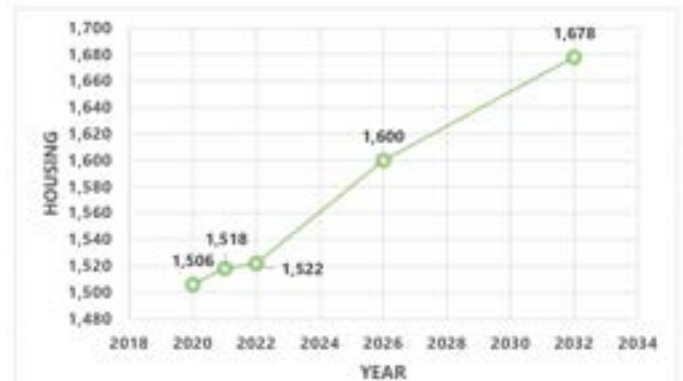
## Population 10 Year Forecast



10% increase in housing demand



## Housing 10 Year Forecast



For More Information call:



269-945-0526

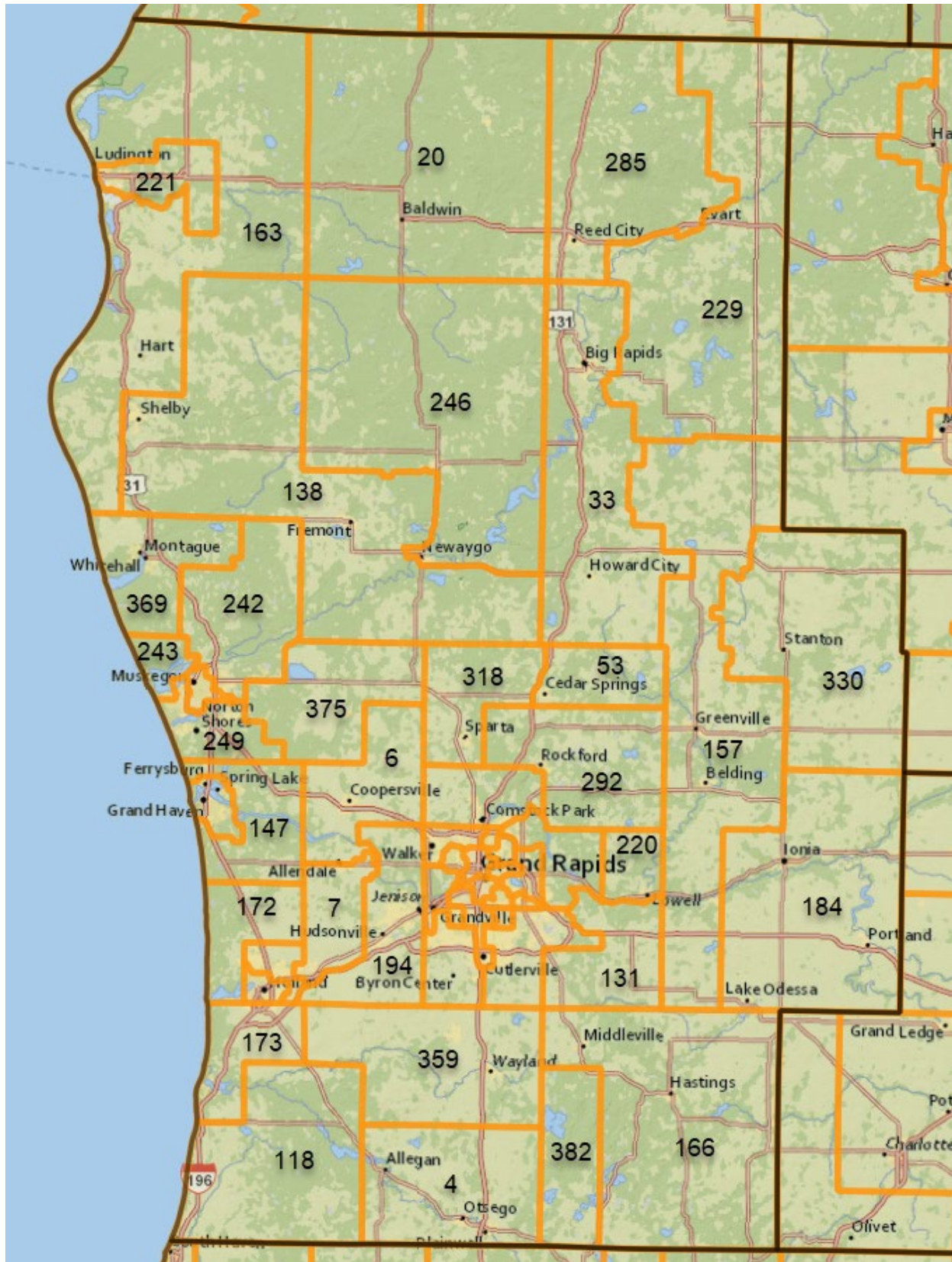
<https://www.barrycf.org/>

[Click for More!](#)



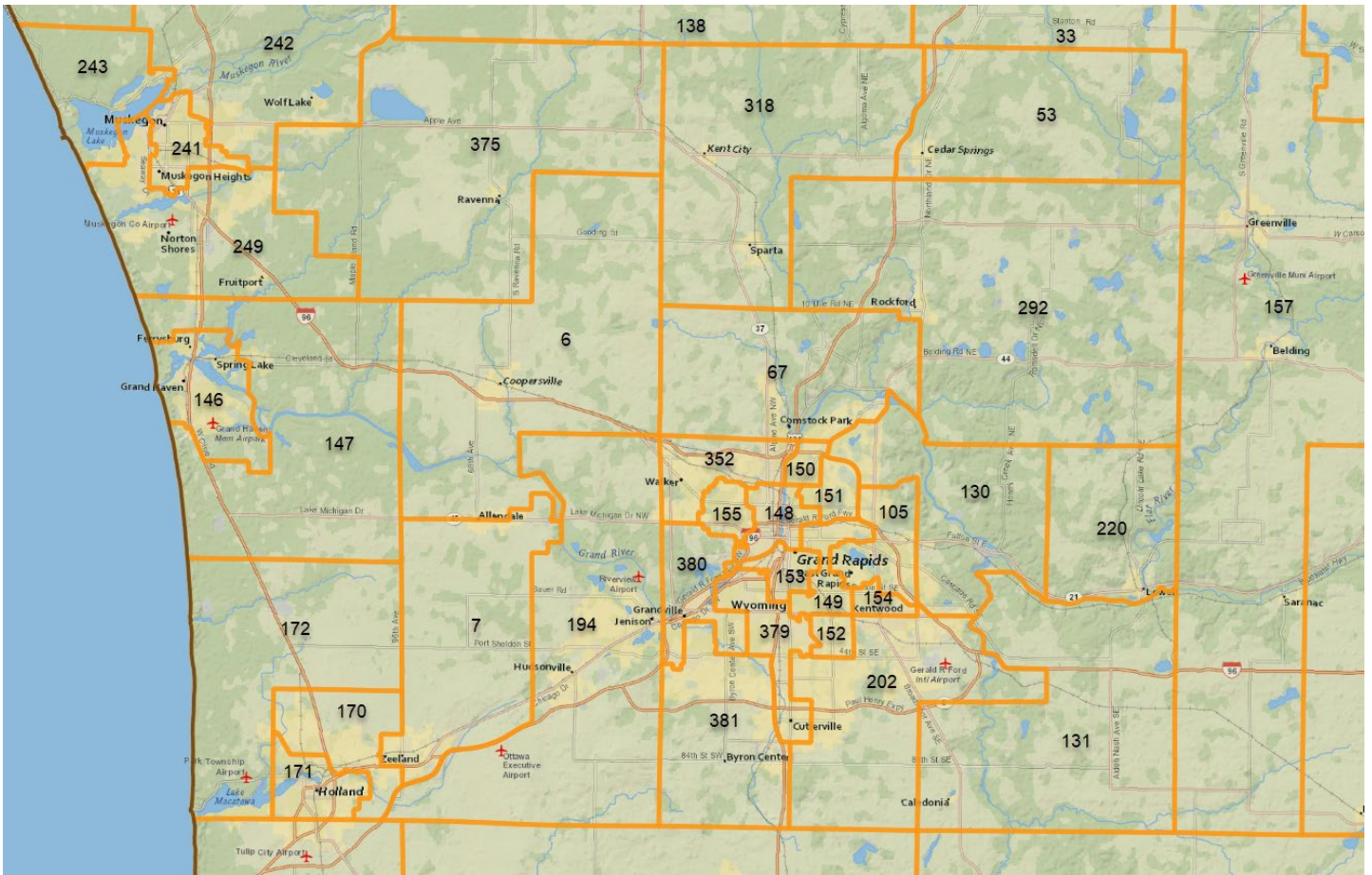
Barry Community Foundation

For Good. For Barry County. Forever.



