

**REGULAR MEETING
BOWNE TOWNSHIP HISTORIC HALL
Monday August 24, 2026
PROPOSED - AGENDA**

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Approval of the Minutes**
- 4. Minutes –DDA, Historical Commission, Special Meeting**
- 5. Treasurer’s Report**
- 6. Monthly Bills Due & Payable**
- 7. Bowne Township Fire Report**
- 8. Freeport Fire Report**
- 9. P.C.I. of Michigan Report
Building Permits Issued: 7 Permits Valuing \$298,787.32**
- 10. Old Business: None**
- 11. New Business**
 - a. Apportionment Options – Kilgus Drain**
 - b. Resolution Dairy Discovery Special License MLCC Application 10-13-2026**
 - c. KHC Quote to decommission server**
 - d. KHC Quote to replace Deputy Clerk laptop**
 - e. Resolution - Employment Policy for Deputy Clerk & Deputy Treasurer**
 - f. SGS Development Agreement**
 - g. Consumer’s Energy Company Gas Franchise Renewal**
 - h. Discussion regarding MERS Monthly Administration Fee**
- 12. Correspondence**
- 13. Public Comments**
- 14. Board Member Comments**
- 15. Any Other Comments**
- 16. Adjournment**

**Bowne Township
Regular Board Meeting Minutes
Bowne Township Historic Hall
Monday, July 15, 2026, 7:00 p.m.**

MEMBERS PRESENT: RANDY WILCOX – SUPERVISOR
KAREN HENDRICK – CLERK
BONNIE LENT-DAVIS – TREASURER
DAVID FUSS – TRUSTEE

MEMBERS ABSENT: ROBERT FLYNN – TRUSTEE

Call to Order:

The Regular Board Meeting of the Bowne Township Board was called to order on July 15, 2026, at 7:00 p.m. at the Bowne Township Historical Hall, 8240 Alden Nash Ave SE, Alto 49302

Approval of Agenda:

Motion by Member Hendrick to approve the agenda, addition to 11 (g) FOIA Appeal. Supported by Member Fuss. Motion Carried.

Approval of Minutes:

Motion by Member Wilcox to approve, as amended, the minutes of June 22, 2026, Regular Board Meeting. Supported by Member Fuss. Motion Carried.

Treasurer's Report:

Motion by Member Hendrick to approve the June Treasurer's Report. Supported by Member Fuss. Motion Carried.

Approval of Bills:

Motion by Member Wilcox to pay the monthly bills due and payable. Supported by Member Lent-Davis. Motion Carried.

Bowne Township Fire Department:

Bowne had 39 calls in June. The Fire Department has purchased a battery powered vent saw.

Freeport Fire Department Report:

Freeport Fire Department made a total of 19 calls in the month of June, six incidents were in Bowne Township.

Building Report:

PCI of Michigan issued 11 building permits during the month of June with a value of \$870,575.32

Regular Board Meeting

June 22, 2026

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Old Business: None

New Business:

Motion by Member Hendrick to approve the Metro Act – Peninsula Fiber Network, LLC Application (conditional to the receipt of their \$500.00 application fee). Support by Member Lent-Davis. Motion Carried.

Kent County Sheriff's Department Memorandum of Understanding.

Kent County Road Commission has asked municipalities to contribute financially to the purchase of a refrigerator truck to maintain the temperature of the deer shot through the DNR Block Permits while they are waiting to be processed. The Township Board chose to see how the program goes and revisit next season.

Resolution 2026-11 was offered by Member Lent-Davis and supported by Member Hendrick any requests from township officials, or other township entities, must be submitted in writing to the Clerk, two Wednesdays before the scheduled Township Board meeting, by 3:00 PM. On Thursday preceding the Township Board meeting by 3:00 PM, the agenda and packet of the supporting materials are to be done and placed in the Township office and also emailed to all Township Board Members. If a matter is submitted after the Wednesday two weeks prior to the Board meeting, it will be tabled to the next monthly meeting of the Township Board of Trustees. AYES: Fuss, Wilcox, Hendrick Lent-Davis. NAYS: None, ABSENT: Flynn

Motion by Member Hendrick to renew the Orkin Contract for Old House Borer LOD Service 8-2026 to 8-2027 Supported by Member Fuss. Motion Carried.

Motion by Member Hendrick Pre-Buy 600 gallons of LP Gas from Alto Gas for the 2026/27 Season at the Sewer Facility. Supported by Member Fuss. Motion Carried.

Motion by Member Hendrick to table the FOIA Appeal to a Special Meeting TBD. Supported by Member Fuss. Motion Carried.

Correspondence:

Kent County Drain Commissioner Correspondence regarding Timpson Estates No 2 Drain and the Kilgus Drain.

Notice of Bridge Construction on Morse Lake Avenue over the Coldwater River from August 10 through November 13, 2026

Letter of Resignation from the Historical Commission by Kim Culbertson. Thank you to Kim for all the time and effort she has put into the Historical Commission.

Public Comment:

Rick Wilke spoke regarding SGS infrastructure installation and the damage to some of the cable lines. Rick also was curious how the verbiage to rezone Alto Meadows from R5 to R3 was coming.

Board Member Comments:

Supervisor: None

Clerk: None

Treasurer: Regarding Kim Culbertson's resignation from the Historical Commission.

Her passion, how to handle the position now, bless to have the museum. Member Lent-Davis doesn't feel the board values that. Legacy of the board, have the same passion, post about her retirement and number of duties. Recognize her service.

Trustee: Roberts' Rules of Order Procedures

Any Other Comments:

None

Adjournment

Motion by Member Hendrick to adjourn the meeting at 8:16 p.m. Supported by Member Fuss. Motion Carried.

Respectfully submitted,
Karen Hendrick
Township Clerk



**Alto Downtown Development Authority
Bowne Township, Michigan
Minutes
August 3, 2026**

- ❖ Meeting opened at 7:00pm by Sandy
- ❖ Members present - Sandy, Jen, Eva, Beth, Donna, Nancy, Randy, Pat
 - Guests present - Faith Aversano (Venture Scout)
- ❖ Motion to approve the July 6, 2026 minutes made by Jen, seconded by Eva - APPROVED
- ❖ Treasurer's report made by Jen (see attached Treasurer's Report)
 - Motion to approve payment of regular and special bills made by Eva, seconded by Donna - APPROVED
 - Motion to approve the transfer of \$5,000 made by Donna, seconded by Nancy - APPROVED
 - Motion to approve the treasurer's report made by Nancy, seconded by Pat - APPROVED
- ❖ Township report made by Randy
 - Early and Absentee Voting in progress
 - 64th Street housing project is moving forward with sewer installation - once completed the township will take over the system
 - Kim Culbertson has resigned from the Bowne Township Historical Commission chair position
- ❖ **Old Business**
 - Facilities Report (see attached Facilities Report)
 - Community Meeting (August 18 - 7:00 at Faith Bible) - Beth to facilitate
 - Invitations sent (several responses)
 - Brief review of the meeting agenda (purpose to build up community with knowledge, cooperation, and partnership)
 - Light snack to be provided
 - Mold remediation for the library building - ongoing
- ❖ **New Business**
 - Facade grant form and monetary limit review

- Jen presented her revised criteria and application format - it will be shared with the committee for further revisions - send Jen your changes
- Confirm September DDA meeting date - Labor Day - confirmed date is September 8th
- Faith Aversano presented her Venture Scout project proposal and cost (including supplies and food for workers) to improve Veteran's Park flag area and restore retired flag drop box
 - She is asking for \$1,000 and wanted detail clarification of the project
 - A motion to approve funding the project was made by Nancy, seconded by Beth - APPROVED
- Eva replaced 3 bushes at Veteran's Park by the gazebo
 - A motion to reimburse Eva was made by Donna, seconded by Beth - APPROVED
- ❖ Visitor's Comments
 - None
- ❖ Member's Comments
 - None
- ❖ Motion to adjourn the meeting made by Nancy, seconded by Jen - ADJOURNED
- ❖ [The next meeting will be September 8, 2026 at 7:00 at the Library](#)
Respectfully submitted by Patricia K. Sinen, Secretary

Patricia K. Sinen

**Alto Downtown Development Authority
Bowne Township, Michigan
Facilities Report
August 3, 2026**

- ❖ Library
 - Flooring - We have received a price of \$17,987.15 from Flash Flooring (neighbor to Heather at library). We have received a price of \$37,370.00

from Perry Beachum. KDL received an estimate of \$23,848.00 for the work on 12/11/2024. We met with Flash Flooring this morning to officially give them the scope of work. - ongoing

- Rear door lock - We are waiting on Rapid Hardware to fix the back door lock. It is really finicky about key placement. - ongoing
- Front door binding - Chris Cavanaugh came out last week and added longer screws for the front door and it is not currently binding.
- Schedule for library work - We are tentatively planning on October 5 to October 17th for painting and flooring work.

❖ Colby Park

- Gazebo roof and flooring - A scope of work was sent to Beth and Sandy to obtain revised quotes. - ongoing

❖ Path

- Moore and Bruggink have submitted the easement offer to CSX. When the easement is complete, we can move forward. We haven't received a response from the Kent County Road Commission on ending the project south of the railroad. - ongoing

Alto DDA Bills for Payment - August 2026

Regular Bills

Consumers Energy	July library electric	\$ 725.05
Consumers Energy	June park electric	\$ 29.50
Lynn Droog	July library cleaning	\$ 381.35
Granger	Library and street trash collection - July	\$ 22.92
Total		\$ 1,158.82

Special Bills

Jennifer Dougherty	Postage	\$ 31.20
GFL Environmental	Dumpster removal fee	\$ 302.29
Pat's Premier Lawn Care	June mowing and spraying	\$ 300.00
Total		\$ 602.29
Total		\$ 1,761.11

Additional items

Eva Carey	Bushes at Veterans Park	\$56.25
Total		\$1,817.36

Request \$5000 transfer to public fund checking

Financial Position with Anticipated Bills Paid Monday, August 03, 2026

Public Checking	\$ 5,955.16
High Yield Checking	\$ 228,444.74
CD1 Maturing 11/15/26	\$ 331,311.73
CD2 Maturing 11/15/26	<u>\$ 210,787.48</u>
	\$776,499.11

Accrual Basis

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
New High Yield Checking Account								233,395.24
Deposit	7/31/2028			Interest	X	Interest Inc	49.50	233,444.74
Total New High Yield Checking Account							49.50	233,444.74
TOTAL							49.50	233,444.74

Accrual Basis

Type	Date	Num	Name	Memo	Ctr	Split	Amount	Balance
New Public Fund Checking								
Check	7/6/2026	3662	Lynn Droog	June cleaning	X	Library Mainte...	-418.02	4,642.79
Check	7/6/2026	3663	Consumers Energy	June library e...	X	Utilities	4,224.77	4,224.77
Check	7/6/2026	3664	Patt's Premier Lawn ...	Invoice 4071	X	Lawn Mainten...	-584.04	3,640.73
Check	7/6/2026	3665	Bowie's Typ	3rd Qtr sewer	X	Utilities	-375.00	3,265.73
Check	7/6/2026	3666	Granger	Invoice 3094...	X	Library Mainte...	-495.51	2,770.22
Check	7/6/2026	3667	Consumers Energy	June park ele...	X	Utilities	-22.75	2,747.47
Total New Public Fund Checking							-1,924.82	2,717.97
TOTAL							-1,924.82	2,717.97

BOWNE TOWNSHIP BOARD MINUTES - DRAFT

SPECIAL MEETING

Monday – August 3, 2026

MEMBERS PRESENT: **RANDY WILCOX – SUPERVISOR**
 KAREN HENDRICK – CLERK
 BONNIE LENT-DAVIS – TREASURER
 DAVID FUSS – TRUSTEE

MEMBERS ABSENT: **ROBERT FLYNN – TRUSTEE**

A Special Meeting of the Bowne Township Board was held on Monday, August 3, 2026, in the Township offices located at 8240 Alden Nash Avenue SE, Alto, MI 49302. Supervisor Wilcox called the meeting to order at 10:00 AM.

Wheeler FOIA Appeal Item #1 regarding disclosure denials.

A Motion by Member Hendrick that the Bowne Township Board uphold the disclosure denials set forth in the Township's response to the Freedom of Information Act request submitted by Jeffrey P. Wheeler on or about June 3, 2026. The Township Clerk is directed to notify the requester, in writing, of the Board's determination on this appeal within 10 business days. Supported by Member Fuss. Ayes: Hendrick. Nays: Lent-Davis, Wilcox, Fuss. Motion did not pass.

After further discussion the Township Board again addressed the Wheeler FOIA Appeal Item #1 regarding disclosure denials, the Township Board took further action, as follows.

A Motion by Member Lent-Davis that the Bowne Township Board reverse the disclosure denials set forth in the Township's response to the Freedom of Information Act request submitted by Jeffrey Wheeler on or about June 3, 2026, with the stipulation that the Township does not disclose any confidential information. The Township Clerk is directed to notify the requester, in writing, of the Board's determination on this appeal within 10 business days. Supported by Member Wilcox. Ayes: Lent-Davis, Wilcox, Fuss, Hendrick. Motion Carried.

