

From: [Brent Case](#)
To: [City Manager](#)
Subject: Company visit and more
Date: Thursday, October 24, 2024 2:43:47 PM
Attachments: [Project Peninsula - Venerly-NDA-Single-Party-Form-STAMPED.pdf](#)
Importance: High

Good afternoon, Darla,

Per my voice mail, we have a company visiting next week that's interested in some property in the Cedar Springs area. They've asked if we would invite you and your utility person to join us Tuesday morning (Oct 29th).

They do require an NDA to be signed prior to the meeting, so I'm sharing that now. Please note the signed copy you return to me will need to have that stamp in the upper right corner. Once I have the signed copy back, I'll get it over to the company and share the details on timing and location for Tuesday's meeting.

Please call my mobile number with any questions.

Thanks,
Brent



Brent Case, CGBP

Vice President, Business Development



- 616.301.6246
- [REDACTED]
- caseb@rightplace.org
- rightplace.org
- 125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503

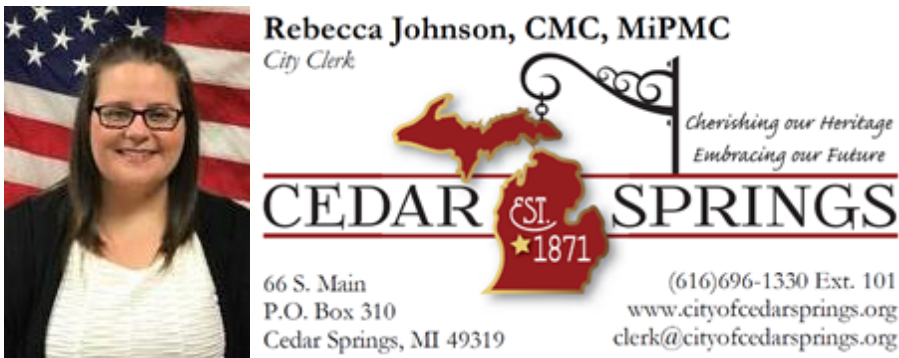


From: [clerk](#)
To: CaseB@rightplace.org
Cc: [City Manager](#)
Subject: RE: Company visit and more
Date: Thursday, October 24, 2024 4:57:38 PM
Attachments: [Signed Project Peninsula - Venerly-NDA-Single-Party-Form-STAMPED.pdf](#)
[image006.png](#)

Mr. Case,

Please see the attached signed NDA on behalf of Darla Falcon.

Thank you,



From: City Manager <manager@cityofcedarsprings.org>
Sent: Thursday, October 24, 2024 4:16 PM
To: clerk <clerk@cityofcedarsprings.org>
Subject: Fw: Company visit and more

Rebecca

[Can you please sign this on my behalf and return it to Brent Case at the right place.](#) He has someone interested in our west street property,.

Thanks

Darla

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: Brent Case <CaseB@rightplace.org>
Sent: Thursday, October 24, 2024 2:43:36 PM
To: City Manager <manager@cityofcedarsprings.org>
Subject: Company visit and more

Good afternoon, Darla,

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Please call my mobile number with any questions.

Thanks,

Brent



Brent Case, CGBP

Vice President, Business Development



- 616.301.6246
- [REDACTED]
- caseb@rightplace.org
- rightplace.org
- 125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503



SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Non-Disclosure Agreement ("Agreement") is made as of October 24, 2024 (the "Effective Date") by the recipient identified below ("Recipient") for the benefit of Venerly LLC and its Affiliates ("Discloser").

1. Definitions.

"Confidential Information" means information disclosed to Recipient at any time relating to Discloser's business, including, without limitation, product designs, product plans, software and technology, financial information, marketing plans, business opportunities, proposed terms, pricing information, discounts, inventions and know-how. Confidential Information also includes (a) the existence of this Agreement, (b) the fact or nature of the discussions between the parties, (c) the existence of the project and (d) the entity/company behind the project.

"Affiliate" means any entity which, directly or indirectly, owns or controls, is owned or is controlled by or is under common ownership or control with a party. As used herein, "control" means the power to direct the management or affairs of an entity, and "ownership" means the beneficial ownership of 50% (or, if the applicable jurisdiction does not allow majority ownership, the maximum amount permitted under such law) or more of the voting equity securities or other equivalent voting interests of the entity. Each Affiliate that, directly or indirectly, receives Confidential Information of the other party (or any of the other party's Affiliates) shall also be bound under the terms of this Agreement and shall ensure and be responsible for the compliance of its own Affiliates with respect to the terms of this Agreement.

2. Use of Confidential Information. Recipient may use Confidential Information only to evaluate (a) whether to enter into a business relationship with Discloser and (b) Discloser's proposed project.

3. Disclosure of Confidential Information. Recipient will: (a) hold Confidential Information in strict confidence and take reasonable precautions to protect Confidential Information (such precautions to include, at a minimum, all precautions Recipient employs with respect to its own confidential materials); (b) not divulge any Confidential Information to any third party (other than to its employees or contractors as set forth below); and (c) not copy or reverse engineer any materials disclosed under this Agreement or remove any proprietary markings from any Confidential Information. Any employee or contractor given access to any Confidential Information must have a legitimate "need to know" such Confidential Information for use specified in Section 2 and Recipient will remain responsible for each such person's compliance with the terms of this Agreement.

4. Term; Confidentiality Period. This Agreement shall continue in effect until terminated by Discloser upon written notice to Recipient. Irrespective of any termination of this Agreement, Recipient's obligations with respect to Confidential Information under this Agreement expire 5 years from the date of receipt of such Confidential Information (except with respect to any trade secrets where such obligations will be perpetual).

5. Exclusions. This Agreement imposes no obligations with respect to information which: (a) was in Recipient's possession before receipt from Discloser, (b) is or becomes a matter of public knowledge through no fault of Recipient, (c) was rightfully disclosed to Recipient by a third party without restriction on disclosure or (d) is developed by Recipient without use of Confidential Information as can be shown by documentary evidence. Recipient may make disclosures required by court order provided Recipient (i) provides Discloser with notice of such disclosure as promptly as possible, (ii) uses diligent efforts to limit such disclosure and obtain confidential treatment or a protective order and (iii) has allowed Discloser to participate in the proceeding. Notwithstanding any other term of this Agreement, Recipient is prohibited from confirming or commenting on any information, public or otherwise, concerning Discloser or its business, regardless of its accuracy, without prior express written permission from Discloser.

6. Return or Destruction of Confidential Information. Upon termination of this Agreement or written request by Discloser, Recipient will: (a) cease using Confidential Information, (b) return or destroy Confidential Information and all copies, notes or extracts thereof to Discloser within 7 business days of receipt of request, and (c) upon request of Discloser, confirm in writing that Recipient has complied with these obligations.

7. Proprietary Rights. Recipient does not acquire any intellectual property rights or any other rights under this Agreement except the limited right to use Confidential Information set forth in Section 2.

8. Disclaimer. CONFIDENTIAL INFORMATION IS PROVIDED "AS IS" AND WITH ALL FAULTS.

9. Publicity. Recipient will not make, or authorize any third party to make, any public announcement or other disclosure related to this Agreement or any potential agreement or relationship with Discloser or any of its affiliates or subsidiaries without the prior written approval of Discloser. For the purposes of this Agreement public announcements include disclosures to any person or entity other than Recipient's employees or contractors who have a legitimate "need to know" by any means, including but not limited to, press releases and written or oral statements made to the media, blogs, trade organizations, publications, websites or any other public audience or unauthorized third parties.

10. Export. Recipient agrees not to remove or export any Confidential Information or any direct product thereof except in compliance with all applicable export laws and regulations.

11. Injunctive Relief. Recipient acknowledges that its breach of this Agreement may cause irreparable harm for which monetary damages are an insufficient remedy and therefore that upon any breach of this Agreement Discloser will be entitled to appropriate equitable relief without the posting of a bond in addition to whatever remedies it might have at law.

12. Recipient Disclosures. Recipient acknowledges that Discloser's employees and contractors are not authorized to receive any confidential or proprietary information from Recipient unless otherwise mutually agreed in a separate writing executed by an authorized representative of Discloser. Subject to such a separate writing, Recipient agrees that, with respect to any information Recipient discloses or provides to Discloser: (i) such information is non-proprietary and free from any restrictions on use or disclosure and (ii) no obligation of any kind is assumed by Discloser.

13. General. Neither Recipient nor Discloser has an obligation under this Agreement to purchase or offer for sale any item or proceed with any proposed transaction. If any of the provisions of this Agreement are held illegal or unenforceable by a court of competent jurisdiction, such provisions will be limited or eliminated to the minimum extent necessary so that this Agreement otherwise remains in full force and effect. Neither party may assign this Agreement without the prior written consent of the other party. This Agreement will be governed by the laws of the State of New York and the United States without regard to the conflicts of laws provisions thereof. This Agreement supersedes all prior discussions and writings and constitutes the entire agreement between the parties with respect to the subject matter hereof. The prevailing party in any action to enforce this Agreement will be entitled to its costs and attorneys' fees. No waiver or modification of this Agreement will be binding upon either party unless made in writing and signed by a duly authorized representative of each party and no failure or delay in enforcing any right will be deemed a waiver.

ACKNOWLEDGED AND AGREED:

Recipient: Rebecca Johnson
Signature: Rebecca Johnson
Name: Rebecca Johnson
Title: City Clerk
Address: 66 S. Main St. PO Box 310 Cedar Springs, MI 49319

SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Non-Disclosure Agreement ("Agreement") is made as of June 12, 2025 (the "Effective Date") by the recipient identified below ("Recipient") for the benefit of Venerly LLC and its Affiliates ("Discloser").

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ACKNOWLEDGED AND AGREED:

Recipient: City of Cedar Springs
Signature: Daria Falcon
Name: Daria Falcon
Title: City manager
Address: 106 S Main St
Cedar springs, MI 49319

From: [Brent Case](#)
To: [City Manager](#)
Subject: Confidential
Date: Friday, October 25, 2024 9:53:35 AM
Attachments: [Project Peninsula - Cedar Springs Property.pdf](#)

For our discussion at 10am.



