



CITY OF HOLLAND
Downtown Development Authority
Regular Board Meeting - 4pm
HOLLAND CITY HALL - COUNCIL CHAMBERS
June 2, 2026

1. Public Comment

An opportunity for comment by any member of the public regarding items on or not on the agenda. Comments will be limited to no more than five minutes by each speaker.

2. Consideration of Minutes

Consideration of the May 5, 2026 meeting minutes

3. Election of Officers

1. Elect a new chair and vice chair

4. City Manager Update

5. New Business

1. GDK 8th and Pine building review
2. Culture Cheese Liquor License application

6. Reports and Information

Vacancy Report
DDA Current Budget
Parking Current Budget
DRB Report

7. Other Business

1. Food truck update.
2. Linda Hart - AI Discussion- rescheduled to next month

8. Adjournment

Next Meeting -July 7, 2026

PLEASE NOTE: The City of Holland, with seven-day notice, will provide necessary translation and interpretation services, auxiliary aids, such as signers for the hearing impaired and audiotapes of printed materials, to individuals with disabilities. Persons requiring these services should contact: Esther Fifelski, Human/Community Relations Director, 270 S River Avenue Holland, MI 49423, phone 616.355.1322, or e-mail e.fifelski@cityofholland.com.

La Ciudad de Holland proporcionará servicios necesarios como interpretación, traducción, ayudas auxiliares, lenguaje de señas, y cintas de audio de materiales impresos para personas con discapacidades. Favor llamar con siete (7) días de anticipación a la Ciudad de Holland, Esther Fifelski, Oficina de Relaciones Humanas para obtener estos servicios 616.355.1322 o por correo electrónico a e.fifelski@cityofholland.com.

**Proposed Minutes
Downtown Development Authority, May 5, 2026**

Members Present: Mike Eling - Chair, Heather TenHarmsel, Andrew Fris, Greg Berry, Matt VanDyken, Neil Jasperse, Rebecca Robrahn, Colleen Schipsi, Phil Dolcimascolo, Randy Beute, Henrick Bauman, Tim Vreeman, Julie DeCook, Nick Duthler

Members Absent: Erica Cantu

Others Present: Jeff Genova - Staff

Item 1 Public Comment

An opportunity for comment by any member of the public regarding items on or not on the agenda. Comments will be limited to no more than five minutes by each speaker.

Item 2 Consideration of Minutes

Consideration of the March 3, 2026 meeting minutes
Motion to approve the March 3, 2026 minutes made by Dolcimascolo with support from Beute. All Ayes motion passes.

Item 3 City Manager Update

VanDyken gave a brief update about new funding for waterfront Holland and said everyone currently was in Tulip Time mode.

Item 4 Reports and Information

Vacancy Report - *Report presented by Staff*
DDA Current and Proposed Budget - *Report presented by Staff*
Parking Current and Proposed Budget - *Report presented by Staff*
DRB Report - *Report presented by Staff*

Item 5 Other Business

Introduction of new board member - *Nick Duthler was introduced as Kara Slaters replacement from Hope College. He stated that he does the same job that Kara did and is excited to join the DDA Board.*

1. Employee parking update - *Staff presented a map describing a proposed change to the employee parking map. This change would make 6th, 7th, and 9th streets and a small section behind Jean Marie's employee parking instead of customer parking. The Board was in favor of this change and a motion to approve as presented was made by TenHarmsel with support from DeCook. All Ayes motion passes.*

2. Food truck vendor ordinance discussion - *Staff talked to the board about the food truck ordinance and that they would like to look at changing the ordinance to make it less restrictive for downtown. Staff said they have gotten a few requests from businesses and food trucks about the ordinance. Staff is asking for the support of the Board to look at possible changes and to bring back more information to the Board the next two meetings. Robrahn, Jasperse, Beute, VanDyken and Vreeman all had input and support for staff to pursue possible changes to the food truck ordinance by staff.*

3. DRB Moveable Freestanding Sign application - *Staff asked if they could add a "property owners signature line" to the application. Staff encountered an issue this past week were a tenant got a sign and the property owner did not know about the sign and did not want the sign. Adding this line will help prevent this issue going forward. Jasperse made a*

motion to have staff add a property owner's signature line to the DRB moveable freestanding sign application with support from Beute. All Ayes motion passes.

