



Holland
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Holland Satellite SmartZone

Local Development Finance Authority (LDFA)

Board of Directors Meeting Agenda

270 S River Ave Holland City Hall 2nd Floor Training Center Holland MI 49423

June 10, 2026, 12:00 p.m. - 1:00 p.m.

A. Informational Meeting Agenda

1. Public Comments/Questions
2. Update of goals, priorities, and projects

B. Board of Directors Meeting Agenda

1. Call to Order/Roll Call
2. Public Comments
3. Minute Review/Approval 3/25/26 Meeting
4. SmartZone Financial Report 5/31/26
5. City/Township Contract Renewal
6. DDA Contract Renewal
7. Project Request Update - Hotel Ventures 7th St LLC
8. Project Request - City of Holland 7th St Snowmelt Project
9. Lakeshore Advantage SURGE Center Update
10. Adjourn

SmartZone LDFA Strategic Plan (2021–2025)

In 2021 the LDFA board completed a strategic planning session that would inform the strategic growth of the Holland SmartZone. Below are the goals and supporting strategies that come from that strategic planning process. With 5 years remaining in our current SmartZone contract, we intend to revisit this strategic plan as a group, reflect on our achievements and update this plan to ensure that we meet additional growth milestones between now and 2030.

Goal 1: Build a Class-Leading Innovation Center

Establish a physical and programmatic hub for high-tech entrepreneurship

Supporting Strategies

- Define standards for a class-leading innovation center
- Benchmark against other SmartZones and innovation hubs
- Identify and develop key infrastructure
- Establish operational and funding guardrails
- Build partnerships with ecosystem stakeholders

Goal 2: Strengthen Partnerships & Talent Pipeline

Position SmartZone as a connector across education, business, and ecosystem partners

Supporting Strategies

- Develop and execute a communications plan
- Formalize partnerships with education and ESOs
- Align stakeholders around talent development

Goal 3: Lead in Startup Retention

Ensure companies grow and stay in the region

Supporting Strategies

- Establish an innovation / capital fund
- Define retention benchmarks and second-stage support
- Expand access to capital, mentorship, and services

Goal 4: Invest in Smart Infrastructure

Align infrastructure investments with entrepreneurial growth

Supporting Strategies

- Identify and prioritize infrastructure needs
- Engage stakeholders on technology priorities
- Develop funding frameworks for infrastructure investments



**Holland Satellite SmartZone
Local Development Finance Authority (LDFA)
Board of Directors Meeting
March 25, 2026 12:00 p.m.**

Members Present: Peter Beukema, Brian Burch, Charley Hasemann, Luciano Hernandez, Lynn McCammon, Mike Morin, Dan Morrison, Randall Schipper, Tyson Smith, and Doug Zylstra

Ex-Officio Members Present: Steve Bulthuis, Scott Spoelhof, and Keith VanBeek

Absent: Vince Bush, Ann Harten, Paul Sachs, and Alison Todak

Lakeshore Advantage Staff: Angela Huesman, Owen Setti-Decati, and Nora VandenBrink

Other Present: Bruce Los and Jenny White – Velo Kids; Tom Welling 6PM Hospitality Partners, LLC and 7th St Hospitality

A. Board of Directors Meeting Agenda

1. Call to Order

A quorum being present the meeting was called to order at 12:00 pm by Peter Beukema.

2. Public Comments

Peter Beukema asked if there were any public comments. As there were no public comments, he moved on to the first order of business.

3. Minute Review/Approval 12/10/25 Meeting

Motion made by Peter Beukema to approve minutes as stated supported by Luciano Hernandez. Motion unanimously approved.



4. SmartZone Financial Report 12/28/26

Lynn McCammon gave a financial recap of revenues and expenditures through February 28, 2026; both are on track for the fiscal year. Year-to-date revenues totaled 106.9% of budget. Actual tax collections from the City and Holland Charter Township exceeded budgeted amounts and investment income reflects a continued higher interest environment as well as a larger cash balance due to the timing of projects. Expenditures are only 40.2% due to the timing of operational and approved project expenses and expected to be smoothed out by the end of the fiscal year. The variance in Contractual General Projects is related to timing of any future projects. This update was accepted as information.

5. Fiscal Year 2027 Budget Approval

Lynn McCammon provided the Fiscal Year 2027 budget details. Fiscal Year 2027 will be the eleventh-year taxes have been captured for the SmartZone. There is an anticipated 13% decrease in revenues due to the TIF capture being reduced by 10% for each of the last 5 years of the SmartZone approved term. FY 2027 is the first year for this reduction. Tennant income is budgeted at \$35,000 and investment income conservatively budgeted at \$15,000. Finally, grants are not budgeted until awarded. Detailed expenditures were provided and the proposed budget total revenues and total expenditures of \$910,100 respectively. This methodology of budgeting available reserves is consistent with prior years as the SmartZone is limited in the amount of reserves that can be accumulated per the MEDC agreement (15% of annual budgeted revenues). Motion made by Doug Zylstra to approve the Fiscal Year 2027 Budget supported by Dan Morrison. Motion unanimously approved.

6. Project Request – Velo Kids, Inc.

Jenny White, Executive Director - Velo Kids, Inc., presented the Holland Community Bike Park project, to be located at 97 N River Avenue, that is a collaboration with the City of Holland, and will serve as a downtown hub linking downtown infrastructure, trails, and community gathering areas. The proposed project will be completed in multiple phases to ensure long-term sustainability and efficient use of funds. The request is for \$150,000 to be applied to the \$1.4 million total project cost. Motion made by Doug Zylstra to approve the project request, supported by Charlie Hasemann. Motion unanimously approved.



7. Project Request – Hotel Ventures 7th St LLC dba Tulyp Hotel

Tom Welling, representing 6PM Hospitality Partners, LLC and 7th St Hospitality presented an application for the funding of snowmelt expansion for the Tulyp Hotel. Board Chair Beukema and Secretary Schipper recused themselves from the discussion due to a connection to the proposed project request. The Board discussed the proposed project details. Certain members had questions regarding the description of public benefit included in the original application and suggested the applicant needed to provide additional information. Brian Burch made a motion to table the project request pending the receipt of additional information related to the board questions. However, concerns were raised about the timing of the approval and potential impact on the project since the Board only meets quarterly. McCammon asked if the applicant could be invited into the conversation to provide those answers. Buikema was invited back into the meeting and asked to clarify the description provided with regards to the description of how the proposed project/service aligns with the Holland Satellite SmartZone LDFA's strategic priorities. Burch rescinded his original motion to table the motion and requested the applicant revise their application to expand upon the public benefit. After discussion, the applicant offered to amend his application to include language related to the project providing an opportunity for shared cost to expand the private and public snowmelt system that enhances the downtown experience. In addition, this provides users access on a public right of way and is part of a larger \$9 million project that will provide economic benefits for the area. Brian Burch made a motion to approve a \$118,380 contribution to Hotel Ventures 7th St., LLC, contingent upon the receipt of an amended application that includes a description of services to the community as discussed at the Smart Zone board meeting. Motion was supported by Tyson Smith. Motion unanimously approved.