(A listing of the partnership's markets is on the next page)





Market	Name	Market	Name	Market	Name
4	Allegan City	152	Grand Rapids-South	242	Muskegon-Northeast
6	Allendale-North	153	Grand Rapids-South Central	243	Muskegon-Northwest
7	Allendale-South	154	Grand Rapids-Southeast	246	Newaygo
20	Baldwin	155	Grand Rapids-West	249	Norton Shores
33	Big Rapids	157	Greenville	285	Reed City
53	Cedar Springs	163	Hart	292	Rockford
67	Comstock Park	166	Hastings	318	Sparta Village
105	East Grand Rapids	170	Holland-Central-North	330	Stanton
118	Fennville	171	Holland-Central-South	352	Walker-North
130	Forest Hills-North	172	Holland-Northwest	359	Wayland
131	Forest Hills-South	173	Holland-Southwest	369	Whitehall
138	Fremont	184	Ionia	375	Wolf Lake (South)- Ravenna
146	Grand Haven-Central	194	Jenison	379	Wyoming-East
147	Grand Haven-Outer	202	Kentwood/Gerald Ford Airport	380	Wyoming-Grandville
148	Grand Rapids-Central	220	Lowell	381	Wyoming-South
149	Grand Rapids-East	221	Ludington	382	Yankee Springs Recreation Area
150	Grand Rapids-North	229	Marion		
151	Grand Rapids-Northeast	241	Muskegon City		

# Hastings

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
50,100	19,293	\$69,003	\$73,689	\$41,066

## Housing Costs

### Owner Units

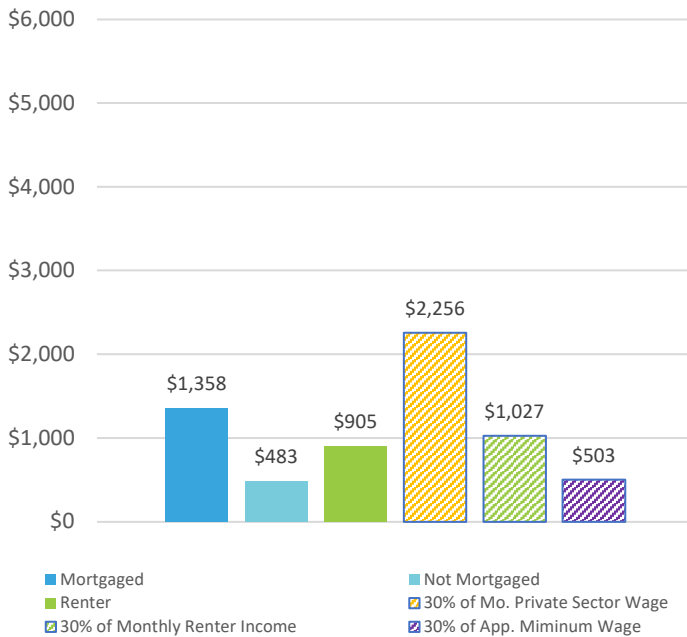
Home Value	\$183,790	2016 Value	\$145,934
Cost M/NM	\$1358/\$483	Value ▲	25.9%
\$61,263 To afford median home			

### Renter Units

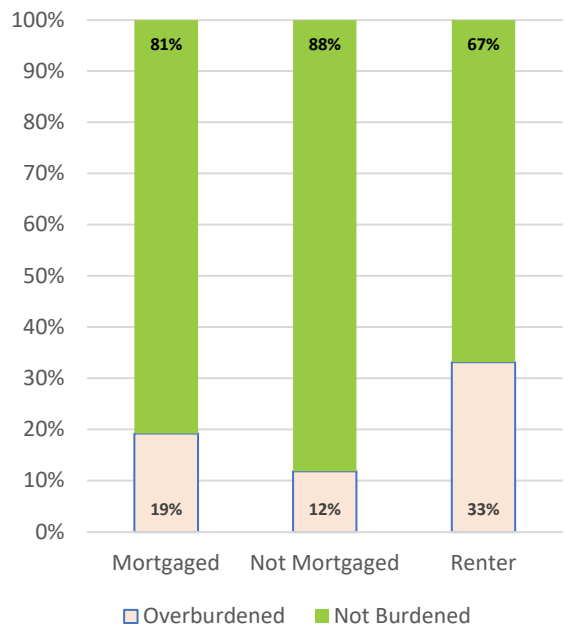
Gross Rent	\$905	2016 Rent	\$893
		Rent ▲	1.4%
\$36,200 To afford median gross rent			

## Affordability Gap

### Monthly Costs: Owners and Renters



### Cost-Burdened Households



## Housing and Development Conditions

### Housing Stock

Units	21,123	Owner HH	85%	Renter HH	15%
Median Year Built	1974	% Built Pre-1970	44.6%		
Median Move Year	2009	% Built After 2010	4.6%		
Median Rooms	6.2	SF%	84.3%	MM%	5.5%
		MF%	2.5%		

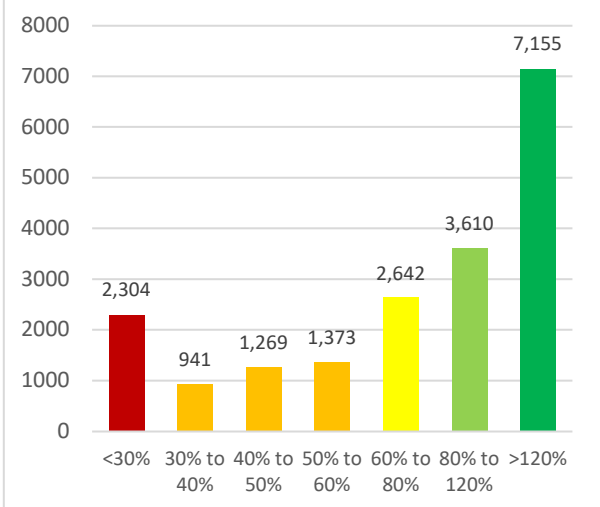
### Vacancy Rates

Total	8.7%	Owner	0%	Renter	0%
Seasonal	4.5%	Other	3.1%	# V Rent	81
				#V Owner	50

### Homeownership Rate by Race/Ethnicity

Black	100.0%	White	85.6%
Asian	100.0%	Other or Multiracial	70.8%
Am. Indian	73.0%	Hispanic	96.2%
Pacific Islnd	100.0%		

### Number of Households by AMI Group



# Hastings

## Housing Policy Indicators

### Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	3.2%	5.3%
Household Count, 2021	19,293	607,624

### Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.75	--	--	--	--	--
Median Income, 2021	\$69,003	--	12.2%	\$66,906	--	15.3%
Median owner income, 2021	\$73,689	--	7.0%	\$78,276	--	13.6%
Median renter income, 2021	\$41,066	--	18.4%	\$38,135	--	17.1%
Median home value	\$183,790	--	25.9%	\$186,510	--	26.3%
Median gross rent	\$905	--	1.4%	\$936	--	12.0%
Income needed for median rent	\$36,200	--	--	\$37,422	--	--
Income needed for median value	\$61,263	--	--	\$62,170	--	--
Overburdened households	3,639	19%	-17.4%	140,776	23.2%	-8.7%

### Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	645	3.1%	-22.5%	17,331	2.6%	-13.8%
Seasonal vacancy	949	4.5%	-22.1%	47,247	7.1%	-5.1%
For-Sale vacancy	50	0.2%	-69.9%	3,104	0.5%	-50.7%
For-Rent vacancy	81	0.4%	-68.4%	6,237	0.9%	-7.3%
Homes built pre-1940	4,297	20.3%	--	104,716	15.8%	--
Homes built post-1990	7,063	33.4%	--	235,045	35.4%	--

### Other Market Indicators

Housing Policy Matchmaker Type\*  
Strength and Need Type\*\*

**Moderate Cost and Growing  
High Strength and Low Need (Type IV)**

## Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	262	130	393
Market supply (vacant on market, adjusted for age)	21	35	56
5 year Market production goals (based on 75K units)	233	92	325
1 year Market production goals (based on 15K units)	47	18	65
5 year Partnership goals (based on 75K units)	7,025	6,566	13,591
1 year Partnership goals (based on 15K units)	1,405	1,313	2,718