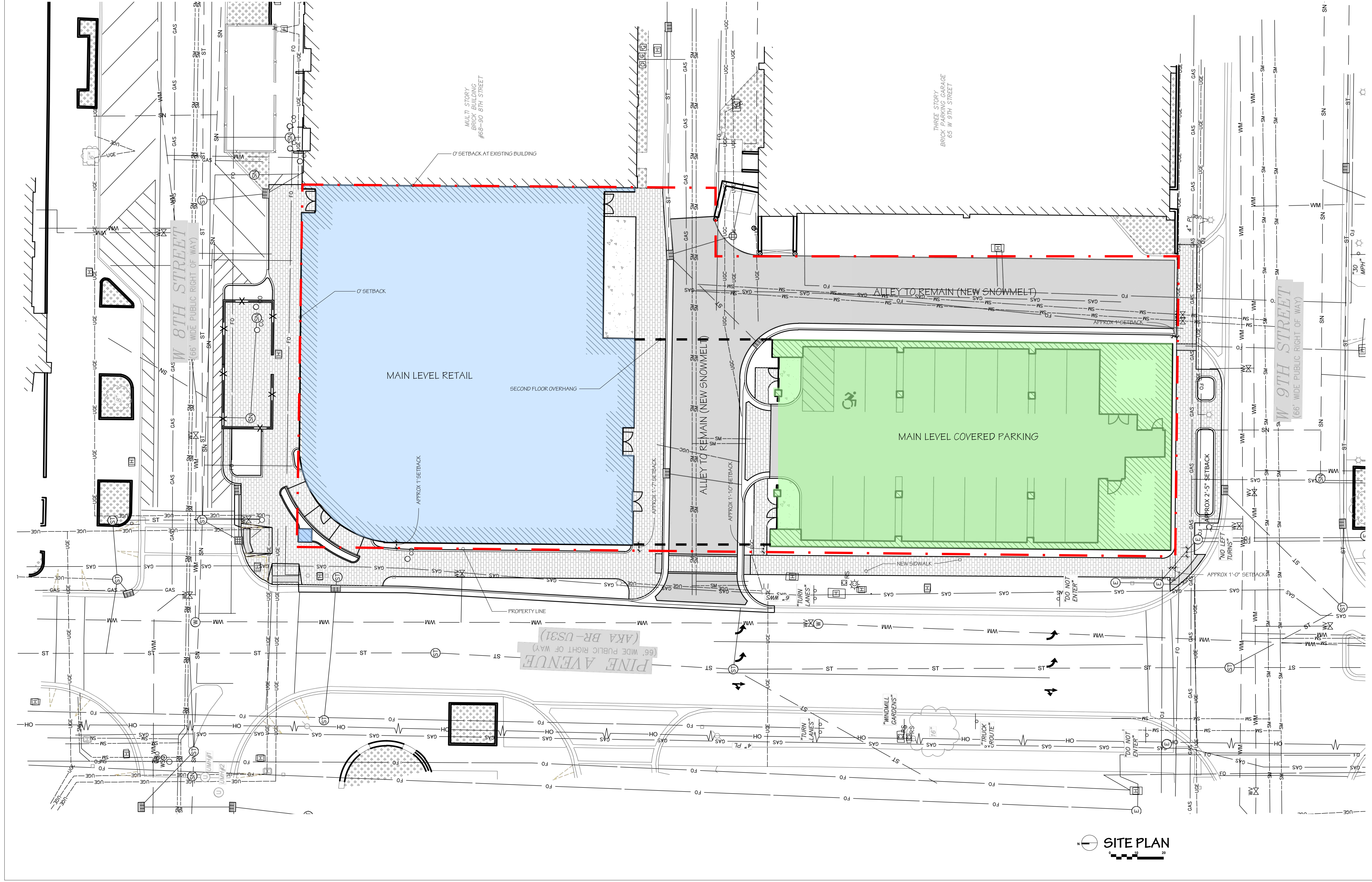
Item 6 Adjournment

Next Meeting - June 2, 2026

Motion to adjourn by Jasperse with support from TenHarmsel. All Ayes motion passes and the meeting was adjourned at 4:24

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SITE PLAN


1 8th on Pine - DDA Review

2026.05.22 HOLLAND MI

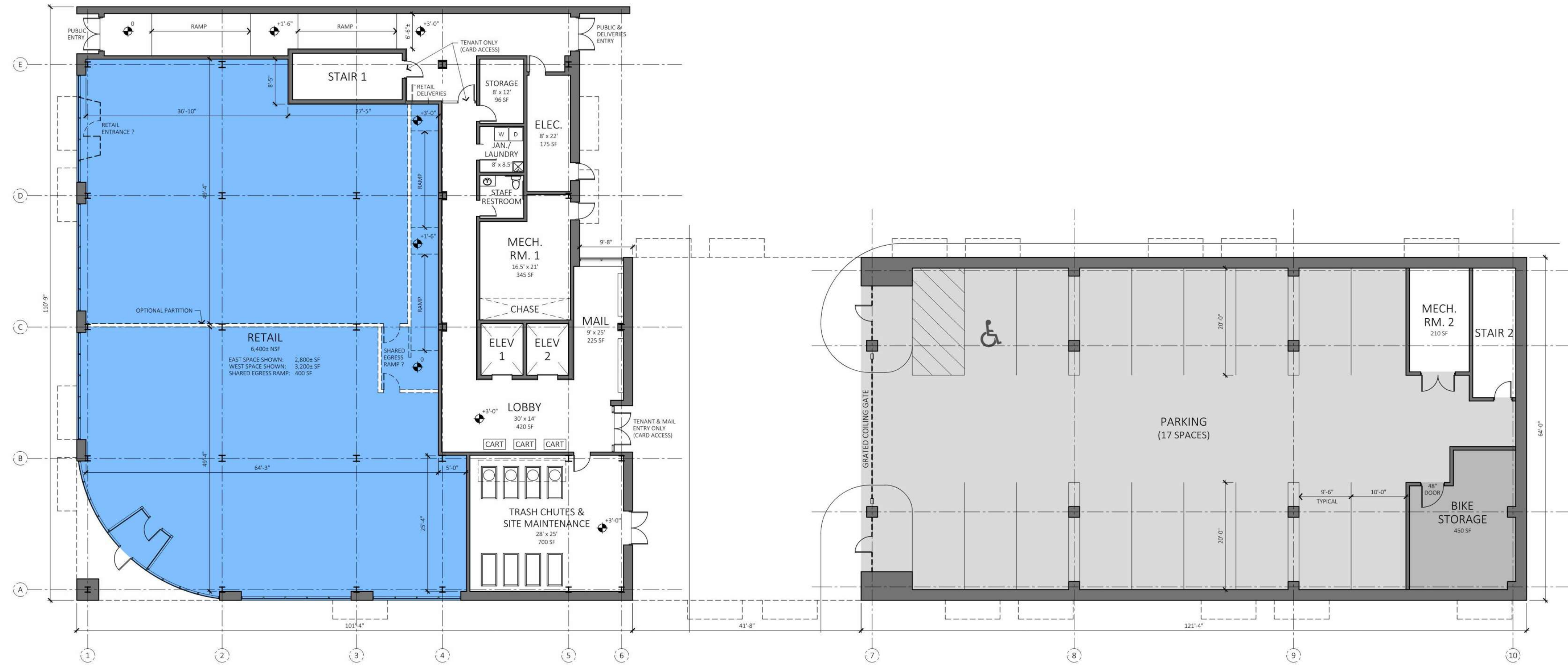




PROPERTY NUMBER	ADDRESS	REQUIRED SPACES	PROVIDED SPACES	PARKING DECK SPACES REQUIRED
1	8TH AND PINE	83	17	66
2	60 W 8TH ST	51	0	51
3	50 W 8TH ST	21	8	13
4	212 S RIVER AVE	21	10	11
	TOTAL SPACES	176	35	141

TOTAL PARKING SPACES IN DECK	365
TOTAL PARKING DECK SPACES REQUIRED	141
TOTAL PARKING DECK SPACES LEASED	142

ⓘ PARKING REQUIREMENT EXHIBIT



1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN



APARTMENTS KEY:

APARTMENT TYPE:	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTALS:
2 BED, 1-1/2 BATH	4	4	4	4	16
2 BED, 1 BATH	4	4	4	5	17
1 BED, 1 BATH	13	13	13	10	49
STUDIO				1	1
					83 APARTMENTS

5TH FLOOR PLAN









10 8th on Pine - DDA Review

2026.05.22 HOLLAND MI



AMBIENT/ARCHITECTURE
ambientarchitecture.studio
616.306.8198





12 8th on Pine - DDA Review

2026.05.22 HOLLAND MI

GDK
CONSTRUCTION CO.