8. Lakeshore Advantage SURGE Center Update

This item was Tabled and will be sent out via email. Brian Burch requested information presented in the next Surge update be broken down into High Tech/High Growth companies vs Main Street Companies.



9. Adjourn

Motion to adjourn was made by Mike Morin and Randy Schipper supported. Meeting adjourned at 1:45pm.

- **Next Meeting June 10, 2026, The Next Center 65 E 7th St Holland, MI 49423.**

Holland LDFA SmartZone

Meeting Date: June 10, 2026

Agenda Item: 4

Subject: May 31, 2026 Financial Report

Prepared By: Lynn McCammon

Recommendation: LDFA SmartZone Board approval of the Financial Report for the eleven months ending May 31, 2026.

The FY 2026 amended budget includes revenues of \$1,039,000 and expenditures of \$1,682,400. This includes a \$643,400 planned use of reserves allocated for projects approved in prior years. Attached is the Budget Report through May 31, 2026, which represents 91.67% of the fiscal year (July 1, 2025 through June 30, 2026).

Revenues

Year-to-date revenues totaled \$1,052,309, or 101.3% of budget. Total combined property tax contributions are in-line with budgeted amounts. Tennant rentals exceeded budget amounts and investment income continues to track higher due to larger cash balances and a higher interest rate environment.

Expenditures

Year-to-date expenditures through May 31st totaled \$572,919, or 34.1% of budget. Variances in the accounts billed by Lakeshore Advantage are due to timing differences and are anticipated to be smoothed out by the end of the fiscal year. The variance in project related accounts are related to the timing of any future projects.

Approved Projects - Status

The SmartZone Board approved the following projects:

- \$1,244,000 for the Lakeshore Advantage project (March 2023), payable as prepaid rent. \$1,030,419 has been paid as of 5/31/26 with one final payment of \$213,581 included in the FY 2027 Budget.
- \$500,000 contribution to the City of Holland Ice Rink project (March 2023) – payments completed as of 5/31/26.
- \$150,000 for Velo Kids Bike Park project (March 2026) - no payments have been made.
- \$118,380 for Hotel Ventures 7th St LLC for snowmelt expansion (March 2026) – no payments have been made.

SMARTZONE BUDGET REPORT FOR CITY OF HOLLAND
For the Eleven Months ended May 31, 2026

GL Number	Description	End Balance 6/30/2025	25-26 Amended Budget	YTD Balance 5/31/2026	Available Balance 5/31/2026	% Bdgt Used
<u>Revenues</u>						
250-000.000-581.100	CONTRIB FROM OTHER GOVTS-CITY	623,146.25	712,900.00	735,774.73	(22,874.73)	103.2%
250-000.000-581.200	CONTRIB FROM OTHER GOVTS-HCT	246,950.27	271,100.00	248,805.87	22,294.13	91.8%
250-000.000-665.000	INVESTMENT INCOME	31,271.17	20,000.00	22,931.64	(2,931.64)	114.7%
250-000.000-665.900	INVESTMENT INCOME-MARKET ADJUST	14,100.69	-	-	-	0.0%
250-000.000-667.300	RENTAL-SMARTZONE TENNANT	39,088.08	35,000.00	44,796.66	(9,796.66)	128.0%
Total Revenues		954,556.46	1,039,000.00	1,052,308.90	(13,308.90)	101.3%
<u>Expenditures</u>						
250-728.000-801.000	CONTRACTUAL-LEGAL	-	1,000.00	0.00	1,000.00	0.0%
250-728.000-802.005	CONTRACTUAL-AUDIT SERVICES	1,000.00	1,000.00	1,000.00	-	100.0%
250-728.000-805.200	CONTRACTUAL-FINANCE SERVICES	14,453.00	15,700.00	15,171.00	529.00	96.6%
250-728.000-807.850	CONTRACTUAL-GENERAL PROJECTS	-	682,900.00	0.00	682,900.00	0.0%
250-728.000-807.851	CONTRACTUAL-COH PROJECTS	333,860.00	337,200.00	166,700.00	170,500.00	49.4%
250-728.000-807.852	CONTRACTUAL-HCT PROJECTS	-	141,500.00	0.00	-	0.0%
250-728.000-807.997	CONTRACTUAL-LSA PROJECTS	816,838.00	213,600.00	213,581.00	19.00	100.0%
250-728.000-809.003	CONTRACTUAL-MISC MANAGEMENT SVCS	175,000.00	175,000.00	131,250.00	43,750.00	75.0%
250-728.000-809.700	CONTRACTUAL-MISC DDA SERVICES	11,550.00	16,900.00	0.00	16,900.00	0.0%
250-728.000-809.850	CONT-GENERAL PROGRAMMING	51,240.43	70,000.00	18,396.87	51,603.13	26.3%
250-728.000-809.851	CONT-ESN PROJECTS	-	0.00	6,334.00	(6,334.00)	100.0%
250-728.000-809.852	CONT-MENTOR STIPENDS	-	0.00	10,938.35	(10,938.35)	100.0%
250-728.000-940.000	BUILDING RENTAL/LEASE	49,500.00	0.00	0.00	-	0.0%
250-728.000-955.000	MISC. GENERAL	738.05	4,200.00	1,001.01	3,198.99	23.8%
250-728.000-955.160	MISC. MISC MARKETING EVENTS	12,412.80	20,000.00	4,508.61	15,491.39	22.5%
250-728.000-955.161	MISC SMARTZONE SURGE SUMMIT	-	0.00	648.41	(648.41)	100.0%
250-728.000-962.000	INSURANCE PREMIUMS	-	3,400.00	3,390.00	10.00	99.7%
Total Expenditures		1,466,592.28	1,682,400.00	572,919.25	967,980.75	34.1%
TOTAL REVENUES		954,556.46	1,039,000.00	1,052,308.90	(13,308.90)	
TOTAL EXPENDITURES		(1,466,592.28)	(1,682,400.00)	(572,919.25)	(967,980.75)	
NET OF REVENUES & EXPENDITURES:		(512,035.82)	(643,400.00)	479,389.65	(981,289.65)	
BEG. FUND BALANCE - ALL FUNDS		1,155,403.50	643,367.68	643,367.68		
NET OF REVENUES/EXPENDITURES		(512,035.82)	(643,400.00)	479,389.65		
END FUND BALANCE - ALL FUNDS		643,367.68	(32.32)	1,122,757.33		

Holland LDFA SmartZone

Meeting Date: June 10, 2026

Agenda Item: 5

Subject: Contract for Fiscal Agent Services (City of Holland)

Prepared By: Lynn McCammon

Recommendation: LDFA SmartZone Board approval of a contract outlining services to be provided by the City of Holland with possible cost sharing with Holland Charter Township for the Holland SmartZone LDFA is requested.