Brent Case, CGBP

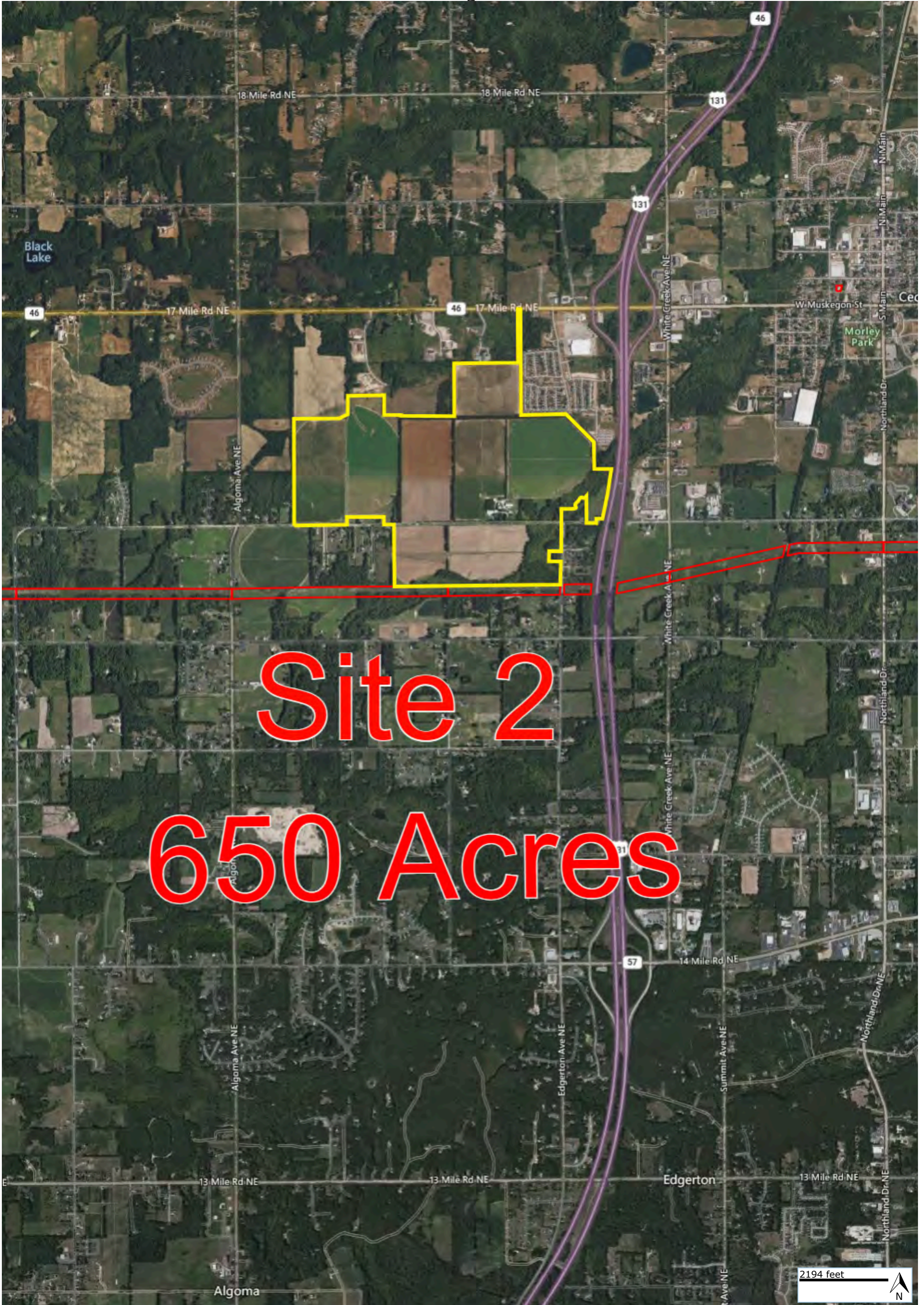
Vice President, Business Development



- [616.301.6246](tel:616.301.6246) [REDACTED] caseb@rightplace.org
- rightplace.org
- [125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503](#)



Kent County Site 2 Michigan



Site 2

650 Acres

Red Lines Depict Primary Power Transmission Lines



From: [clerk](#)
To: [City Manager](#)
Subject: Project Peninsula Notes
Date: Wednesday, October 30, 2024 12:04:33 PM
Attachments: [Project Peninsula.docx](#)
[image006.png](#)

Darla,

Here are the notes that I had from the meeting with The Right Place yesterday. They really didn't talk much, but had a ton of questions for the city. I did my best to questions so we didn't just sit in silence. Bill and I did our best to answer with the very limited information that we had at that time.

The next step would be to see if we make the short list of possible locations. Brent said he would likely do a follow up meeting shortly.

Happy to talk more when you get back in the office!

Thank you,



Rebecca Johnson, CMC, MiPMC
City Clerk



*Cherishing our Heritage
Embracing our Future*

CEDAR SPRINGS

66 S. Main
P.O. Box 310
Cedar Springs, MI 49319

(616)696-1330 Ext. 101
www.cityofcedarsprings.org
clerk@cityofcedarsprings.org

Jarod- Site Development and Site Acquisitions

Justin-Development Management

Dan- Economic Development Team (Total Cost of Operations -TCO)

Brent Cast- The Right Place

Bill LaRose- City of Cedar Springs – Department of Public Works

Rebecca Johnson – City of Cedar Springs City Clerk

Overview

- The project shall be identified as Venerly LLC or Project Peninsula until such time the project can be disclosed.
- A Proposed 650-acre data center. Generally light industrial.
- Guaranteed 50 jobs at an average salary of \$90,000.
- Phase I expected to cost 80 Million-1 Billion and estimated 600,000-800,0000 square feet.
 - Daily foot traffic is estimated to 200-400 employees, vendors, and contractors
- Additional phases may be added.
- Construction
 - Estimated 32 months for phase I build
 - 900-1200 construction workers while under construction
 - Estimated 3-7 year completion if additional phases added

425 Agreement/Annexation

- Questioned general process and timeline

Johnson explained if the property identified is wholly contained in Phase II of the existing 425 agreement with Solon township that the process is very simple and can generally be completed in 4-6 months locally. The property owner requests water and sewer and then the city schedules the necessary hearings and mails notices. The city council makes the ruling on approving. Then State then must approve and update the maps/boundaries which may take additional time. Many projects begin construction without final approval with the state.

Johnson expressed that some of the 650 acres appears as if it may be outside of the 425 Agreement with Solon Township and may reside in Algoma Township. If this is the case a 425 agreement would need to be established with Algoma Township and the City of Cedar Springs. So long as both communities are agreeable.

- Questions on Zoning/Rezoning would the council approve?

Johnson assumed that the property would likely need to be rezoned from AG (Solon) to an industrial/business type use depending on what type of use the proposed business most closely aligns with. The easiest option would likely to rezone the property once the 425 is executed. She explained the city is currently working on the City's master plan and future development may be a small part of that

plan. She explained that generally the Planning Commission would review the rezoning request and the City Council has final approval on the rezoning of the property. Rezoning generally do not take more than 2-3 months due to the public hearing requirements/public notice. She noted that the Council is Pro-business and generally have been favorable in granting rezoning requests in the past.

Site Planning

- Who reviews, process, timeline, any flexibility in a generic site plan due to the development being in a constant state of flux. Questioned maximum height requirements and wanted a max of 65 feet.

Johnson reported that generally the site plans are pretty detailed with new builds including items such as the site plan, lighting plan, landscaping, and more. Historically if the plan is well executed and meets the ordinances upon the first review it is usually approved at the first meeting or second meeting if needed. Again, expressed that the Planning Commission is Pro-Business and easy to work with! In respect to the generic site plan Johnson reported that the Planning Commission hasn't seen a plan like that; however, it may be something that could work. This type of a generic plan may be something to further discuss with the City Planner and Zoning Administrator. She also noted that the planning commission will often offer some flexibility to make changes/amendments to site plans that do not require full site plan reviews as a condition of approval and to authorize the Zoning Administrator/City Manager to make general decisions. Johnson was unsure of the specific maximum height requirement identified in the industrial district but its information that we look up very easily.

Permitting

- Questions regarding the permitting process and if some permits can be pulled in a specific order.

Johnson indicated that the City recently made the switch to Professional Code Inspections for building permits. They are great to work with and quick to respond. They would be best to address the order in which permits would be issued.

Water/Sewer

- 100,000 GPD Minimum with 1 Million GPD max.
- 25% Wastewater because they will recycle water use in house.
- Need water and sewer to go under 131.

LaRose reported that city engineers are working on identifying capacity for the current Water and Sewer system. When that information is available, we can share it.

Site Drainage

- Questions regarding site drainage requirements

LaRose-Needs to likely be addressed by Kent County Drain Commission

Roads

- May need to be addressed to increase the existing roads and increase service routes.

Larose- Generally would need to be addressed with Kent County Road Commission due to the location outside of City Limits.

Development Agreement

- Due to the size and scope a development agreement may be necessary – don't be intimidated by this.

Next Steps

- Look at multiple sites and narrow down the possible locations.

Immediate need

- Water/Sewer Capacity
- Cost to improve plant/capacity and extend Water/Sewer

Justin- costs could be possibly taken care of by the developer.

Brent would like to do a follow up meeting with city staff.

From: [Economic Development](#)
To: [Brent Case](#)
Cc: [City Manager](#)
Subject: Re: Zoom call next week - Project Peninsula
Date: Thursday, October 31, 2024 11:08:25 AM

Hi Brent,

Thanks for the message and virtual introduction to Darla, pleased to meet you Darla! Looks like the week of 11/11 will work better for the team - waiting for them to provide a couple of dates/times, then I will send them your way.

We look forward to talking to you soon.

Sincerely,

Dan

On Wed, Oct 30, 2024 at 1:56 PM Brent Case <CaseB@rightplace.org> wrote:

Good afternoon, Darla,

Tomorrow didn't work out for our friends with Project Peninsula. I'm copying in Dan who can share his teams availability with us for next week. Dan, please share a few dates/times and we'll find something that fits all our schedules.

Best regards,
Brent

photo



Brent Case, CGBP

Vice President, Business Development



- [616.301.6246](tel:616.301.6246) [REDACTED] caseb@rightplace.org
- rightplace.org
- [125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503](#)

App Banner Image



From: [Randy Thelen](#)
To: [City Manager](#)
Subject: Economic Minute
Date: Friday, May 9, 2025 3:23:15 PM

Good afternoon,

Spring is a season of renewal, and with it comes new opportunities. As the Greater Grand Rapids region continues to evolve, we're keeping our eyes on what's next. One area to watch closely: data centers. **This rapidly expanding industry is creating a fresh wave of economic opportunities across the country, and our region is well-positioned to compete.**

On May 20, we're bringing together investors for a focused conversation on this topic at our next [Investor Exchange](#). This exclusive event will feature [Lauren Snyder](#) (Consumers Energy), [John Kuiper](#) (Advantage Commercial Real Estate), and [Daniel Watts](#) (US Signal). They'll discuss how our region can lead in this fast-growing sector. I hope you can [join us!](#)

With Microsoft having purchased two sites and others kicking the tires, I often get asked, "Why data centers?" While they are not a fit for every market, they are great fit for Greater Grand Rapids. While I was working in Omaha, the team and I worked with the likes of Google, Facebook, Fidelity Investments, Travelers Insurance, Yahoo, LinkedIn and more. There were at least four major positives from data center development:

- **Massive investment with relatively small demand for labor.** Especially in property tax states like Michigan, this provides a big boost to the tax base without depleting the talent pool.
- **High, stable electric load.** This big base load in Omaha helped to stabilize electric rates.
- **Big infrastructure investment.** In the case of Omaha, the data centers helped extend the infrastructure to meet their needs and opened new sites for other business development.
- **HQ2-type possibilities.** LinkedIn hired a fantastic Omahan to lead their operations. That person went on to other leadership roles and later was instrumental in growing the office jobs in Omaha. In fact, about two years ago LinkedIn opened a brand-new office in Omaha for over 1,000 professionals.