**SEENEN
DEKOCK**
PROPERTIES

AMBIENTARCHITECTURE
ambientarchitecture.studio
616.306.8198



Office of the City Clerk
 270 S River Avenue, Holland, MI 49423
 P: 616-355-1301 F: 616-355-1490
 clerk@cityofholland.com
 www.cityofholland.com/clerk

LIQUOR LICENSE APPLICATION
Class C / Development District
 (Type or Print Everything Except Signatures)
 HOLLAND, MICHIGAN

DATE 5-14-2026

I/We hereby make application for:

- TRANSFER OF OWNERSHIP OF _____ license(s) located at _____
 (Type) (Address of Establishment)
 from _____ who resides at _____
 (Name of Present Owner) (Home Address of Present Owner)
- TRANSFER OF LOCATION OF _____ license(s) from _____
 (Type) (Present Address of Establishment)
 to _____
 (Proposed Address of Establishment)
- NEW CCDD license to be located at 211 S. River Ave
 (Proposed Address of Establishment)
 Type: Class C Table Top (CCTT) or Development District (CCDD)
- CONVERSION of license from _____ to _____ for business located at _____
 (Type) (Type) (Address of Establishment)

The business is, or will be known as Culture Cheese Shop
 (Name of Establishment)

and respectfully request that said license(s) be issued in the name(s) of Culture Cheese Shop

- as:
- an INDIVIDUAL (Give name and home address below)
 - a PARTNERSHIP (List below name, address, and percentage of ownership of each partner)
 - a CLUB* (List below names, titles and home addresses of three officers, authorized agent,
 - a CORPORATION** and person responsible for management of license)

Elizabeth Slater 100% 1284 W. W. K. Ave, Holland MI 49424
 (Name) (% Ownership of Title) (Home Address)

 (Name) (% Ownership of Title) (Home Address)

 (Name) (% Ownership of Title) (Home Address)

 (Name) (% Ownership of Title) (Home Address)

 (Name) (% Ownership of Title) (Home Address)



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Upon receipt of an application for any new (**CCTT, CCDD**) license, reclassification, or transfer of existing tabletop Class C license, the applicant must submit the completed application with the following requirements to the office of the City Clerk:

- i. Present a minimum of three character endorsements.
- ii. Present a written statement showing history of business activity, if any.
- iii. Show, by way of drawings and written documentation, where and how the proposed establishment will operate.
- iv. Show that the establishment will conform to the current standards of existing building, plumbing, sanitation, fire and health ordinances, and all other municipal laws and regulations, and that all new applicants conform to the current zoning ordinance.
- v. Present evidence of having established or being prepared to establish the implementation of procedures to prevent alcohol abuse on its premises or related to its premises by instituting a program such as Training for Intervention Procedures by Services of Alcohol (T.I.P.S.), Techniques of Alcohol Management (T.A.M.), or other program deemed to be acceptable by the City.
- vi. Present satisfactory evidence to show the applicant has the financial ability to complete his/her project according to plans and within a reasonable period of time. All personal and real property taxes for the proposed premises shall be paid in full.
- vii. Any other information that may be requested by the City Manager that is pertinent to the proper consideration of the application.

If the above information is not received, the application is determined to be incomplete, and the applicant must correct and amend the application within 60 days. If the requested information is not received within 60 days, the application will automatically be returned to the applicant without further consideration. Receipt of the above information, however, is not a guarantee of acceptance.



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***IF APPLICANT IS A CLUB:**

When organized? _____

Has it been in existence continuously since being organized? Yes No

Purpose of organization _____

Number of members _____

What percentage of members are citizens of USA? _____

****IF APPLICANT IS A CORPORATION:**

Incorporated in what State? _____

Home office location _____

How many stockholders? _____

Purpose of Corporation _____

FINANCIAL INFORMATION

What is estimated cost of entering liquor business of type indicated? 50,000

Has applicant ever had any financial interest in any other liquor license? Yes No

How? _____ Type _____ When? _____

Where? _____ When and how was it disposed of? _____

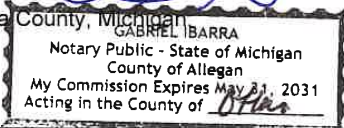
Give names of all persons other than applicant who either directly or indirectly will have any financial interest in your business (include mortgagees and vendors under title retaining contracts, if any) if application is approved:

Name of recorded owner of property on which license is to be located 211 S. River

I, Elizabeth Sluiter, the applicant or the authorized agent for the applicant, do solemnly swear that the foregoing statements are true.

[Signature] 5-26-24
 (Signature of applicant or agent)

Subscribed and sworn to before me a Notary Public in and for Ottawa County, Michigan this 26th day of May, 2024.



(Notary Public)
 My commission expires May 31, 2031

[Signature] 5/26/24



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SUPPLEMENTAL INFORMATION
 LIQUOR LICENSE APPLICATION
 Class C / Development District
 (Type or Print Everything Except Signatures)
 HOLLAND, MICHIGAN

I. PERSONAL DATA

Date May 15 2026

1. Name Sluiter Elizabeth A.
 (Last) (First) (Middle)

2. Has your name been legally changed: Yes No

3. List any other names you have used (Alias, Nickname, Maiden): Elizabeth Ann Perez

5. Phone Number: (616) 405-9970 Email: elizabeth@culturecheeseshop.com

5. Date and Place of Birth: 07/06/1986 Holland, Ottawa, Michigan
 (MM/DD/YYYY) (City, County and State)

6. Present Address: 1224 Waukazoo Dr Holland, MI 49424
 (Street No. and Name) (Apt No.) (City, State, Zip)

How long have you lived at this address? 11 years

If less than one (1) year, provide prior address: _____

7. Have you ever been convicted of a criminal offense? Yes No
 Felony _____ Misdemeanor _____

Give complete record of all convictions, including dates and places.

8. Do you associate or have you ever associated with known person(s) who have been involved, charged or convicted of illegal gambling, narcotic or vice activities?
 Yes No

If yes, give name and details: _____

Signed: [Signature]
 Date: May 15, 2026



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II. PLACE OF BUSINESS

1. Name of Business: Culture Cheese Shop
 - A. Address 211 S. River Ave
 - B. Phone Number (616) 223-8834
 - C. Email culturecheeseshop@gmail.com

2. Name of owner of building: Lumir LLC
 - A. Address & telephone number: 190 S. River Ave Suite 200 Holland MI 49423
#616-377-5332
 - B. Short description of building with approximate size:
Brick building, w/ approx 2,500 sq/ft
 - C. Type of business to be conducted:
Wine + Cheese
 - D. Type of business, if already established:
Retail Cheese Shop w/ retail wine + extended retail food licence
 - E. (Resort License) Is establishment connected with living or sleeping quarters? Yes No
 - F. (Resort License) Can living quarters be reached from inside of establishment? Yes No
 - G. Does applicant intend to have dancing or entertainment? Yes No
 If yes, what?
 - H. Approximate capacity: 80

3. Is business owned by applicant or is it a partnership, company or corporation? Applicant
 - A. Names and addresses of all officers and office held:



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III. APPLICANT'S FINANCIAL STATUS

1. If business is partnership or company, give the following information of persons with interest in the business:

Name & Address	Nature of interest in business or official position	U.S. Citizen
Elizabeth Sluiter 1224 Waukegan Dr Holland MI 49424	Owner	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Jodi Schamp 3541 Elk Dr Zeeland MI 49464	Lender	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Have any of the person(s) above had a Liquor License suspended or revoked at any time?