Wheeler FOIA Appeal Item #2 regarding the fee and estimated charges for responding to the FOIA request.

A Motion by Member Hendrick that the Bowne Township Board upholds the fees and estimated charges to be charged for responding to the Freedom of Information Act requested submitted by Jeffrey P. Wheeler on or about June 3, 2026, not to exceed the amount already charged. I further move that the Township Board hereby certifies that the statements in the determination of the fee and estimated charges are accurate, and the fees being charged comply with the Township's publicly available FOIA procedure and guidelines. The Township Clerk is directed to notify the requester, in writing, of the Board's determination on this appeal within 10 business days. Supported by Member Fuss. Ayes: Lent-Davis, Fuss, Wilcox, Hendrick. Motion Carried.

PUBLIC COMMENTS:

Talbert Neething commented.

BOARD MEMBER COMMENTS:

ADJOURNMENT:

Motion by Member Hendrick to adjourn the meeting @ 11:05 AM. Supported by Lent-Davis. Motion Carried.

Treasurer's Report on Accounts
BOWNE TOWNSHIP ACCOUNT BALANCES
As of July 31, 2026

HNB Bank Accounts

101 General Fund	\$816,029.90
206 Fire Fund Op	\$158,477.74
213 Fire Building Fund	\$13,141.30
** 214 Fire Equipment Fund	\$203,288.72
590 Sewer - UB	\$397,593.60
703 Tax Account	\$344,306.26
Infrastructure Improvements	\$6,917.32
General Fund MM	\$141,782.58

TOTAL BANK ACCOUNTS	<u>\$2,081,537.42</u>
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Asset Accounts - United Bank

General Fund CD x9884	\$22,862.55
Sewer Fund CD x6001	\$87,625.70

TOTAL ASSET ACCOUNTS	<u>\$110,488.25</u>
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OVERALL TOTALS	<u><u>\$2,192,025.67</u></u>
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OTHER

Huntington Bank	Historical Com'n Operating	\$ 4,531.76
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**Michigan CLASS - Accounts with balances invested					
214 Fire Equipment Fund	\$ 200,000.00	\$202,268.72	\$230.65	\$2,268.72	
	Deposit 4/06/26	8/11/2026	Interest Earned July 2026	YTD Earned	

CHECK DISBURSEMENT REPORT FOR BOWNE TOWNSHIP
CHECK DATE 07/23/2026 - 08/19/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
07/29/2026	GEN	15056	APPLIED IMAGING	CONTRACTED SERVICES	818.000	261	52.00
07/29/2026	GEN	15057	AT&T	COMMUNICATION	850.000	261	1,038.59
07/29/2026	GEN	15058	BONNIE LENT-DAVIS	OFFICE SUPPLIES	727.000	261	101.35
				OFFICE SUPPLIES	727.000	261	53.59
							154.94
Check GEN 15058 Total for Fund 101 GENERAL FUND							
07/29/2026	GEN	15059	BRADLEY K LYONS	MISCELLANEOUS EXPENSES	955.000	261	80.00
07/29/2026	GEN	15060	BRUCE WINGETER	SALARIES AND WAGES	702.000	247	100.00
07/29/2026	GEN	15061	CONSUMERS ENERGY	UTILITIES - HALL AND HISTORIC	920.000	261	114.41
07/29/2026	GEN	15062	DAVID YONKER	MISCELLANEOUS EXPENSES	955.000	261	80.00
07/29/2026	GEN	15063	JEFF ELENBASS	CEMETERY EXPENSES	963.000	567	6,500.00
07/29/2026	GEN	15064	KATHERINE M. KRYGER	MISCELLANEOUS EXPENSES	955.000	261	80.00
07/29/2026	GEN	15065	LOU D'AGOSTINO	SALARIES AND WAGES	702.000	247	100.00
07/29/2026	GEN	15066	MICHELLE POLL WILKINSON	CLEANING SERVICES	829.000	261	100.00
07/29/2026	GEN	15067	MICHIGAN TOWNSHIP ASSOCIATION	MEMBERSHIP AND DUES	958.000	261	25.00
07/29/2026	GEN	15068	P.C.I. OF MI INC.	PROFESSIONAL SERVICES	819.000	261	187.50
				PROFESSIONAL SERVICES	819.000	261	8,389.00
				MISCELLANEOUS EXPENSES	955.000	261	4,280.00
							12,856.50
07/29/2026	GEN	15069	PITNEY BOWES	CONTRACTED SERVICES	818.000	261	117.00
				CONTRACTED SERVICES	818.000	261	434.88
							551.88
Check GEN 15068 Total for Fund 101 GENERAL FUND							
07/29/2026	GEN	15070	PURCHASE POWER	POSTAGE	728.000	261	1,147.47
07/29/2026	GEN	15071	RANDY WILCOX - SUPERVISOR	MISCELLANEOUS EXPENSES	955.000	261	131.22
07/29/2026	GEN	15072	STEVE RINSER	MISCELLANEOUS EXPENSES	955.000	261	80.00
07/29/2026	GEN	15073	SUMMIT FIRE PROTECTION	CONTRACTED SERVICES	818.000	261	284.16
07/29/2026	GEN	15074	WEST MICHIGAN DOCUMENT SHREDDING,	CONTRACTED SERVICES	818.000	261	55.00
07/29/2026	GEN	15075	WILLIAMS & WORKS	PROFESSIONAL SERVICES	819.000	261	737.50
07/29/2026	GEN	15076	KENT COUNTY ANIMAL SHELTER	LICENSES AND PERMITS	490.000	000	29.20
07/29/2026	GEN	15077	CHERYL PIOLL	SALARIES AND WAGES	702.000	247	100.00
07/29/2026	GEN	15078	JASON ROH	MISCELLANEOUS EXPENSES	955.000	261	100.00
07/30/2026	GEN	15085	CONSUMERS ENERGY	UTILITIES - HALL AND HISTORIC	920.000	261	257.27
07/30/2026	GEN	15086	MICHIGAN TOWNSHIP ASSOCIATION	MEMBERSHIP AND DUES	958.000	261	125.00
07/30/2026	GEN	15087	ORKIN, INC.	CONTRACTED SERVICES	818.000	261	216.98
07/30/2026	GEN	15088	NATE CANFIELD	CEMETERY EXPENSES	963.000	567	124.80
08/04/2026	GEN	15089#	CONSUMERS ENERGY	UTILITIES - HALL AND HISTORIC	920.000	261	29.50

CHECK DISBURSEMENT REPORT FOR BOWNE TOWNSHIP
CHECK DATE 07/23/2026 - 08/19/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
Check GEN 15089 Total for Fund 101 GENERAL FUND							
08/18/2026	GEN	15097	VERVE CLOUD, INC.	UTILITIES - HALL AND HISTORIC	920.000	261	40.93
08/19/2026	GEN	15098	ALTO-BOWNE DDA	UTILITIES - HALL AND HISTORIC	920.000	261	275.75
08/19/2026	GEN	15099	APPLIED CAPITAL	CEMETERY EXPENSES	963.000	567	30.29
08/19/2026	GEN	15100	ASSOCIATION OF PUBLIC TREASURERS				
08/19/2026	GEN	15101	BLOOM SLUGGETT MORGAN	COMMUNICATION	850.000	261	376.47
08/19/2026	GEN	15102	CONSUMERS ENERGY	LIBRARY	959.000	790	2,736.00
08/19/2026	GEN	15103	GRANGER	CONTRACTED SERVICES	818.000	261	52.00
08/19/2026	GEN	15104	LAVONDA MARTIN	MEMBERSHIP AND DUES	958.000	261	159.00
08/19/2026	GEN	15105	MARY KATHERINE MCCOY	PROFESSIONAL SERVICES	819.000	261	1,274.00
08/19/2026	GEN	15106	MICHELLE POLL WILKINSON	ELECTRIC	921.000	803	163.33
08/19/2026	GEN	15107	P.C.I. OF MI INC.	CEMETERY EXPENSES	963.000	567	87.04
08/19/2026	GEN	15108	PITNEY BOWES INC PURCHASE POWER	MILEAGE	860.000	261	22.80
08/19/2026	GEN	15109	SALLEE WEIDMAN	MILEAGE	860.000	261	21.28
08/19/2026	GEN	15110	VIEW NEWSPAPER GROUP	CLEANING SERVICES	829.000	261	100.00
08/19/2026	GEN	15111	WILLIAMS & WORKS	PROFESSIONAL SERVICES	819.000	261	3,896.00
Check GEN 15111 Total for Fund 101 GENERAL FUND							
					728.000	261	1,447.47
					860.000	261	159.60
					850.000	261	104.00
					819.000	261	1,900.00
					819.000	261	302.00
							2,202.00
							38,260.18
Total For Fund: 101							
Fund: 206 FIRE PROTECTION FUND							
07/29/2026	FIRE	9095	BOWNE TOWNSHIP	UTILITIES - ELECTRIC & SEWER	922.000	336	314.00
07/29/2026	FIRE	9096	BUZZ GOODBLOOD EMT- PC IC	TRAINING	957.000	336	25.00
07/29/2026	FIRE	9097	SUMMIT FIRE PROTECTION	CONTRACTED SERVICES	818.000	336	402.00
07/29/2026	FIRE	9098	ZYLSTRA DOOR INC	EQUIPMENT MAINTENANCE	934.000	336	150.00
07/29/2026	FIRE	9099	AT&T MOBILITY NATIONAL BUSINESS SE COMMUNICATION		850.000	336	182.56
07/30/2026	FIRE	9100	CONSUMERS ENERGY	UTILITIES - ELECTRIC & SEWER	922.000	336	63.72
08/04/2026	FIRE	9101	CONSUMERS ENERGY	UTILITIES - ELECTRIC & SEWER	922.000	336	480.48
08/19/2026	FIRE	9119	BUZZ GOODBLOOD EMT- PC IC	TRAINING	957.000	336	500.00
08/19/2026	FIRE	9120	CHROUCH COMMUNICATIONS INC.	COMMUNICATION	850.000	336	57.00
08/19/2026	FIRE	9121	KENT COUNTY EMERGENCY MEDICAL SERV	CONTRACTED SERVICES	818.000	336	246.20
				CONTRACTED SERVICES	818.000	336	246.20
				CONTRACTED SERVICES	818.000	336	246.20

CHECK DISBURSEMENT REPORT FOR BOWNE TOWNSHIP
CHECK DATE 07/23/2026 - 08/19/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 206 FIRE PROTECTION FUND							
Check FIRE 9121 Total for Fund 206 FIRE PROTECTION FUND				CONTRACTED SERVICES	818.000	336	246.20
08/19/2026	FIRE	9122	MICHELLE POLL WILKINSON	CLEANING SERVICES	829.000	336	984.80
08/19/2026	FIRE	9123	SUMMIT FIRE PROTECTION	CONTRACTED SERVICES	818.000	336	400.00
Total For Fund: 206							698.40
Fund: 590 SEWER							4,257.96
07/29/2026	ASDRN	3215	CONSUMERS ENERGY	ELECTRIC	921.000	536	338.14
				ELECTRIC	921.000	536	341.94
Check ASDRN 3215 Total for Fund 590 SEWER				CONTRACTED SERVICES	818.000	536	680.08
08/04/2026	ASDRN	3216	ALTO GAS				1,243.43
08/04/2026	ASDRN	3217	CONSUMERS ENERGY	ELECTRIC	921.000	536	5,525.35
08/04/2026	ASDRN	3218	HUNTINGTON PUBLIC CAP CORP	INTEREST EXPENSE	994.000	536	12,799.10
08/04/2026	ASDRN	3219	INFRASTRUCTURE ALTERNATIVES	WATER TESTING	809.000	536	4,054.83
08/19/2026	ASDRN	3220	INFRASTRUCTURE ALTERNATIVES	MISCELLANEOUS EXPENSES	955.000	536	674.80
				WATER TESTING	809.000	536	1,300.23
Check ASDRN 3220 Total for Fund 590 SEWER							1,975.03
08/19/2026	ASDRN	3221	PACE ANALYTICAL SERVICES, INC.	WATER TESTING	809.000	536	1,058.00
				WATER TESTING	809.000	536	1,058.00
Check ASDRN 3221 Total for Fund 590 SEWER							2,116.00
Total For Fund: 590							28,393.82
Report Total:							70,911.96