## Hastings

### Home Mortgage Disclosure Act Patterns, 2021

Total Apps	987	Total Amt/App	\$218,313	% Approved	78.4%
Total Conventional Apps	665	Conventional Amt/App	\$226,263	% Conv Apprvd	80.8%
Total Assisted Apps	322	Assisted Amt/App	\$201,894	% Asst Apprvd	73.6%
<b>Applications by Race: White</b>					
Total Apps	793	Total Amt/App	\$216,084	% Positive	78.8%
Total Conventional Apps	543	Conventional Amt/App	\$224,061	% Conv Positive	81.2%
Total Assisted Apps	250	Assisted Amt/App	\$198,760	% Asst Positive	73.6%
<b>Applications by Race: Black</b>					
Total Apps	11	Total Amt/App	\$255,000	% Positive	73%
Total Conventional Apps	6	Conventional Amt/App	\$275,000	% Conv Positive	83.3%
Total Assisted Apps	5	Assisted Amt/App	\$231,000	% Asst Positive	60.0%
<b>Applications by Race: Asian</b>					
Total Apps	6	Total Amt/App	\$295,000	% Positive	66.7%
Total Conventional Apps	6	Conventional Amt/App	\$295,000	% Conv Positive	66.7%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
<b>Applications by Race: Native American</b>					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
<b>Applications by Race: Hawaiian or Pacific Islander</b>					
Total Apps	2	Total Amt/App	\$145,000	% Positive	100.0%
Total Conventional Apps	2	Conventional Amt/App	\$145,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
<b>Applications by Race: Race Not Available</b>					
Total Apps	150	Total Amt/App	\$218,467	% Positive	75.3%
Total Conventional Apps	91	Conventional Amt/App	\$225,110	% Conv Positive	78.0%
Total Assisted Apps	59	Assisted Amt/App	\$208,220	% Asst Positive	71.2%
<b>Applications by Ethnicity: Hispanic</b>					
Total Apps	32	Total Amt/App	\$215,313	% Positive	71.9%
Total Conventional Apps	14	Conventional Amt/App	\$208,571	% Conv Positive	85.7%
Total Assisted Apps	18	Assisted Amt/App	\$220,556	% Asst Positive	61.1%



# Regular Council Agenda Item Memorandum

**To: Hastings City Council**

**From: Sarah Moyer-Cale, City Manager**

**Subject: Approval of Municipal Services Agreement**

**Meeting Date: April 13, 2026**

---

## Recommended Action:

Motion to approve the "Police and Fire Service Agreement" with WFH Bachman Fields, LLC upon final review and approval by the City Attorney.

## Background Information:

Resolution 2026-05 amends the Brownfield Plan to allow the project and TIF capture for the Bachman Fields project, which will result in the construction of 119 new homes. Because the additional tax revenue generated by this project will initially offset eligible expenses for reimbursement, the city will not receive any additional funds for essential services to support population growth during the term of the plan. This agreement would ensure that the city receives the equivalent of two mills of taxable value for the subject property annually. This will help support police and fire services for the new neighborhood during the capture period.

The City Attorney has reviewed the agreement and proposed minor changes. I recommend that the council approve this agreement, subject to her final review and approval, so that it can be executed in a timely manner.

## Financial Implications:

Described above.

## Attachments:

- Police and Fire Service Agreement

## POLICE AND FIRE SERVICE AGREEMENT

This Service Agreement (“Agreement”) is made and entered into as of \_\_\_\_\_, 2026, by and between **WFH Bachman Fields, LLC**, a Michigan limited liability company (the “Developer”), and **City of Hastings** (the “City”).

WHEREAS, the Developer and City intend to enter into an agreement for City to provide Police and Fire Services for one vacant parcel totaling approximately 39.17 acres within the City of Hastings, Barry County (the “Project Area”) that will be developed by the Developer, as shown on Exhibit A.

WHEREAS, the Project Area will include 119 new single-family housing units.

WHEREAS, the development will increase the City police and fire departments’ service areas and therefore will increase the City’s financial burden.

WHEREAS, the under PA, 1996, Act 381, being MCL 125.2651, et seq., the Brownfield Plan (“Plan”) captures the City’s police and fire millage.

WHEREAS, the Developer has agreed to provide the City with a payment 2 mills of the taxable value of the property each year for the term of the Plan to defray the cost to the City for police and fire departments’ increased service area.

WHEREAS, the term of this Agreement shall be the duration of the Developer’s Plan with the Branch County Brownfield Redevelopment Authority.

NOW, THEREFORE, in consideration of the foregoing, of the mutual promises and covenants set forth herein and for other good and valuable consideration, the parties agree as follows:

1. Recitals. The above recitals are acknowledged as true and correct and are incorporated by reference into this paragraph.

2. Term. This Agreement shall commence on the Effective Date and shall remain in effect until the earliest of the following: (i) the Developer’s receipt of its final tax increment revenue (“TIR”) reimbursement payment pursuant to the Developer’s Reimbursement Agreement with the City of Hastings Brownfield Redevelopment Authority (Exhibit B); (ii) completion of the Developer’s Brownfield Plan; or (iii) termination of this Agreement in accordance with Section 8.

3. Effective Date. The “Effective Date” shall be 180 days after Developer receives its first tax increment revenue payment under the terms of Developer’s Reimbursement Agreement with the City of Hastings Brownfield Redevelopment Authority. (Exhibit B).

4. Payment. Beginning on the Effective Date, the Developer shall pay the City an annual fee equal to 2 mills of the taxable value of the property for police and fire services in the Project Area. The Township shall provide an invoice to Developer by December 1st of each year. The Township shall itemize the taxable values of the properties within the Project Area for





With copy to:

Richard Cherry  
Miller Johnson  
100 West Michigan Ave  
Suite 200  
Kalamazoo, MI 49007

10. Relationship of the Parties. The City understands that they are an independent contractor, and this Agreement does not create any association, partnership, joint venture, employee, or agency relationship between the City and the Developer for any purpose. The City has no authority (and will not hold itself out as having authority) to bind the Developer and will not make any agreements or representations on the Developer's behalf without prior consent.

11. Miscellaneous.

(a) The City will not assign or otherwise transfer any of its rights, or delegate, subcontract, or otherwise transfer any of its obligations or performance, under this Agreement. Any attempt to assign, delegate, or transfer in violation of this paragraph is void. The Developer may freely assign or otherwise transfer all or any of its rights, or delegate or otherwise transfer all or any of its obligations or performance, under this Agreement. This Agreement is binding upon and inures to the benefit of the parties and their respective permitted successors and assigns.

(b) This Agreement is governed by and construed in accordance with the laws of Michigan without giving effect to any conflict of laws provisions that would result in the application of the laws of a different jurisdiction. Each party agrees to institute any legal suit, action, or proceeding arising out of this Agreement state courts located in Branch County, Michigan.

(c) If any provision of this Agreement is illegal or unenforceable under applicable law, the remainder of the provision will be amended to achieve as closely as possible the effect of the original term and all other provisions of this Agreement will continue in full force and effect. This Agreement contains the entire agreement between parties and supersedes any oral or written statements. This Agreement may not be modified except by a written agreement that is signed by an authorized representative of both parties.

*[Signature Page Follows]*



IN WITNESS WHEREOF, this Service Agreement has been executed as of the date first written above.

**DEVELOPER:**

**WFH Bachman Fields, LLC:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**CITY:**

**City of Hastings:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A**  
**Project Area**



**900 Bachman Rd**  
**Hastings, MI 49058**

Parcel ID: 55-135-001-02

39.17 Acres

**Legal Description:**

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 3 NORTH, RANGE 8 WEST, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, EXCEPTING THEREFROM THE SOUTH 220 FEET OF THE EAST 165 FEET THEREOF . SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES FOR BACHMAN ROAD, AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD SPLIT/COMBINED ON 01/13/2017 FROM 55-135-001-00;

**EXHIBIT B**  
**Reimbursement Agreement**



# Regular Council Agenda Item Memorandum

**To: Hastings City Council**

**From: Sarah Moyer-Cale, City Manager**

**Subject: Schedule Budget Workshop**

**Meeting Date: April 13, 2026**

---

Recommended Action:

Motion to schedule the Budget Workshop for **Monday, April 27, 2026, at 6:00 PM.**

Background Information:

Prior to the adoption of the budget, the City Manager typically presents the budget at a workshop session of the council. Modifications to the budget proposal are often made as a result of feedback from the council. The budget calendar places this on the schedule prior to the next regular council meeting.

Financial Implications:

None.

Attachments:

None.



# Regular Council Agenda Item Memorandum

**To: Hastings City Council**

**From: Sarah Moyer-Cale, City Manager**

**Subject: Set Hearing of Necessity for Parking Lot Special Assessment District**

**Meeting Date: April 13, 2026**

---

## Recommended Action:

Motion to set a public hearing on **Monday, April 27, 2026**, to determine the necessity of a special assessment district for downtown parking areas.

## Background Information:

For several decades, a Special Assessment District has been created each year to help cover the cost of parking lot maintenance in the downtown area, primarily for snow removal, line painting, and other minor maintenance. The cost of the assessment has been based on a formula. This assessment is placed on the summer tax bill.

This public hearing will be to accept comments on the necessity of the special assessment district. If approved, another public hearing will be held on the assessment role and amount that owners will pay.

## Financial Implications:

The SAD offsets costs associated with parking lot maintenance downtown. The General Fund would need to cover this cost entirely if the district is not created or the assessment is not approved.

## Attachments:

None.



# Regular Council Agenda Item Memorandum

**To: Hastings City Council**

**From: Sarah Moyer-Cale, City Manager**

**Subject: Set Hearing for 2026 Urban Services and Economic Development Agreement**

**Meeting Date: April 13, 2026**

---

## Recommended Action:

Motion to set a public hearing concerning the proposed 2026 Urban Services and Economic Development Agreement creating the 4th Urban Services District between the City of Hastings and Rutland Charter Township for **Monday, April 27, 2026, at 7:00 PM.**

## Background Information:

The City and Rutland Township have negotiated a 425 agreement for the conditional transfer of property for a future Meijer store and gas station. Act 425 of 1984, MCL 124.21 et seq requires that at least one public hearing be held prior to entering into the proposed agreement.