Yes No

If so, attach full explanation:

3. Does applicant now have or ever had a Liquor License? Yes No

List any violations:

4. Has applicant ever applied for a Liquor License in the past? Yes No

A. Was it approved or refused? Approved

5. Does any member of your family now have or ever had a Liquor License? Yes No

If Yes, give details: _____

6. Do other persons or businesses have any interest in your proposed business? Yes No

If Yes, give details: _____



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7. Have you paid, promised to pay, or given any money, material, service or consideration to any person, directly or indirectly, for any recommendation or influence promised toward procuring your Liquor License?

Yes No

If Yes, give details: _____

8. Are you now engaged in any business as a silent owner or silent partner?

Yes No

If Yes, give details: _____

9. Have you paid, promised to pay, or given any money, material, service or consideration to any political candidate for local, state or federal office:

Yes No

If Yes, give details: _____




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AUTHORIZATION TO RELEASE INFORMATION

As an applicant for a Liquor License within the City of Holland, I am required to furnish information for use in determining my background. In this connection, I authorize release of any and all information that you may have concerning me, including information of a confidential or privileged nature.

I hereby release you, your organization or others from liability or damage which may result from furnishing the information requested.

Signed: 
Date: 5/26/2026

Witness: 
Date: 5/26/2026

*No license shall be issued unless all criteria is met and approved by Holland City Council *

Owner

Sluiter Cody-Elizabeth Trust
1224 Waukazoo Dr
Holland, MI 49424

Taxpayer

Legal Description

LOT 26 EXC SOUTHERNMOST 1 FT STRIP LYING ADJ & PARALLEL TO LINWOOD AVE. WAUKAZOO

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Payment Date
05/26/2026



Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid
2025	Winter	\$742.84	\$742.84	12/29/2025
2025	Summer	\$2,683.14	\$2,683.14	09/11/2025
2024	Winter	\$709.96	\$709.96	12/27/2024
2024	Summer	\$2,610.09	\$2,610.09	09/16/2024
2023	Winter	\$674.76	\$674.76	12/20/2023
2023	Summer	\$2,518.44	\$2,518.44	09/13/2023

May 27, 2026

To Whom It May Concern,

I am pleased to offer this letter in support of the Culture Cheese Shop and their application to permit the sale of wine by the glass at their establishment.

The Cultural Cheese Shop has become a valued part of our local community by providing a welcoming environment, knowledgeable customer service, and a strong commitment to responsible business practices. Their focus on quality products, cheese and wine pairing classes, hosting Tulip Time events and community engagement has made them a respected destination for residents and visitors alike.

Allowing Culture Cheese Shop to offer wine by the glass would enhance the customer experience while supporting local economic activity and tourism. This addition would provide patrons with the opportunity to responsibly sample wines, participate in educational tastings, and enjoy a more interactive and culturally enriching experience.

I am confident that Culture Cheese Shop will continue to operate with professionalism, care, and full compliance with all applicable regulations. Their ownership and staff have demonstrated a commitment to maintaining a safe, respectful, and community-oriented establishment.

For these reasons, I strongly support their application and encourage favorable consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Gwen Auwerda". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Gwen Auwerda

Holland Tulip Time Festival, Inc.

To whom it may concern,

I am pleased to write in support of Culture Cheese Shop's request for a license to serve wine by the glass. Over the years, I have watched this business grow from a small local shop into a vibrant community space. The owner has shown remarkable dedication not only to her craft but to the people who walk through her doors.

Culture Cheese is more than a retail space; it is a gathering place. The shop regularly partners with local organizations, including ours, to host events that bring people together, celebrate local food culture, and foster meaningful connections. Events that I have been a part of with Culture Cheese have been handled with care, responsibility, and genuine hospitality.

The ability to serve wine by the glass would complement their existing offerings and enhance the experience they provide, especially during community events and educational tastings. I have full confidence that Culture Cheese will manage this privilege responsibly and in a way that continues to uplift our community.

Thank you for considering this recommendation.

Sincerely,

A handwritten signature in blue ink that reads "Angelina Jacobs". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Angelina Jacobs

VP of Quality at Resthaven

Dear Downtown Development Authority,

I am pleased to offer my strong support for Culture Cheese Shop's application for a Downtown Development License to allow wine service by the glass.

For more than two years, Elizabeth Sluiter has invested her heart and energy into enhancing the vibrancy of Downtown Holland. Through her thoughtful approach to hospitality and community engagement, Culture Cheese Shop has become a welcoming gathering space that reflects the spirit of our downtown.

I have had the pleasure of volunteering alongside Elizabeth during Girlfriends Weekend, where her dedication and creativity were evident in every detail. She also played a leading role in the Dutch Winterfest celebration last December, helping to create a memorable and engaging experience for both residents and visitors.

Culture Cheese Shop has also become a favorite stop for group tours visiting Holland. Guests especially enjoy the interactive cheese tastings and the inviting grilled cheese bistro, which provide a memorable and approachable culinary experience that enhances their time in our community.

Allowing Culture Cheese Shop to offer wine by the glass would thoughtfully complement their existing offerings and elevate the overall visitor experience, while continuing to support a lively and inviting downtown atmosphere.

I wholeheartedly support this request and believe it will further strengthen the unique character and economic vitality of Downtown Holland.

Please feel free to contact me with any questions.