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

CHECK REGISTER FOR BOWNE TOWNSHIP
For Check Dates 08/01/2026 to 08/19/2026

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
08/05/2026	FIRE	9102	LYNN L. ORT	330.00	290.73	0.00	Open
08/12/2026	FIRE	9103	KENNETH K. BAILEY	410.00	361.21	0.00	Open
08/12/2026	FIRE	9104	NOAH BLOUGH	495.00	436.09	0.00	Open
08/12/2026	FIRE	9105	CHANCE D. BOSSELAAR	330.00	290.73	0.00	Open
08/12/2026	FIRE	9106	JAMES CAREY	60.00	2.86	0.00	Open
08/12/2026	FIRE	9107	MICHAEL B. DOUGHERTY	310.00	286.28	0.00	Open
08/12/2026	FIRE	9108	PHILLIP DOUGHERTY	1,438.33	1,288.08	0.00	Open
08/12/2026	FIRE	9109	JIMMIE HAMANN	580.00	510.98	0.00	Open
08/12/2026	FIRE	9110	BRODY A. MCDONALD	330.00	290.72	0.00	Open
08/12/2026	FIRE	9111	LYNN L. ORT	430.00	378.82	0.00	Open
08/12/2026	FIRE	9112	LAUREN RINVELT	775.00	667.77	0.00	Open
08/12/2026	FIRE	9113	NICOLE A. RUESINK	410.00	361.20	0.00	Open
08/12/2026	FIRE	9114	MATTHEW TAVA	150.00	132.15	0.00	Open
08/12/2026	FIRE	9115	ANDREW VANDERZIEL	1,428.33	1,158.04	0.00	Open
08/12/2026	FIRE	9116	CHRISTIAN WIELAND	476.67	419.94	0.00	Open
08/12/2026	FIRE	9117	JACOB A. BIERMACHER	337.00	296.90	0.00	Open
08/12/2026	FIRE	9118	JACOB GRASMAN	300.00	264.30	0.00	Open
08/11/2026	GEN	15090	MEGHAN N. HENDRICK	450.00	396.44	0.00	Open
08/11/2026	GEN	15091	BETH E. JOHNSON	1,800.00	1,585.80	0.00	Open
08/11/2026	GEN	15092	LAVONDA B. MARTIN	1,780.00	1,545.25	0.00	Open
08/11/2026	GEN	15093	MARY K. MCCOY	1,120.00	986.72	0.00	Open
08/11/2026	GEN	15094	MARGARET E. SMITH	480.00	422.88	0.00	Open
08/11/2026	GEN	15095	SALLEE WEIDMAN	1,810.00	1,366.21	0.00	Open
08/11/2026	GEN	15096	MARY E. KAMINSKI	270.00	270.00	0.00	Open
Report Total:				16,300.33	14,010.10	0.00	
Number of Checks				24			
Total Physical Checks				24			
Total Check Stubs				0			

Freeport Area Volunteer Fire Department

Monthly Report

JULY 2026

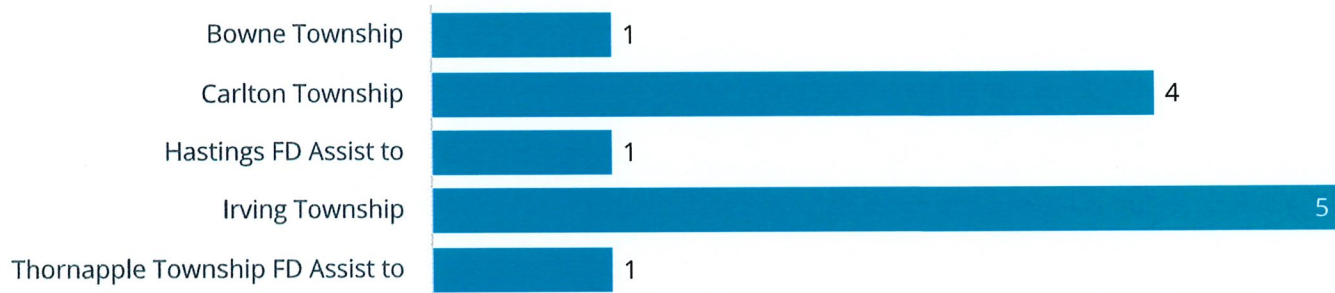
Count of Total Inc...

Count of Incidents
12

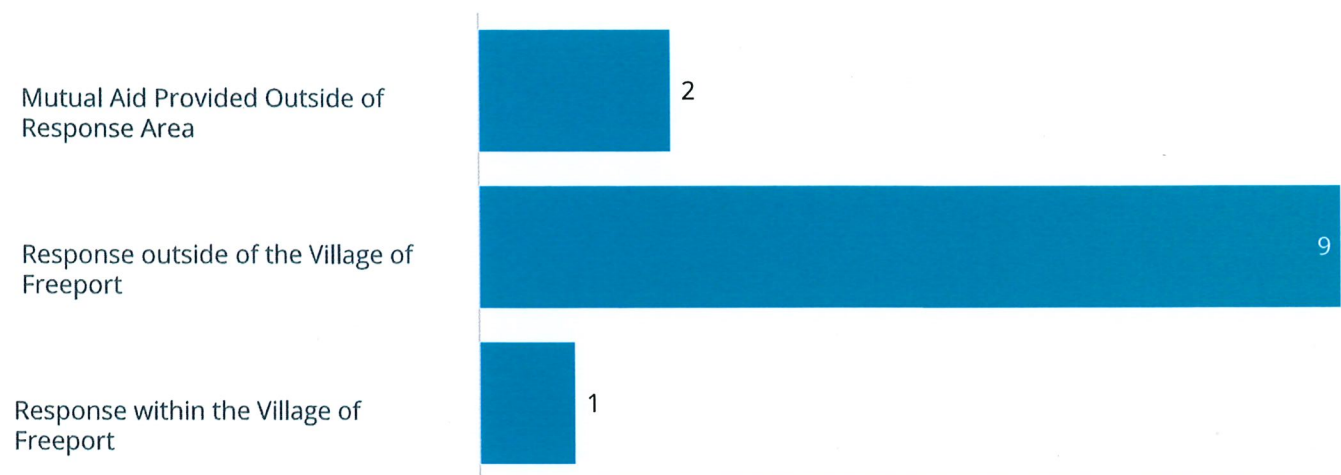
Count of Incidents by Incident Type Category



Count of Incidents by District



Count of Incidents by Station



Incident Details

Incident Number	Incident Type Category	District 
260709-1353-FAVFD	Medical	Bowne Township
260717-112401-FAVFD	Noemerg	Carlton Township
260717-113558-FAVFD	Medical	Carlton Township
260724-113409-FAVFD	Medical	Carlton Township
260725-214930-FAVFD	Medical	Carlton Township
260709-083421-FAVFD	Pubserv	Hastings FD Assist to
260703-174622-FAVFD	Hazsit	Irving Township
260703-191807-FAVFD	Hazsit	Irving Township
260704-072945-FAVFD	Pubserv	Irving Township
260707-2325-FAVFD	Medical	Irving Township
260730-191523-FAVFD	Fire	Irving Township
260726-094935-FAVFD	Noemerg	Thornapple Township FD Assist to

Number of calls for service; from the first of the year through the end of the report month: 84

Special Events/News:

Pancake Breakfast raised \$5000.00.

Both engines have been serviced, annual DOT inspections completed and pump testing completed. Both engines passed inspection and testing.

Training:

Duty Crew Trainings Included: Pump Operations, Emergency Vehicle Driving, SCBA's, Rescue Tools. Small Engines, Hand Tools, Wildfire Operations, also Medical Equipment and Operations.

Monthly Firefighter Training: Ventilation and ladders.

Years of Service Anniversaries in August:

JD Forbes 27 years

Jerry Barton 27 years

Tony Stein 21 years

Angie Solomon 16 years

Adam and Katie Bunday 15 years

The Freeport Rural Fire Association Board meets on the third Wednesday of each month. The meetings are being held at the Freeport Fire Station and begin at 7:30 pm.

Respectfully submitted by

Jim Yarger, Fire Chief

Cell: 616-275-0045

Email: freeportfd.mi@gmail.com



110 W. Center St Ph. (269) 948-4088
Hastings, MI 49058 Fax (269) 948-9963

Sold To: Bowne Township
8240 Alden Nash Hwy
Alto, MI 49302

Billing Period:
JULY 2026
08/03/2026

PERMIT ACTIVITY REPORT

Bowne - Building

<u>Permit Applicant</u>	<u>Site Location</u>	<u>Permit #</u>	<u>Project Value</u>	<u>Category</u>	<u>Post Date</u>	<u>Amount Paid</u>	<u>Check # / CC</u>
Green Shield Deck Builders	7101 ALDEN NASH SE AVE	PBBN26-0044	\$13,189.00	Deck	07/01/2026	\$218.00	Credit Card
Kentwood Excavating Inc	9892 FREEPORT SE AVE	PBBN26-0043	\$35,000.00	Demolition	07/02/2026	\$255.00	60833
PLUMMER GLENDA J & EVANS TIMOTHY E	13610 92ND SE ST	PBBN26-0045	\$25,000.00	Res. Addition	07/07/2026	\$190.00	Credit Card
Wolbers Pools and Landscapes	8575 ERMA SE LN	PBBN26-0042	\$96,500.00	Pool	07/09/2026	\$551.00	Credit Card
Sherriff Goslin Roofing	9684 WINDSTAR SE DR	PBBN26-0048	\$25,098.32	Miscellaneous	07/21/2026	\$191.00	Credit Card
All Star Builders LLC	6054 BANCROFT SE AVE	PBBN26-0015	\$30,000.00	Accessory Structure	07/22/2026	\$285.00	Credit Card
TW Home Improvements	10250 92ND SE ST	PBBN26-0047	\$74,000.00	Accessory Structure	07/28/2026	\$461.00	6827
Trade Total:						\$2,151.00	

Bowne - Electrical

<u>Permit Applicant</u>	<u>Site Location</u>	<u>Permit #</u>	<u>Project Value</u>	<u>Category</u>	<u>Post Date</u>	<u>Amount Paid</u>	<u>Check # / CC</u>
RODCO Service LLC	6982 MORSE LAKE SE AVE	PEBN26-0041	\$0.00	Modular Home	07/13/2026	\$200.00	21371
		PEBN26-0042	\$0.00	Mobile Home	07/22/2026	\$190.00	4902



Sold To: Bowne Township
8240 Alden Nash Hwy
Alto, MI 49302

Billing Period:

08/03/2026

ELECTRONIC TRANSACTION REPORT

Bowne - Building

<u>Permit Applicant</u>	<u>Site Location</u>	<u>Permit #</u>	<u>Project Value</u>	<u>Category</u>	<u>Transaction #</u>	<u>Amount Paid</u>
Green Shield Deck Builders	7101 ALDEN NASH SE AVE	PBBN26-0044	\$13,189.00	Deck	00025087	\$218.00
PLUMMER GLENDA J & EVANS TIMOTHY E	13610 92ND SE ST	PBBN26-0045	\$25,000.00	Res. Addition	00025154	\$190.00
Wolbers Pools and Landscapes	8575 ERMA SE LN	PBBN26-0042	\$96,500.00	Pool	00025190	\$551.00
Sherriff Goslin Roofing	9684 WINDSTAR SE DR	PBBN26-0048	\$25,098.32	Miscellaneous	00025313	\$191.00
All Star Builders LLC	6054 BANCROFT SE AVE	PBBN26-0015	\$30,000.00	Accessory Structure	00025352	\$285.00
Trade Total:						\$1,435.00

Bowne - Mechanical

<u>Permit Applicant</u>	<u>Site Location</u>	<u>Permit #</u>	<u>Project Value</u>	<u>Category</u>	<u>Transaction #</u>	<u>Amount Paid</u>
Vredevoogd Heating and Cooling	9810 SNOW RIDGE SE DR	PMBN26-0038	\$0.00	Replacement	00025264	\$135.00
SUMMIT HEATING & COOLING	11484 64TH ST SE	PMBN26-0037	\$0.00	Single Family - Deta	00025273	\$200.00
Trade Total:						\$335.00

Grand Totals:

\$1,770.00



OFFICE OF THE DRAIN COMMISSIONER

Kenneth J Yonker, Drain Commissioner

BOWNE TOWNSHIP, RANDY WILCOX
8240 ALDEN NASH, PO BOX 35
ALTO, MI 49302

August 10, 2026

RE: Kilgus Drain Assessment Pre-pay

The Day of Review of Apportionments was Tuesday, July 28, 2026. Below are the final Assessment Costs for your property. The **Total Cost** can be paid in full without interest until Thursday, August 27, 2026. Otherwise, the Total Cost will be spread over the next 6-years with interest and be placed on your winter property tax bill as a special assessment. This is not an obligation to pay in full but an opportunity to save in interest.

If you would like to pay the total amount without incurring interest, then please mail a check payable to Kent County to our office **before Thursday, August 27, 2026**. An addressed envelope is included for your use. Unfortunately, we cannot take electronic payments. After Thursday, August 27, 2026, an estimated 5.67% annual interest will be applied.

If you have questions, please contact this office.