## Financial Implications:

This agreement has numerous implications for future revenue and service provisions in the area, as well as indirect financial returns through economic development activity generated by the agreement.

## Attachments:

None.



City of *Hastings* Michigan

(269) 945-2468  
FAX (269) 948-9544

201 E. State Street 49058

# Fire Department Monthly Report

**Department Name:** Hastings Fire

**Reporting Period:** March 2026

**Prepared By:** Mark Jordan

**Date Submitted:** 4/5/2026

## 1. Executive Summary

During March, the Fire Department responded to 135 incidents: 57 in the city, 71 in the townships, and 7 mutual aids, including structure fires, medical emergencies, motor vehicle accidents, and service calls. This is a significant increase in calls for service. Overall response times remained within established standards, and personnel continued training and community outreach efforts. Several larger incidents occurred this month. Seven structure fires and one significant head-on collision on M 37 occurred simultaneously while a structure fire was in progress. This puts a strain on the department's resources. YTD, we have responded to 350 calls for service, which is a 4% increase over 2025

### Key highlights for this month include:

- Majority of calls medically related
- Seven structure fires
- Six Grass/wildland fire

## 2. Incident Statistics

**Total Calls for Service:** 135 Breakdown by Type and District

Fire: 13	Baltimore: 7
Public Service 16	Carlton: 8
Haz Situation: 27	Hastings Twp: 11
EMS/Medical Calls: 48	Irving Twp: 3
No Emergency: 29	Rutland Twp: 42
Rescue: 1	Hastings City: 57
Transported patient: 5	Mutual Aid: 7

## **Response Times**

- Average Response Time: 3.9 minutes
  - Average time on Scene: 28 Minutes
  - Total Personnel Responses: 264 Hours
  - Mutual Aid Given: 7
  - Mutual Aid Received: 4
- 

## **3. Personnel Update**

- Total Active Members: 16
- Full-Time: 3
- Paid on Call: 13

### **Staff Changes:**

- New Hires: We have one new member going through the hiring process.
- 

## **4. Training Activities**

Training hours completed this month: 86 total hours

### **Topics Covered:**

- Self-Contained Breathing Apparatus (SCBA)
- Annual FIT Testing (for correct fitting of each member's mask)
- One member enrolled in the NFPA Officer 1 program, May 2026 Completion
- One member attending Basic Fire Academy June 2026 Completion

### **Certifications Earned:**

- Mark Jordan Incident Command System (ICS)120
- Mark Jordan Homeland Security Exercise and Evaluation Program (HSEEP)



## Certification held within the department

Fire Fighter I/II certifications: 13	Haz-Mat Operations: 12
Haz Mat Technician: 1	Instructor 1 Certification :3
Instructor 2 Certification: 1	Officer 1 Certification: 1
Officer 2 Certification: 1	Officer 3 Certification :1
Inspector Certification:1	Investigator Certification :1
MFR Certification:1	EMT-B Certification:9
EMT-P Certification: 2	

---

## 5. Apparatus and Equipment

Apparatus use: 208 truck responses

Engine 31:	26	Engine 32:	24
Grass 33:	7	Tender 34:	10
Chief 35:	46	Aerial 36:	3
Rescue 37:	34	Bravo 38:	28
Utility 39:	3	POV:	19

- Each piece of apparatus was inspected weekly, and any deficiencies were reported and repaired immediately.

Maintenance/Repairs Completed:

- 3 Personal CO detectors repaired
- Onboard Generator serviced in Bravo 38
- Oil Change Command 835

Equipment Purchases:

- A K12 rescue saw arrived, conducting in-service training.
- New uniform shirt for full-time staff
- 6 pairs of structural firefighting gloves
- Wildland Firefighting Nozzle

## 6. BUDGET & EXPENDITURES

- Budget expenditures at 55% with 3 months left in the budget period
  - \$1.9 million grant applied for through the House Appropriation Committee, to replace our 25-year-old aerial.
- 

## 7. Fire Prevention & Community Outreach

- Fire Inspections Conducted: 13
  - Alarm deficiencies reported: 2
  - Code Violations Identified: 0
  - Pre-plan inspections completed: 2
  - Fire Investigation completed: 4
  - Smoke /CO Detectors Installed YTD: 109
  - Knox new boxes installed: 3
- 

## 8. Goals & Upcoming Priorities

- Rewriting the department Standard Operating Guideline manual (SOG)
  - Reviewing the report management system for possible upgrade / Vendor change
- 

## 9. Conclusion

March put the department to the test with multiple structure fires, both within our district and mutual aid. The department responded to seven structure fires overall. Our full-time staff and paid on-call staff put in many hours this month, working on the 135 calls for service. When not responding to calls, our full-time staff is busy conducting business inspections and installing residential alarms. We are working with the MI Prevention program to install alarms for people who are hearing impaired. We completed our training in March, with the first install planned for early April.

Respectfully Submitted,

**Mark Jordan**

Fire Chief

Hastings Fire Department

Office: 269-945-5384 ext. 3

Email: [mjordan@hastingsmi.gov](mailto:mjordan@hastingsmi.gov)



## Library Director's Report - March 2026 April 6, 2026 Board Meeting

### Highlights

The City of Hastings launched a new program in early 2026 called Citizens Academy that covered many topics across city government. HPL was the last stop in the program where Tess and David explained library operations to the participants. Seven people attended, plus the City Manager and Assistant City Manager. The group was quite engaged with the presentation content and seemed to enjoy the library tour.



Fred Jacobs from J-Ad contacted me about donating some material and equipment to the Library. After meeting with him, I accepted several books for our local history collection, four folio sized collections of the Hastings Herald from about 1901-1906, and some storage cabinets and chairs. Thank you, Fred, for your generosity and support!

Lake Seif and Sharon Elzinga oversee our Seed library which just launched for 2026. In less than one month, patrons have already picked up more than 250 seed packets. Currently we're offering 81 varieties of flowers, herbs, veggies, and fruits, with more still to be processed. We also participate in the "One State, One Seed" program in Michigan and will receive an allotment of "Pacific Beauty" Calendula soon. Thank you, Lake and Sharon, for all of the hard work on this the last few years; patrons love this program that you two created.



*Figure 1 - Calendula image courtesy of Small House Farm who donates seeds to the state-wide program*

### Strategic Plan Updates

I am scheduled to introduce our Strategic Plan to both townships soon. I will be at Hastings Charter Township's Board Meeting on April 14 and Rutland Charter Township's Board Meeting on May 13. The Hastings City Council saw the plan at the March 9 meeting.

The team continues to work on Action Plan items from the new Strategic Plan, and has had a lot of early success. A full recap is in the April 6 board meeting packet and will be posted on the library's website soon, but a few key accomplishments include:

- Installing automatic door openers on the downstairs bathrooms.

- Installing a new filtered water bottle filler and drinking fountains downstairs.
- Subscribing to Comics Plus! which provides a new digital resource for graphic novels for all ages.
- Improving website accessibility (see Project Updates below)
- Becoming a Family Search affiliate location to provide HPL patrons more access to Family Search's vast genealogy database.
- Adding two new 3D printing classes and multiple embroidery/sewing/stitching classes.
- Adding an Employee Assistance Program for HPL staff.

## Project Updates

**Water Bottle Filling Station:** The new water bottle filler was installed on March 4 and is seeing good usage from patrons already. The Reminder also printed a nice article on it. The \$2,180 rebate request has been submitted to the Barry County Materials Management Planning Committee based on their grant approval to help cover our cost.

**ReciteMe Accessibility Toolbar:** Our new website accessibility toolbar went live on March 26. We're excited to provide this to patrons and are working on promotional marketing and training information. This first year is a test of usage and need, with the cost covered by a patron donation and a \$1,000 grant from the Barry Community Foundation's Belonging in Barry grant program. We will evaluate usage to inform a renewal in 2027.



## Training and Informational Webinars

Here is what the staff did in March:

- Using AI Tools in Marketing: David and Barbara attended the webinar and identified a few potential tools and processes HPL can use.
- Fundraising for Library and Community Programs: David attended this webinar but did not gather any new insights.
- RZ Assist: David attended this webinar on an alternate website accessibility tool. ReciteMe is still the best option for us at present.
- Polaris Demo: David, Tess, and Erin watched a demo of a potential new ILS (the software that manages patron and material data) for LLC. It looks promising, but no decisions have been made by Lakeland yet on whether and when to upgrade.
- Digital Preservation: Tess attended, see her report for more.

## Assistant Director Tess Allerdin's Report

March has been another very busy month! To celebrate March Is Reading Month, I spent one day each week reading to BISD classes. The opportunity to volunteer for this was made possible through Rotary. I had a lot of fun, and read to classes at the BISD West Learning Campus, as well as BISD classes at Star Elementary and the CERC. It was fun choosing books to read to the classes, and answering their questions about the library. When reading to the Young Adult class at the CERC, I was able to share a little more information about how the library can be a resource to the students there, and I read a couple chapters from the novel they were reading, *The Maze Runner* by James Dashner. Many of the students expressed interest in our monthly Dungeons &

Dragons and Warhammer group, so I sent more information about that to the teacher to share with the class.