Warm Regards,

Milly Hudgins

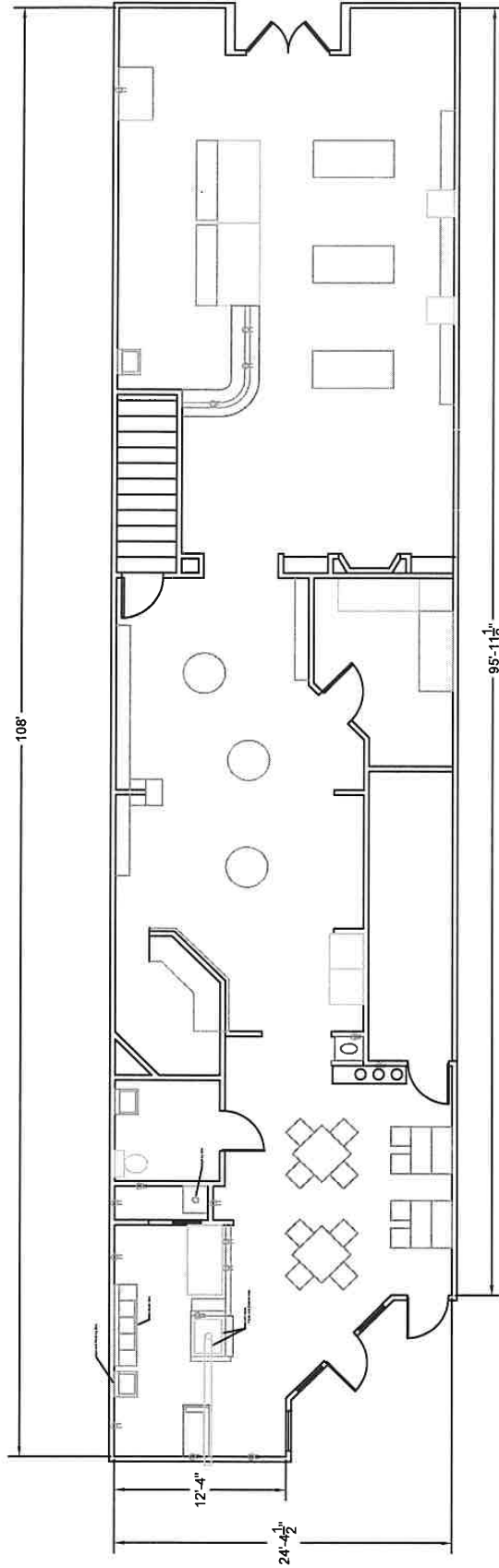
Culture Cheese Shop History of Business

To whom it may concern,

Culture Cheese Shop is a specialty food retail shop specializing in unique cheeses and cultural food offerings. They have been in operation in Holland Michigan, at 211 South River Avenue, since 2023. After initially opening in a small space as part of a sub-lease, Culture has taken on the entire space at 211 South River and has added retail wine sales and a grilled cheese bistro as part of their offering in 2024.

A handwritten signature in black ink, appearing to be a stylized name, possibly "C. Culture".

211 S. River Ave
Holland, MI 49423



Culture Cheese Shop TIPS Certification

Culture Cheese Shop employee requirements for alcohol service:

- All Employees serving alcohol must:
 - Be of legal age in the state of Michigan to serve alcohol
 - Have documented, up to date, TIPS certification
 - Proof of certification must be provided to Culture Cheese Shop management
 - Display continued diligence in following all TIPS protocols
 - Serving of alcohol to minors or failure to check ID's is cause for immediate termination

To whom it may concern,

Culture Cheese Shop conforms to all MDARD regulations required for retail food establishments. Pursuant to our lease through Lumir LLC, the building at 211 South River Avenue, follows all necessary building codes and standards.

A handwritten signature in black ink, appearing to read 'Elizabeth Sluiter', with a stylized, flowing script.

Elizabeth Sluiter

Owner



A 360TRAINING COMPANY

CERTIFICATE OF COMPLETION

This certifies that

Jon Tanis

is awarded this certificate for

TIPS Michigan On-Premise Alcohol Server Training

Hours
3.00

Completion Date
11/06/2024

Expiration Date
11/06/2027

Date of Birth
12/20/2005

Certificate #
MI-ON-000034856944

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)

TIPS MI On-Premise

CERTIFIED

Issued: 11/06/2024
Certificate # MI ON 000034856944

Expires: 11/06/2027
D.D.B. 12/20/2005

Jon Tanis
N W 12
Midland MI 49423

TIPS | **360 TRAINING**
A 360TRAINING COMPANY

Phone: 800-438-8477
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____



A 360TRAINING COMPANY

CERTIFICATE OF COMPLETION

This certifies that

Hannah Hovinga

is awarded this certificate for

TIPS Michigan On-Premise Alcohol Server Training

Hours
3.00

Completion Date
05/01/2026

Expiration Date
04/30/2029

Date of Birth
04/01/2007

Certificate #
MI-ON-000041662146

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)

TIPS MI On-Premise **CERTIFIED**

Issued: 05/01/2026 Expires: 04/30/2029
 Certificate #: MI-ON-000041662146 D.O.B: 04/01/2007

Hannah Hovinga
 2004 Basin Court, Holland, MI, USA
 Holland MI 49424

TIPS | **360**
 TRAINING™
 A 360TRAINING COMPANY

Phone: 800-438-8477
 www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____

City of Holland

1

Find Your Bill

2

Review and Pay

Find Your Tax Bill

Name Address Parcel Number

70-50-65-030-772

1 results

211 RIVER AVE

HOLLAND, MI 49423

CULTURE CHEESE

70-50-65-030-772

\$0.00

LETTER OF FINANCIAL INTENT

Re: Class C Liquor License Application Culture Cheese Shop, LLC — 211 South River, Holland, MI 49423

Date: May 26, 2026

To Whom It May Concern: City of Holland Liquor License Board

I, Jodi Schaap, write to confirm my intent to provide financial support to Culture Cheese Shop, LLC, located at 211 South River, Downtown Holland, Michigan, to cover costs associated with obtaining a CCDD license, including applicable fees and related expenses.

I have the financial capacity and full intention to provide these funds as needed to support this application.

Sincerely,



Jodi Schaap

Signature: 

Date: 5/26/2026

Address: 3541 Elk Dr.

Zeeland MI 49464

Acknowledged by:

Liz Sluiter Owner, Culture Cheese Shop, LLC Signature:

Date: _____

GROUND FLOOR VACANCIES

6/2/2026

Building	Address	Square Feet	Contact
Former Flower House	27 West 9th Street #130	2,412	mark@lumirllc.com
Former Garenhuis	27 West 9th Street #110	2,391	mark@lumirllc.com
Former Alpenrose	205 Central Avenue	8,000	mark@lumirllc.com
Ready For School	268 East 8th Street	1,000	mark@lumirllc.com
Home Realty	171 College Avenue	5,250	drew@lakeshorecommercial.com
Former Three Chairs	215 South River Avenue	3,140	mark@lumirllc.com
Franklin Plaza	25 West 9th Street #14	1,476	mark@lumirllc.com
Former Family Central Book	215 Central Avenue	1,710	mark@lumirllc.com
NW Corner of 7th/Central	150 Central Avenue	7,104	kris@lakeshorecommercial.com
5/3 Bank Building/drive in	36 E.8th/12 E.9th	25,257	Stephen Wilson 616-842-5800
Five Star Realty	224 S. River #206	2,474	brett.zeerip@cbcgreatlakes.com
Former Whit's	206 South River Avenue	1,811	
Former HRM	166 River Avenue	15,091	drew@lakeshorecommercial.com
TOTAL SF		77,116	

UPPER FLOOR VACANCIES

Building	Address	Square Feet	Contact
Home Realty	171 College Avenue	16,500	drew@lakeshorecommercial.com
Plaza Building	85 E. 8th St.#210#220#230	34,400	jason@lakeshorecommercial.com
Towers on River	159 River Avenue	2,637	drew@lakeshorecommercial.com
Towers on River	159 River Avenue	5,000	drew@lakeshorecommercial.com
Former HRM	166 River Avenue	15,091	drew@lakeshorecommercial.com
Former Harbortown/KW	29 West 8th Street	1,722	mark@lumirllc.com
Above JB & Me	36 West 8th Street	100	mark@lumirllc.com
TOTAL SF		75,450	