Respectfully,


Kenneth J. Yonker

Please tear and include with payment. **Make checks payable to "Kent County"**

Your apportionment % and costs associated with the **Kilgus Drain** are shown below:

Parcel Number:

Parcel Address:

Apportionment %: 8.410%

Total Cost: \$42,364.88 ****Pay in Full Amount by 08/27/2026**

Otherwise, this will be the annual cost on the 2026-2031 Winter Tax for the next 6-years:

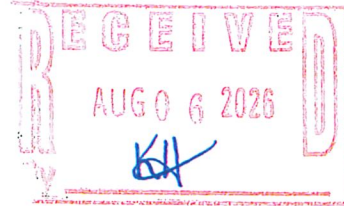
6-year Annual: \$8,526.31

Total Cost w/ interest \$51,157.86



July 29, 2026

Randy Wilcox, Supervisor
Bowne Township
8240 Alden Nash Ave
Alto, MI 49302



Dear Mr. Wilcox,

Greetings from Dairy Discovery! We truly appreciate the support and kindness from the township in our efforts of providing a personal connection to food. We realize there is an enormous space for us to increase our outreach and connection to modern farming!

Dairy Discovery is once again hosting a fundraising auction at Swisslane Farms on Tuesday, October 13, 2026. We plan to follow the same general layout and agenda to last year's event. There will be a meal and drinks available to our guests and the main event is the auction.

We are planning to host the event in the space where we welcome our Dairy Discovery visitors and tour guests on the farm. This will be the second year hosting the auction in the Dairy Discovery barn. The location would be the "calf barn" which is the barn immediately behind the Dairy Discovery activity area on the north side of 84th street at SWISSLANE FARMS. Since our guests are coming to help raise money and support our organization, we feel that offering drinks as a courtesy is important which is why we are applying for a liquor license again.

As you know, I need to take this application and a letter from the township to the Kent County Sheriff's office before I can submit it to the state. Please let me know if you have any questions or need any additional information.

Thank you so much for all you do!!!


Renee McCauley, Executive Director
renee@dairydiscovery.org
616-283-6411

Providing a Personal Connection to Your Food.



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Mailing Address: P.O. Box 30005, Lansing, MI 48909
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC Use Only)

Special License Application

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

Part 1 - Applicant Organization Information

Applicant organization name: Dairy Discovery		
Applicant address: 12877 - 84th Street		
City: Alto		Zip Code: 49302
Contact name: Renee McCauley	Phone: 616-283-6411	Email: renee@dairydiscovery.org
Alternate contact name: Annie Link	Phone: 616-293-0432	Email: alink@swisslanefarms.com
1. Has the applicant organization previously received a Special License? ☒ Yes ☐ No <i>Michigan organizations must provide current articles of incorporation filed with Michigan Corporations Division. Out-of-state organizations must provide: (a) current articles of incorporation from state of issuance; (b) current certificate of good standing from state of incorporation; and (c) current Certificate of Authority to Transact Business in Michigan Issued by the Michigan Corporations Division.</i>		Leave Blank - MLCC Use Only
2. Has the applicant organization been established for one (1) year or longer? ☒ Yes ☐ No Date the applicant organization was established (month/day/year): August 14, 2018		
3. Is the applicant organization a municipality? ☐ Yes ☒ No		

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

Address of event location: 12877 - 84th Street, Alto, MI 49302	
City, township, or village where event will be held: Bowne Township	County: Kent
1. Will you submit your completed application at least ten (10) business days before your event? <i>It is strongly recommended that you submit the application as soon as you know the date of your event(s).</i> ☒ Yes ☐ No	
2. Do you have permission from the property owner of the location listed above to hold your event(s) on the date(s) listed below (see pages 2-3) at this location? ☒ Yes ☐ No	
3. Has the local law enforcement agency with primary jurisdiction over the event location approved this application for a Special License? (See Part 5 on Page 5) ☐ Yes ☐ No	
4. Is the event location within 500 feet of a church or school? If Yes, the church or school must consent to the event(s). (See Part 6 on Page 5) ☐ Yes ☒ No	
5. Is the event location outdoors or partially outdoors? ☐ Yes ☒ No If Yes, list the exact dimensions of the outdoor area: Submit a clear diagram of the outdoor service area with your application form. _____ feet X _____ feet = _____ square feet Width Length Describe type and height of the barrier that will be used to enclose the outdoor area:	
6. Describe type of security that will be used for event(s) and how it will be utilized to secure and monitor to prevent sales to minors and visibly intoxicated persons: We will have staff that are dedicated to monitoring our single entrance into the venue for the event as well as personal monitoring the status of our guests. The event is contained within a building with all entrances closed off but the one door.	

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

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

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

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

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

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

1	October 13, 2026		Describe event being held: A benefit dinner and auction to raise funds to support Dairy Discovery.	
	Date			
	4:00 PM	10:00 PM	Special License will be used for: ☐ Beer & Wine Service ☒ Beer, Wine, & Spirit Service ☐ Wine Auction	
	Start Time	End Time	Is this date a Sunday? ☐ Yes ☒ No If Yes, will alcohol be served between 7:00AM and 12:00 Noon? ☐ Yes ☐ No	

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

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

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

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

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

12. Special license date information Continued from Page 2.

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

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

LCC-110 (01-23)

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

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

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

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

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

Part 3 - Special License Fees - Complete the Special License fee calculation on Page 4

For Organizations established less than one year or are municipalities - a \$50.00 Special License base fee for each separate, consecutive day of the event is required. If the event is held on a Sunday and spirits will be served after 12:00 Noon, an additional \$7.50 Sunday Sales Permit (P.M.) fee is required. In addition, if any alcoholic beverages, including beer, wine, and spirits, will be served between 7:00AM and 12:00 Noon, an additional \$160.00 Sunday Sales Permit (A.M.) fee is required. Sunday Sales Permit (A.M.) and/or Sunday Sales Permit (P.M.) fees will be required for each date that is a Sunday. **If you request a Special License for on-premises consumption AND for a Wine Auction both on the same date at the same location, you are requesting two (2) separate licenses and you must pay a license fee for both licenses.**

For Organizations established one year or more - a \$25.00 Special License base fee for each separate, consecutive day of the event is required. If the event is held on a Sunday and spirits will be served after 12:00 Noon, an additional \$3.75 Sunday Sales Permit (P.M.) fee is required. In addition, if any alcoholic beverages, including beer, wine, and spirits, will be served between 7:00AM and 12:00 Noon, an additional \$160.00 Sunday Sales Permit (A.M.) fee is required. Sunday Sales Permit (A.M.) and/or Sunday Sales Permit (P.M.) fees will be required for each date that is a Sunday. **If you request a Special License for on-premises consumption AND for a Wine Auction both on the same date at the same location, you are requesting two (2) separate licenses and you must pay a license fee for both licenses.**

The fees must be paid by check, bank or postal money order, or by credit card, using the attached Credit Card Authorization Form (LCC-300). Checks and money orders should be made payable to **State of Michigan**.

Part 3 Continued - Special License Fees Calculation

Special License Base Fee: <i>(per Special License requested)</i>	\$25.00
x Number of Special Licenses:	1
= Special License Fees: <i>MLCC Fee Code: 4008</i>	\$25.00
+ Sunday Sales Permit (P.M.) Fees: <i>MLCC Fee Code: 4032</i>	
+ Sunday Sales Permit (A.M.) Fee: <i>MLCC Fee Code: 4033</i>	
= TOTAL FEES DUE:	\$25.00

If you request a Special License for on-premises consumption AND for a Wine Auction both on the same date at the same location, you are requesting two (2) separate licenses and you must pay a license fee for both licenses.

Make checks payable to:
State of Michigan

Leave Blank - MLCC Use Only

Part 4 - Signatures of Applicant Organization's Officers, Witnesses, and Notary

Pursuant to administrative rule R 436.575, the president and secretary of the organization making application shall sign the application and the signatures shall be notarized. Political candidates only need to sign the president section and have it notarized.

By signing below the applicant organization's officers attest that:

We certify that all profits from the sale of beer, wine and/or spirits or from a wine auction will go to the applicant organization and not to any individual. We further certify that any license issued by the Michigan Liquor Control Commission is a contract subject to suspension or revocation by the Commission, that there shall be no liability on the part of the State of Michigan, the Commission, or any of its officers or employees by reason of such suspension or revocation, and that the granting of the license does not create a vested right.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this license for the sale of alcoholic liquor on the licensed premises.

We certify that the information contained in this form is true and accurate to the best of our knowledge and belief. We agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. We also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

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

Annie Link, 616-293-0432

Print Name and Phone Number of President

[Signature]

Signature of President

8/3/2026
Date

[Notary Seal: Brian R. Knudstrup, Notary Public, County of Kent, My Commission Expires November 22, 2026]
Brian R. Knudstrup
Notary Public, State of Michigan, County of Kent
My Commission Expires 11-22-2026

[Signature]
Signature of Notary

8-3-2026
Date

Notary Public, State of Michigan, County of Kent

Acting in the County of Kent

Tom Oesch, 616-889-5018

Print Name and Phone Number of Secretary

[Signature]

Signature of Secretary

8/3/2026
Date

[Notary Seal: Brian R. Knudstrup, Notary Public, County of Kent, My Commission Expires November 22, 2026]
Brian R. Knudstrup
Notary Public, State of Michigan, County of Kent
My Commission Expires 11-22-2026

[Signature]
Signature of Notary

8-3-2026
Date

Notary Public, State of Michigan, County of Kent

Acting in the County of Kent

My Commission Expires 11-22-2026

Part 5 - Local Law Enforcement Approval*

The local law enforcement agency with primary jurisdiction over the event location must complete this section.

Name of law enforcement agency: Kent County Sheriff Department	
Name & title of reviewing officer:	
Phone number of officer:	Email of officer:
If event will be held on a Sunday, is the sale of alcohol from 7:00am to 12:00 Noon on Sunday allowed in this local governmental unit? ☐ Yes ☐ No	
If the event will be held on a Sunday, is the sale of alcohol after 12:00 Noon on Sunday allowed in this local governmental unit? ☐ Yes ☐ No	
I certify that I have reviewed the application of the applicant organization for a Special License and approve the issuance of a Special License by the Michigan Liquor Control Commission at the proposed event location.	
_____ Signature of Reviewing Officer	
_____ Date	

Part 6 - Church/School Consent (If Applicable)*

If the event location is located within 500 feet of a church or school, the applicant organization must obtain the consent of the church or school. A church or school within 500 feet of the event location may object based on such the sale of alcohol at the location adversely affecting the church or school's operations. If a proper objection is filed, the Commission shall hold a hearing to determine whether the granting of the application will adversely affect the operation of the church or school.

Name of church or school:	
Address of church or school:	
City:	Zip Code:
Phone number:	Email:
Name of clergy member or superintendent:	
I, the authorized representative of the above named church or school, state that the church or school has no objection to the issuance of a Special License to the applicant organization at its proposed event location.	
_____ Signature of Clergy Member or Superintendent	
_____ Date	

****Please note: the Commission has the sole and only right to approve or deny this request for a Special License.***

Part 7 - Existing On-Premises Licensee Escrow Request (If Applicable)

If the event location is currently licensed with an on-premises license, the licensee must request that its license be placed into escrow for the date(s) and time(s) of the Special Licenses issued for use at the event location requested on this application. If the existing license would prefer to temporarily drop space from its licensed premises, it must submit a letter to the Commission requesting to drop space temporarily from its licensed premises during the event date(s) and time(s), accompanied by a diagram showing the area where the license will temporarily drop space from its licensed premises to accommodate the applicant organization.

Name of licensee:	Business ID Number:
Type of license held at this location (e.g. Class C, Club, Tavern, etc.):	
Phone number:	Email:
Name of authorized signer for licensee:	
I, the authorized signer, for the above named on-premises licensee, request that the licensee's licenses at this location be placed into escrow during the date(s) and time(s) specified for the Special Licenses issued for use at this location.	
_____ Signature of Authorized Signer for Licensee	
_____ Date	



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Mailing Address: P.O. Box 30005, Lansing, MI 48909
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC Use Only)

Certified Resolution of the Membership or Board of Directors Authorizing the Application for Special License

(Required under Administrative Rule R 436.576 - Not Required for Candidate Committee)

At a ☒ Regular ☐ Special meeting of the ☐ Membership ☒ Board of Directors

called to order by Annie Link on 6/30/2026 at 10:00 AM
(Date) (Time)

the following resolution was offered:

Moved by Tom Oesch and supported by Matt Oesch

that the application from Dairy Discovery
(Name of Organization)

for a Special License to serve alcohol on October 13, 2026
(Event Date or Dates)

to be located at 12877 84th Street, Alto, MI 49302
(Physical Address - Include Location Name, Street Address, City, State, & Zip Code)

It is the consensus of this body that the application be Recommended for issuance.
(Recommended or Not Recommended)

Approval Vote Tally

Yeas: 7

Nays: 0

Absent: 0

Certification by Authorized Officer of Organization:

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the

☐ Membership ☒ Board of Directors at a ☒ Regular ☐ Special meeting held on 6/30/2026
(Date)

Annie Link, President

Print Name & Title of Authorized Officer

Signature of Authorized Officer

8/3/2026

Date



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Mailing Address: P.O. Box 30005, Lansing, MI 48909
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____

Request ID: _____

(For MLCC Use Only)

Wine Auction Special License Wine Donation Record

List the name and address of each person that has donated wine to the applicant organization for the wine auction and list the brand(s) and quantity donated. The applicant organization shall not accept donations of wine from a business licensed by the Michigan Liquor Control Commission. An authorized officer of the applicant organization must sign this donation record form.