With some work and good planning, data centers can be one more element of our strong, diversified economy.

Last month, I mentioned that our team was in the midst of our Spring Retention

Visit Blitz, a month-long sprint where we meet over a hundred companies across our region to identify future growth opportunities and take a quick pulse of the regional economy. These visits give us real-time insights into local business conditions and help us tailor our strategies to meet your needs. Below are a few highlights from the 130+ companies we met with last month.

Sales Trends

- **66.7%** of companies reported increased sales.
- **9.1%** are experiencing a decline.
- *For comparison: In our Fall 2024 blitz, 56.7% reported sales growth, and 6.7% reported a decline.*

Employment

- **40.2%** of companies are growing their workforce in West Michigan.
- **6.1%** are reducing headcount.
- *Fall 2024: 38.7% increasing, 4.0% decreasing.*

Expansion Plans

- **44.7%** of companies plan to expand, up from 41.0% in Fall 2024.

Main Pinch Points

- **22.7%** of companies cited talent as a top challenge.
- **31.1%** noted sales-related issues, including global trade and tariffs.
- *Talent challenges were slightly higher in Fall 2024 at 23.3%, and sales-related issues were at 30.6%.*

Uncertainty, tariffs, and scenario planning were common phrases heard during the CEO visits. As you can see above, the data shows some wins: more companies are reporting year-over-year sales growth and considering expansion. However, the data also shows increases in employment reductions and reports of declining sales.

If you'd like to dive deeper into the full data set or talk through what this means for your business, don't hesitate to reach out to our business development team. Contact Brent Case at caseb@rightplace.org.

Looking ahead, mark your calendars for [Tech Week Grand Rapids, returning September 15–20, 2025](#).

This is the biggest event we host each year, and this year's shaping up to be our most ambitious yet. We've already got 1,500+ middle school students signed up for our tech showcase (months ahead of schedule). If your company has new technology that would be engaging and fun for 6-8th graders to experience, reach out to Jill Elliott at elliottj@rightplace.org. We're also lining up an exciting keynote speaker for this year's kickoff event, details coming soon.

Want to get involved? Applications are now open to [host a Tech Week event](#).

There are also several [sponsorship opportunities](#) available. For more information, please reach out to the team at techweek@rightplace.org.

Our region is leaning into growth, whether it's data infrastructure, talent engagement, or tech and innovation. The Right Place remains committed to creating a healthy economic environment where you, your company, your employees, and their families can thrive.

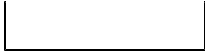
Thanks for being part of this momentum.

Sincerely,
Randy Thelen
President & CEO, The Right Place

What I'm reading: "Mistakes fade away; winners can forever blossom." In what turned out to be Warren Buffett's [final Shareholder Letter](#), Buffett once again crams more business/life lessons into two pages better than anyone. Enjoy.

What I'm watching: Not much. Christa and I have been getting outside as often as possible, but I did catch the Denver Nuggets game that may have had the closest [buzzer beating shot ever](#).

What I'm doing: About a month ago I had a chance encounter at 6:00am at the Knapps Corner Meijer with [Chad Paalman](#), CEO of NuWave Technology Partners. He mentioned, "I am headed to Orange Theory—you should go!" I must be impressionable because I signed up that weekend and have (mostly) enjoyed the rowing, strength and treadmill work. Thanks, Chad, for the encouragement and nudge!



From: City Manager <manager@cityofcedarsprings.org>
Sent: Thursday, May 29, 2025 3:30 PM
To: supervisor@solontwp.org <supervisor@solontwp.org>
Cc: Brent Case <CaseB@rightplace.org>
Subject: Potential Development in Solon Township

Hi Bob

I haven't seen you in quite a while. I hope all is well!

I talked with Brent Case from the Right Place earlier today. He has a potential development for our area and would like to meet with us to discuss this in more detail. Brent may reach out to you directly for additional information.

I look forward to working with everyone on this opportunity!

Regards,

Darla Falcon

Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

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From: [Brent Case](#)
To: [Robert Ellick](#); [City Manager](#)
Subject: Re: Next week's meeting - additional info
Date: Monday, June 9, 2025 1:51:41 PM

Good afternoon, Bob and Darla,




Following the announcement of Microsoft's investment in our region late last year, we at RPI developed a webpage that details the many benefits of datacenters in communities in which they locate. **While this opportunity we are discussing IS NOT Microsoft, it is a tech company looking to develop a data center campus in West Michigan.** I thought this would be a helpful resource for both of you to review in advance of our meeting later this week.



[Data Center Benefits - and more](#)


Please let me know if you have any questions.

Best regards,

Brent

 **Brent Case, CGBP**
Vice President, Business Development   

 616.301.6246  caseb@rightplace.org
 rightplace.org
 [125 Ottawa Ave NW, Suite 450, Grand Rapids, MI 49503](#)



Please note: As of June 30, we will have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503. Our team will officially move in later this summer—we look forward to welcoming you soon!

[App Banner Image](#)





From: Brent Case <CaseB@rightplace.org>
Sent: Friday, June 6, 2025 9:40 AM
To: Robert Ellick <supervisor@solontwp.org>; City Manager <manager@cityofcedarsprings.org>
Cc: 'Land Team' <land@projectpeninsula.com>

Subject: Next week's meeting - additional info


Good morning, Bob and Darla,

I'm looking forward to connecting with you both again next week when we host the company that's considering a major investment in your area. Thanks for accepting the calendar invitation. Myself and two staff members from the company will see you Thursday at 1:30pm at the Solon Twp Hall.

I just wanted to give you a heads up that **the company will be providing a Non-Disclosure Agreement for you to review and consider for signing.** Please let me know if you prefer to review that document in advance and I can ask that they email it to you directly.

Have a wonderful weekend,
Brent

 **Brent Case, CGBP**
Vice President, Business Development 

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From: Robert Ellick <supervisor@solontwp.org>
Sent: Monday, June 2, 2025 1:05 PM
To: Brent Case <CaseB@rightplace.org>; City Manager <manager@cityofcedarsprings.org>
Subject: RE: [External] Potential Development in Solon Township

I will be in the office the rest of the day and tomorrow ...

From: [Land Team](#)
To: [Robert Ellick](#); [City Manager](#)
Cc: [Economic Development](#)
Subject: Re: Next week"s meeting - additional info
Date: Wednesday, June 11, 2025 12:47:00 PM
Attachments: [Venerly NDA - Single Party Form - STAMPED .pdf](#)

Removing (Brent)
Adding in Dan from my project team

Hi Darla and Robert,

Thank you again for your time—I'm looking forward to our upcoming discussions.

To help ensure we can have a fully open conversation and share all relevant project details, it would be greatly appreciated if the attached NDA could be executed prior to the meeting. Thank you and see you soon!

- Jarrett (Land)

On Fri, Jun 6, 2025 at 8:40 AM Brent Case <CaseB@rightplace.org> wrote:

Good morning, Bob and Darla,

I'm looking forward to connecting with you both again next week when we host the company that's considering a major investment in your area. Thanks for accepting the calendar invitation. Myself and two staff members from the company will see you Thursday at 1:30pm at the Solon Twp Hall.

I just wanted to give you a heads up that the company will be providing a Non-Disclosure Agreement for you to review and consider for signing. Please let me know if you prefer to review that document in advance and I can ask that they email it to you directly.

Have a wonderful weekend,
Brent

 **Brent Case, CGBP**
Vice President, Business Development 

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From: [City Manager](#)
To: [Land Team](#)
Cc: [Economic Development](#)
Subject: RE: Next week's meeting - additional info
Date: Tuesday, June 17, 2025 1:55:00 PM
Attachments: [Solon 425 Agreement.pdf](#)

Jarrett & Dan

It was nice to meet you both last week! What an exciting project you have right in our backyard!!

I am attaching the 425 Agreement between the City of Cedar Springs and Solon Township. The property you are looking at would be explained in Article IV, Service Area. (see page 9) This article is much different than the previous parcels we have worked with in Solon Township. This agreement addresses sewer only, and the parcel would remain in Solon Township. The township would submit a proposal to the city for sewer service, and the master meter usage would be charged to the township.

Since the current agreement does not address water usage, that would have to be done under a separate agreement between the city and the developer.

Look over the agreement and let me know if you have any questions.

Thanks again, and I look forward to working with you on this exciting project!

Darla Falcon

Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Land Team <land@projectpeninsula.com>
Sent: Wednesday, June 11, 2025 12:47 PM
To: Robert Ellick <supervisor@solontwp.org>; City Manager <manager@cityofcedarsprings.org>
Cc: Economic Development <econdev@projectpeninsula.com>
Subject: Re: Next week's meeting - additional info

Removing (Brent)

Adding in Dan from my project team

Hi Darla and Robert,

Thank you again for your time—I'm looking forward to our upcoming discussions.

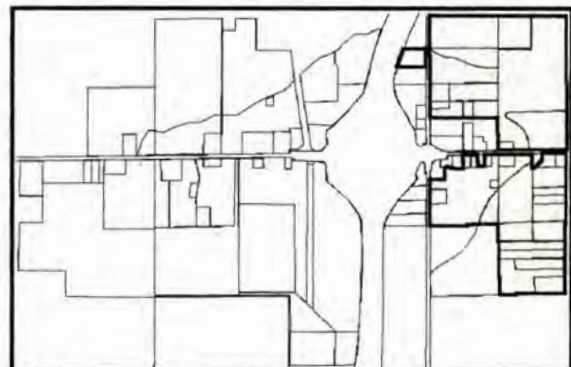
To help ensure we can have a fully open conversation and share all relevant project details, it would be greatly appreciated if the attached NDA could be executed prior to the meeting. Thank you and see you soon!



PHASE II AREA

The Phase II Area is located directly east of Phase I, sharing a common boundary, and is bounded on the east by the Cedar Springs city limits. The properties within Phase II are to be conditionally transferred to City jurisdiction upon written request for City sewer or water service. Several areas within the Phase II already have sewer and water services, most of which are found along 17 Mile Road.

With approximately 217.33 acres of land, and only 7.84 percent being uses for commercial purposes, Phase II is quite different in character from Phase I. Land uses include general commercial along 17 Mile Road (similar to in Phase I), as well as agricultural fields, woodlots and residential uses to the north and south. Commercial development is also found along White Creek Road.