COMBINED TOTAL VACANCY TOTAL SF 152,566**June**

Ground Vacancy Rate	9.06%	Total Ground SF	851,264
Upper Vacancy Rate	14.57%	Total Upper SF	517,894
Combined Vacancy Rate	11.14%	Total District SF	1,369,158

*New this month

Updated annually in Sept.
residential removed in 2011Industrial/Manufacturing
removed in January 2014

05/28/2026

DDA BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 05/31/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	25-26 Amended Budget	YTD Balance 05/31/2026	Activity For 05/31/2026	Available Balance 05/31/2026	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY						
Account Category: Revenues						
248-000.000-402.000	PROPERTY TAXES-REGULAR LEVY	290,000.00	292,759.54	1,553.60	(2,759.54)	100.95
248-000.000-437.000	PROPERTY TAXES IFT	100.00	110.59	0.00	(10.59)	110.59
248-000.000-476.000	BUSINESS LICENSES & PERMITS	2,000.00	1,785.00	35.00	215.00	89.25
248-000.000-490.500	SIDEWALK CAFE PERMIT	11,500.00	11,685.00	3,000.00	(185.00)	101.61
248-000.000-569.200	STATE GRANT - SBTE	400.00	1,062.67	0.00	(662.67)	265.67
248-000.000-581.600	CONTRIB FROM OTHER GOVTS-SMARTZONE	16,900.00	0.00	0.00	16,900.00	0.00
248-000.000-652.500	DOWNTOWN FEES-STREET PERFORMERS	3,500.00	2,129.50	285.00	1,370.50	60.84
248-000.000-652.600	DOWNTOWN FEES-DRB/RLA AP	2,000.00	2,300.00	0.00	(300.00)	115.00
248-000.000-665.000	INVESTMENT INCOME	6,000.00	8,907.85	0.00	(2,907.85)	148.46
248-000.000-682.000	REIMBURSEMENTS	0.00	12,402.44	673.44	(12,402.44)	100.00
Total Dept 000.000 - GENERAL		332,400.00	333,142.59	5,547.04	(742.59)	100.22
Revenues		332,400.00	333,142.59	5,547.04	(742.59)	100.22
Account Category: Expenditures						
248-000.000-701.000	PAYROLL-REGULAR	117,200.00	102,615.84	7,935.39	14,584.16	102.47
248-000.000-730.000	POSTAGE	300.00	235.84	0.00	64.16	78.61
248-000.000-740.000	OPERATING SUPPLIES GENERAL	800.00	1,168.38	19.99	(368.38)	146.05
248-000.000-740.035	OPERATING SUPPLIES - BILLED OUT INTERNAL	500.00	631.93	0.00	(131.93)	126.39
248-000.000-741.000	OPERATING SUPPLIES-CONTROLLED CAPITAL	20,000.00	14,164.96	2,400.96	5,835.04	70.82
248-000.000-801.000	CONTRACTUAL-LEGAL	500.00	0.00	0.00	500.00	0.00
248-000.000-802.005	CONTRACTUAL-AUDIT SERVICES	500.00	0.00	0.00	500.00	0.00
248-000.000-802.250	CONTRACTUAL-BANK & CREDIT CARD FEES	1,400.00	984.33	0.00	415.67	70.31
248-000.000-802.260	CONTRACTUAL-SQUARE CREDIT CARD FEES	0.00	66.32	10.81	(66.32)	100.00
248-000.000-814.000	COMPUTER COSTS-OPERATIONS	5,600.00	3,666.63	333.33	1,933.37	65.48
248-000.000-814.300	COMPUTER COSTS-ASSET REPLACEMENT	600.00	275.00	25.00	325.00	45.83
248-000.000-850.000	COMMUNICATIONS TELEPHONE	2,000.00	1,940.78	207.45	59.22	97.04

248-000.000-851.000	COMMUNICATIONS CELLULAR REIMBURSEMENT	500.00	489.58	45.01		10.42	97.92
248-000.000-880.000	PROMOTIONS COMMUNITY	500.00	232.00	0.00		268.00	46.40
248-000.000-880.705	PROMOTIONS-HANGING BANNER PROGRAM	4,000.00	3,853.46	0.00		146.54	96.34
248-000.000-880.710	PROMOTIONS-CHRISTMAS DECORATIONS	29,000.00	28,448.33	0.00		551.67	98.10
248-000.000-880.715	PROMOTIONS-DOWNTOWN SOCIAL DISTRICT	500.00	0.00	0.00		500.00	0.00
248-000.000-900.000	PHOTOCOPIES/IN-HOUSE PRINTING GENERAL	700.00	575.27	0.00		124.73	82.18
248-000.000-920.705	PUBLIC UTILITIES-RESTROOMS BPW	3,000.00	2,608.07	223.52		391.93	86.94
248-000.000-920.710	PUBLIC UTILITIES-RESTROOMS NAT GAS	1,200.00	1,446.30	289.17		(246.30)	120.53
248-000.000-920.720	PUBLIC UTILITIES VENUWORKS - CC	600.00	0.00	0.00		600.00	0.00
248-000.000-921.010	PUBLIC UTILITIES-NATURAL GAS	2,000.00	3,212.20	622.89		(1,212.20)	160.61
248-000.000-930.700	MAINTENANCE	3,000.00	2,320.00	0.00		680.00	77.33
248-000.000-931.000	BLDG & GRNDS MAINT GENERAL	40,000.00	61,071.02	21,476.50		(21,071.02)	152.68
248-000.000-931.825	BLDG & GRNDS MAINT-PUBLIC RESTROOM	35,000.00	32,206.72	2,693.08		2,793.28	92.02
248-000.000-943.035	VEHICLE/EQUIP RENTAL-INTERNAL BILLING	12,500.00	13,241.47	0.00		(741.47)	105.93
248-000.000-955.000	MISC. GENERAL	1,000.00	197.50	0.00		802.50	19.75
248-000.000-955.010	MISC STRIPE FEES	100.00	28.04	0.00		71.96	28.04
248-000.000-960.000	EDUCATION, TRAINING, CONF REGISTRATION	800.00	882.55	0.00		(82.55)	110.32
248-000.000-961.000	TRAVEL, MEALS, MILEAGE	500.00	641.06	0.00		(141.06)	128.21
248-000.000-962.000	INSURANCE PREMIUMS	300.00	275.87	0.00		24.13	91.96
248-000.000-964.001	REFUNDS-PRIOR YEAR PROPERTY TAX	400.00	357.74	0.00		42.26	89.44
248-000.000-965.000	DUES & SUBSCRIPTIONS	1,000.00	1,140.33	78.20		(140.33)	114.03
248-000.000-975.000	BUILDINGS & STRUCTURES	10,000.00	0.00	0.00		10,000.00	0.00
Total Dept 000.000 - GENERAL		296,000.00	278,977.52	36,361.30		17,022.48	94.25
Department: 965.000 TRANSFERS OUT AND OTHER FINANCING USES							
248-965.000-995.231	TRANSFER OUT TO PARKING	55,000.00	0.00	0.00		55,000.00	0.00
Total Dept 965.000 - TRANSFERS OUT AND OTHER FINANCING USES		55,000.00	0.00	0.00		55,000.00	0.00
Expenditures		351,000.00	278,977.52	36,361.30		72,022.48	79.48
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL REVENUES		332,400.00	333,142.59	5,547.04		(742.59)	100.22
TOTAL EXPENDITURES		351,000.00	278,977.52	36,361.30		72,022.48	79.48
NET OF REVENUES & EXPENDITURES:		(18,600.00)	54,165.07	(30,814.26)		(72,765.07)	
BEG. FUND BALANCE - ALL FUNDS		313,776.75	313,776.75				
END FUND BALANCE - ALL FUNDS		295,176.75	367,941.82				