Applicant organization:		Wine auction date:	
Donor Name	Donor Address	Wine Brand(s) Donated	Quantity Donated

Signature of Authorized Officer

I hereby certify that all persons listed above have donated wine to the applicant organization listed above for this wine auction, to be conducted pursuant to the Michigan Liquor Control Code, MCL 436.1527. The persons listed above have donated wine to the applicant organization as individuals and not for or on behalf of any retail or nonretail business licensed by the Michigan Liquor Control Commission.

Print Name of Authorized Officer Signature of Authorized Officer Date



Michigan Department of Licensing and Regulatory Affairs
Finance and Administrative Services
Revenue Services

LARA Revenue Services **is not** a part of
the Michigan Liquor Control
Commission (see note below).

Credit Card Authorization Form

**** FAX COMPLETED FORM TO SECURE FAX LINE: 517-284-8557 ****

**** DO NOT EMAIL OR MAIL THIS FORM ****

Requests with credit card payments that are not faxed to the above secure fax line will be destroyed along with the credit card authorization in order to ensure the security of applicants' personal credit card numbers.

*** IF YOU ARE NOT SUBMITTING AN APPLICATION FORM WITH THIS CREDIT CARD AUTHORIZATION, YOU MUST PROVIDE AN ITEMIZATION OF THE FEES FOR WHICH YOU ARE SUBMITTING PAYMENT OR YOUR PAYMENT WILL NOT BE PROCESSED ***

Name on Card: _____

Payment Amount: _____

Billing Address: _____

Card Number: _____

City: _____ State: _____ Zip Code: _____

Check One:

Phone: _____

☐ MasterCard ☐ Visa ☐ Discover ☐ American Express

Email: _____

Security Code/CVV Code: _____

Applicant/Licensee Name: _____

Request or Business ID #: _____

Expiration Date: _____

Payment is for: _____

Signature _____

IF YOU ARE NOT SUBMITTING AN APPLICATION FORM WITH THIS CREDIT CARD AUTHORIZATION, YOU MUST PROVIDE AN ITEMIZATION OF THE FEES FOR WHICH YOU ARE SUBMITTING PAYMENT OR YOUR PAYMENT WILL NOT BE PROCESSED.

Credit Card Payment Itemization:

Fee Type	Fee Amount	MLCC Fee Code
☐ Inspection Fee(s):	_____	4036
☐ Special License Fee(s):	_____	4008
☐ Temporary Authorization Fee:	_____	4037
☐ License Renewal Fee(s):	_____	4004
☐ Manufacturer License(s):	_____	4038
☐ Wholesaler License(s):	_____	4085
☐ New Retailer License(s):	_____	4012
☐ Transfer Retailer License(s):	_____	4034
☐ Conditional License	_____	4012
☐ New Add Bar ☐ Transfer Add Bar:	_____	4012/4034
☐ Sunday Sales Permit (AM):	_____	4033
☐ Sunday Sales Permit (PM):	_____	4032
☐ Catering Permit:	_____	4031

LARA Revenue Services **is not** a part of the Michigan Liquor Control Commission (MLCC). Receipt of payment and application forms by LARA Revenue Services does not constitute receipt of an application by the MLCC. **Applications submitted through LARA Revenue Services may take up to two (2) additional business days to be received by the MLCC after receipt by LARA Revenue Services.**

For requests that require a timely receipt of an application by the MLCC to be processed, such as Special Licenses and temporary requests, please ensure that your application will be received in adequate time to be processed by the MLCC after the payment is received and processed by LARA Revenue Services.



KHC
Technologies

7888 Childsdale Ave NE
Rockford
Michigan
49341
United States

Prepared For

Karen Hendrick
Bowne Township
8240 Alden Nash
Alto
Michigan
49302

Phone:

Email: clerk@bownetwp.org

Prepared By

Evan Zanotti

KHC Technologies LLC

Phone:

Email: Evan_Zanotti@korehicom.
com

Quote Information

Quote#	1435
Created	8/1/2026
Expires	

Thank you for considering KHC Technologies LLC for your IT needs. We are committed to providing top-tier technology solutions that are tailored to meet the unique requirements of your business. Enclosed within this document, you will find a detailed quote outlining the proposed services, associated costs, and terms of our engagement.

Our team has carefully assessed your requirements and has crafted this proposal to ensure that our solutions align closely with your objectives, timeline, and budget. We are dedicated to delivering innovative and efficient IT services that not only meet but exceed your expectations.

Please review the contents of this quote at your convenience. We welcome any questions or discussions regarding our proposed approach and are more than willing to adjust any aspect of our proposal to better suit your needs.

We look forward to the opportunity to work with you and are here to assist you every step of the way

Scope of Work

- Offload DHCP and DNS from Server (BOWN-DC1) to Firewall (BOWN-FW-01)
- Migrate File Shares from on premise file shares to SharePoint , work with Township Staff to create permissions structure
- Unjoin all workstations from the domain and Entra ID Join them
- Remove Server from environment
- implement Cove M365 environment backup

Quoted Items					All Mandatory
Description	Price	Qty.	Disc.	Amount	
Annually Recurring					
Cove Data Protection - M365 User	\$40.00	5	\$0.00	\$200.00	
	Each				
Standard Labor Hour - Estimate, Bill for Actual	\$125.00	32	\$0.00	\$4,000.00	
	Per Hour				
Subtotal				\$4,000.00	
Annually				\$200.00	
Tax				\$0.00	
Total				\$4,200.00	

Acceptance and Incorporation by Reference

This Order together with the Master Services Agreement and Service Attachments and other terms and conditions identified on Exhibit A, all of which are incorporated herein by reference (collectively, the "Agreement") is between KHC Technologies (sometimes referred to as "we," "us," "our," or "Provider"), and the customer identified in the Order (sometimes referred to as "you," "your," or "Client"). This Agreement is effective as of the date Client accepts the Order (the "Effective Date"). Both Provider and Client are sometimes referred to individually as a "Party", or together as the "Parties".

By signing or accepting this Order, Client acknowledges, represents, and warrants that it has read and agrees to the terms and conditions identified on Exhibit A to this Order which are incorporated as if fully set forth herein.

The parties hereby agree that electronic signatures to this Order shall be relied upon and will bind them to the obligations stated herein. Each party hereby warrants and represents that it has the express authority to execute this Agreement(s).

Provider may make changes to the Agreement at any time. If there are changes, Provider will revise the date at the top of the document. Provider may or may not provide Client with additional notice regarding such changes. Client should review the terms and conditions regularly. Unless otherwise noted, the amended terms and conditions will be effective immediately, and your continued use of the Services thereafter constitutes your acceptance of the changes. If you do not agree to the amended terms and conditions, you must stop using the Services immediately. Please note, you may incur a termination fee or other third-party fees, if applicable.

The parties, acting through their authorized officers, hereby execute this Agreement.

IN WITNESS WHEREOF, this Order Form is agreed to by the parties below and entered into as of the Order Effective Date.

Name: Karen Hendrick

Date:

(Karen Hendrick)

Exhibit A

Master Services Agreement

Services Attachment for Managed Services

Schedule of Third-Party Services

Data Processing Agreement



KHC
Technologies

7888 Childsdale Ave NE
Rockford
Michigan
49341
United States

Prepared For

Karen Hendrick
Bowne Township
8240 Alden Nash
Alto
Michigan
49302

Phone:

Email: clerk@bownetwp.org

Prepared By

Evan Zanotti

KHC Technologies LLC

Phone:

Email: Evan_Zanotti@korehicom.com

Quote Information

Quote #	1649
Created	08/12/2026
Expires	

Thank you for considering KHC Technologies LLC for your IT needs. We are committed to providing top-tier technology solutions that are tailored to meet the unique requirements of your business. Enclosed

within this document, you will find a detailed quote outlining the proposed services, associated costs, and terms of our engagement.

Our team has carefully assessed your requirements and has crafted this proposal to ensure that our solutions align closely with your objectives, timeline, and budget. We are dedicated to delivering innovative and efficient IT services that not only meet but exceed your expectations.

Please review the contents of this quote at your convenience. We welcome any questions or discussions regarding our proposed approach and are more than willing to adjust any aspect of our proposal to better suit your needs.

We look forward to the opportunity to work with you and are here to assist you every step of the way

Scope of Work

- configure new laptop for Deputy Clerk, deliver onsite

Quoted Items					All Mandatory
Description	Price	Qty.	Disc.	Amount	
Lenovo Thinkpad E16 Gen 3 (AMD) - 3 year warranty AMD Ryzen™ 5 230 Processor 16 GB DDR5-5600MT/s 256 GB SSD M.2	\$1,500.00 Each	1	\$0.00	\$1,500.00	
Standard Labor Hour - Estimate, Bill for Actual Standard Labor Hour - Estimate, Bill for Actual	\$125.00 Per Hour	3	\$0.00	\$375.00	
					
Subtotal				\$1,875.00	
Tax				\$0.00	
Total				\$1,875.00	

Acceptance and Incorporation by Reference

This Order together with the Master Services Agreement and Service Attachments and other terms and conditions identified on Exhibit A, all of which are incorporated herein by reference (collectively, the "Agreement") is between KHC Technologies (sometimes referred to as "we," "us," "our," or "Provider"), and the customer identified in the Order (sometimes referred to as "you," "your," or "Client"). This Agreement is effective as of the date Client accepts the Order (the "Effective Date"). Both Provider and Client are sometimes referred to individually as a "Party", or together as the "Parties".

By signing or accepting this Order, Client acknowledges, represents, and warrants that it has read and agrees to the terms and conditions identified on Exhibit A to this Order which are incorporated as if fully set forth herein.

The parties hereby agree that electronic signatures to this Order shall be relied upon and will bind them to the obligations stated herein. Each party hereby warrants and represents that it has the express authority to execute this Agreement(s).

Provider may make changes to the Agreement at any time. If there are changes, Provider will revise the date at the top of the document. Provider may or may not provide Client with additional notice regarding such changes. Client should review the terms and conditions regularly. Unless otherwise noted, the amended terms and conditions will be effective immediately, and your continued use of the Services thereafter constitutes your acceptance of the changes. If you do not agree to the amended terms and conditions, you must stop using the Services immediately. Please note, you may incur a termination fee or other third-party fees, if applicable.

The parties, acting through their authorized officers, hereby execute this Agreement.

IN WITNESS WHEREOF, this Order Form is agreed to by the parties below and entered into as of the Order Effective Date.

Name: Karen Hendrick

Date:

(Karen Hendrick)

Exhibit A

[Master Services Agreement](#)

[Services Attachment for Managed Services](#)

[Schedule of Third-Party Services](#)

[Data Processing Agreement](#)

DRAFT
(August 12, 2025)

**BOWNE TOWNSHIP
KENT COUNTY, MICHIGAN
(Resolution No. _____)**

At a _____ meeting of the Township Board for Bowne Township held at the Bowne Township offices on _____, 2026 at 7:00 p.m., the following Resolution was offered for adoption by Township Board Member _____ and was seconded by Township Board Member _____:

**A RESOLUTION ADOPTING A POLICY FOR THE
EMPLOYMENT POSITIONS OF THE DEPUTY TOWNSHIP
CLERK AND THE DEPUTY TOWNSHIP TREASURER
REGARDING HOURS, COMPENSATION AND RELATED
MATTERS.**

RECITALS

A. Michigan law authorizes a township clerk to appoint a deputy township clerk, as well as a township treasurer to appoint a deputy township treasurer.

B. Even though the authority to appoint their respective deputies rests with the township treasurer and the township clerk, only the township board for the municipality involved can set compensation, hours, employment rules and similar matters for those deputies.

C. The Bowne Township Board finds that this Resolution will implement the authority of the Bowne Township Treasurer and the Bowne Township Clerk to appoint their respective deputies and to establish for the Township such deputies' compensation, hours, rules of employment, etc.

D. It is the belief and finding of the Township Board that the policy contained in this Resolution is essential for the public integrity and welfare of the Township, as well as its citizens, property owners and visitors.

RESOLUTION

BE IT RESOLVED as follows:

1. The Deputy Bowne Township Clerk shall work no more than 8 hours per week for the Township and shall be paid the sum of \$20 per hour for authorized hours worked.
2. The Deputy Bowne Township Treasurer shall work no more than 8 hours per week for the Township and shall be paid the sum of \$20 per hour for authorized hours worked.
3. The employment rules and regulations for such deputies shall generally be the same as for other comparable Township employees.
4. This Resolution shall become effective immediately upon enactment and shall supersede any other Resolution or Township policy to the extent of any conflict.

The vote to adopt this Resolution was as follows:

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a Resolution adopted pursuant to the required statutory procedures on the time, date and place as specified above.