The City of Holland provides Fiscal Agent Services for the LDFA SmartZone. Prior to Fiscal Year 2022 the City was providing fiscal services under a two-year agreement approved in May 2020. In Fiscal Year 2022, the City assumed responsibility for additional administrative functions that were previously provided by Lakeshore Advantage. The proposed two-year agreement beginning in July 2026 represents a renewal of the prior agreement. The total budgeted for FY 2027 is \$16,400.

Since this is a three-way agreement between the City of Holland, Holland Charter Township and the Holland SmartZone, all parties need to approve. Once the LDFA Board approves the agreement it will be recommended to Holland City Council and Holland Charter Township Board for approval.

**Contract for Services
Between
Holland SmartZone
The City of Holland
Holland Charter Township**

This Contract for Services is made and entered into by and between the Holland SmartZone Local Development Financing Authority (LDFA), the City of Holland and Holland Charter Township. The entities listed above may collectively be referred to as the parties to this Contract.

I. PURPOSE.

The purpose of this Contract for Services is to outline services to be provided by the City of Holland and expenses shared with Holland Charter Township to the Holland SmartZone.

II. GOVERNING BODY.

The Governing Body will consist of the signatories of the three parties listed below.

The responsibilities of the Governing Body shall include approval of this plan.

III. SERVICES.

The services that will be provided are as follows:

1. Fiscal Services to include receipt of funds, accounts payable, accounting, coordinate the independent audit, assistance with budget preparation and investing funds, but excludes payroll.
2. The City will set up a unique account number system utilizing existing financial software and the City bank accounts.
3. Annual reporting to State or other agencies.
4. Coordination and facilitation of insurance coverage.
5. Procurement services as needed consistent with the City of Holland Purchasing Ordinance.
6. Facilitate independent auditing services for the LDFA to be included and presented as a discreet component unit within in the City of Holland annual audited financial reports.
7. Board and Committee Meeting Management: The City will be responsible for agendas, meeting notifications, packet distribution, public posting and meeting minutes.
8. Board Member Management: The City will monitor board member terms and notify the member or appointing body for needed renewal or new appointment. The City will also facilitate orientation of new board members, offboarding board members, and ensure Executive Committee positions are reappointed every two years.

9. Annual Budget Approval: The City, in partnership with Lakeshore Advantage, will prepare the initial budget request for review by the LDFA board and ensure the final budget is submitted to the Holland City Council and Holland Charter Township Board of Commissioners for approval.
10. Governing Documents: The City will facilitate the annual review of the TIF Plan, Business Plan and Rules of Procedure. Any changes proposed by the LDFA board will be submitted to the Holland City Council and Holland Charter Township Board of Trustees for approval.
11. Infrastructure Funding: The City will be responsible for intaking project submissions and recommending annual budget targets.
12. Legal assistance/reviews: The City will facilitate the engagement of legal counsel on an as-needed basis as directed by the LDFA board.
13. Public website updating and management: The City will be responsible for maintaining the website, including all public information related to actions of the board as required per Public Act 57.
14. Freedom of Information Act (FOIA): The City will serve as the designated FOIA officer for the SmartZone. All applicable rules and fees of the City will apply to the SmartZone FOIA response activities.

IV. CHARGES FOR SERVICES.

The City of Holland will estimate the hours and charge a fee based on hourly rates for staff similar to the way fiscal services are charged to other entities such as MAX and Library. Minor out of pocket costs for fiscal services or other services will be shared with Holland Charter Township. All fees for auditors, insurance, legal or other substantive costs will be paid by the LDFA as part of its budget.

V. TERM.

This agreement shall begin as of July 1, 2026 and shall remain in effect until June 30, 2028.

VI. IDEMNIFICATION.

Each part hereby indemnifies and saves the other Parties harmless from and against any and all liabilities, damages, expenses, causes of action, suits, claims or judgments arising from the act or negligence of said first Party.

VII. MODIFICATION.

Modifications within the scope of this Contract for Services shall be made by mutual consent of the parties, by the issuance of written modification, signed and dated by all parties, prior to any changes being performed.

In witness whereof, the parties hereto have executed this Contract as of the last date written below.

By: _____
Peter Beukema
Chairman, Holland LDFA Board

Date: _____

By: _____
Nathan Bocks
Mayor, City of Holland

Date: _____

By: _____
Russell TeSlaa
Supervisor, Holland Charter Twp.

Date: _____

Holland LDFA SmartZone

Meeting Date: June 10, 2026

Agenda Item: 6

Subject: Contract for DDA Services

Prepared By: Lynn McCammon

Recommendation: LDFA SmartZone Board approval of a two-year contract between the Holland SmartZone and the City of Holland Downtown Development Authority (DDA) for services provided by the DDA to enhance Downtown Holland is requested.

The City of Holland Downtown Development Authority (DDA) provides services to the Holland SmartZone in order to enhance Downtown Holland. Services include general maintenance of downtown sidewalks and public amenities as well as community promotions. The contract presented is a renewal of the prior two-year contract approved by the LDFA SmartZone in June 2024. The amount budgeted for FY 2027 is \$14,000 which approximates the amount of the millage rate that is captured by the SmartZone. The amount for FY 2027 will be determined as part of the FY 2028 budget process.

This contract requires approval by the LDFA SmartZone, Holland Charter Township and the City of Holland. Once the LDFA Board approves the agreement it will be recommended to Holland City Council and Holland Charter Township Board for approval.

**Contract for Services
Between
Holland SmartZone
The City of Holland
Downtown Development Authority**

This Contract for Services is made and entered into by and between the Holland SmartZone Local Development Financing Authority (LDFA) and the City of Holland, by and through its Downtown Development Authority (DDA). The entities listed above may collectively be referred to as the parties to this Contract.