05/28/2026

DDA BUDGET REPORT FOR CITY OF HOLLAND

Balance As Of 05/31/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

GL Number	Description	25-26 Amended Budget	YTD Balance 05/31/2026	Activity For 05/31/2026	Available Balance 05/31/2026	% Bdgt Used
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Fund: 231 DOWNTOWN PARKING SYSTEM

Account Category: Revenues

231-000.000-665.000	INVESTMENT INCOME	3,000.00	1,445.26	0.00	1,554.74	48.18
231-000.000-699.248	TRANSFER IN FROM DDA	55,000.00	0.00	0.00	55,000.00	0.00
Total Dept 000.000 - GENERAL		58,000.00	1,445.26	0.00	56,554.74	2.49

Department: 525.100 DOWNTOWN PARKING

231-525.100-451.000	SPECIAL ASSESSMENTS	150,000.00	273,748.66	0.00	(123,748.66)	182.50
231-525.100-652.100	FEES-DOWNTOWN OVERNIGHT PARKING	23,000.00	33,876.50	10,504.74	(10,876.50)	147.29
231-525.100-652.200	FEES-RENT PUBLIC PARKING SPACES	4,000.00	3,850.00	0.00	150.00	96.25
231-525.100-652.700	FEES-CHARGING STATION	11,500.00	10,044.63	790.47	1,455.37	87.34
Total Dept 525.100 - DOWNTOWN PARKING		188,500.00	321,519.79	11,295.21	(133,019.79)	170.57

Department: 525.200 7TH STREET PARKING DECK

231-525.200-451.000	SPECIAL ASSESSMENTS	43,000.00	0.00	0.00	43,000.00	0.00
231-525.200-667.180	RENTAL-PARKING DECK LEASED SPACES	9,700.00	0.00	0.00	9,700.00	0.00
Total Dept 525.200 - 7TH STREET PARKING DECK		52,700.00	0.00	0.00	52,700.00	0.00

Department: 525.300 9TH ST PARKING DECK

231-525.300-451.000	SPECIAL ASSESSMENTS	86,000.00	0.00	0.00	86,000.00	0.00
231-525.300-667.170	RENTAL-PARKING LOTS	4,500.00	5,575.00	575.00	(1,075.00)	123.89
231-525.300-667.180	RENTAL-PARKING DECK LEASED SPACES	23,000.00	0.00	0.00	23,000.00	0.00
Total Dept 525.300 - 9TH ST PARKING DECK		113,500.00	5,575.00	575.00	107,925.00	4.91
Revenues		412,700.00	328,540.05	11,870.21	84,159.95	79.61

Account Category: Expenditures

Department: 000.000 GENERAL

231-000.000-802.250	CONTRACTUAL-BANK & CREDIT CARD FEES	0.00	1.13	0.00	(1.13)	100.00
Total Dept 000.000 - GENERAL		0.00	1.13	0.00	(1.13)	100.00

Department: 525.100 DOWNTOWN PARKING

231-525.100-701.000	PAYROLL-REGULAR	151,400.00	132,118.17	5,729.29	19,281.83	92.77
231-525.100-730.000	POSTAGE	100.00	123.23	0.00	(23.23)	123.23
231-525.100-740.000	OPERATING SUPPLIES GENERAL	500.00	112.11	0.00	387.89	22.42
231-525.100-801.000	CONTRACTUAL-LEGAL	500.00	0.00	0.00	500.00	0.00
231-525.100-802.260	CONTRACTUAL-SQUARE CREDIT CARD FEES	0.00	99.10	32.96	(99.10)	100.00
231-525.100-814.000	COMPUTER COSTS-OPERATIONS	5,000.00	2,200.00	200.00	2,800.00	44.00
231-525.100-814.300	COMPUTER COSTS-ASSET REPLACEMENT	500.00	183.37	16.67	316.63	36.67
231-525.100-850.000	COMMUNICATIONS TELEPHONE	200.00	39.98	4.02	160.02	19.99
231-525.100-851.000	COMMUNICATIONS CELLULAR REIMBURSEMENT	300.00	261.08	24.00	38.92	87.03
231-525.100-899.200	ASSESSMENTS & TAXES-SNOWMELT	28,200.00	28,131.36	0.00	68.64	99.76
231-525.100-900.000	PHOTOCOPIES/IN-HOUSE PRINTING GENERAL	0.00	8.36	0.00	(8.36)	100.00
231-525.100-902.000	PRINTING PUBLISHING-NEWS MEDIA	500.00	292.73	0.00	207.27	58.55
231-525.100-920.725	PUBLIC UTILITIES-CHARGING STATION CC	1,300.00	1,260.00	0.00	40.00	96.92
231-525.100-920.730	PUBLIC UTILITIES-CHARGING STATION	7,000.00	4,077.23	171.67	2,922.77	58.25
231-525.100-926.000	STREET LIGHTING GENERAL	6,500.00	5,720.40	991.80	779.60	88.01
231-525.100-931.000	BLDG & GRNDS MAINT GENERAL	500.00	180.25	0.00	319.75	36.05
231-525.100-937.000	PARKING LOT MAINTENANCE	15,000.00	0.00	0.00	15,000.00	0.00
231-525.100-943.000	EQUIPMENT RENTAL/LEASE GENERAL	75,000.00	37,587.18	0.00	37,412.82	50.12
231-525.100-943.035	VEHICLE/EQUIP RENTAL-INTERNAL BILLING	5,000.00	3,121.79	0.00	1,878.21	62.44
231-525.100-945.000	PARKING RENTAL PAYMENTS	25,000.00	23,016.61	846.93	1,983.39	92.07
231-525.100-955.000	MISC. GENERAL	4,000.00	2,169.14	0.00	1,830.86	54.23
231-525.100-955.010	MISC STRIPE FEES	700.00	621.06	0.00	78.94	88.72
231-525.100-974.000	LAND IMPROVEMENTS GENERAL	0.00	300.31	0.00	(300.31)	100.00
Total Dept 525.100 - DOWNTOWN PARKING		327,200.00	241,623.46	8,017.34	85,576.54	73.85