Respectfully submitted,

By: _____
Karen L. Hendrick
Bowne Township Clerk
(616) 868-6846

DEVELOPMENT AGREEMENT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are expressly acknowledged by and agreed upon by the parties hereto, BOWNE TOWNSHIP, a Michigan general law township, with its offices located at 8240 Alden Nash, PO Box 35, Alto, Michigan 49302 (the "Township"), and SGS LAND COMPANY, LLC, a Michigan limited liability company, with an address of 1675 Michigan Street NE, Suite D, Grand Rapids, Michigan 49503 (the "Landowner"), enter into this Development Agreement (the "Agreement") as of the date that the last party hereto signs below.

RECITALS

A. The Landowner owns certain real property within Bowne Township commonly known as 11602 64th Street, Alto, Michigan 49302 and also as Permanent Parcel No. 41-24-04-300-015, which is legally described as follows:

412404300015 NE 1/4 SW 1/4 EX W 240 FT OF E 690 FT OF N 545
FT & EX COM AT E 1/4 COR TH N 89D 28M 03S W ALONG
E&W 1/4 LINE 2516.70 FT TH S 0D 31M 57S W 33.0 FT TO S
LINE OF 64TH ST TH N 89D 28M 03S W ALONG SD S LINE
86.63 FT TO BEG OF THIS EX – TH N 89D 20M 26S W ALONG
SD S LINE 24.37 FT TH SELY 38.63 FT ON A 25.0 FT RAD
CURVE TO RT /LONG CHORD BEARS S 45D 04M 08S E 34.90
FT/ TO N&S 1/4 LINE TH N 0D 47M 51S W ALONG N&S 1/4
LINE TO BEG * SEC 4 T5N R9W 37.00 A. SPLIT/COMBINED ON
12/11/2013 FROM 41-24-04-300-009

(the "Property").

B. The Property is approximately 37 acres in size.

C. The Property has been located within the R-5 Manufactured Housing Community zoning district pursuant to the Bowne Township Zoning Ordinance, as amended (the “Zoning Ordinance”) and accompanying zoning map.

D. There exists a housing development commonly referred to as “Alto Meadows” which is located on real property within Bowne Township and is legally described on Exhibit A as attached hereto (the “AM Parcel”).

E. The Landowner has applied to the Township to rezone the Property to the R-3 Urban Residential zoning district designation under the Zoning Ordinance pursuant to the Bowne Township zoning map (the “Zoning Map”). The Landowner has requested that such rezoning be done pursuant to a conditional rezoning.

F. Certain common areas, structures, fixtures and land interests in or to the AM Parcel are or may be owned by the Lettinga Family and/or Thornapple River Development, LLC (collectively, “Lettinga”).

G. There had been a significant number of problems and deficiencies associated with the AM Parcel and the single-family residential development located thereon, as expressly provided in Section 3 of this Agreement including, but not limited to, the following:

- (1) Lettinga owed a significant monetary amount of delinquent/back property taxes attributable to the AM Parcel or individual parcels.
- (2) Lettinga owed a significant monetary amount for delinquent sewer bills attributable to the AM Parcel.

H. The parties intend that this Agreement shall become effective if the Property is rezoned by the Township via a conditional rezoning to the R-3 zoning district designation.

Furthermore, the parties intend that this Agreement will supplement and be in addition to any written conditional rezoning contract entered into by the parties with regard to the Property.

I. The parties hereto intend that the Landowner will correct certain problems and deficiencies associated with the AM Parcel (and the development thereon) as expressly provided in Section 3 of this Agreement at the Landowner's sole cost and expense (where applicable) should this Agreement become effective.

J. As discussed in detail below, the Landowner has rights for the connection of up to 60 residential dwelling units for the Property (which are also called "residential equivalent units" or "REU"). In the past, EFH Properties II, LLC owned or had the rights to some of those 60 REUs as to the Property, but no longer has such rights. The Landowner has the rights to all 60 REUs for the Property.

K. The parties recognize that the conditional rezoning was approved by the Township, in part and in reliance on the Landowner complying with all of the commitments and requirements set forth in this Agreement.

L. The Township has determined, and also in reliance on the Landowner's representations and agreements contained in this Agreement, that entering into this Agreement and conditionally rezoning the Property is in the best interest of the public health, safety and general welfare.

M. The parties hereto (and specifically, the Landowner as the owner of the Property and also as the general successor to all of the Lettinga interests in the AM Parcel, except for Lettinga's ownership of certain lots being 11755 East Bear Meadows Drive SE and Permanent Parcel No. 41-24-04-401-006, and all of the vacant residential lots owned in the Alto Meadows Development) acknowledge and agree that any past, existing and likely future demand for housing

or developments involving mobile homes, manufactured housing and similar dwellings within Bowne Township has been (and will be) met and that there is not currently (nor will there likely be in the near future) any market or other demand for any new, expanded or increased mobile home, manufactured housing or similar communities, developments or parks within Bowne Township. If anything, the parties believe that there is an excess supply (and inadequate demand) for such communities and developments not only within Bowne Township but within a reasonable distance of the Township.

AGREEMENT

NOW, THEREFORE, the parties agree as follows:

1. Effective Date. This Agreement will become effective when signed by the parties hereto and when and if the conditional rezoning of the Property to the R-3 zoning designation becomes effective.

2. The Conditional Rezoning Agreement. This Agreement shall supplement and be in addition to any written conditional rezoning contract that pertains to the rezoning of the Property to the R-3 zoning district designation. Both this Agreement and any written conditional zoning contract shall be interpreted to be in support of and consistent with one another.

3. The Landowner's Obligations. The Landowner (at the Landowner's sole cost and expense, except as otherwise stated as follows) shall do or ensure all of the following with regard to the AM Parcel:

- (a) The Landowner currently owns the water system within and serving the AM Parcel. The Landowner and Alto Meadows Association have entered into a signed agreement regarding that water system. Such agreement is attached hereto as Exhibit B. The Township has also given permission to the

Landowner to extend water from that system to the three parcels located outside of the Property as follows:

- 11520 64th Street SE, Alto, Michigan 49302
- 11484 64th Street, SE, Alto, Michigan 49302
- 11755 East Bear Meadows Drive, SE, Alto, Michigan 49302

(b) The Landowner shall provide any and all easements to Bowne Township that are reasonably necessary for the Township's sewer system, public walking trails and general access for various areas, with said easements being granted to the Township without cost.

4. The Sanitary Sewer Lift Station. The Township desires to ensure that the Alto Meadows Association (the "Association") helps improve, repair and upgrade the sewer lift station on the AM Parcel, so as to allow the Township to take over the components of the lift station system located within the AM Parcel. Such sewer lift station improvement, repair and upgrade shall be paid for 2/3 (i.e. \$59,797.34) by the Landowner and 1/3 (i.e. \$28,898.66) by the Association. Such monetary sums shall be paid to the Township in full within 60 days of the date of this Agreement. The Township shall utilize such funds to improve, repair and upgrade the sewer lift station on the AM Parcel. Such sewer lift station improvement, repair and upgrade shall fully comply with all Township, Kent County, State of Michigan and federal law, ordinance, regulation, code and similar requirements.

5. Sewer Hookup, REUs and Other Fees and Matters.

(a) The Landowner, via its earlier purchase of the Property and otherwise, has rights for connection of up to 60 residential dwelling units per the agreement between Thornapple River Development, LLC and Bowne Township in 2000, when the AM Parcel

was developed. At that time, Thornapple River Development, LLC purchased certain REUs, of which 60 sewer hookup rights are left today. Accordingly, the Landowner (and its successors) shall be the beneficiary of such leftover “pre-purchased” sewer hookups for the Property for up to 60 residential dwelling units. However, the Township shall still charge the Operation and Maintenance Fee (“O&M Fee”) and other applicable fees and charges for the 60 lots and pre-purchased REUs, as stipulated in the 2000 agreement, whether the units are connected, used or not. In addition, any dwellings beyond 60 dwelling units on the Property shall be subject to both a sanitary hookup fee and the O&M Fee (currently quarterly) upon hookup. The Landowner (and the homeowners thereafter) shall start paying the applicable O&M fees for each unit/lot as the dwellings or buildings thereon hook up. Notwithstanding anything in this Section 4 to the contrary, the Township shall have the discretion and authority to decide which properties (if any) outside of this Property will get sewer hookups (apart from and beyond the 60 sewer hookups specified above).

(b) Bowne Township owns and operates its own public sanitary sewer system (the “Sewer System”). Originally, Thornapple River Development (“TRD”) was granted the right to purchase and utilize sixty (60) residential equivalent units (“REU”; also sometimes called “future capacity units”), each of which represented the right for one new dwelling to hook into the Sewer System. Sixty REUs allows 60 dwellings to hook into the Sewer System. TRD obtained those 60 REUs during the creation of the original Alto Meadows development (and potential expansion thereof) years ago (as documented in the December, 2000 agreement with the Township in which 40,000 gallons [i.e. 160 REUs] were assigned to TRD during the waste water system expansion).

(c) None of the 60 REUs is currently associated with or assigned to a particular lot or site condominium unit (hereinafter, “lot”) or any dwelling thereon.

(d) Effective on July 1, 2026, SGS will pay fees for 35 REUs at \$165 per quarter, which equals \$5,775 per quarter beginning during the third quarter of 2026. That amount billed will increase each year per the Township’s rate ordinance .

(e) The rest of the REUs reserved for SGS for future capacity is 25.0 REUs (i.e. $60 - 35.0 = 25.0$). Billing of sewer maintenance fees by the Township on those 25.0 future REUs will occur as follows:

The 25.0 REUs will be billed at \$150 per quarter to the new owner of each lot (one unit per lot) as the lot is sold and transferred to each new owner. The quarterly charge may be higher if the closing of the lot occurs after December 30, 2025 based on the existing Township fee structure. The quarterly charge increases 10% per calendar year, adjusted each January 1st, and continues every year thereafter. SGS will provide the Township Treasurer with a copy of the deed and contact information for the buyer of each lot following the closing of the sale.

(f) SGS’ annual costs on the original 35.0 REUs will only begin to decrease after the first 25.0 lots are transferred and closed to third parties. The billing cost to SGS will then be reduced by \$165 per quarter per lot (or currently quarterly charge) as each of the original 35.0 lots are sold and closed. SGS will continue to be billed for any remaining lots (of the 35.0) until all 60 lots have been transferred to new ownership. The quarterly charge to SGS will increase 10% per calendar year, adjusted each January 1st, and will continue each year until all lots are sold.

(g) Estimated Sewer Costs-based on 35.0 units, increasing 10% per year.

2025 - \$21,000.00

2026 - \$23,100.00

2027 - \$25,410.00

2028 - \$27,951.00

(This does not reflect the reduction in costs from sold lots)

(h) SGS (and successors) shall pay such other and additional Sewer System fees and charges as are applicable or as approved by the Township Board.

(i) All of the sewer components (including, but not limited to, mains, piping, and manholes) installed on the Property shall fully comply with all Township, Kent County, State of Michigan and federal laws, ordinance, regulation, code and similar requirements for sanitary sewer systems, components, appurtenances, etc. The Township shall not take over and assume responsibility for the sewer system and its components on the Property unless and until they are inspected by the Township and fully comply with all Township, Kent County, State of Michigan and federal law, ordinance, regulations, code and similar requirements.

(j) With regard to the sewer force main located at 11602 64th Street SE in Alto, Michigan, 49302, the Township shall take over ownership of that sewer force main.

6. Mandatory Hookup. Every dwelling built on the Property shall be hooked up to the Sewer System and also the community private water system before occupancy. There shall be no use of private wells or private sanitary sewer systems within the Property. Notwithstanding such requirements, the one proposed unplatted parcel to be created on 64th Street (legally described in Section 24, below) may have a private septic system and water well for that parcel only.

7. Voluntary Act. The Landowner acknowledges and agrees that it has voluntarily entered into this Agreement (as well as a separate conditional rezoning contract regarding the Property) and of the Landowner's own free will, and the Landowner further agrees, acknowledges

and confirms that the Landowner and the Property are fully subject to and bound by this Agreement (and also the conditional rezoning contract regarding the Property).

8. Recording. A copy of this Agreement may be recorded by either party with the Kent County Register of Deeds records.

9. Deed Restriction Status; Runs with the Land. This Agreement (once effective) shall be deemed to be a permanent deed restriction/restrictive covenant that touches and concerns the lands involved, shall run with the lands and shall both bind and benefit the parties hereto, as well as their successors, assigns, creditors, transferees and heirs. The Landowner agrees and acknowledges that this Agreement (and its terms and provisions) shall bind not only the Landowner, but also the Landowner's successors, assigns, creditors, transferees and heirs as well.

10. Supersedes Prior Agreements. Apart from the complementary conditional rezoning contract regarding the Property, this Agreement supersedes and replaces any and all prior agreements and contracts between the parties regarding the subject matter of this Agreement.