I. PURPOSE.

The purpose of this Contract for Services is to outline services to be provided by the DDA to the Holland SmartZone in order to enhance Downtown Holland in an amount not less than the DDA millage amount to be captured in the SmartZone and will be entered into on an annual basis to ensure continued vibrancy and attractiveness to potential technology entrepreneurs.

II. GOVERNING BODY APPROVAL.

The Governing Bodies of the City of Holland and Holland Charter Township must approve LDFA contracts. Holland Township signs this Contract solely to signify its consent to same. The City of Holland signs below to signify its consent and its agreement to be bound by the Contract.

The responsibilities of the Governing Bodies shall include approval of the plan described below.

III. SERVICES. The services that will be provided are as follows:

1. Development and implementation of a working plan with an emphasis on streetscape refreshment including but not limited to replacement of wayfinding signs, planter urns and landscaping beds in order to maintain a quality sense of place.
2. General maintenance costs to keep the sidewalks and public amenities downtown in good repair.
3. Contribution for community promotions including but not limited to events and seasonal decoration of downtown Holland.

IV. CHARGES FOR SERVICES.

The charges for DDA services for FY2027 will be \$14,000 and the FY2028 amount will be determined and approved as part of the FY2028 budget. It is further understood that DDA charges services for FY2026 which have already been provided will be paid in FY2026 as budgeted (\$16,900).

V. TERM.

This agreement shall begin as of July 1, 2026 and shall remain in effect until June 30, 2028.

VI. IDEMNIFICATION.

Each part hereby indemnifies and saves the other Parties harmless from and against any and all liabilities, damages, expenses, causes of action, suits, claims or judgments arising from the act or negligence of said first Party.

VII. MODIFICATION.

Modifications within the scope of this Contract for Services shall be made by mutual consent of the parties, by the issuance of written modification, signed and dated by all parties, prior to any changes being performed.

In witness whereof, the parties hereto have executed this Contract as of the last date written below.

By: _____ Date: _____
Peter Beukema
Chairman, Holland LDFA Board

By: _____ Date: _____
Nathan Bocks
Mayor, City of Holland

By: _____ Date: _____
Brenda Katerberg
Clerk, City of Holland

By: _____ Date: _____
Russell TeSlaa
Supervisor, Holland Charter Twp.

Project Application

I. General Information

Project Name: 7th Street sidewalk snowmelt addition @ Tulyp Hotel
Legal Name of Organization: Hotel Ventures 7th St, LLC
Doing Business As: Tulyp Hotel
Contact Person, Title: Tom Welling ~ Owners Representative
Mailing Address: 200 W Washington, Suite 60
City: Zeeland State: MI Zip code: 49464
Phone: 616-836-1105 E-mail: tom.welling@6pmhospitality.com
Number of years the organization has been providing services: 17
Type of organization: Investment partnership

Describe the organization's mission and provide a description of services provided to the community. Limit 250 words.

The Tulyp hotel opened in 2009 as the City Flats hotel. In 2019, the hotel was acquired by Hotel Ventures 7th St, LLC and was branded under the Hilton Tapestry brand and re-branded as Tulyp shortly thereafter.

The Tulyp has provided an excellent hotel guest experience since it opened. In addition to the hotel, Tulyp offers a banquet space, meeting space and the 1847 first floor lounge.

This application is to assist with the snowmelt expansion cost share but it really a small piece of a larger project with a profound community impact. Tulyp Hotel is making a total investment in the hotel exceeds \$9.1M. The addition and remodel will have a significant positive impact on the community, with guests from the new and expanded rooms generating an additional estimated \$10M in annual local spending (Restaurants, Retail Shops, Attractions, Gas Stations, etc.). The project will also create four new full-time positions.

Beyond the economic impact, expanding the snowmelt system provides a clear public benefit, keeping streets and sidewalks safe, clean, and accessible. With the excitement and growing use of the skate park, additional snowmelt in that area is a strategic community improvement and reflects a true public-private partnership and helps to exceed the expectations of our residence and of the hotel guest from around the world!

II. Project Description

Provide an overview of the proposed project/service, including the proposed timeline. Limit 450 words.

This project is to provide snowmelt and pavers along 7th street from the NW corner at the intersection of 7th & College. As part recent infrastructure improvements from 7th to 6th and in both directions along 6th st, snowmelt has been added under the sidewalk and the road in some areas.

There is currently no snowmelt on either side of 7th street from College to Central. This project would add snowmelt along the southern property line of the Tulyp from College approximately half way to Central.

Both hotel guests and shoppers who park in the adjacent City parking lots would benefit from the snowmelted sidewalk.

The time line for this project would be late summer, early fall prior to the next winter season.

Describe how the proposed project/service aligns with the Holland Satellite SmartZoneSM LDFA's strategic priorities and scoring criteria. Limit 200 words.

Installing snow melt at the hotel improves winter accessibility and safety, allowing entrepreneurs and business travelers to use the property reliably year round. This reduces weather related cancellations, supports professional meetings in winter months, and encourages longer stays, resulting in increased local spending and sustained economic activity during the off season.

III. Organizational Capacity

Describe the key qualifications of individuals who will carry out the project. Include any activities that would be delegated to consultants/contractors. Limit 200 words.

Tom Welling would provide over site for this project. Tom has over 30 years of construction and development experience. He is currently overseeing the \$9MM addition/renovation to the Tulyp Hotel.

Most of this project would be delegated to sub-contractors. Macatawa Radiant\ Heat would provide the snowmelt infrastructure. Macatawa radiant has done countless snowmelt project in and with the City of Holland. Integrity landscaping would provide the base structure and the pavers that finish the sidewalk. Rush River excavating would provide the removal of the existing concrete sidewalk. Rush Creek is currently the excavator for the Tulyp addition.

IV. Financial Resources Requested

Please fill out the amount requested for each year of the project and the amount of other funding anticipated in each year. If the proposed project will last more than three years, please submit an attachment detailing additional years.

	Year 1	Year 2	Year 3	Total
Total Holland Satellite SmartZone SM Funds Requested	\$ 118,380	\$	\$	\$
Other Funding	\$	\$	\$	\$
Total Project Cost	\$ 118,380	\$	\$	\$

Please list all other funding sources for the proposed project, including cash, grants, in-kind, donations, etc. Check whether the funds are committed or pending/planned and when they will be available. If the proposed project has more than eight other sources of funding, please submit an attachment detailing additional funding sources.