Early in the month, Erin and I met with Megan Baker, a local tattoo artist at Tuff Love Arts about collaborating for the Summer Library Program. Megan was very enthusiastic about working with the library, and she will be helping Erin with a program over the summer, as well as providing some prizes for SLP. For a youth prize, Megan will be offering a temporary tattoo and soda party at her studio for one winner and their friends, and for adults, she will be offering a gift card for an hour's worth of work on a tattoo. We're really excited to be offering unique prizes that benefit local businesses, and we look forward to doing more collaborations with Megan in the future!

On March 16th, library assistant Ken Petto accompanied me to Rotary to present on 3D printing, and he did a fantastic job! Ken had a very engaging presentation on the history of 3D printing and what the library can offer. The audience was very engaged, and Ken fielded many questions from them. We brought along some of the items we have printed here so attendees could see what is possible, and Ken shared about the free assistive devices that we can print for patrons, which the audience was really interested in.

In training news, I attended a Digital Preservation 101 webinar that was given by the Digital Preservation Outreach and Education Network. Since I have been working on digitizing some of our postcards, I was hoping to get more insight on best practices for digital preservation. Unfortunately, the webinar was a bust, and I didn't walk away with any information that I didn't already have from other classes I have taken.

I have been utilizing what I learned in the Making a Collection Count course that I took back in October through December, and have started weeding nonfiction using some new practices. I'm not sure the last time our adult nonfiction collection has been closely looked at, but there are some items hanging around from long ago! Rather than just running a list of things that haven't circulated in the last three to five years and pulling them, I have taken what I learned from that course and have pulled a full list of what we have in a specific Dewey Decimal range. From there, I have looked at each item on the list and assessed how long we have had it, how many times it has checked out, when it last checked out, and the physical condition of the item. I have pulled a few items that have circulated recently, but are in awful condition because they have circulated so much. With these items, I've looked to see if they are still current, and if it is warranted to replace them. So far, I have made it through our Biography section and the 000s, 100s, and 200s. As I work my way through nonfiction, I will get a better idea of what we still have left on the shelves, so I can see what gaps need to be filled in. We received feedback during our strategic planning that patrons want more and varied nonfiction titles, and having a better understanding of what we currently have will help guide my purchases. I also plan on creating a simple procedural document on how I'm handling weeding, so it can be replicated in the future.

## Youth Librarian Erin Quada's Report

March is a month full of reading and programming in support of March is Reading Month. We offered a reading challenge for all youth with a goal of reading for 600 minutes, generously supported by the Friends of the Library and The South Jefferson Street General Store. As of this writing, we had 136 kids register, with 76 of them actively reading with a total of more than 36,000



minutes of reading! The number of active readers will increase as the month ends and people return their paper logs and pick up their prizes.

I have been working hard on our Summer Library Program (SLP), developing the reading challenges in Beanstack, meeting with individuals and organizations in the community to form partnerships and secure prizes. I am so grateful for our community and their support of the Library and all we are trying to do. The people I meet with always want to help, to partner on a program, and offer a prize- I have never been told no. I spoke about the importance of the SLP at Kiwanis and the changes we are making, as they have been continuous supporters of the program and have already committed to giving again this year. On a different SLP note, we had a peek at our new graphics created by Ellie Matthai and are waiting for the final pieces to be delivered. They are fantastic and we are excited to add them to the collection.

### Programs

- We held our monthly STEAM at the Library program in partnership with Pierce Cedar Creek and Barry County 4-H discussing rocks and minerals and exploring using different hands on activities. We even created our own sedentary “rocks” using crayons that we melted to demonstrate the process. The kids (and parents) were very enthusiastic and walked away with a rock that brought them joy.
- Local author and former creative writing student at Pierce Cedar Creek Institute, Alison Wintermute visited the Library, sharing her story. She included an interactive activity about creating your own story rooted in nature. The attendees were able to ask question, make predictions about the juvenile fiction story, and draw and image that transformed into an entire story. It was fun for kids and adults!



- We held our first ever Stuffed Animal Sleepover at the end of march. Kids can parents came to storytime at 5pm in their pajamas, then made a button name tag for their stuffed animal,

who then stayed the night and had fun at the library. Every kid then got a photo book of all the activities their stuffy participated in.

- We had two LEGO programs, our usual monthly LEGO Club and a Teen LEGO Play. Both were very successful with chatty teens and several families attending for the first time. The monthly builds for LEGO Club are on display in the Children's Room.



## Outreach

I was busy out in the community this month, visiting the Great Start Readiness Program preschool classes within the elementary schools and all of the Community Action Head Start classes for Reading is Fundamental. With the help of volunteers, I read a story to each class and provided a craft to complete while we are there. Then each child can choose a book to add to their home library. We handed out almost 160 books, spending time reading the books in the classroom.

I also was invited to be a guest reader at Northeastern, with the classes in each grade rotating through to hear a story and learn about the Library. One of my favorite parts about visiting the schools is when I walk in and people already recognize me from the Library or when they visit the Library and remember me reading to their class.

I attended the Family Reading Nights at Southeastern, Star, and Northeastern this month, too! Central holds theirs in May, which is already on my calendar. I provided information and an activity, along with a little something for the kids to pick out (stickers, temporary tattoos, and erasers). These events provide a great opportunity to interact with families that may not realize that they are welcome in the library, with or without a card, and that everyone is welcome to attend programs, participate in reading challenges, and utilize the space.

## Marketing and Programming Coordinator Barbara Haywood's Report

### Programs & Events:

In March, the library offered a variety of engaging programs for all ages, focusing on gardening, crafts, arts, and community connection.

#### *Gardening & Environmental Programs*

- Winter Sowing & Snail Sowing (5 attendees) and Pesticide-Free Gardening (9 attendees) taught low-cost, eco-friendly methods for growing healthy plants.
- Rainscaping Rain Gardens in partnership with LGROW and Barry Conservation District (14 attendees) covered design, planting, and maintenance of rain gardens, with volunteer opportunities in Hastings.
- Neighborhood Forest engaged 125 children, who registered 127 trees for Earth Day distribution.

#### *Craft & Stitching Programs*

- Cross Stitch (6 attendees), Basic Embroidery (23 attendees), Sewing Hot Pad (7 attendees), and Sit & Stitch at the Fireplace (0–4 attendees per session) provided beginner-friendly instruction and hands-on projects, with participants leaving equipped to continue at home.
- Craft & Laugh Night (2 attendees) combined crafting with community and classic TV viewing.



#### *Arts & Storytelling:*

- Poetry & Mental Health (4 in-person; 572 livestream views) featured Thomas Walk's original poetry and art with discussion.
- Mi Michigan Story @ the Fireplace (3 attendees) offered intimate personal storytelling experiences.

#### *Social & Community Events:*

- Bingo with COA (18 attendees) provided music, prizes, and friendly competition for adults.
- Speed Friending and Lighthouses & Ladies of the Night had no attendees despite reservations.

## Community & Partnership Engagement:

In addition to hosting programs, I personally attended several community and partnership meetings in March, including Hastings Business Connection, Round Table Companions for Racial Equity (Lift Every Voice Lifestories), and the Barry County Earth Alliance. These meetings focused on planning



upcoming programs, strengthening partnerships, and fostering community connections. I also attended the Faces of Conservation Banquet to connect with local conservation initiatives and identify potential program presenters.

## Circulation Supervisor Chloe Lewis' Report

**Inventory:** First off, a HUGE thank you to our incredible volunteers, Karen and Mindy. Their time, energy, and dedication made all of this possible!

On February 27, 2025, the Lakeland Library Cooperative sent out an email to inform us of a cooperative-wide inventory, in which each member library would conduct a full inventory of its entire collection. I eagerly took on this project, as I have prior experience managing inventory in a library.

In the beginning, I went through a section, scanning each book myself, so as to get a better understanding of what our volunteers could expect, what problems they might run into, and how long this may take. After the initial inventorying of items, our volunteers completed most of the scanning. We began scanning items on April 14, 2025 and completed Inventory on March 27, 2026.

### Volunteer Work Overview:

- Estimated Total Volunteer Hours Worked: 125
- Total Staff and Volunteers Involved: 4
- Average Volunteer Hours per Week: 4
- Total Days Volunteers Worked: 69

### Interesting Discoveries During Inventory:

- Many lost items were found.
- Some withdrawn items were located in the collection.
- Items belonging to other libraries were found on our shelves and returned.
- Records for items that were removed long ago were still in our system and have now been deleted.
- Items not in our system were discovered on the shelves and were added after being located.
- A Playaway was found in our storage from another library, and they informed me that they got rid of their Playaway collection 10 years ago!
- There was a record for a thumb drive that we do not have and it had not been updated since 2013.

- An item that was located in our upstairs storage had the status listed as being “In Transit” since April 2025.