11. Breach, Default and Remedies. In the event of a breach or default of this Agreement by either party, the non-breaching/non-defaulting party shall have such remedies as are available pursuant to Michigan law or equity. Specific performance is a remedy expressly available to the non-breaching/non-defaulting party. All remedies shall be deemed to be cumulative and not exclusive or preclusive. This Agreement may be enforced at law or in equity in the Kent County Circuit Court (or equivalent court). Venue shall be in Kent County. Should there be any litigation or legal proceeding(s) regarding the interpretation of this Agreement, any breach or enforcement of the Agreement or involving any of the terms, conditions or requirements of this Agreement, and should the Township prevail in whole or in part, then the Landowner shall reimburse the Township

for the Township's reasonable attorneys' fees and costs (incurred by the Township both before the litigation, during the trial court or comparable proceedings, and through any appeal).

12. Compliance with all applicable Ordinances, Codes and Laws. Both the development of the Property and the construction and use of all dwellings and improvements therein must not only be in full compliance with this Agreement (and the separate conditional rezoning contract) but also be in full compliance with all Township, State of Michigan, Kent County and federal laws, ordinances, permits and regulations. In addition, the Landowner shall apply for and obtain all other approvals and permits required by the Township, Kent County, the State of Michigan and federal law for the development and use of the Property. Except as expressly provided for herein, the parties acknowledge that this Agreement is not, and may not be interpreted as, constituting any type of land division, condominium, stormwater, soil erosion, building code or similar permit or approval and the Landowner remains responsible to apply for and obtain any and all such required additional approvals.

13. No Variances. There shall be no variances from this Agreement, the conditional rezoning contract or the Township Board's rezoning approval for the Property.

14. Amendment or Change. This Agreement shall not be amended, altered or changed except in a written document signed by all parties.

15. Severability. If any term, provision or clause of this Agreement is determined to be unconstitutional or unenforceable by a court of competent jurisdiction, that shall not affect any other provision or clause of this Agreement and the remainder of this Agreement shall remain in full force and effect.

16. Binding Effect; Authority. The parties hereto agree, represent and warrant that they have full authority to sign this Agreement and to make it fully binding and enforceable.

17. Time is of the Essence. Time will be of the essence regarding this Agreement.
18. Applicable Law. This Agreement shall be governed by the laws of the State of Michigan.
19. Counterparts; Effective Date. This Agreement may be executed in two counterparts, each of which when executed shall constitute an original, but all counterparts together shall constitute but one and the same instrument. This Agreement shall be effective as of the effective date of the rezoning of the Property to R-3 (so long as both parties have also signed this Agreement and the separate conditional rezoning contract).
20. Waivers. A waiver of any right or remedy under this Agreement or as provided by law is only effective if given in a writing signed by all parties and shall not be deemed to be waiver of any other breach or default. A failure or delay by a party in exercising any right or remedy under this Agreement or by law shall not constitute a waiver of that or any other right or remedy thereafter.
21. Entire Agreement; Jointly Drafted. Except for the complementary conditional rezoning contract between the parties, this Agreement constitutes the entire agreement and understandings between the parties relating to the subject matter of this Agreement. Except for the complementary conditional rezoning contract between the parties, this Agreement also supersedes all prior negotiations, courses of dealing, other agreements and all representations and promises, whether written or oral, relating to the subject matter of this Agreement. This Agreement shall be deemed jointly drafted by all parties.
22. No Third-Party Beneficiaries. Except as otherwise expressly provided for herein, there are no third-party beneficiaries to this Agreement.

23. Notices. When a notice is required to be given by this Agreement, the written notice shall be either mailed to or hand-delivered to the parties as follows:

- (a) To Bowne Township: The Bowne Township Clerk
Bowne Township Offices
8240 Alden Nash
PO Box 35
Alto, MI 49302
- (b) To the Landowner: Steven D. Hanson
SGS Land Company, LLC
1675 Michigan Street, NE, Suite D
Grand Rapids, Michigan 49503

24. The Lone Parcel. The Landowner may create one (1) unplatted parcel from the Property, which shall be legally described as follows:

PARCEL "A":

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 9 WEST, BOWNE TOWNSHIP, KENT COUNTY, STATE OF MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE SOUTH 89 DEGREES 20 MINUTES 27 SECONDS EAST 1767.96 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 20 MINUTES 27 SECONDS EAST 180.06 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE SOUTH 00 DEGREES 47 MINUTES 51 SECONDS EAST 375.12 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE NORTH 89 DEGREES 20 MINUTES 27 SECONDS WEST 180.06 FEET PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE NORTH 00 DEGREES 47 MINUTES 51 SECONDS WEST 375.12 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 TO THE POINT OF BEGINNING. CONTAINING 1.550 ACRES OF LAND.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE LAND TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES. ALSO SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, RESTRICTIONS OR CONVEYANCES OF RECORD.

25. Easement to be Retained. A part of the Property is subject to the permanent easement in the document entitled “Agreement,” dated December 27, 2000 and recorded with the Kent County Register of Deeds at Liber 5285; Page 916 and is legally described as:

The East 33 feet of the NE ¼ of the SW ¼ of Section 4, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan.

(the “Easement”).

26. Recording. This Development Agreement may be recorded with the Kent County Register of Deeds records.

27. Master Deed. No building permit shall be issued for any house or dwelling on the Property until and unless the Township (through its attorneys) has reviewed and approved the proposed Master Deed (with the attached Bylaws) for the project on the Property as revised to reflect the terms of the final version of this Development Agreement.

[Signatures on following page]

BOWNE TOWNSHIP, a Michigan general
law township

By _____
Randy Wilcox,
Its Supervisor

And by _____
Karen Hendricks
Its Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2026, by Randy Wilcox, Township Supervisor, and also by Karen Hendricks, Township Clerk, of the Township of Bowne, both on behalf of that Township, who are personally known to me or who have produced their Michigan driver's license as identification.

Notary Public, _____ County, Michigan
Acting in _____ County
My commission expires: _____

* * *

LANDOWNER (SGS Land Company, LLC)

By _____
Steven D. Hanson
Its Managing Member

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2026, by Steven D. Hanson, as the Managing Member of SGC Land Company, LLC (a Michigan limited liability company), for and on behalf of SGS Land Company, LLC, who is personally known to me or who has produced his Michigan driver's license as identification.

Notary Public, _____ County, Michigan
Acting in _____ County
My commission expires: _____

Drafted with the assistance of counsel and when recorded, return to:

Randy Wilcox
Township Supervisor
Bowne Township
8240 Alden Nash, PO Box 35
Alto, Michigan 49302
(616) 868-6846

Exhibit A

(The AM Parcel)

Commencing at the East 1/4 corner of Section 4, T5N, R9W, Bowne Township, Kent County, Michigan; thence N89°28'03"W 1486.64 feet along the East-West 1/4 line of said Section 4 and the centerline of 64th Street (variable width); thence S00°24'46"E 50.00 feet for a PLACE OF BEGINNING; thence S00°24'46"E 320.00 feet along the West line of the East 1486.64 feet of the Southeast 1/4 of said Section 4; thence S89°28'03"E 230.00 feet along the South line of the North 370.00 feet of the Southeast 1/4 of said Section 4; thence S00°24'46"E 290.06 feet; thence N64°07'16"W 342.15 feet; thence S25°52'44"W 80.09 feet; thence S03°59'39"W 24.07 feet; thence S17°19'10"W 832.69 feet; thence S00°31'57"W 26.22 feet; thence 58.92 feet along the arc of a 212.00 foot radius circular curve to the right, chord bearing N59°15'01"W 58.73 feet; thence N51°17'20"W 16.02 feet; thence 30.91 feet along the arc of a 30.00 foot radius circular curve to the left, chord bearing N80°48'27"W 29.56 feet; thence S00°31'57"W 129.70 feet; thence N89°28'03"W 309.00 feet along the South line of the North 1519.32 feet of the Southeast 1/4 of said Section 4; thence N00°31'57"E 70.00 feet; thence N89°28'03"W 43.93 feet; thence N00°31'57"E 158.82 feet; thence N18°32'33"W 28.97 feet; thence N63°39'08"E 103.32 feet; thence S68°21'23"E 43.97 feet; thence 20.84 feet along the arc of a 30.00 foot radius circular curve to the left, chord bearing S07°20'10"W 20.42 feet; thence 49.33 feet along the arc of a 212.00 foot radius circular curve to the right, chord bearing S06°08'02"E 49.22 feet; thence S00°31'57"W 53.92 feet; thence S89°28'03"E 75.23 feet; thence 150.78 feet along the arc of a 118.00 foot radius circular curve to the left, chord bearing N53°55'34"E 140.73 feet; thence N17°19'10"E 605.65 feet; thence 197.59 feet along the arc of a 168.00 foot radius circular curve to the left, chord bearing N16°22'25"W 186.40 feet; thence N50°04'01"W 111.03 feet; thence 149.91 feet along the arc of a 218.00 foot radius circular curve to the left, chord bearing N69°46'02"W 146.98 feet; thence N89°28'03"W 233.07 feet; thence N00°31'57"E 18.61 feet; thence N89°28'03"W 67.19 feet; S70°21'24"W 25.36 feet; thence S89°12'09"W 103.00 feet; thence N00°47'51"W 64.55 feet; thence S89°28'03"E 157.74 feet; thence N00°31'57"E 24.00 feet; thence S89°28'03"E 49.37 feet; thence N00°31'57"E 249.00 feet; thence S89°28'03"E 800.51 feet along the South Right-of-Way line of said 64th Street to the Place of Beginning, containing 14.33 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any.


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Kent County MI Register SERL

Exhibit B

(The Water System Agreement)

ORDINANCE NO. _____

CONSUMERS ENERGY COMPANY GAS FRANCHISE ORDINANCE

AN ORDINANCE, granting to CONSUMERS ENERGY COMPANY, its successors and assigns, the right and authority to lay, maintain and commercially operate gas lines and facilities including but not limited to mains, pipes, services and valves on, under, along, and across public places including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local gas business in the TOWNSHIP OF BOWNE, KENT COUNTY, MICHIGAN, for a period of thirty years.

THE TOWNSHIP OF BOWNE ORDAINS:

SECTION 1. GRANT and TERM. The TOWNSHIP OF BOWNE, KENT COUNTY, MICHIGAN, hereby grants to Consumers Energy Company, its successors and assigns, hereinafter called "Consumers" the right and authority to lay, maintain and commercially operate gas lines and facilities including but not limited to mains, pipes, services and valves on, under, along, and across public places including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local gas business in the TOWNSHIP OF BOWNE, KENT COUNTY, MICHIGAN, for a period of thirty years.

SECTION 2. CONDITIONS. No public place used by Consumers shall be obstructed longer than necessary during construction or repair, and shall be restored to the same order and condition as when work was commenced. All of Consumers' gas lines and related facilities shall be placed as not to unnecessarily interfere with the public's use of public places. Consumers shall have the right to trim or remove trees if necessary in the conducting of such business.

SECTION 3. HOLD HARMLESS. Consumers shall save the Township free and harmless from all loss, costs and expense to which it may be subject by reason of the negligent construction and maintenance of the lines and related facilities hereby authorized. In case any action is commenced against the Township on account of the permission herein given, Consumers shall, upon notice, defend the Township and its representatives and hold them harmless from all loss, costs and damage arising out of such negligent construction and maintenance.

SECTION 4. EXTENSIONS. Consumers shall construct and extend its gas distribution system within said Township, and shall furnish gas service to applicants residing therein in accordance with applicable laws, rules and regulations.

SECTION 5. FRANCHISE NOT EXCLUSIVE. The rights, power and authority herein granted, are not exclusive.

SECTION 6. RATES and CONDITIONS. Consumers shall be entitled to provide gas service to the inhabitants of the Township at the rates and pursuant to the conditions as approved by the Michigan Public Service Commission. Such rates and conditions shall be subject to review and change upon petition to the Michigan Public Service Commission.

SECTION 7. REVOCATION. The franchise granted by this ordinance is subject to revocation upon sixty (60) days written notice by either party. Upon revocation this ordinance shall be considered repealed and of no effect past, present or future.

SECTION 8. MICHIGAN PUBLIC SERVICE COMMISSION JURISDICTION. Consumers remains subject to the reasonable rules and regulations of the Michigan Public Service Commission

applicable to gas service in the Township and those rules and regulations preempt any term of any ordinance of the Township to the contrary.

SECTION 9. REPEALER. This ordinance, when enacted, shall repeal and supersede the provisions of any previous Consumers' gas franchise ordinance adopted by the Township including any amendments.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect on _____.

We certify that the foregoing Franchise Ordinance was duly enacted by the Township Board of the TOWNSHIP OF BOWNE, KENT COUNTY, MICHIGAN, on the _____ day of _____, 20__.

Randy Wilcox, Township Supervisor

Attest:

I, _____, Clerk of the TOWNSHIP OF BOWNE, KENT COUNTY, MICHIGAN, DO HEREBY CERTIFY that the ordinance granting Consumers Energy Company, a gas franchise, was properly adopted by the Township Board of the TOWNSHIP OF BOWNE, KENT COUNTY, MICHIGAN, and that all proceedings were regular and in accordance with all legal requirements.