Other Sources of Funding	Committed	Available (MM/YYYY)	Pending/Planned	\$ Amount
	<input type="checkbox"/>		<input type="checkbox"/>	\$
	<input type="checkbox"/>		<input type="checkbox"/>	\$
	<input type="checkbox"/>		<input type="checkbox"/>	\$
	<input type="checkbox"/>		<input type="checkbox"/>	\$
	<input type="checkbox"/>		<input type="checkbox"/>	\$
	<input type="checkbox"/>		<input type="checkbox"/>	\$
	<input type="checkbox"/>		<input type="checkbox"/>	\$
	<input type="checkbox"/>		<input type="checkbox"/>	\$
Total Other Funding				\$

Holland LDFA SmartZone

Meeting Date: June 10, 2026

Agenda Item: 8

Subject: Project Request-City of Holland 7th Street Snowmel Project

Prepared By: Lynn McCammon

Recommendation: LDFA SmartZone Board consideration of the City of Holland 7th Street Snowmelt Project

The SmartZone received a project application from the City of Holland for the 7th Street Snowmelt Project. This project builds upon the planned expansion of snowmelt with the addition to the Tulyp Hotel along 7th Street, which was earlier considered and approved by the SmartZone. With this stretch of 7th Street being adjacent to “The Next Center”, it strategically expands the snowmelt system to further build upon the economic development and entrepreneurial spirit being built in our downtown. This specific application would draw upon city infrastructure funds, covering all the associated cost fronting city-owned parcels, and following City policy half the cost fronting privately-owned parcels, with the private property owners covering the remaining cost. Future operating costs are handled by the annual assessment policy and process, assessing a per square foot cost.

The Smart Zone Executive Committee met (via TEAMS) on May 29, 2026 to discuss the 7th Street Snowmelt Project submitted by the City of Holland. The group endorsed the project, especially given the relationship to the Tulyp Hotel snowmelt project.



**Holland Satellite SmartZoneSM Local Development Finance Authority
Project Request Application Information**

The Holland Satellite SmartZoneSM Local Development Finance Authority (LDFA) is pleased to offer this application for project requests. The purpose of the application is to identify opportunities to invest in projects or services that support high-technology businesses and entrepreneurs by furthering the strategic priorities of the Holland Satellite SmartZoneSM LDFA:

1. Inspiration, Mentoring, and Access to Resources;
2. Infrastructure and Physical Resources;
3. Connection and Awareness; and
4. Talent.

This opportunity is open to the public, and all applicants are welcome.

Available Funding and Structure of Awards

No minimum amount is required for submission of a proposal. The funds will be awarded as a grant; however, agreements outlining the terms and conditions of award disbursements will be structured individually with each award recipient. Payment of funds may be made on a reimbursement basis, prior to the commencement of the proposed activity, or as a combination of these two methods. The specifics of the funding structure for each grant award will be agreed upon by both parties and detailed in an agreement between the parties.

Process

1. Project application(s) received by LDFA Board treasurer at smartzone@cityofholland.com.
2. Treasurer notifies Lakeshore Advantage of applications received and executive committee meeting is set up one week prior to quarterly board meetings.
3. Project applications are to be reviewed by LDFA executive committee and voted yes/no.
4. If project is a fit with the strategic priorities of the Holland Satellite Smart Zone, compiles with appropriate use of funds, and is given a yes vote by the executive committee of the LDFA, the application will be added to the board packet and recommended for approval by the full LDFA board.
5. After approval from the full board, a contract is created (if applicable) between the jurisdiction and the awarded entity outlining length of project, project deliverables or milestones, and invoicing/payment schedule.
6. If an application cannot be recommended because further information is needed or is denied altogether, feedback will be given to applicant by jurisdiction.

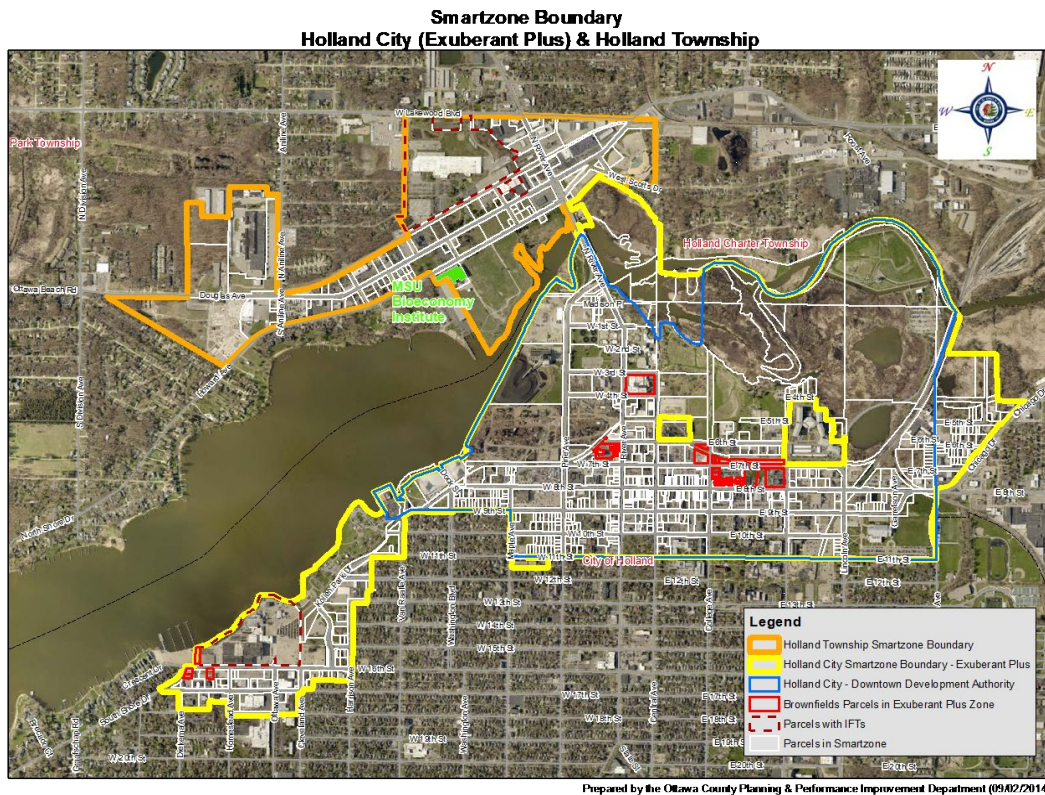
Background

SmartZonesSM are distinct geographical locations in Michigan where technology-based firms, entrepreneurs, and researchers locate in close proximity to assets, creating a cluster of community institutions. Enabled by [Michigan Public Act 281 of 1986, as amended](#) (PA 281), SmartZonesSM are an economic development tool that allows the capture of increased property tax dollars for investment within the SmartZoneSM to foster development and attraction of technology-based businesses and jobs. Additionally, SmartZonesSM promote collaboration between governments, universities, industries, and other entities. The Holland Satellite SmartZoneSM LDFA was established in 2015 by the City of Holland, Michigan State University, Holland Charter Township, and Lakeshore Advantage.