Overall, I am very happy that we were able to complete Inventory on time and resolve many issues we were previously unaware of. The Inventory process was tweaked and adjusted multiple times over the past year, and we eventually found our groove and completed it just in time.

**Display:** For the month of March we had a special display by Robert Burghdoff of his hand-crafted instruments made in part from matchsticks! It was well enjoyed by patrons as soon as it set, attracting a lot of attention.



## Upcoming Programs and Events – April 2026

March 31 – April 10 will be HPL’s Public Poetry Contest. Patrons can submit a poem for public voting in April with prizes to be awarded.

- 1, Wednesday:
  - 10:30am: Itsy Bitsy Book Club
  - 4pm: STEAM at the Library
  - 6pm: Web Browsers – “Standard” vs. AI Powered – Digital Literacy
  - 6pm: Poetry Workshop with Austin Wines
- 2, Thursday
  - 5pm: Movie Memories
  - 5pm: Sit & Stitch Crafting Group
- 3, Friday, 10:30am: Pre-school Storytime
- 6, Monday:
  - 10am: Crafting Passions
  - 4pm: Board Meeting
- 7, Tuesday:
  - 10am: Tea and Treats
  - 10am: Spring Break Kids LEGO Day
  - 10am: Baby Cafe



- 5pm: Mahjong
- 5pm: Chess
- 6pm: Discovering a Love for Poetry
- 9, Thursday:
  - 5pm: Movie Memories
  - 5pm: Sit & Stitch Crafting Group
- 10, Friday, 4pm: Bread Making – Cinnamon Rolls
- 11, Saturday:
  - 1pm: Fused Glass
  - 1pm: Friends of the Library Spring Tea (offsite, sold out)
- 13, Monday:
  - 10am: Crafting Passions
  - 1pm: VITA (Volunteer Income Tax Assistance)
  - 6pm: Morels and Other Spring Mushrooms
- 14, Tuesday:
  - 10am: Tea and Treats
  - 10am: Baby Café
  - 3:30pm: Bad Art Afternoon
  - 5pm: Mahjong
  - 5pm: Chess
  - 6:30pm: Lift Every Voice Book Club
- 15, Wednesday:
  - 10:30am: Itsy Bitsy Book Club
  - 6pm: 3D Printing Basics
  - 6:30pm: Writers Night
- 16, Thursday:
  - 1pm: Novel ideas Book Club
  - 5pm: Movie Memories
  - 5pm: Sit & Stitch Crafting Group
  - 6pm: MI Michigan Story open Mic Night
- 17, Friday, 10:30am: Pre-school Storytime
- 18, Saturday, 10am: Dungeons & Dragons and Warhammer
- 20, Monday:
  - 10am: Crafting Passions
  - 4pm: LEGO Club
  - 6pm: Solo Female Travel w/Rick Steve
- 21, Tuesday:
  - 10am: Tea and Treats
  - 10am: Baby Café
  - 3:30pm: Teen Cupcake Decorating



- 5pm: Mahjong
- 5pm: Chess
- 22, Wednesday:
  - 10:30am: Itsy Bitsy Book Club
  - 5pm: Acoustic Jam
  - 5:30pm: Earth day Movie – *Bad River*
- 23, Thursday (Jazz Fest), 5pm: Sit & Stitch Crafting Group
- 24, Friday (Jazz Fest), 10:30am: Pre-school Storytime
- 25, Saturday (Jazz Fest), 9am: Paws for Reading
- 27, Monday:
  - 10am: Crafting Passions
  - 3:30pm: Paws for Reading
  - 6pm: Next Stitched Embroidery Workshop
- 28, Tuesday:
  - 10am: Tea and Treats
  - 10am: Baby Café
  - 3:30pm: Youth Board Game Play
  - 2pm: Mahjong
  - 5pm: Chess
  - 6pm: Poetry Slam
- 29, Wednesday
  - 10:30am: Itsy Bitsy Book Club
  - 2pm: Walk-in Tech Help
  - 6:30pm: Writers Night
- 30, Thursday:
  - 5pm: Movie Memories
  - 5pm: Sit & Stitch Crafting Group

HASTINGS PUBLIC LIBRARY  
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FUND 271 - LIBRARY FUND

OPERATING REVENUES	Fund	THIS MONTH ACTUAL 28-Feb-26	THIS YEAR FISCAL YTD 28-Feb-26	REVISED BUDGET 2025-2026	THIS YEAR YTD % OF BUDGET	LAST YEAR FISCAL YTD 28-Feb-25	REVISED BUDGET 2024-2025	LAST YEAR YTD % OF BUDGET	LAST YEAR FULL YEAR ACTUAL
271-100-502-000	UNIVERSAL SERVICE FUND - ERATE	-	16,368	16,367	100%	19,651	16,320	120%	21,629
271-100-540-000	STATE AID	-	7,435	13,500	55%	6,988	12,750	55%	14,235
271-100-566-000	STATE GRANT - LIBRARY OF MICH	-	324	-	0%	-	-	0%	-
271-100-583-000	CONTRIBUTIONS FROM OTHR TWNSHP	214,695	394,707	435,000	91%	344,689	400,000	86%	423,095
271-100-649-000	PRINTING/FAX FEES	1,140	7,012	8,100	87%	6,095	8,100	75%	9,460
271-100-651-000	NON-RESIDENT FEES	250	550	850	65%	1,050	850	124%	1,900
271-100-658-000	PENAL FINES	-	7,236	7,600	95%	7,674	13,000	59%	7,674
271-100-659-000	OVERDUE FINES	55	1,234	1,200	103%	1,030	1,200	86%	1,491
271-100-665-000	INTEREST EARNED ON DEP & INVST	1,068	16,695	10,000	167%	13,740	12,000	115%	22,432
271-100-667-000	FACILITY RENTALS	-	735	1,200	61%	1,200	1,100	109%	1,475
271-100-672-000	OTHER REVENUE	369	3,057	2,000	153%	1,491	4,000	37%	3,149
271-100-674-000	PRIVATE CONTRIBTNS & DONATIONS	3,832	22,474	18,000	125%	17,524	15,000	117%	43,988
271-100-674-010	BCF CONTRIBUTIONS	-	-	16,000	0%	-	16,000	0%	17,074
271-100-677-000	INSURANCE CLAIMS/REIMBURSEMENT	-	-	-	0%	53,327	-	0%	53,327
271-100-699-101	TRANSFERS IN - GENERAL FUND	-	180,124	180,124	100%	-	173,196	0%	173,196
TOTAL OPERATING REVENUES		221,409	657,951	709,941	93%	474,458	673,516	70%	794,126

LIBRARY OPERATIONS	Fund	THIS MONTH ACTUAL 28-Feb-26	THIS YEAR FISCAL YTD 28-Feb-26	REVISED BUDGET 2025-2026	THIS YEAR YTD % OF BUDGET	LAST YEAR FISCAL YTD 28-Feb-25	REVISED BUDGET 2024-2025	LAST YEAR YTD % OF BUDGET	LAST YEAR FULL YEAR ACTUAL
271-790-702-000	FULL-TIME WAGES	9,032	76,944	113,880	68%	66,503	111,059	60%	109,815
271-790-703-000	ADMINISTRATR/SUPERVSR SALARIES	4,230	35,384	50,003	71%	60,148	74,913	80%	75,534
271-790-704-000	PART-TIME WAGES	10,196	77,510	114,977	67%	74,429	102,271	73%	113,623
271-790-704-010	PART-TIME WAGES- LIBRARY MAINT	-	6,780	7,560	90%	7,326	16,119	45%	11,844
271-790-709-000	SOCIAL SECURITY TAXES	1,818	15,252	21,910	70%	15,963	23,471	68%	23,891
271-790-712-000	CASH IN LIEU OF BENEFITS	369	3,323	2,400	138%	2,031	2,400	85%	3,507
271-790-713-000	OVERTIME	7	58	50	117%	114	50	228%	133
271-790-716-000	MERS DEFINED CONTRIBUTIONS	556	4,847	6,277	77%	3,671	4,997	73%	5,914
271-790-717-000	MERS DEFINED BENEFIT PLAN	-	-	-	0%	46,246	60,505	76%	46,464
271-790-717-010	MERS DEFIND BENEFIT HYBRID PLN	1,193	6,993	10,111	69%	4,769	6,108	78%	7,511
271-790-718-000	HEALTH INSURANCE - PREMIUMS	2,732	19,619	53,976	36%	34,034	55,340	61%	42,702
271-790-718-010	HEALTH INSURANCE - HSA	137	1,302	2,054	63%	2,015	-	0%	2,700
271-790-719-000	DENTAL INSURANCE PREMIUM	210	1,874	3,571	52%	2,321	3,503	66%	3,180
271-790-724-000	LIFE INSURANCE	38	301	510	59%	338	485	70%	465
271-790-751-000	PROCESSING SUPPLIES	25	1,306	1,400	93%	594	1,400	42%	938
271-790-756-000	REPAIR & MAINTENANCE SUPPLIES	-	238	350	68%	108	350	31%	119
271-790-760-000	MAINTENANCE SUPPLS - CUSTODIAL	-	540	438	123%	482	350	138%	706
271-790-761-000	BUILDING SUPPLIES	-	749	1,650	45%	1,664	1,500	111%	2,497
271-790-762-000	WELLNESS/MEDICAL SUPPLIES	-	7	275	3%	349	225	155%	357
271-790-765-000	SMALL TOOLS	-	43	-	0%	-	-	0%	26
271-790-766-000	DISPOSABLE TECHNOLOGY	-	476	1,750	27%	1,238	1,300	95%	1,800