Karen L. Hendrick, Township Clerk

Dated: _____, 20__

CONDITIONAL REZONING CONTRACT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged by and agreed upon by the parties hereto, this Conditional Rezoning Contract (“Contract”) is entered into as of _____, 2026, by and between the TOWNSHIP OF BOWNE, a Michigan general law township, with its offices located at the Bowne Township Hall, 8240 Alden Nash, PO Box 35, Alto, Michigan 49302 (the “Municipality”) and SGS LAND, LLC, a Michigan limited liability company, with an address of 4441 Causeway Drive NE, Lowell, Michigan 49331 (the “Owner”).

RECITALS

A. The Owner owns land within Bowne Township which is approximately 36 acres in size, is commonly known as 11602 64th Street, Alto, Michigan 49302 and is also listed as Permanent Parcel No. 41-24-04-300-015, and is legally described as follows (the “Property”):

412404300015 NE 1/4 SW 1/4 EX W 240 FT OF E 690 FT OF N 545 FT & EX
COM AT E 1/4 COR TH N 89D 28M 03S W ALONG E&W 1/4 LINE 2516.70
FT TH S 0D 31M 57S W 33.0 FT TO S LINE OF 64TH ST TH N 89D 28M 03S
W ALONG SD S LINE 86.63 FT TO BEG OF THIS EX – TH N 89D 20M 26S
W ALONG SD S LINE 24.37 FT TH SELY 38.63 FT ON A 25.0 FT RAD
CURVE TO RT /LONG CHORD BEARS S 45D 04M 08S E 34.90 FT/ TO N&S
1/4 LINE TH N 0D 47M 51S W ALONG N&S 1/4 LINE TO BEG * SEC 4 T5N
R9W 37.00 A. SPLIT/COMBINED ON 12/11/2013 FROM 41-24-04-300-009

The Owner represents and warrants that as of the effective date of this Contract, it is the sole and only owner of the Property and that there are no mortgages, liens, or similar encumbrances on or binding the Property.

B. The Property is currently zoned as R-5 Manufactured Housing Community pursuant to the Bowne Township Zoning Ordinance, as amended (the “Zoning Ordinance”) and zoning map.

C. The Owner has applied for a conditional rezoning of the Property from the current R-5 zoning designation to the R-3 Urban Residential zoning designation under the Zoning Ordinance and the Bowne Township Zoning Map (the “Zoning Map”).

D. The Owner only wishes to use and develop the Property for limited residential development purposes and uses, and wants to preclude its use from any of the other uses either permitted or allowed in the R-3 zoning district or pursuant to the Zoning Ordinance.

E. The Owner has therefore voluntarily offered to have the Municipality approve the conditions stated in this Contract as conditions and requirements for the rezoning of the Property to the R-3 zoning district designation (and regulating the development and use of the Property after the rezoning).

F. The Municipality's Planning Commission has determined that the proposed rezoning and conditions are in the best interest of the public health, safety, and general welfare.

G. The Municipality's Township Board agrees that this Contract provides assurances regarding the uses and development of the Property that are essential in its consideration and approval of the requested rezoning.

H. The parties have concurrently entered into a document entitled "Development Agreement" regarding the Property and related matters. Both this Contract and the separate Development Agreement shall be deemed to be consistent and complementary with one another and shall be so interpreted.

TERMS AND CONDITIONS

The parties agree as follows:

1. Conditions Imposed. All of the provisions of this Contract, as well as the following permanent conditions and requirements specified in this Section 1 and elsewhere in this Contract, shall apply to the rezoning, use, and development of the Property (and the Property itself) pursuant to this Contract and to the rezoning of the Property from the R-5 zoning district designation to the R-3 zoning district designation:

- (a) Allowed Uses. The only uses that may occur on, at or from the Property are as follows:
 - (i) Single-family residential dwellings.
 - (ii) Uses customarily incidental, subordinate and accessory to single-family dwellings.
 - (iii) Public parks, trails and similar uses.
- (b) Uses not Allowed (i.e. prohibited uses) – The following uses are prohibited on or from the Property:
 - (i) Multi-family dwellings.

- (ii) Mobile home park or community, manufactured housing park or community, or similar uses or development.
- (iii) The installation or use of any mobile home, modular home, trailer home or manufactured housing.
- (iv) Any combination of some or all of the above items and uses.
- (c) No other uses shall occur on or from the Property except those specified in subsection (a) above, regardless of any changes in the Zoning Ordinance hereafter.
- (d) Any use made of or occurring on the Property (including buildings, structures and improvements) shall nevertheless still be subject to all other applicable requirements of the Zoning Ordinance and this Contract, including, but not limited to, setbacks, special land use approvals, substantive regulations regarding the use, and site plan requirements. Except to the extent expressly modified or changed by this Contract, the Zoning Ordinance shall still fully apply to the Property.
- (e) To date, no special land use approval or any other zoning approval has been granted for the Property pursuant to the conditional rezoning specified in this Contract.

2. Site Plan Approval. The Property shall be used, developed and maintained in full compliance with the site plan attached hereto as Exhibit A as approved by the Municipality. The approved site plan shall not be changed except with the written consent of both the Owner and the Municipality.

3. Interpretation of Uses. If there is a discrepancy or disagreement between the Owner (as well as any lessee, tenant, creditor, successor, licensee or other possessor or user of the Property or any portion thereof) and the Municipality as to whether a particular use is an allowed use or otherwise pursuant to this Contract, the Zoning Administrator shall make the final determination. Such determination shall be subject to an appeal to the Municipality's Zoning Board of Appeals pursuant to the Zoning Ordinance.

4. Consistent with the Development Agreement. This Contract shall be deemed to be consistent with and complimentary to the document entitled "Development Agreement" entered into the parties which will become effective when the conditional rezoning of the Property occurs. Both this Contract and the separate Development Agreement shall be interpreted as being complimentary and consistent with one another.

5. Compliance. The Owner (as well as any lessee, tenant, successor, creditor, licensee, or other possessor of the Property or any portion thereof) shall fully comply with all of the conditions and requirements contained herein and also with all applicable laws, rules, regulations, permit and license requirements, orders and directives of any governmental agency, entity or official of competent jurisdiction including, without limitation, all requirements currently imposed or which may in the future be imposed.

6. Enforcement. The parties expressly agree that in the event of a violation of this Contract, the approved site plan or the Zoning Ordinance by the Owner (or its successors, assigns, or transferees), the Municipality shall be entitled to receive specific performance or injunctive relief, as well as any other remedies available to the Municipality in Michigan at law or in equity. Nothing herein shall be deemed to be a waiver of the Municipality's rights to seek enforcement of this Contract, the approved site plan and the zoning approvals granted to the extent otherwise authorized by law. Venue shall be in Kent County, Michigan. Furthermore, should the Municipality prevail in whole or in part in litigation regarding the enforcement or interpretation of this Contract, the approved site plan or the Zoning Ordinance, the Owner (or its successors, assigns or transferees) shall reimburse the Municipality for the Municipality's reasonable attorney fees and costs (pre-lawsuit, during the trial court proceedings and through any appeals).

7. Revert to Former Zoning. If the conditional zoning becomes void, invalid, or of no effect, then by automatic reverter, the Property shall revert back to its former zoning classification, which shall be confirmed by resolution or ordinance of the Bowne Township Board.

8. Miscellaneous.

- (a) Interpretation. This is the entire agreement between the parties regarding its subject matter, except for the Development Agreement mentioned herein. This Contract may not be modified or amended except in a writing executed by all parties following action by the Bowne Township Board. The captions are for reference only and shall not affect the interpretation of this Contract. However, the recitals are deemed to be an integral part of this Contract. Each of the parties had the advice of legal counsel before entering into this Contract and it is to be interpreted as if it were mutually drafted.
- (b) Binding Effect; Runs with the Land. The parties hereto represent and warrant that they have sufficient and legal authority to sign this Contract and to make it valid and fully binding. This Contract shall be permanent and shall be binding upon the parties and also their subrogees, successors, transferees, creditors, and assigns. This Contract and its terms shall be deemed to be permanent restrictive covenants/deed restrictions that touch and run with the land.
- (c) Recording. This Contract shall be recorded with the Kent County Register of Deeds.
- (d) Notices. All notices shall be complete when provided to the other party at the first address given above or such other address as the party shall request by written notice to the other party. Delivery shall be deemed complete when actually received.

- (e) Disputes; Litigation. Should any dispute arise pursuant to this Contract, the parties agree that, to the extent not otherwise prohibited by law, the jurisdiction and venue for any such dispute shall be solely within the state courts located in Kent County, Michigan. The parties further agree that in any such dispute or litigation, should the Municipality prevail, in full or in part, in addition to any other relief to which the Municipality may be entitled, the Municipality shall also be awarded its actual costs (including, without limitation, filing fees, discovery costs, expert witness fees, and other costs incurred to bring, maintain, or defend any such action or dispute from its first accrual or notice thereof through all appellate and collection proceedings) as well as the Municipality's actual reasonable attorney fees.
- (f) Additional Documents. The parties agree to execute such other documents as may be reasonably required to fully implement this Contract.
- (g) Amendment. This Contract can only be amended in a writing, signed by all parties hereto, and must be recorded with the Kent County Register of Deeds records in order to become effective.
- (h) Effect as Deed Restrictions. All of the conditions and requirements contained in this Contract shall be deemed to be binding and permanent deed restrictions regarding the Property.

9. Voluntary Consent. The Owner acknowledges and agrees that it voluntarily offered and consented to all of the requirements, conditions and provisions contained in this Contract and the conditional rezoning. The Owner also acknowledges and agrees that all of the conditions and provisions contained in this Contract are fully valid, enforceable, and reasonable. The parties agree and further acknowledge that the conditions and requirements contained in this Contract are authorized by all applicable laws.

10. Effective Date. This Contract shall become effective upon the effective date that the Property is rezoned to the R-3 zoning district designation (i.e., upon the expiration of 7 days after the notice of rezoning appears in the newspaper).

11. Escrow Amounts. The Owner shall pay to the Municipality all zoning escrow amounts due in a timely fashion.

12. Deed Restriction Status. This Contract (once effective) shall be deemed to be a permanent deed restriction/restrictive covenant that touches and concerns the lands involved, shall run with the lands and shall both bind and benefit the parties hereto, as well as their successors, assigns, creditors, transferees and heirs.

13. Supersedes Prior Contracts. This Contract supersedes and replaces any and all prior agreements and contracts between the parties regarding the subject matter of this Contract (except the concurrent Development Agreement).

14. Severability. If any term, provision or clause of this Contract is determined to be unconstitutional or unenforceable by a court of competent jurisdiction, that shall not affect any other provision or clause of this Contract and the remainder of this Contract shall remain in full force and effect.

15. Binding Effect; Authority. The parties hereto agree, represent and warrant that they have full authority to sign this Contract and to make it fully binding and enforceable.

16. Time is of the Essence. Time will be of the essence regarding this Contract.

17. Applicable Law. This Contract shall be governed by the laws of the State of Michigan.

18. Counterparts; Effective Date. This Contract may be executed in two counterparts, each of which when executed shall constitute an original, but all counterparts together shall constitute but one and the same instrument.

19. Waivers. A waiver of any right or remedy under this Contract or as provided by law is only effective if given in a writing signed by all parties and shall not be deemed to be a waiver of any other breach or default. A failure or delay by a party in exercising any right or remedy under this Contract or by law shall not constitute a waiver of that or any other right or remedy thereafter.

20. Entire Contract; Jointly Drafted. Except for the concurrent Development Agreement, this Contract constitutes the entire agreement and understandings between the parties relating to the subject matter of this Contract. Except for the concurrent Development Agreement, this Contract supersedes all prior negotiations, courses of dealing, other agreements and all representations and promises, whether written or oral, relating to the subject matter of this Contract. This Contract shall be deemed jointly drafted by all parties.

21. No Third-Party Beneficiaries. Except as otherwise expressly provided for herein, there are no third-party beneficiaries to this Contract.

22. Acknowledgment. The parties agree and acknowledge that the conditions and this Contract are authorized by all applicable laws and that this Contract is valid and was entered into only on a voluntary basis, representing a permissible exercise of authority by the parties.

23. Recording. A copy of this document may be recorded with the Kent County Register of Deeds records.

[Signature Pages Follow]

MUNICIPALITY:

Bowne Township

By _____
Randy Wilcox, Supervisor

And by _____
Karen Hendricks, Township Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Randy Wilcox, Township Supervisor, and also by Karen Hendrick, Township Clerk, of the Township of Bowne, both on behalf of that Township, who are personally known to me or who have produced their Michigan driver's license as identification.

Notary Public, _____ County, Michigan
Acting in _____ County
My commission expires:

* * *

SGS LAND, LLC, a Michigan limited liability company:

By: _____
Steven D. Hanson
Its Managing Member

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____, 2026, by Steven D. Hanson, as its Managing Member and on behalf of SGS Land, LLC, who is personally known to me or who has produced his Michigan driver's license (or other document) as identification.

Notary Public, _____ County, Michigan
Acting in _____ County
My commission expires: _____

Drafted by and when recorded return to:

SGS Land, LLC
12415 Downes Street NE
Lowell, Michigan 49331

[No transfer taxes are applicable because no interest in property is conveyed by this document.]