Location

The Holland Satellite SmartZoneSM has distinct boundaries as shown on figure 1.

Figure 1.



Eligible Activities

The SmartZone is the area from which tax increment revenue is captured, and therefore, expenditure of tax increment revenue must benefit the eligible parcels within the Zone. Projects and services can take place outside of the SmartZone but must still benefit the eligible parcels in the Zone. Generally, tax increment revenues captured in a SmartZone can be utilized for investment in: 1) support for high-tech businesses and entrepreneurs and 2) certain infrastructure improvements.

According to [Michigan Public Act 24 of 1995](#), as amended, high-technology activity consists of one or more of the following:

Advanced Computing	Engineering or Laboratory Testing
Advanced Materials	Environmental Cleanup Technology
Advanced Vehicles Technology	Film and Video
Alternative Energy Development	Medical Device Technology
Biotechnology	Music Production
Competitive Edge Technology	Pollution Prevention Technology
Digital Media	Tool and Die Manufacturing
Electronic Device Technology	

According to PA 281, expenditures may only be used to fund public facilities related to or for the benefit of eligible property within a SmartZone A 'public facility' is defined as:

1. traditional public infrastructure (streets, bridges, utilities, etc.);
2. operation, acquisition, construction, furnishing and/or equipping of private or public business incubators;
3. other public facilities that support high technology, such as laboratories, research/testing facilities, etc.; and
4. operating and planning costs, including the cost of marketing property within the Zone and attracting development to the Zone.

Strategic Priorities for Investment

The Holland Satellite SmartZoneSM LDFA will evaluate proposals in the following four areas. 1) Infrastructure: projects are sought that create shared platforms with advantages across high technology activities, tech companies, tech product development, and talent/workforce needed for those activities. 2) Collaboration: projects that involve private partners and educational institutions, and that leverage other private/public funds whenever possible, are desired. 3) Iterative: projects that provide a roadmap for investment, so that each investment is informed by what was learned in the previous stage are preferred. 4) Catalytic: projects are wanted that accelerate private/public projects already in progress and unlock future private investment.

In addition, the Holland Satellite SmartZoneSM LDFA will consider how well proposals align with their strategic priorities and special consideration will be given to projects that benefit both the City of Holland and Holland Charter Township.

The Holland **Satellite** SmartZoneSM LDFA reserves the right to accept or reject any/all funding requests. The Holland Satellite SmartZoneSM LDFA also reserves the right to request additional information, as determined necessary to review any application. All information that is submitted through this solicitation becomes the property of the Holland Satellite SmartZoneSM LDFA and will be made public during the review process. Please be aware that as a public body, the Holland **Satellite** SmartZoneSM LDFA is subject to the [Freedom of Information Act, Michigan Public Act 442 of 1976](#) and the [Open Meetings Act, Michigan Public Act 267 of 1976](#).

Project Application

I. General Information

Project Name: 7th Street Snowmelt Project
Legal Name of Organization: City of Holland
Doing Business As: N/A
Contact Person, Title: Matt VanDyken, Assistant City Manager
Mailing Address: 270 S. River Ave.
City: Holland State: MI Zip code: 49423
Phone: 616-355-1313 E-mail: m.vandyken@cityofholland.com
Number of years the organization has been providing services: 159
Type of organization: Local government

Describe the organization's mission and provide a description of services provided to the community. Limit 250 words.

With a mission to "Maximize Livability," the City of Holland envisions itself as a vibrant, world-class community in a beautiful lakefront environment where people work together, celebrate community, and realize dreams. In service to this mission, the City of Holland provides a wide array of services and amenities to the community. In relation to this application, the following responsibilities apply: oversees economic development and permitting; provides a wide variety of recreational opportunities through its vibrant park system; services streets and manages stormwater and snowmelt; responsibly manages the financial resources of the City; and so much more.

In our commitment to our mission, not only does the City of Holland provide the services expected from a municipality, but we go above and beyond to cultivate an atmosphere of constant improvement, where innovation for the benefit of our residents is expected and encouraged. Alongside the Holland Board of Public Works, the City of Holland is committed to security, affordability, sustainability, and efficiency—and since its implementation we have worked diligently to make those goals a reality. In the 1990s, the City of Holland worked alongside private partners to develop the still-unmatched five-mile-long snowmelt system that keeps our downtown streets and sidewalks clear in the winter months. Together, these technologically focused, sustainable initiatives help the environment and save City costs while positioning Holland as an extremely advantageous community for economic development.

II. Project Description

Provide an overview of the proposed project/service, including the proposed timeline. Limit 450 words.

This project will install snowmelt (snowmelt distribution piping, tubing, and valve boxes) for the north sidewalks on 7th Street in the area from River to College. Although existing snowmelt exists in a few places on private property along this route, the proposed project will fill in gaps in snowmelt service along 7th Street, forming a complete loop for the enjoyment of walkers, joggers, and shoppers utilizing the sidewalk in the winter months.

This project builds upon the planned expansion of snowmelt with the addition to the Tulyp Hotel along 7th Street, which was earlier considered and approved by the SmartZone. With this stretch of 7th Street being adjacent to “The Next Center”, it strategically expands the snowmelt system to further build upon the economic development and entrepreneurial spirit being built in our downtown. This specific application would draw upon city infrastructure funds, covering all the associated cost fronting city-owned parcels, and following City policy half the cost fronting privately-owned parcels, with the private property owners covering the remaining cost. Future operating cost are handled by the annual assessment policy and process, assessing a per square foot cost.

Holland has the largest publicly-owned snowmelt system in North America, with 690,000 square feet of heated sidewalks and streets and an additional 190,000 square feet of privately-owned snowmelt. It is a nationally recognized community amenity that supports local businesses by keeping sidewalks and streets dry, safe, and accessible in the winter months, encouraging more people to shop, dine, and recreate downtown. With the recent addition of the Holland Ice Park, more people than ever are downtown during the winter and utilizing the sidewalks along 7th Street to travel to and from skating, shopping, and dining. This project will support and encourage that increased use, further supporting our local economy.