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271-790-767-000	CLOTHING	-	(84)	400	-21%	43	175	25%	888
271-790-770-000	PROGRAMMING SUPPLIES	152	2,029	3,250	62%	1,697	2,750	62%	3,969
271-790-772-000	PROMOTIONS SUPPLIES	-	-	300	0%	-	300	0%	302
271-790-777-000	OFFICE SUPPLIES	20	522	850	61%	780	1,350	58%	1,091
271-790-778-000	PAPER	-	245	580	42%	397	400	99%	570
271-790-791-000	SUBSCRIPTIONS AND PUBLICATIONS	327	1,637	2,048	80%	1,621	1,900	85%	1,686
271-790-792-000	SOFTWARE SUBSCRIPTIONS	223	3,375	7,788	43%	4,748	7,245	66%	6,199
271-790-793-000	OVERDRIVE	-	9,002	9,002	100%	9,144	8,961	102%	9,144
271-790-802-000	PROFESSIONAL SERVICES	-	-	1,500	0%	65	1,200	5%	686
271-790-806-000	LEGAL SERVICES	405	5,061	500	1012%	5,613	500	1123%	9,758
271-790-809-000	CONTRACTED IT SERVICES	2,250	9,450	14,400	66%	7,200	14,400	50%	14,400
271-790-812-000	PRE-EMPLOYMENT SCREENINGS	-	-	350	0%	460	350	131%	867
271-790-813-000	DELIVERY SERVICES	-	2,274	2,700	84%	2,085	2,800	74%	2,807
271-790-816-000	SECURITY SERVICES	-	300	325	92%	300	325	92%	300
271-790-817-000	LAKELAND LIBRARY CO-OP SERVICE	-	2,212	2,900	76%	1,983	2,900	68%	2,623
271-790-818-000	MAINTENANCE CONTRACTS	1,413	4,240	8,603	49%	4,240	7,953	53%	8,599
271-790-823-000	OTHER CONSULTING SERVICES	2,141	10,724	1,750	613%	350	350	100%	2,118
271-790-825-000	LATE/SERVICE FEES	-	11	-	0%	-	25	0%	-
271-790-829-000	CUSTODIAL/CLEANING SERVICES	2,700	3,633	10,920	33%	762	-	0%	2,962
271-790-850-000	TELEPHONE	584	4,420	5,540	80%	3,976	5,485	72%	6,023
271-790-851-000	MAIL/POSTAGE	-	234	250	94%	472	225	210%	472
271-790-852-000	INTERNET/TELECOMM SERVICES	505	4,213	7,019	60%	4,640	7,020	66%	7,019
271-790-861-000	TRANSPORTATION - MILEAGE REIMB	-	317	940	34%	45	750	6%	175
271-790-879-000	WEBSITE	-	123	1,113	11%	838	935	90%	838
271-790-881-000	ADVERTISING	-	36	1,058	3%	207	1,145	18%	405
271-790-887-000	SPEAKERS/PERFORMERS	-	250	2,000	13%	435	2,500	17%	885
271-790-890-000	ILS FEES	-	9,187	14,180	65%	6,022	14,080	43%	11,855
271-790-891-000	LICENSES AND FEES	-	886	860	103%	510	1,905	27%	510
271-790-892-000	SOFTWARE LICENSES	-	123	1,905	6%	698	680	103%	1,922
271-790-900-000	PRINTING AND PUBLISHING	-	195	730	27%	57	220	26%	397
271-790-906-000	PROMOTIONS/MARKETING	-	54	500	11%	450	100	450%	900
271-790-909-000	TRAINING	-	-	600	0%	204	550	37%	204
271-790-910-000	PROFESSIONAL DEVELOPMENT	-	404	300	135%	-	300	0%	-
271-790-911-000	CONFERENCES	-	1,782	2,850	63%	2,761	2,200	125%	3,301
271-790-912-000	MEETINGS	-	258	400	65%	-	75	0%	24
271-790-915-000	MEMBERSHIPS	200	620	1,529	41%	580	1,714	34%	1,558
271-790-916-000	DUES AND FEES	-	1,112	1,435	78%	151	1,435	11%	151
271-790-918-000	WATER/SEWER	-	-	5,500	0%	3,637	5,000	73%	5,389
271-790-918-590	SEWER	318	2,681	-	0%	-	-	0%	-
271-790-918-591	WATER	213	1,377	-	0%	-	-	0%	-
271-790-919-000	WASTE DISPOSAL	65	421	602	70%	400	350	114%	601
271-790-920-000	ELECTRIC	2,556	19,698	28,035	70%	18,359	26,700	69%	26,927
271-790-921-000	NATURAL GAS	1,608	4,417	5,500	80%	3,663	3,000	122%	6,570
271-790-929-000	GROUNDS REPAIR AND MAINTENANCE	-	1,587	4,500	35%	130	1,800	7%	5,210
271-790-929-010	SNOWPLOWING/SNOW REMOVAL	715	770	900	86%	360	1,500	24%	450

HASTINGS PUBLIC LIBRARY  
 DETAIL REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING FEBRUARY 28, 2026  
 67 % OF THE FISCAL YEAR HAS ELAPSED

LIBRARY OPERATIONS	Fund	THIS MONTH ACTUAL 28-Feb-26	THIS YEAR FISCAL YTD 28-Feb-26	REVISED BUDGET 2025-2026	THIS YEAR YTD % OF BUDGET	LAST YEAR FISCAL YTD 28-Feb-25	REVISED BUDGET 2024-2025	LAST YEAR YTD % OF BUDGET	LAST YEAR FULL YEAR ACTUAL
271-790-930-000	BUILDING REPAIR & MAINTENANCE	819	11,991	6,150	195%	34,364	1,950	1762%	49,254
271-790-931-000	EQUIPMENT REPAIR & MAINTENANCE	-	57	1,200	5%	1,043	2,300	45%	1,043
271-790-933-000	SOFTWARE MAINTENANCE AGREEMNTS	-	521	-	0%	-	-	0%	-
271-790-935-000	PROPERTY LIABILITY INSURANCE	-	7,782	14,400	54%	13,792	12,000	115%	13,792
271-790-939-000	WORKERS COMPENSATION INSURANCE	-	320	735	43%	538	1,100	49%	717
271-790-941-000	PRINTER/COPIER LEASE/MAINT	-	2,040	4,100	50%	2,040	4,100	50%	4,081
271-790-944-000	INSPECTION SERVICES	-	420	680	62%	530	960	55%	1,409
271-790-950-000	COLLECTION SERVICES	20	118	300	39%	177	340	52%	286
271-790-955-000	MISCELLANEOUS	-	120	-	0%	-	-	0%	-
271-790-962-000	LOST/DAMAGED MATERIALS FEES	-	130	100	130%	85	100	85%	128
271-790-965-000	PROPERTY TAX REIMBURSEMENT	217	217	100	217%	114	100	114%	114
271-790-975-000	BLDNGS AND BUILDING IMP - DEPR	-	39,520	110,000	36%	-	11,000	0%	-
271-790-975-010	BLDG & BLDG IMP - NON-DEPRECBL	-	14,282	-	0%	-	-	0%	-
271-790-978-000	TECHNOLOGY - DEPRECIABLE	-	-	-	0%	461	-	0%	-
271-790-978-010	TECHNOLOGY - NON-DEPRECIABLE	-	19	3,000	1%	3,135	2,000	157%	5,650
271-790-980-000	EQUIPMENT/FURNITURE - DEPREC	-	5,455	-	0%	2,823	-	0%	-
271-790-980-010	EQUIPMENT/FURNITURE - NON-DEPR	1,279	6,724	3,400	198%	574	450	128%	8,794
271-790-982-000	COLLECTION MATERIALS - BOOKS	998	12,720	17,000	75%	9,864	17,000	58%	21,028
271-790-982-010	COLLECTION MATERIALS - A/V	103	1,388	2,250	62%	783	2,250	35%	1,032
271-790-982-020	COLLECTION MATS - BEYOND BOOKS	124	1,266	1,000	127%	223	1,250	18%	1,146
TOTAL LIBRARY OPERATIONS		50,499	468,432	713,969	66%	484,970	656,799	74%	712,956
TOTAL EXPENDITURES & OUT TRANSFERS		50,499	468,432	713,969	66%	484,970	656,799	74%	712,956
TOTAL REVENUE & INCOMING TRANSFERS		221,409	657,951	709,941	93%	474,458	673,516	70%	794,126
NET REVENUES OVER EXPENDITURES		170,910	189,519	(4,028)		(10,512)	16,717		81,169