Phase II Profile

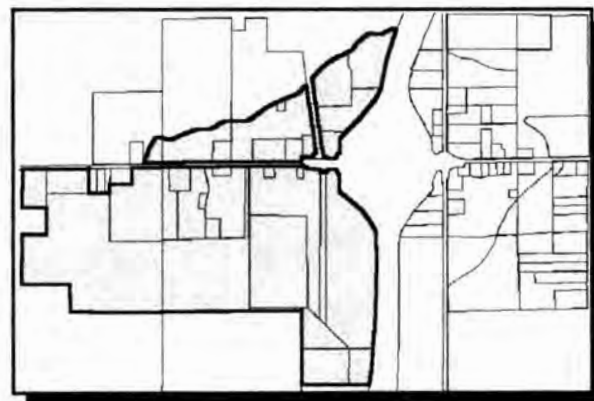
<i>Total Land:</i>	217.33 Acres
<i>Percentage of 425 Area:</i>	30.6%
<i>Residential Land Use</i>	45.21 Acres
<i>Mobile Home Park:</i>	0 Acres
<i>Commercial Land Use:</i>	17.06 Acres
<i>Agricultural Land Use:</i>	48.62 Acres
<i>Vacant Land/Woodlot:</i>	106.44 Acres



SERVICE AREA

As the profile indicates, the Service Area has the most amount of land in the 425 Area, but has the least amount of commercial development. However, the area is ripe for development with nearly 53 percent of the land currently undeveloped or vacant.

The Service Area consists of approximately 445.96 acres of land and is considered the most rural of the three areas with over 29 percent of the land being used for agricultural purposes. Prior to 2000, a limited amount of commercial development was located near the interchange (a mini-storage facility, an auto repair shop and a



vacant mechanical contracting business).

The Cedarfield manufactured home park is located just south of 17 Mile, and is continuing to expand. The park is home to nearly 200 residents (housing units), and has the capacity for another 100 units. The large vacant parcel east of Cedarfield manufactured home park is slated to be developed with a 190,000 square foot Meijer store in 2001. Once the store is completed, it will greatly affect the general character of this area. The Meijer store will likely spur additional development on the undeveloped land adjacent 17 Mile Road. Access to 17 Mile Road for Cedarfield is via a private drive which is currently used only by Cedarfield residents. However, once the proposed Meijer is constructed, the drive will become a shared access point, which may generate a substantial amount of traffic. As traffic volumes increase a traffic signal at the entrance may be warranted.

Service Area Profile	
<i>Total Land:</i>	445.96 Acres
<i>Percentage of 425 Area:</i>	62%
<i>Residential Land Use</i>	27.67 Acres
<i>Mobile Home Park:</i>	38.41 Acres
<i>Commercial Land Use:</i>	9.23 Acres
<i>Agricultural Land Use:</i>	130.33 Acres
<i>Vacant Land/Woodlot:</i>	240.32 Acres

The Cedar Creek business park is located west of Cedarfield off Francis Way. The park is currently home to only two businesses, but provides 14 platted lots for future development. As these lots are developed, and more employment opportunities become available, the Service Area will continue to emerge as a commercial and employment center for this region.

Precaution must be taken to ensure that future commercial development occurs responsibly so that the rural character of this area west of US-131 is preserved. This will require limiting the intensive development to the areas nearest the interchange and decreasing the intensity of future development further west on 17 Mile Road. Neither community desires to see a substantial length of 17 Mile Road developed for commercial uses.



RURAL CHARACTER OF THE SERVICE AREA

The Service Area does not currently have City sewer and water service, which has generally limited development. However, according to the 425 Agreement, properties within the Service Area shall be permitted to connect to the City's sanitary sewer service providing the Township pays all construction costs and that the proposed extensions meet certain capacity requirements. Unlike in Phases I and II, jurisdiction and development approvals of Service Area property does not fall to the City once sewer extensions have been provided. This means that all future development west of US-131 could remain under the control of Solon Township, depending on which future services are required.

It is equally important to view the US-131/17 Mile Road (M-46) interchange within its regional context. As one of a limited number of access points from US-131, this interchange, as with the others leading into the metropolitan Grand Rapids area, will be a major draw for a wide variety of uses. While the immediate interchange area may develop intensively with commercial, industrial, service, and office uses, the presence of an access to a major highway is also a major attraction for new residential development in the areas within a reasonable driving distance of the interchange.

Frequent surveys conducted by the various real estate industry analysts consistently point out that new home buyers place "freeway access" as high on their list of characteristics they are seeking when searching for a new home. The reasons for this are self evident in that the freeway provides easy, relatively efficient access to major job centers located nearer the metropolitan area. Commuting distances can be greatly extended simply by living relatively near a freeway interchange.

Interchange development, then, begins to serve several areas of the market, including highway travelers, community residents, and commuters, each of which may have different shopping or service needs. This accounts for the wide variety of commercial businesses found at interchanges. Conversely, commuting traffic also opens up the potential for new job centers at interchanges as potential workers in other parts of the metropolitan area can also easily reach the M-46 interchange.

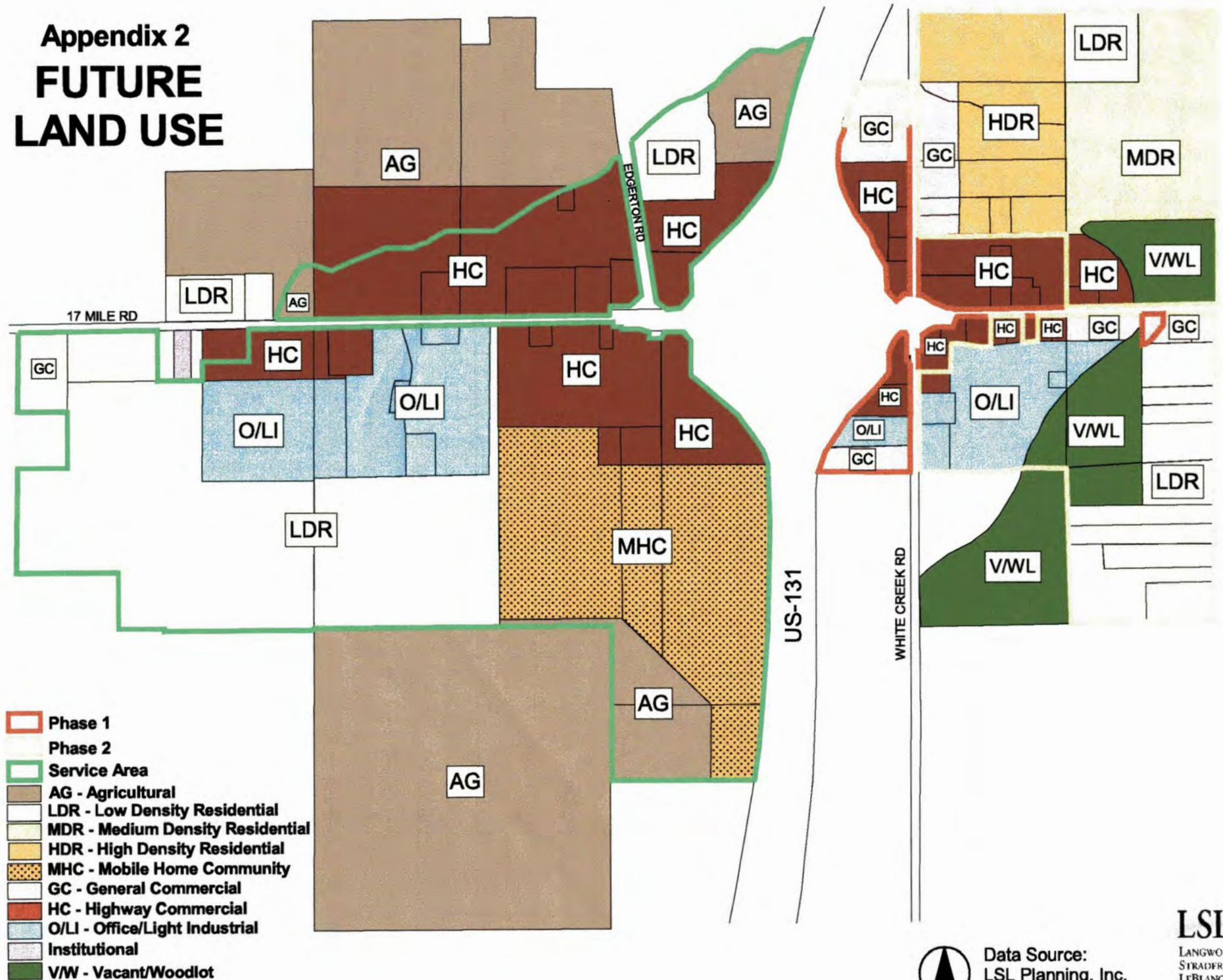


FUTURE BUSINESS OPPORTUNITIES

As development pressures continue to grow within the 425 area, the 17 Mile Road corridor will continue to develop to the west across US-131. Currently, intensive development west of the freeway is limited due to the lack of public services. However, once these services are extended west of US-131, the opportunities for more intensive land uses will grow. A new Meijer store and gas station is already proposed in this area, south of 17 Mile, which may be the catalyst for additional commercial construction.

With over 73 percent of the land within the 425 Area currently undeveloped, it is likely that commercial and other related development will continue. While existing businesses offer a variety of goods and services to area residents and transient motorists, a number of needed businesses were identified during the stakeholder interview process and input from city and township staff. Basic market assumptions can also be formed based on existing business types versus potential business that may fill a niche. It is important to note however, that without data from a comprehensive marketing analysis, these future business recommendations are based on speculation and opinion rather than research-based facts. The following are future business opportunities: (listed in no particular order within the 425 area)

Appendix 2 FUTURE LAND USE



Data Source:
LSL Planning, Inc.
February, 2001

LSL
LANGWORTHY
STRADER
LEBIANC &
ASSOCIATES, INC.

From: [Brent Case](#)
To: [Darla Falcon](#); [DPW Supervisor](#); [Darla Falcon](#)
Subject: Fw: Water Estimates - Project Peninsula
Date: Thursday, June 26, 2025 5:42:21 PM

FYI. **Some updated numbers, which are noticeably higher than originally stated.**

I'll be talking with Fishbeck tomorrow and will follow up with you following that discussion.

Thanks,
Brent

Get [Outlook for iOS](#)

From: Land Team <land@projectpeninsula.com>
Sent: Thursday, June 26, 2025 10:55 AM
To: Brent Case <CaseB@rightplace.org>
Cc: Economic Development <econdev@projectpeninsula.com>; Development Team <development@projectpeninsula.com>
Subject: Re: Water Estimates - Project Peninsula

Brent,

Yes, that's correct. We anticipate wastewater will be approximately 25% of the water usage. WW would be pre-treated prior to entering the municipality sewer system.

Thanks,
Jarrett (Land)

On Thu, Jun 26, 2025 at 9:54 AM Brent Case <CaseB@rightplace.org> wrote:

Thanks for sharing. And to confirm, the wastewater requirement would be about 25% of the water needed? **Wastewater would be pre-treated before entering the municipal sewer system.**

Thanks,
Brent

LO

Brent Case, CGBP

Vice President, Business Development



 caseb@rightplace.org

rightplace.org

[25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503](#)



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From: Land Team <land@projectpeninsula.com>

Sent: Thursday, June 26, 2025 9:39 AM

To: Brent Case <CaseB@rightplace.org>

Cc: Economic Development <econdev@projectpeninsula.com>; Development Team <development@projectpeninsula.com>

Subject: Water Estimates - Project Peninsula

Brent,

Following up to the text thread regarding water. I have confirmed that the water demand for a region can range from 250K GPD of 2M GPD of water based on the cooling technology (air cooled vs evaporative) deployed.