The 7th St. Snowmelt Project is expected to take place in fall 2026.

Describe how the proposed project/service aligns with the Holland Satellite SmartZoneSM LDFA's strategic priorities and scoring criteria. Limit 200 words.

Holland's existing snowmelt system is a result of a decades-long public-private collaboration that has greatly contributed to its success, to the success of Holland's downtown, and to the vibrancy of our downtown businesses throughout all four seasons. With the 7th St. Snowmelt Project, the City of Holland seeks to build upon Holland's already renowned snowmelt system, providing further benefit to the community through increased dry, safe sidewalk access to businesses on 7th Street and greater mobility throughout downtown for sidewalk users during the winter season. This will further support 7th Street businesses, resulting in increased spending and sustained economic activity in the project area during the winter months.

Strategically building upon the project at the Tulyp Hotel, installing snowmelt at the hotel through this project completing a "loop" from River to College improves winter accessibility and safety, allowing entrepreneurs and business travelers to use the 7th Street corridor reliably year-round. This reduces weather-related cancellations, supports professional meetings in winter months, and encourages longer hotel stays, resulting in increased local spending and sustained economic activity during the off season. With the addition of the Holland Ice Park, we have already seen a significant increase in foot traffic in this immediate vicinity.

III. Organizational Capacity

Describe the key qualifications of individuals who will carry out the project. Include any activities that would be delegated to consultants/contractors. Limit 200 words.

Matt VanDyken, Assistant City Manager, oversees all capital improvements for the City of Holland and will take the lead on this project. With over 20 years on staff, Matt is a veteran City of Holland employee who has successfully led numerous large capital projects on behalf of the City over the years. Notable projects he has recently supervised from concept to completion include: a major IT system overhaul, the construction of a dog park at Van Raalte Farm Park, a \$17.1 million renovation of the City's Civic Center (2019), the \$11.3 million construction of the Holland Ice park, and the multimillion dollar City Hall suite renovations (ongoing). These projects have utilized a combination of City, private, and public grant funds.

While Matt will manage the implementation of the project, the final design and construction of the snowmelt project will be contracted.

IV. Financial Resources Requested

Please fill out the amount requested for each year of the project and the amount of other funding anticipated in each year. If the proposed project will last more than three years, please submit an attachment detailing additional years.

	Year 1	Year 2	Year 3	Total
Total Holland Satellite SmartZone SM Funds Requested	\$238,071	\$0	\$0	\$238,071
Other Funding	\$45,091	\$	\$	\$45,091
Total Project Cost	\$283,162	\$	\$	\$283,162

Please list all other funding sources for the proposed project, including cash, grants, in-kind, donations, etc. Check whether the funds are committed or pending/planned and when they will be available. If the proposed project has more than eight other sources of funding, please submit an attachment detailing additional funding sources.

Other Sources of Funding	Committed	Available (MM/YYYY)	Pending/Planned	\$ Amount
	<input type="checkbox"/>			
Donations	<input type="checkbox"/>		<input type="checkbox"/>	\$
Property Owner Contributions	<input type="checkbox"/>		<input checked="" type="checkbox"/>	\$45,091
	<input type="checkbox"/>		<input type="checkbox"/>	\$
	<input type="checkbox"/>		<input type="checkbox"/>	\$
	<input type="checkbox"/>		<input type="checkbox"/>	\$
	<input type="checkbox"/>		<input type="checkbox"/>	\$
	<input type="checkbox"/>		<input type="checkbox"/>	\$
Total Other Funding				\$45,091



SURGE UPDATE

SmartZone Board Meeting – June 2026

SURGE STATS 2026

52

Member Companies

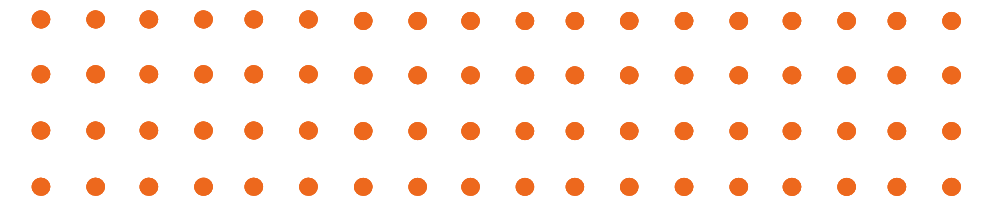
119

Referrals Facilitated

\$1.4M

Capital Raised

NEW MEMBERS



Nimble Giant provides custom web, product design, and AI adoption services. They also develop software products internally with their most recent product launch being a package compiler equivalent for AI designed to streamline codebase projects between AI platforms.