February 2026 R&E Notes

OPERATING REVENUES	Fund	THIS MONTH ACTUAL	THIS YEAR FISCAL YTD 31-Jan-26	REVISED BUDGET 2025-2026	THIS YEAR YTD % OF BUDGET	Notes
271-100-665-000	INTEREST EARNED ON DEP & INVST	1,068	16,695	10,000	167%	Interest continues to increase

LIBRARY OPERATIONS	Fund	THIS MONTH ACTUAL	THIS YEAR FISCAL YTD 31-Jan-26	REVISED BUDGET 2025-2026	THIS YEAR YTD % OF BUDGET	Notes
271-790-806-000	LEGAL SERVICES	405	5,061	500	1012%	still tracking for future reimbursement disucssions when windows are complete
271-790-823-000	OTHER CONSULTING SERVICES	2,141	10,724	1,750	613%	window consultant - still tracking for future reimbursement disucssions when windows are complete
271-790-965-000	PROPERTY TAX REIMBURSEMENT	217	217	100	217%	unable to forecast if/when a reimbursement will hit and for how much
271-790-980-010	EQUIPMENT/FURNITURE - NON-DEPR	1,279	6,724	3,400	198%	light table & accessories plus coffee maker



HASTINGS PUBLIC LIBRARY  
 Invoices for February 2026  
 Prepared for the April 6, 2026 Board Meeting

Account Name	Vendor	Amount	Total	Notes
<b>Salaries &amp; Wages</b>			<b>\$ 23,834.04</b>	
<b>Social Security Taxes</b>			<b>\$ 1,817.67</b>	
<b>Fringe Benefits</b>			<b>\$ 4,866.74</b>	
<b>Total Wages and Benefits:</b>			<b>\$ 30,518.45</b>	
<b>Supplies</b>			<b>\$ 197.13</b>	
	Processing	\$ 25.40		
	Programming	\$ 151.74		
	Office	\$ 19.99		
<b>Collection Materials - Books</b>			<b>\$ 998.30</b>	
	Brodart	\$ 407.87		
	Amazon	\$ 252.26		
	LLC	\$ 300.69		group buy for VOX books
	Cengage Large Print	\$ 37.48		
<b>Collection Materials - AV</b>			<b>\$ 102.82</b>	
<b>Collection Materials - Library of Things</b>			<b>\$ 124.06</b>	
<b>Subscriptions &amp; Publications</b>			<b>\$ 326.51</b>	
	Grand Rapids Press	\$ 259.74		
	Food Magazine Renewal	\$ 34.97		
	Sports Illustrated Renewal	\$ 31.80		
<b>Utilities</b>			<b>\$ 5,848.86</b>	
	City - water	\$ 213.04		
	City - sewer	\$ 318.24		
	Consumers - electric	\$ 2,555.69		
	Consumers - natural gas	\$ 1,608.30		
	MEI Internet	\$ 504.95		
	MEI Phones	\$ 201.44		
	Fusion Land Lines	\$ 382.22		
	Granger Waste Services	\$ 64.98		recycling
<b>Contracted IT Services</b>			<b>\$ 2,250.00</b>	
	Clark Technical Services	\$ 1,200.00		monthly IT
	BSB	\$ 1,050.00		Phone system upgrade to newest software version
<b>Software Subscriptions</b>			<b>\$ 223.20</b>	
	Duo	\$ 30.00		Monthly Duo 2-factor authentication for VPN (2FA)
	BSB	\$ 193.20		Phone system annual maintenance/support
<b>Equipment/Furniture - non-depreciable</b>			<b>\$ 1,279.30</b>	
	Amazon	\$ 109.99		LEGO storage, covered by donation
	Amazon	\$ 109.00		new public coffee maker (Friends cover)
	Lakeshore Learning	\$ 428.96		defective coffee maker (returned, credit pending)
	Lakeshore Learning	\$ 631.35		children's light table accessories (year end solicitation)
	Lakeshore Learning	\$ 631.35		children's light table (year end solicitation)
<b>Custodial/Cleaning Services</b>	Key Cleaning		<b>\$ 2,700.00</b>	
<b>Building Repair &amp; Maintenance</b>			<b>\$ 818.97</b>	
	Locksmith	\$ 318.97		
	Bareman & Associates	\$ 500.00		Community Room divider maintenance
<b>Maintenance Contracts</b>			<b>\$ 1,413.25</b>	
	DHE Plumbing & Mechanical	\$ 1,413.25		quarterly maintenance
<b>Snowplowing/Snow Removal</b>			<b>\$ 715.00</b>	
<b>Legal Services</b>			<b>\$ 405.00</b>	city attorney for windows
<b>Consulting Services</b>			<b>\$ 2,141.25</b>	
	dbHMS	\$ 2,141.25		window consultant
<b>Memberships</b>			<b>\$ 200.00</b>	
	Barry County Chamber	\$ 200.00		covered by Friends

HASTINGS PUBLIC LIBRARY  
 Invoices for February 2026  
 Prepared for the April 6, 2026 Board Meeting

Account Name	Vendor	Amount	Total	Notes
Collection Services			\$ 19.70	
Property Tax Reimbursement			\$ 217.35	
<b>Total Invoices (without wages &amp; benefits):</b>			<b>\$ 19,980.70</b>	

**To:** Hastings City Council & Sarah Moyer-Cale  
**From:** Robert Neil- Street Superintendent  
**Date:** April 8<sup>th</sup> 2026  
**Re:** Truck #70 Major Repair



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**Background for repair on Truck #70: This truck is a 2013 International 6 yd Dump Truck and currently has 33,162 miles and 4,250 hours.**

This truck was originally taken to West Michigan International for low power. The technician started diagnosing the problem and the original fault code was found to be an **aftertreatment fuel sensor** error that was out of range. To get to the sensor, the technician had to take apart the air filter housing and wipers, and several wiring harnesses. The sensor was inspected for corrosion and was tested for the correct voltage. The sensor was within voltage limits and had no corrosion present.

After clearing the faults and verifying that the issue persisted, the technician then determined that the fuel pressure sensor manifold needed to be replaced. Because it's built into a larger part (the manifold), the whole unit had to be replaced. During this repair, the **fuel doser (this increases exhaust temp. to burn off soot buildup)** sensor was found to be completely clogged with significant soot and carbon. This sensor was cleaned, put back together, and taken on a test drive.

During the test drive, the truck started blowing smoke and was still acting sluggish. After test driving, the issue remained. Upon further investigation, the technician then found that the intake pressure sensor was also clogged (**this sensor is critical for measuring boost pressure to calculate engine load and fuel delivery**), so this was replaced.

After sensor failures were corrected, a new error popped up for the **EGR system** (which recirculates exhaust Gases). The technician tested the **EGR** valves and air flow and determined the **EGR cooler is failing** and needed to be replaced.

As with many motors and electronics, this is known as a trickle-down repair. Due to the EGR failing in the beginning, it caused other issues that needed to be resolved first before the actual EGR failure could be properly determined.

March 2026  
YMCA Updates for the City of Hastings

### Facility Updates:

- Childcare openings:
  - Programs do accept children that are not potty-trained
  - Contact Y-Childcare for details
  - Programs are both currently staffed and will scale up as seats are filled
  - Open Positions: the YMCA is hiring Y-Time preschool staff, Y-Time before & after school staff, and staff for Y on the Fly (YOTF), as well as several other positions. For details, visit [ymcaofbarrycounty.org/get-involved/employment](http://ymcaofbarrycounty.org/get-involved/employment)

### Seasonal Program Updates:

- Camp Registration: 520 (+64 from 2025); increase is due to extra capacity in day camp (allows for 10 extra spots/week)
- Y-Time
  - Preschool: 14 full-time, 4 part-time (+4/+1 from last spring)
  - School-age: 24 full-time, 5 part-time (+2/-2 from last spring)
- Summer Programs
  - Preschool: 18 full-time, 9 part-time
  - School-age: 27 full-time, 10 part-time
- Sports
  - Basketball Registration: 203 participants
- Outreach: Y-on-the-Fly
  - 14 stops, 375 meals per week (+5 stops/+175 meals from last spring)

### 2026 Board & Organizational Goals/Focus Areas

- **Review and amend by-laws** the board reviewed and approved proposed by-law changes at the February meeting. These changes will allow the organization to continue to grow and adapt, while remaining compliant and in alignment with the by-laws and strategic plan.
- **Renew our Strategic Plan** (last updated in 2023): it is recommended by Y-USA to update the strategic plan every 3 years. For this update, Jon would like the Board and Staff to take a collaborative approach to the planning session to ensure alignment of goals and a sense of ownership with this plan. The date of the strategic planning session is pending.
- **Praesidium training:** expectation is that the Board is held to the same high standards that Staff must adhere to in order to maintain the YMCA's Praesidium accreditation (child abuse prevention). Marci will provide board training, and language will be added to the bylaws to reflect Praesidium standards.

Respectfully submitted,  
Jon Sporer, CEO  
Nichole Lyke, YMCA Board Secretary