In order to have the upmost flexibility in design for this location, the ask is 2M GPD for each region. As you know, we are planning 3 at the Moore's Farm Location. But let's start with one but the intent would be to grow the water to support the data center growth.

- Jarrett (Land)

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From: [Darla Falcon](#)
To: [Brent Case](#); Supervisor@Solontwp.Org
Subject: Re: Project Peninsula - hold for meeting dates
Date: Friday, July 18, 2025 11:55:07 AM

Brent

Both of those dates and times work for me. I will block them off on my calendar so I don't schedule anything.

Thank you

Darla

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)





From: Brent Case <CaseB@rightplace.org>
Sent: Friday, July 18, 2025 11:50:17 AM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; Darla Falcon <manager@cityofcedarsprings.org>
Subject: Project Peninsula - hold for meeting dates


Good morning,


The company involved in Project Peninsula have asked if we could save the afternoon of July 29th and the day of August 5th for a potential Teams call or possibly a visit. Please let me know if either of those might work for you and I'll coordinate based on your availability.

Thanks,

Brent

 **Brent Case, CGBP**
Vice President, Business Development   

  caseb@rightplace.org
 rightplace.org
 [25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503](#)



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From: [Darla Falcon](#)
To: [Brent Case](#)
Subject: RE: Project Peninsula - hold for meeting dates
Date: Tuesday, July 29, 2025 3:03:00 PM

Brent
Sorry, I'm having technical difficulties with my computer. I'll log on asap.
Darla

From: Brent Case <CaseB@rightplace.org>
Sent: Thursday, July 24, 2025 12:27 PM
To: Supervisor@Solontwp.Org; Darla Falcon <manager@cityofcedarsprings.org>
Subject: Re: Project Peninsula - hold for meeting dates

We are on for 3pm July 29th for a Teams call. I'll send an invitation tomorrow morning.

Also, they confirmed a visit for Aug 13 and when I get a time I'll share that as well. But please add that date to your calendars for now.

Thanks,
Brent

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From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, July 22, 2025 4:07:51 PM
To: Supervisor@Solontwp.Org <Supervisor@Solontwp.Org>; City Manager <manager@cityofcedarsprings.org>
Subject: Re: Project Peninsula - hold for meeting dates

Good afternoon,

The company has confirmed the afternoon of July 29th for a Teams call with us all. Stay tuned for a calendar invite to nail down the time.

Also - please hold Aug 13th for an in-person visit/meeting with the company representatives as well. I don't have the timing yet, but will pass along a calendar invitation as soon as I do.

Thanks!
Brent



Brent Case, CGBP

Vice President, Business Development

- [REDACTED] caseb@rightplace.org
- rightplace.org
- [25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503](https://www.google.com/maps/place/25+Ottawa+Ave+SW,+Suite+400,+Grand+Rapids,+MI+49503)



From: [Brent Case](#)
To: [Darla Falcon](#)
Subject: Re: Water / wastewater engineers
Date: Wednesday, August 6, 2025 11:17:04 AM

It was last week in Crains. Just talked about inking a 1GW deal w a big data center

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From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Wednesday, August 6, 2025 11:12:42 AM
To: Brent Case <CaseB@rightplace.org>
Subject: RE: Water / wastewater engineers

I must have missed the Consumer's announcement! lol

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, August 6, 2025 11:11 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Re: Water / wastewater engineers

Cool. FYI...that Consumers announcement was for OUR project. Shhh....

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From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Wednesday, August 6, 2025 11:09:17 AM
To: Brent Case <CaseB@rightplace.org>
Subject: RE: Water / wastewater engineers

Yes, Mike Berrevoets from Fishbeck will be with me. See you on Wednesday!

Thanks
Darla

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, August 6, 2025 10:02 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Water / wastewater engineers

Good morning, Darla,

Just wanted to see if you were able to get your water engineers to join our meeting next Weds

for Project Peninsula.

Thanks!

Brent

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From: [Darla Falcon](#)
To: [Brent Case](#); [Land Team](#)
Cc: [Berrevoets, Mike](#)
Subject: RE: Fishbeck inquiry
Date: Thursday, September 18, 2025 3:07:00 PM

Hi Brent

I received another email from Mike Berrevoets from Fishbeck. He has not heard from anyone regarding this project, so he has instructed his team to cease all work until further notice. Just to confirm Mike's email is mberrevoets@fishbeck.com, and his work phone number is 616-464-3927, and his cell number is [REDACTED].

Enjoy this great weather!

Thanks

Darla Falcon

Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Brent Case <CaseB@rightplace.org>
Sent: Monday, September 8, 2025 10:12 AM
To: Land Team <land@projectpeninsula.com>
Cc: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Fw: Fishbeck inquiry

FYI - Jarrett, can you connect Lindsey with Mike.

Thanks,
Brent

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, September 8, 2025 9:37 AM
To: Brent Case <CaseB@rightplace.org>
Subject: Fishbeck inquiry

Good morning Brent

Mike Berrevoets from Fishbeck reached out to the water expert from Project Peninsula, and has not received any acknowledgment. Is she still part of the team? **Mike's team is doing work for this project** and needs confirmation

to proceed. Can you assist in any way?



Brent Case, CGBP

Vice President, Business Development



- [REDACTED] caseb@rightplace.org
- rightplace.org
- [25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503](https://www.google.com/maps/place/25+Ottawa+Ave+SW,+Suite+400,+Grand+Rapids,+MI+49503)



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Thanks

Darla Falcon

Cedar Springs City Manager

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From: [Darla Falcon](#)
To: [Land Team](#); [Brent Case](#); water@projectpeninsula.com
Subject: RE: Fw: Fishbeck inquiry
Date: Monday, September 22, 2025 8:35:00 AM
Attachments: [Escrow Policy - Revised.pdf](#)

Jarrett

I do not have a reimbursement agreement, per se. When a project begins in the city, we collect an escrow based on the project scope. These escrow dollars cover expenses for engineering, legal, and planning as needed. I have attached the escrow policy for your review. **If you would like to make an initial deposit, Fishbeck can continue their internal work.** If you have any questions, please let me know.

Thanks

Darla Falcon

Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Land Team <land@projectpeninsula.com>
Sent: Thursday, September 18, 2025 4:14 PM
To: Brent Case <CaseB@rightplace.org>; water@projectpeninsula.com
Cc: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Re: Fw: Fishbeck inquiry

Yes I can.

Adding in Lindsay.

For speed sake, if the City has a reimbursement agreement that we could use. **We can review and I will wire the amount to the City to spend for these services while Lindsay confirms the scope of work.**

- Jarrett

On Mon, Sep 8, 2025 at 9:12 AM Brent Case <CaseB@rightplace.org> wrote:

FYI - Jarrett, can you connect Lindsey with Mike.
Thanks,
Brent

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, September 8, 2025 9:37 AM

From: [Land Team](#)
To: [Darla Falcon](#)
Cc: [Brent Case](#); water@projectpeninsula.com
Subject: Re: Fw: Fishbeck inquiry
Date: Monday, September 22, 2025 8:42:49 AM

Thanks for the information Darla

I will craft a light weight agreement so I can process a wire transfer for the refundable escrow amount.

Thanks. I hope you had a great weekend.

- Jarrett

On Mon, Sep 22, 2025 at 08:35 Darla Falcon <manager@cityofcedarsprings.org> wrote:

Jarrett

I do not have a reimbursement agreement, per se. When a project begins in the city, we collect an escrow based on the project scope. These escrow dollars cover expenses for engineering, legal, and planning as needed. I have attached the escrow policy for your review. If you would like to make an initial deposit, Fishbeck can continue their internal work. If you have any questions, please let me know.

Thanks

Darla Falcon

Cedar Springs City Manager

66 S Main Street

PO Box 310

Cedar Springs, MI 49319

616-696-1330 Ext 104

www.cityofcedarsprings.org

From: Land Team <land@projectpeninsula.com>

Sent: Thursday, September 18, 2025 4:14 PM

To: Brent Case <CaseB@rightplace.org>; water@projectpeninsula.com

From: [Darla Falcon](#)
To: [Brent Case](#)
Subject: RE: Oct 23 visit
Date: Wednesday, October 8, 2025 10:04:00 AM

Brent

Will do.
Thanks
Darla

From: Brent Case <CaseB@rightplace.org>
Sent: Wednesday, October 8, 2025 9:56 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Oct 23 visit

Good morning, Darla,

The guys from Project Peninsula will be visiting, Thursday, Oct 23rd. We're still nailing down their itinerary, but please hold late morning through mid-afternoon on your calendar. **We'll be up to meet with you and our friends at Solon Township - likely in a joint meeting.**

Stay tuned!
Thanks,
Brent



Brent Case, CGBP

Vice President, Business Development

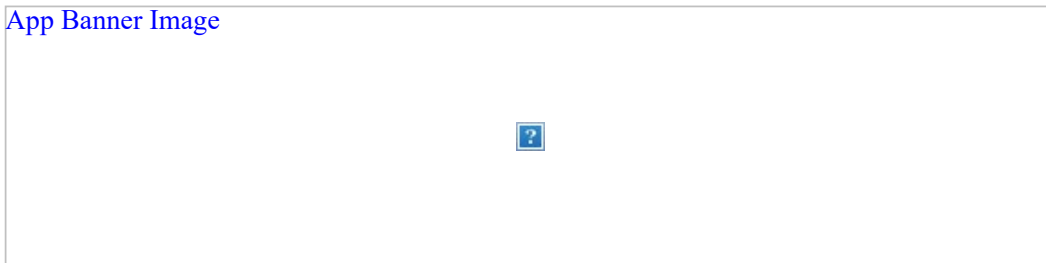


- [REDACTED] caseb@rightplace.org
- rightplace.org
- [25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503](https://www.google.com/maps/place/25+Ottawa+Ave+SW,+Suite+400,+Grand+Rapids,+MI+49503)



We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503.

App Banner Image



From: [Brent Case](#)
To: [Darla Falcon](#)
Subject: Millage Rates
Date: Tuesday, October 14, 2025 9:31:37 AM

Hi Darla,

Real quick, the team from Project Peninsula asked for the millage rate for CS...could you share that when you get a chance.





And we're on for Oct 23d. 12-1 @ Solon Township. I'll send an email invitation.


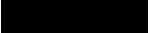
Topics:


- **Project Update**
- **Water/WW**
- **Site Plan/Permitting**
- **PA 425**
- **Community Play Book - timing**

Thanks!