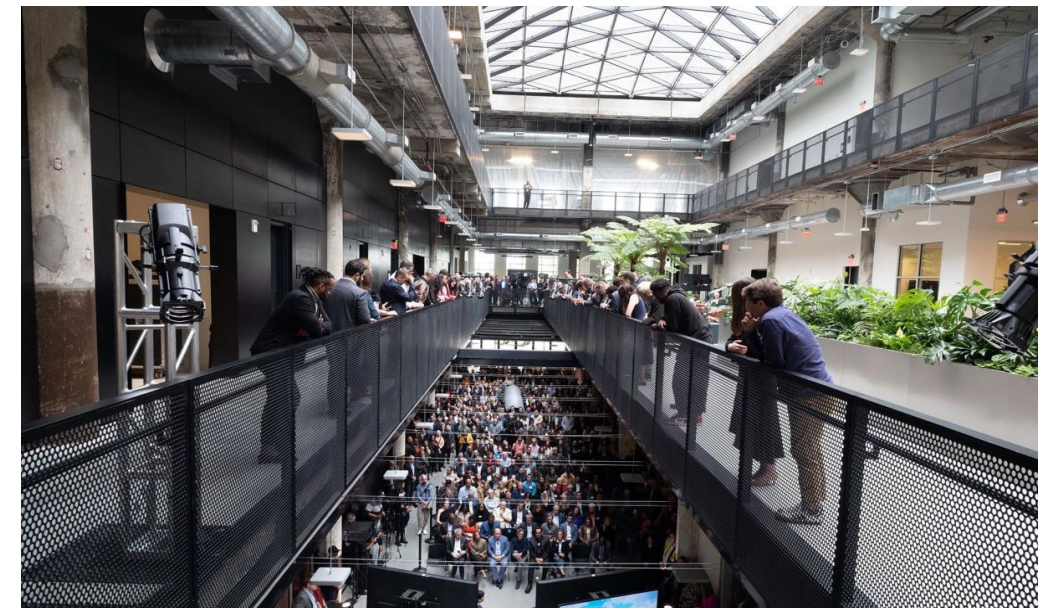
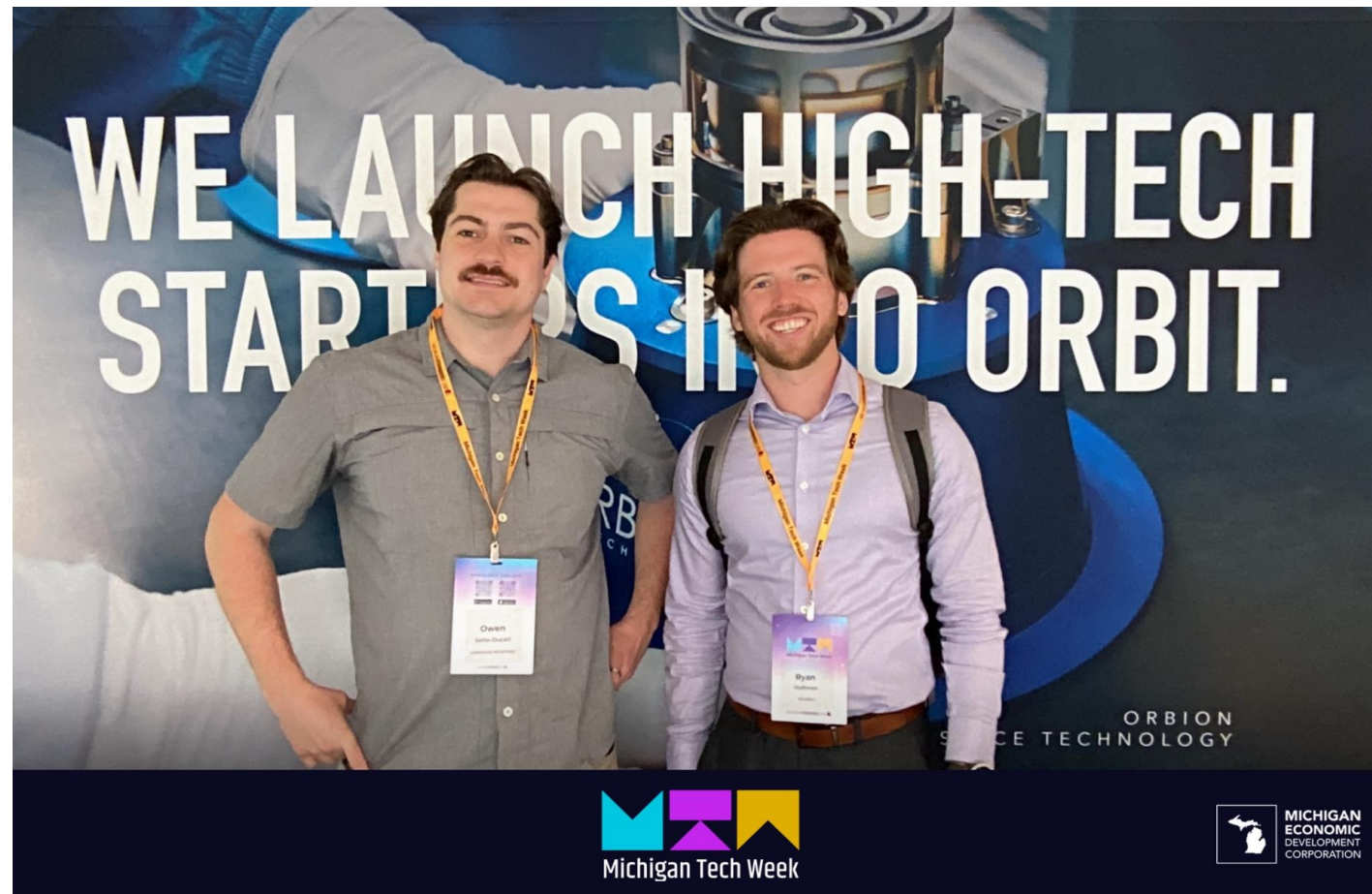


Cantoo is an established 360 leadership platform that utilizes industry-leading academics to inform their findings. They're pivoting into the tech space to develop real-time AI feedback platform, directly informed by the results of your leadership assessment.

SURGE Activity



SURGE Activity



Education Partnership Highlights



Mark Your Calendar!

5X5 **NIGHT**
pitch
competition

START
GARDEN

JOIN US
AT THE NEXT CENTER
JUNE 30, 2026 • 5:00 - 6:30PM



Budget Overview

LINE ITEM MONTHLY ACTUALS SUMMARY														
Line Item	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD Actual	Budget Remaining
General Programming	\$1,117.02	\$1,976.38	\$1,117.59	\$3,949.95	\$1,339.03	\$1,321.31	\$1,372.28	\$1,226.86	\$4,976.45	\$9,975.00	\$0.00	\$0.00	\$28,371.87	-\$3,371.87
Mentorship & Coaching	\$1,054.00	\$1,876.00	\$929.00	\$1,337.50	\$1,387.50	\$1,604.35	\$737.50	\$0.00	\$2,012.50	\$2,667.50	\$0.00	\$0.00	\$13,605.85	\$11,394.15
ESN Projects	\$0.00	\$0.00	\$5,000.00	\$1,334.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,334.00	\$13,666.00
Programming Subtotal	\$2,171.02	\$3,852.38	\$7,046.59	\$6,621.45	\$2,726.53	\$2,925.66	\$2,109.78	\$1,226.86	\$6,988.95	\$12,642.50	\$0.00	\$0.00	\$48,311.72	\$21,688.28
General Events	\$892.81	\$492.95	\$15.00	\$314.00	\$1,618.26	\$293.08	\$51.99	\$160.08	\$670.44	\$488.25	\$0.00	\$0.00	\$4,996.86	\$10,003.14
SURGE Summit	\$0.00	\$0.00	\$648.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$648.41	\$4,351.59
Events Subtotal	\$892.81	\$492.95	\$663.41	\$314.00	\$1,618.26	\$293.08	\$51.99	\$160.08	\$670.44	\$488.25	\$0.00	\$0.00	\$5,645.27	\$14,354.73

Thank you!



SURGE

Next Meeting – September 16th



**LAKESHORE
ADVANTAGE**



SURGE
POWERED BY LAKESHORE ADVANTAGE