Department: 525.200 7TH STREET PARKING DECK

231-525.200-701.000	PAYROLL-REGULAR	17,100.00	10,225.07	163.71	6,874.93	66.65
231-525.200-740.000	OPERATING SUPPLIES GENERAL	700.00	(373.59)	0.00	1,073.59	(53.37)
231-525.200-851.000	COMMUNICATIONS CELLULAR REIMBURSEMENT	100.00	13.06	1.20	86.94	13.06
231-525.200-899.200	ASSESSMENTS & TAXES-SNOWMELT	10,500.00	10,393.67	0.00	106.33	98.99
231-525.200-920.005	PUBLIC UTILITIES-HBPW	7,000.00	5,946.06	562.11	1,053.94	84.94
231-525.200-920.730	PUBLIC UTILITIES-CHARGING STATION	2,000.00	1,319.06	136.11	680.94	65.95
231-525.200-921.010	PUBLIC UTILITIES-NATURAL GAS	300.00	227.83	46.78	72.17	75.94
231-525.200-930.999	MAINTENANCE	100.00	0.00	0.00	100.00	0.00
231-525.200-931.820	BLDG & GRNDS MAINT-DECK MAINT	6,000.00	2,166.56	0.00	3,833.44	36.11
231-525.200-943.005	EQUIPMENT RENTAL/LEASE (CITY FLEET)	7,500.00	3,911.05	0.00	3,588.95	52.15
231-525.200-943.035	VEHICLE/EQUIP RENTAL-INTERNAL BILLING	0.00	808.53	0.00	(808.53)	100.00
231-525.200-962.000	INSURANCE PREMIUMS	6,100.00	5,275.87	0.00	824.13	86.49
Total Dept 525.200 - 7TH STREET PARKING DECK		57,400.00	39,913.17	909.91	17,486.83	69.54

Department: 525.300 9TH ST PARKING DECK

231-525.300-701.000	PAYROLL-REGULAR	12,800.00	13,110.73	163.67	(310.73)	80.08
231-525.300-740.000	OPERATING SUPPLIES GENERAL	1,500.00	0.00	0.00	1,500.00	0.00
231-525.300-808.001	CONTR-BLDGS&GRNDS JANITORIAL	7,000.00	6,030.00	603.00	970.00	86.14
231-525.300-850.000	COMMUNICATIONS TELEPHONE	1,500.00	1,148.70	95.28	351.30	76.58
231-525.300-851.000	COMMUNICATIONS CELLULAR REIMBURSEMENT	100.00	13.06	1.20	86.94	13.06
231-525.300-899.200	ASSESSMENTS & TAXES-SNOWMELT	6,100.00	6,097.19	0.00	2.81	99.95
231-525.300-920.005	PUBLIC UTILITIES-HBPW	18,000.00	11,898.01	1,278.45	6,101.99	66.10
231-525.300-930.999	MAINTENANCE	500.00	0.00	0.00	500.00	0.00
231-525.300-931.820	BLDG & GRNDS MAINT-DECK MAINT	10,000.00	4,132.80	715.87	5,867.20	41.33
231-525.300-943.005	EQUIPMENT RENTAL/LEASE (CITY FLEET)	15,000.00	6,075.38	0.00	8,924.62	40.50
231-525.300-943.035	VEHICLE/EQUIP RENTAL-INTERNAL BILLING	500.00	808.53	0.00	(308.53)	161.71
231-525.300-962.000	INSURANCE PREMIUMS	10,000.00	8,676.63	0.00	1,323.37	86.77

Total Dept 525.300 - 9TH ST PARKING DECK 83,000.00 57,991.03 2,857.47 25,008.97 69.87

Expenditures 467,600.00 339,528.79 11,784.72 128,071.21 72.61

Fund 231 - DOWNTOWN PARKING SYSTEM:

TOTAL REVENUES	412,700.00	328,540.05	11,870.21	84,159.95	79.61
TOTAL EXPENDITURES	467,600.00	339,528.79	11,784.72	128,071.21	72.61
NET OF REVENUES & EXPENDITURES	(54,900.00)	(10,988.74)	85.49	(43,911.26)	
BEG. FUND BALANCE - ALL FUNDS	137,139.76	137,139.76			
END FUND BALANCE - ALL FUNDS	82,239.76	126,151.02			

**Proposed Minutes
Downtown Design Review Board, May 26, 2026**

**Members Present: Heather
TenHarmsel - Chair, Sarah
Moneybrake, Lauren Andresh
DePree, Randy Beute, David
Beattie**

**Members Absent: Kristine Kay,
Erica Cantu**

**Others Present: Jeff Genova - Staff,
Carolyn Stich, Miguel Gonzalez**

Item 1 Public Comment

An opportunity for comment by any member of the public regarding items on or not on the agenda. Comments will be limited to no more than five minutes by each speaker.

Meeting called to order at 3:31pm
No one present for public comment

Item 2 Applications

A. Skin Huis - 202 S. River Ave. - *TenHarmsel noted that the applicant will need to get a proper signature of the building owner on the application. Gonzalez went over the project as the sign contractor. He discussed the applicant is asking for back lit letters but they may not light them once they are installed. The Board asked if they would be covering any existing holes and the contractor said they would. A motion to approve the sign with the stipulation that the proper signature be added to the application was made by TenHarmsel with support from Moneybrake. All Ayes motion passes.*

B. Playa Bowls - 25 W 9th St. - *Staff went over the project stating that this is a projecting sign being added to the existing business. This sign will be on the south side of the building facing 9th St. and it meets all the requirements. Motion to approve the sign as presented made by Moneybrake with support from TenHarmsel. All Ayes motion passes.*

C. Carolyn Stich Studios - 210 S. River Ave. - *Stich the owner of the property went over the project with the Board. She stated that she will be adding a wall sign that will directly cover the Garsnett Beacon sign and is the same size. She also stated that she will be moving her projecting sign from her current location. There was some discussion about her wanting to paint the shingles on the second floor different colors and that the Board does not regulate colors. There was also some discussion about window signage and treatments. A motion was made to approve the sign package as presented by Beute and support from Andresh DePree. All Ayes the motion passes.*

Item 3 Adjournment

Next Meeting -June 15, 2026