Brent

 **Brent Case, CGBP**
Vice President, Business Development   

  caseb@rightplace.org
 rightplace.org
 [25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503](#)



We have a new address: 25 Ottawa Ave SW, Suite 400, Grand Rapids, MI 49503.

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From: [Darla Falcon](#)
To: [Brent Case](#)
Subject: RE: Millage Rates
Date: Tuesday, October 14, 2025 5:34:00 PM
Attachments: [2025 millage rates.pdf](#)

Brent

Here are the millage rates for 2025 for the city. **If the property stays in Solon township, which I believe is what Bob wants, then they would not pay these millages.**

See you next week.

Thanks

Darla Falcon

Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

From: Brent Case <CaseB@rightplace.org>
Sent: Tuesday, October 14, 2025 9:31 AM
To: Darla Falcon <manager@cityofcedarsprings.org>
Subject: Millage Rates

Hi Darla,

Real quick, the team from Project Peninsula asked for the millage rate for CS...could you share that when you get a chance.

And we're on for Oct 23d. 12-1 @ Solon Township. I'll send an email invitation.

Topics:

- Project Update
- Water/WW
- Site Plan/Permitting
- PA 425
- Community Play Book - timing

Thanks!

Brent

2025 Millage Rates

Summer

Levy Unit	Real & Pers	IFT	
		Post 1994 Rates	PILT
City of Cedar Springs - General Operating	15.0642	7.53210	15.0642
City of Cedar Springs - Refuse	0.5	0.25000	0.5
City of Cedar Springs - Library	1.1955	0.59775	1.1955
City of Cedar Springs - Fire Debt	1.4211	0.71055	1.4211
Cedar Springs Public Schools - Operating	17.3275	8.66375	0
Cedar Springs Public Schools - Debt	7	3.50000	7
Kent County ISD	5.3515	2.67575	5.3515
Grand Rapids Community College	1.6793	0.83965	1.6793
State Education Tax	6	6.00000	0
Kent County Operating	4.0605	2.03025	4.0605
Total	59.5996	32.7998	36.2721
			Winter
	-17.3275		Only
Homestead	42.2721		

Winter

Levy Unit	Real & Pers	Post 1994 Rates	PILT
Kent County Jail	0.7417	0.37085	0.7417
Kent County Zoo/Museum	0.4134	0.20670	0.4134
Kent County Early Childhood	0.2476	0.12380	0.2476
Kent County Senior	0.4914	0.24570	0.4914
Kent County Veterans	0.0491	0.02455	0.0491
Total	1.9432	0.9716	1.9432
Total for the year	61.5428	33.7714	38.2153
			Winter
Total Homestead	44.2153		Only

From: [Development Team](#)
To: [Brent Case](#)
Cc: [Darla Falcon](#); [Supervisor@Solontwp.Org](#); [Land Team](#); [Economic Development](#); [Energy Team](#)
Subject: Re: Project Peninsula - update
Date: Wednesday, October 15, 2025 1:30:23 PM

Thank you Brent and all for accommodating. My wife is due in a few weeks so she would like me close to home just in case.

Very much looking forward to meeting with you.

Best,
JD

-

Development Manager
Project Peninsula | (650) 681-7024
development@projectpeninsula.com

On Wed, Oct 15, 2025 at 10:27 AM Brent Case <CaseB@rightplace.org> wrote:

Adding Teams so JD can join virtually

Project Update

- Water/WW
- Site Plan/Permitting
- PA 425
- Community Play Book - timing

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 224 788 244 775 3

Passcode: cd2A3NB6

For organizers: [Meeting options](#)

From: [Land Team](#)
To: [Darla Falcon](#)
Cc: [Brent Case](#); water@projectpeninsula.com
Subject: Re: Fw: Fishbeck inquiry
Date: Thursday, October 23, 2025 9:41:28 AM
Attachments: [4917-2630-6931 v1 Venerly LLC Reimbursement Agreement - City of Cedar Springs.docx](#)

Hey Darla,

Just realized this is in my draft inbox. **Can you review this reimbursement agreement and we can get an escrow account for the water study?** Thank!

- Jarrett

On Mon, Sep 22, 2025 at 8:42 AM Land Team <land@projectpeninsula.com> wrote:

Thanks for the information Darla

I will craft a light weight agreement so I can process a wire transfer for the refundable escrow amount.

Thanks. I hope you had a great weekend.

- Jarrett

On Mon, Sep 22, 2025 at 08:35 Darla Falcon <manager@cityofcedarsprings.org> wrote:

Jarrett

I do not have a reimbursement agreement, per se. When a project begins in the city, we collect an escrow based on the project scope. These escrow dollars cover expenses for engineering, legal, and planning as needed. I have attached the escrow policy for your review. If you would like to make an initial deposit, Fishbeck can continue their internal work. If you have any questions, please let me know.

Thanks

Darla Falcon

Cedar Springs City Manager

66 S Main Street

PO Box 310

Cedar Springs, MI 49319

616-696-1330 Ext 104

www.cityofcedarsprings.org

CITY OF CEDAR SPRINGS REIMBURSEMENT AGREEMENT

This CITY OF CEDAR SPRINGS REIMBURSEMENT AGREEMENT (this “Agreement”) is entered into effective as of the _____ day of _____, 2025 (“Effective Date”), by and between the City of Cedar Springs, a Michigan municipality located in Kent County, Michigan (the “City”), and Venerly LLC, a Delaware limited liability company (the “Developer”). The City and the Developer may be referred to individually as a “Party” and collectively as the “Parties”.

RECITALS

WHEREAS, the Developer has proposed to develop certain property located in Solon Township, Kent County, Michigan; and

WHEREAS, the City operates and maintains a public water supply system and a public sanitary sewer system and furnishes water and sanitary sewer services to users within the City; and

WHEREAS, in connection with its proposed development, the Developer has requested that the City extend its water and sanitary sewer services to the Property; and

WHEREAS, the City has incurred and will incur various professional costs related to the proposed extension of water and sanitary sewer services to the Property (the “Extension of Services”), including, without limitation, engineering costs associated with researching and reviewing the Property’s expected need for water and sanitary services; costs related to the negotiation, drafting, and review of this Agreement and other potential future agreements related to the Extension of Services; and other engineering, legal, administrative, and consulting costs and expenses related to the Extension of Services (collectively, the “Project Costs”); and

WHEREAS, the Parties desire that the Developer will reimburse the City for the Project Costs in order to avoid the burden of such Project Costs being borne by the City’s taxpayers.

AGREEMENT

NOW, THEREFORE, in consideration of the following covenants, the Parties agree as follows:

1. Recitals. The terms and provisions of the above recitals are affirmed as correct and are hereby incorporated by reference.
2. Project Costs. The Developer shall be responsible for and fully reimburse the City for the Project Costs.
3. Escrow. Upon execution of this Agreement, the Developer shall deposit not less than Twenty Thousand Dollars (\$20,000.00) with the City to be held in escrow (the “Escrow”) under the following conditions:
 - a. The City will account for the Escrow in a separate general ledger account to be maintained in a manner consistent with governmental accounting standards. The City may deposit Escrow funds into any account with an authorized depository financial institution in accordance with City policy. The City need not segregate the Escrow funds or deposit the Escrow funds into an interest-bearing account. The Developer will not be entitled to any interest on the Escrow funds.

- b. The City may draw upon the Escrow immediately to reimburse itself for those Project Costs that have been incurred prior to the Effective Date and may draw upon the Escrow to reimburse itself for Project Costs as such costs are incurred.
- c. If the Escrow amount falls below \$2,000, the City may notify the Developer that additional funds are required. Within 15 calendar days of such notification, the Developer shall deposit sufficient funds to bring the Escrow balance up to an amount not less than \$10,000.
- d. Not more than once every 45 days, the Developer may request an accounting summary of the Escrow showing dates for all deposits and withdrawals. If requested, the City will provide the Developer with the accounting summary of the Escrow within 10 calendar days of its request.
- e. Following all eligible reimbursements being made to the City for the Project Costs, the Developer will be entitled to and will be remitted any remaining Escrow funds within 45 days of the termination of this Agreement, as provided in section 3.
- f. The absence of funds in the Escrow does not relieve the Developer of its obligations under this Agreement to reimburse the City for the Project Costs.

4. Termination. This Agreement shall remain in effect until the earliest of the following: (1) the completion of the Extension of Services to the Property, (2) a determination by the City Council not to proceed further with the Extension of Services, or (3) following 30 days' written notice by the terminating Party to the non-terminating Party. Termination under (3) may be for cause or convenience. However, nothing in this Agreement shall relieve the Developer of its obligation to reimburse the City for all Project Costs incurred prior to the effective date of termination or notice of termination, whichever is earlier. Such obligation shall survive termination, and such costs shall remain payable in full in accordance with the terms of this Agreement. Within 45 days of the termination of this Agreement, the City shall remit any remaining Escrow funds to the Developer provided, however, that the City may first reimburse itself for all Project Costs eligible for reimbursement.

5. Performance Subject to Required Government Approvals and Government Action. The Developer acknowledges that the various undertakings of the Developer in relation to the project may require City approval(s). The Developer understands the City cannot assure that all such approval(s) will be obtained, and the Parties agree that this Agreement does not obligate the City to so approve. Nothing in this Agreement shall be construed to limit the legislative and policymaking discretion of the City in any way, nor shall any provision of this Agreement be construed to constitute or guarantee any approvals by the City regarding the Extension of Services and/or the development of the Property.

6. No Agency Relationship. Nothing in this Agreement shall be interpreted to create any form of employee, employer, agency, or contractor relationship between the City and the Developer.

7. Notices. All notices required under this Agreement shall be in writing and mailed to the following addresses (or such other address as a Party may designate) or sent via electronic mail with a copy promptly mailed to the following addresses:

to the City: City of Cedar Springs
 66 S. Main Street, PO Box 310
 Cedar Springs, MI 49319

manager@cityofcedarsprings.org

to the Developer: Venerly LLC
c/o Dickinson Wright PLLC
Attn: Leslee Lewis
200 Ottawa Ave, Suite 900
Grand Rapids, MI 49503
llewis@dickinsonwright.com

8. Compliance With Laws. In exercising their rights or performing their duties under this Agreement, the Parties shall at all times comply with all applicable federal, state, and local laws, rules, regulations, and ordinances.

9. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter contained in this Agreement.

10. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

11. Governing Law. This Agreement is made and executed under and in all respects is to be governed and construed by the laws of the State of Michigan without regard or application of any choice of law doctrines or principles. Venue is exclusively in Kent County, Michigan.

12. Amendment. This Agreement may only be amended in a writing signed by all Parties.

13. No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement. This Agreement is for the sole benefit of the Parties and their respective successors and permitted assigns, and nothing in this Agreement, express or implied, is intended to or shall confer on any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

14. Non-Assignable. None of the Parties may assign its duties, responsibilities, obligations, or rights under this Agreement without the prior signed, written consent of the other Parties.

15. Governmental Immunity. Nothing in this Agreement shall be construed as a waiver or lessening of governmental immunity or any other defenses to liability of the City or any elected or appointed officers or employees of the City under the Governmental Liability for Negligence Act, being Public Act 170 of 1964, as amended, MCL 691.1401, et seq; or any other defenses or statutes, which may be available to each governmental unit, its elected and appointed officers and officials, and its agents and employees.

16. Authorization. The Parties affirm that their representatives executing this Agreement are authorized to do so and that all resolutions or similar actions necessary to approve this Agreement have been adopted and approved.

Sent: Friday, October 31, 2025 2:53 PM

To: DPW Supervisor <dpw@cityofcedarsprings.org>

Cc: Pu, Raymond <Raymond.Pu@stantec.com>

Subject: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Hello,

I'm Leigh Henning, a water/wastewater engineer with Stantec Consulting. We are working with a potential light industrial site developer for a property outside of Cedar Springs, and are seeking to gather information on potential water and wastewater service. We had a meeting already with Solon Township and Darla Falcon was present from the City.

We'd like to hold a call with you next week to give you an introduction to the team and project. Please let us know your availability for a phone call at the following days and times:

- Monday 11/3:
 - 3-5 pm EST
- Wednesday 11/5
 - 9 am – 11 am EST
 - 12 pm – 1 pm EST
 - 2:30 – 3 pm EST
- Thursday 11/6
 - 11:30 – 12 pm EST
- Friday 11/7
 - 9:00 am – 11:30 am EST

Let us know if you need us to look for additional times.

Thanks,

Leigh Henning, PE (MN)
Senior Water/Wastewater Engineer
she/her/hers

Office: [Minneapolis, MN](#)

Direct: (612) 712-2167

Mobile: [REDACTED]

leigh.henning@stantec.com



With every community, we redefine what's possible.

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From: [Darla Falcon](#)
To: [DPW Supervisor](#); [utilities](#)
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 8:42:49 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Russ

There was a person at my last meeting for this project named Leigh. I am working on a development agreement for this company so Fishbeck can work on this project and be reimbursed. Please include me in any meetings you have with these people. Based on the proposed schedule below, I am not available Wed 12-1 and I am not available Thursday at all.

Thanks
Darla

From: DPW Supervisor <dpw@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 7:17 AM
To: Darla Falcon <manager@cityofcedarsprings.org>; utilities <utilities@cityofcedarsprings.org>
Subject: Fw: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Russ,

I think that since you are now the utility department this is for you. If you need anything from me, let me know.

Thanks,

Tanya Baker

DPW Supervisor

City of Cedar Springs

dpw@cityofcedarsprings.org

616-696-1330

From: Henning, Leigh <Leigh.Henning@stantec.com>

From: [utilities](#)
To: [Darla Falcon](#); [DPW Supervisor](#)
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 9:57:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)


Thank you, Dara,

I just got an email from her/him for a phone consult. I will set something up and let you know what they are looking for. **Is there anything that I cannot give them? I wouldn't think so when it comes to water/wastewater capacities.....**

Russ Johnson

City of Cedar Springs Utilities

City of Cedar Springs
66 S. Main St.
P.O. Box 310
Cedar Springs, MI 49319


utilities@cityofcedarsprings.org

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 8:43 AM
To: DPW Supervisor <dpw@cityofcedarsprings.org>; utilities <utilities@cityofcedarsprings.org>
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Russ

There was a person at my last meeting for this project named Leigh. I am working on a development agreement for this company so Fishbeck can work on this project and be reimbursed. Please include me in any meetings you have with these people. Based on the proposed schedule below, I am not available Wed 12-1 and I am not available Thursday at all.

Thanks
Darla

From: DPW Supervisor <dpw@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 7:17 AM
To: Darla Falcon <manager@cityofcedarsprings.org>; utilities <utilities@cityofcedarsprings.org>
Subject: Fw: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

From: [utilities](#)
To: [Darla Falcon](#)
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Monday, November 3, 2025 2:51:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Thank you, Darla.

I will west up a meeting with that person and let you know what was said/asked when we are done.

Russ Johnson

City of Cedar Springs Utilities

City of Cedar Springs
66 S. Main St.
P.O. Box 310
Cedar Springs, MI 49319


utilities@cityofcedarsprings.org

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 12:04 PM
To: utilities <utilities@cityofcedarsprings.org>
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Russ

There are so many unknowns regarding this project. It is not in our jurisdiction, and it will take a large infrastructure project to get water and sewer to their location. I think Fishbeck needs to complete a lot of preliminary work before we can determine if we can accommodate their request for city water and sewer. I trust your judgment on what to share with them.

Thanks
Darla

From: utilities <utilities@cityofcedarsprings.org>
Sent: Monday, November 3, 2025 9:58 AM
To: Darla Falcon <manager@cityofcedarsprings.org>; DPW Supervisor <dpw@cityofcedarsprings.org>
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

From: [utilities](#)
To: [Jackson, Morgan](#)
Cc: [Pu, Raymond](#); [Henning, Leigh](#)
Subject: Re: Potential Light Industrial Development Project Peninsula- Near Cedar Springs
Date: Thursday, November 6, 2025 10:32:11 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Is tomorrow at nine ok?

Russ Johnson

City of Cedar Springs Utilities

66 S. Main St.

Cedar Springs, MI 49319

utilities@cityofcedarsprings.org

From: Jackson, Morgan <Morgan.Jackson@stantec.com>
Sent: Wednesday, November 5, 2025 4:26 PM
To: utilities <utilities@cityofcedarsprings.org>
Cc: Pu, Raymond <Raymond.Pu@stantec.com>; Henning, Leigh <Leigh.Henning@stantec.com>
Subject: RE: Potential Light Industrial Development Project Peninsula- Near Cedar Springs

Good afternoon, Russ,

Darla Falcon provided your contact information. We are following up to try to schedule a call with you this week regarding a potential light industrial site development for a property outside of Cedar Springs. We had a meeting already with Solon Township and Darla Falcon was present from the City.

We'd like to give you an introduction to the team and project and are seeking to gather some info on potential water/wastewater service. Would you be available during the following windows?

- Thursday 11/6
 - 11:30 – 12 pm EST
- Friday 11/7
 - 9:00 am – 11:30 am EST

If not, please let us know a time that may work for you.

From: [Darla Falcon](#) on behalf of [Brent Case](#)
To: [Berrevoets, Mike \(mberrevoets@fishbeck.com\)](#); [Rebecca Johnson](#); Supervisor@Solontwp.Org; [Darla Falcon](#); [Economic Development](#); [Development Team](#); [Development Team](#)
Subject: FW: Lunch and discussion with Solon Twp & Cedar Springs - Project Peninsula [In-person]
Start: Tuesday, January 6, 2026 12:00:00 PM
End: Tuesday, January 6, 2026 3:00:00 PM
Location: 25 Ottawa Ave SW, Suite 400; Exchange/Boardroom

Mike

If you are available, could you attend this meeting with me and others from the city?

Rebecca – if you are available, could you attend with me as well?

I don't want to waste anyone's time, but this project is moving forward, and I think the more people we (the city) have at the table, the better.

Thanks

Darla Falcon
Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org <<http://www.cityofcedarsprings.org/>>

-----Original Appointment-----

From: Brent Case <CaseB@rightplace.org <<mailto:CaseB@rightplace.org>> >
Sent: Tuesday, December 30, 2025 3:50 PM
To: Brent Case; Supervisor@Solontwp.Org <<mailto:Supervisor@Solontwp.Org>> ; [Darla Falcon](#); [Economic Development](#); [Development Team](#); [Development Team](#)
Subject: Lunch and discussion with Solon Twp & Cedar Springs - Project Peninsula [In-person]
When: Tuesday, January 6, 2026 12:00 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: 25 Ottawa Ave SW, Suite 400; Exchange/Boardroom

Bob and Darla - we will be catering in lunch for everyone at noon and begin discussion around 12:30.

Darla, please invite your water/wastewater engineer and if you'd like to bring in a commissioner/trustee, that's OK too.

I. Introductions

Introductions of participants

Overview of meeting objectives and anticipated outcomes

II. Municipal Service Frameworks: Water & Wastewater - PA 425 Overview

Intergovernmental cooperation and how it could apply to the Project Peninsula area

Overview of potential approaches, including amendments to existing agreements or creation of a new agreement

Alternative Service Models

Overview of interlocal agreements for water and wastewater services

High-level comparison of service delivery options

III. Rezoning Process & Community Planning

Overview of the rezoning process and anticipated timeline

Introduction of the project concept and planning considerations

Discussion of potential zoning standards and conditions to guide future development

Opportunities for public input during the rezoning process

IV. Water & Wastewater Infrastructure Planning

Overview of existing infrastructure and capacity

Long-term planning considerations and future demand

Coordination with regulatory agencies and permitting requirements

Phasing and implementation considerations

Community Engagement & Public Participation

Share overview of what was discuss earlier with Consumers

Microsoft Teams Need help? <<https://aka.ms/JoinTeamsMeeting?omkt=en-US>>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWVmOTFjZGQtZTE0My00OGQwLTkyYWYtZWVmMDBIM2RhMmFk%40thread.v2/0?context=%7b%22Tid%22%3a%22d68c0d40-83d0-41cc-a3e8-1155240be273%22%2c%22Oid%22%3a%229c92c2ea-d774-44f5-b2cc-c40fc63f9886%22%7d>

Meeting ID: 228 245 962 455 50

Passcode: FA3cf6zR

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=9c92c2ea-d774-44f5-b2cc-c40fc63f9886&tenantId=d68c0d40-83d0-41cc-a3e8-1155240be273&threadId=19_meeting_ZWVmOTFjZGQtZTE0My00OGQwLTkyYWYtZWVmMDBIM2RhMmFk@thread.v2&messageId=0&language=en-US>

From: [Brent Case](#)
To: [Darla Falcon](#)
Subject: Re: Termination of Single Party Non-disclosure agreement
Date: Monday, December 29, 2025 3:03:30 PM

Call me please. [REDACTED]

Get [Outlook for iOS](#)

From: Darla Falcon <manager@cityofcedarsprings.org>
Sent: Monday, December 29, 2025 2:52:50 PM
To: Brent Case <CaseB@rightplace.org>
Subject: Termination of Single Party Non-disclosure agreement

Brent

Do you know why I received a termination of single party non-disclosure agreement from Venerly LLC?

Darla Falcon

Cedar Springs City Manager

66 S Main Street
PO Box 310
Cedar Springs, MI 49319
616-696-1330 Ext 104
www.cityofcedarsprings.org

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TERMINATION OF SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Termination of Single Party Non-Disclosure Agreement (this “**Termination**”) dated as of the 29 day of December, 2025 (the “**Effective Date**”), is by and among Darla Falcon, City Manager of the City of Cedar Springs, Kent County, Michigan (the “**Recipient**”) and Venerly LLC, a Delaware limited liability company and its Affiliates (the “**Discloser**”). Any terms used and not defined herein shall have the meaning provided in the Non-Disclosure Agreement (defined below).

RECITALS:

A. Recipient and Discloser entered into that certain Single Party Non-Disclosure Agreement on June 12, 2025 (the “**Non-Disclosure Agreement**”).

B. Pursuant to Section 4 of the Non-Disclosure Agreement, Recipient and Discloser are entering into this Termination.

NOW, THEREFORE, in consideration of the covenants and agreements contained herein and in the Non-Disclosure Agreement, Recipient and Discloser agree as follows:

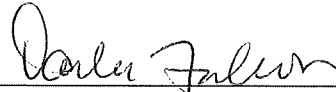
1. On the Effective Date, the Non-Disclosure Agreement is hereby terminated and of no further force or effect.

2. This Termination may be executed in several counterparts, each of which shall be deemed an original. Delivery of an executed copy of this Termination by facsimile transmission or email shall constitute effective and binding execution and delivery thereof and the signatures thereon shall be deemed to be original signatures for all purposes.

[remainder of this page left intentionally blank]

IN WITNESS WHEREOF, the parties have executed this Termination as of the day and year first above written.

Recipient:



Darla Falcon, Cedar Springs City Manager

Discloser:

Venerly LLC,
a Delaware limited liability company

By: 

Printed Name: Pamela A. Gregorski

Title: President

TERMINATION OF SINGLE PARTY NON-DISCLOSURE AGREEMENT

This Termination of Single Party Non-Disclosure Agreement (this “**Termination**”) dated as of the 5th day of January, 202~~5~~ (the “**Effective Date**”), is by and among Rebecca Johnson, City Clerk of the City of Cedar Springs, Kent County, Michigan (the “**Recipient**”) and Venerly LLC, a Delaware limited liability company and its Affiliates (the “**Discloser**”). Any terms used and not defined herein shall have the meaning provided in the Non-Disclosure Agreement (defined below).

RECITALS:

A. Recipient and Discloser entered into that certain Single Party Non-Disclosure Agreement on October 24, 2024 (the “**Non-Disclosure Agreement**”).

B. Pursuant to Section 4 of the Non-Disclosure Agreement, Recipient and Discloser are entering into this Termination.

NOW, THEREFORE, in consideration of the covenants and agreements contained herein and in the Non-Disclosure Agreement, Recipient and Discloser agree as follows:

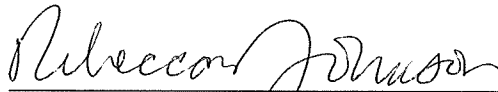
1. On the Effective Date, the Non-Disclosure Agreement is hereby terminated and of no further force or effect.

2. This Termination may be executed in several counterparts, each of which shall be deemed an original. Delivery of an executed copy of this Termination by facsimile transmission or email shall constitute effective and binding execution and delivery thereof and the signatures thereon shall be deemed to be original signatures for all purposes.

[remainder of this page left intentionally blank]

IN WITNESS WHEREOF, the parties have executed this Termination as of the day and year first above written.

Recipient:



Rebecca Johnson, City Clerk of Cedar Springs

Discloser:

Venerly LLC,
a Delaware limited liability company

By: 

Printed Name: Pamela A. Gregorski

Title: President

From: [utilities](#)
To: [Darla Falcon](#)
Subject: Project Peninsula
Date: Thursday, January 8, 2026 7:36:05 AM

Hey Darla,

I went back through my emails to see if I had any correspondence with any individual regarding any project particulars. I do not. All of the Zoom calls have been with the entire group, and as far as conversations go with being able to accommodate their needs, **they presented the redacted flow particulars during one of those calls.** I told them at that time that this was more in the ballpark, but they still need to talk to FTCH for any approval. I do not believe that they have done any of this yet.

Off the record, with all of the news regarding server farms, the disconnected way they seem to be doing things (my opinion) and the gleaning of “answers” to their questions based on a basic conversation makes me a bit uneasy with these people. I hope that this smooths out soon to our benefit.

Russ Johnson

City of Cedar Springs Utilities

City of Cedar Springs
66 S. Main St.
P.O. Box 310
Cedar Springs, MI 49319
[REDACTED]
utilities@cityofcedarsprings.org

From: [utilities](#)
To: [Darla Falcon](#)
Subject: Project Peninsula
Date: Thursday, January 8, 2026 7:40:03 AM
Attachments: [Water Wastewater RFI - Moore Farm - Dry Cooler.docx](#)

Hey Darla,

Please find attached, the last document that I received from these people regarding their needs.

Russ Johnson

City of Cedar Springs Utilities

City of Cedar Springs

66 S. Main St.

P.O. Box 310

Cedar Springs, MI 49319



utilities@cityofcedarsprings.org

Project Peninsula - Moore's Farm Water / Wastewater RFI

City of Cedar Springs, MI

Introduction

We are evaluating the required water and wastewater infrastructure needed to support the cooling system at this site. Included in this RFI is an estimate of water and wastewater demands needed for this location. Please review the demands below and evaluate if there would be sufficient water available to serve each of these. Any information that you all can provide would be greatly appreciated to assist in our site evaluation process.

Infrastructure Request

1. Proposed water supply plan, including estimated cost and timing for infrastructure requirements and potential new water sources or plant upgrades if necessary.
 - a. At least two diverse connections to the site are required.
 - b. Site plan (existing and proposed infrastructure) of the portion of the utility system that serves the development including treatment plant(s), storage tank(s), booster station(s), and conveyance infrastructure
 - c. The cooling system has varying levels of water usage across multiple phases from construction through facility operations. The final tiers of the water request may take several years to reach. Please identify infrastructure upgrade needs to achieve final tier capacities as well as potential timing to implement each improvement.
2. Proposed wastewater discharge proposal, including estimated cost and timing for infrastructure requirements and potential new wastewater treatment plant upgrades if necessary.
 - a. One connection minimum. Gravity is preferred.
 - b. Site plan (existing and proposed infrastructure) of the portion of the utility system that will serve the development including wastewater treatment plant, lift station(if applicable), and conveyance infrastructure
 - c. The cooling system has varying levels of wastewater discharge across multiple phases from construction through facility operations. The final tiers of the wastewater request may take several years to reach. Please identify infrastructure upgrade needs to achieve final tier capacities as well as potential timing to implement each improvement.

Preliminary Water / Wastewater Demands

High level - subject to change

Water Demands

Date	Tier	Target Residual Pressure (psi)	Peak Instantaneous (GPM)	Peak Day (GPD)	Average Day (GPD)	Annual Volume (MGY)
Break ground (Q4 2027)	I	50	400	500,000	N/A	N/A
Break Ground + 18 Months (Q2 2029)	II	50 min 80 max	375 (operational) 625 (fire flow)	300,000 (operational) 300,000 (fire flow)	95,000 (operational)	35 (operational)

Wastewater Demands

Date	Tier	Peak Instantaneous (GPM)	Peak Day (GPD)	Average Day (GPD)	Annual Volume (MGY)
Break ground (Q4 2027)	I	50	45,000	N/A	N/A
Break Ground + 18 Months (Q2 2029)	II	150	175,000	50,000	19

Water Quality Criteria

Our cooling system operation and efficiency depends highly on the influent water quality, aside from the typical drinking water requirements. Please provide typical operating ranges of the following constituents:

- pH @ 25 deg C
- Conductivity @ 25 deg C
- Temperature
- Total Hardness
- Total Suspended Solids
- Total Dissolved Solids
- Total Bacteria
- Langelier Saturation Index
- Puckorious Index (if available)
- Alkalinity, as CaCO₃: Total, Bicarbonate, and Carbonate
- Aluminum
- Bromide
- Calcium, as CaCO₃
- Chloride
- Residual Chlorine
- Iron
- Silica (as SiO₂)
- Sodium
- Sulfates
- Nitrate (as N)
- Nitrite (as N)

Utility Questionnaire

Please confirm and/or edit the information in blue text. The information in blue is a summary from the desktop due diligence phase.

Water

- What is the overall water supply capacity (both in treatment and in distribution/storage capacity)?
 - Distribution System:
 - Currently there are no water mains available west of US-131 to connect into.
 - There is a 12-inch water main that creates a pressure zone within the City.
 - A 16-inch water main connecting to the 12-inch pressure zone is available but is located east of US-131.
 - Redundancy improvements to the distribution system need to be made.

- Provide any available water distribution models to identify and prioritize system improvements.
- There is ability to store 0.3MG of water in the distribution system.
- Supply/Treatment System:
 - The City's water system consists of three wells with a firm capacity of 1.7MGD with the largest well out of service. Max capacity is 2.5MGD. Average capacity is 1.1-1.2MGD.
 - All wells are located in proximity to each other.
 - Well treatment consists of chlorination at the wellhead.
 - City does not have a Water Treatment Plant.
- What is the *available* water supply in the system/at the site
 - The proposed site does not have a municipal potable water connection available nearby. The City of Cedar Springs does not have a connection available west of US-131.
 - Additional wells will need to be developed to meet demand.
 - On-site storage will need to be constructed to bring down peak demands.
 - Groundwater Study needs to be carried out to identify available sources and capacity near the site.
 - Water quality grab samples can be collected by the City and shipped to a lab. City to suggest a testing lab.
- What are near term projects/expectations for expanding water supply?
- Are there any immediate or pressing concerns about long-term viability of the water sources?
- Do your local regulations allow evaporative cooling for industrial uses?
- If a well is drilled on the development site, would the City of Cedar Springs be willing to take ownership?
- Provide Capital Improvement Plans including details regarding drain field expansion, a second water tower, and WWTP upgrades.

Wastewater

- What is the total capacity (GPD) of the system? Include all storage capacity at the WWTP. What is the capacity of the plant that would be serving the site?
 - City's WWTP is rated for 2.4MGD average and 4.1MGD peak design flow.
- What is the total *available* capacity of the wastewater system at the site?
 - No available wastewater service connection at the site. City's existing service stops west of US-131.
 - A pump station and force main will be required for service connection.
- What is the ability of the WWTP to accept clean water discharge? *Note that Product Types 2 and 3 will have the majority of the wastewater stream be non-contact cooling water.*

- City does have a pretreatment requirement or pretreatment program as outlined in Municipal Code Article III Div. 3 Section 30-252 and 30-253.
- Is recycled water available for use for construction water, irrigation or toilet flushing?
- Provide a copy of the most recent NPDES permit (if applicable). Have there been any violations in the past five years?

Groundwater

- Provide well data including water level (depths to water or water column height) and raw water quality for each active water supply well for the last 20 years or maximum available.
- Provide any available hydrogeologic reports or aquifer testing results (pump tests) for each of the currently active wells. Should include pumping rates, test duration, depths to water during testing, specific capacities, permeability, etc.
- Provide 72-hour pump test results from the recently drilled well.

From: [Rose Powell](#)
To: [Darla Falcon](#); [Rebecca Johnson](#)
Subject: Water question
Date: Thursday, February 5, 2026 9:56:43 AM

Has Solon asked our city to supply water for a "possible" data center?