

VILLAGE OF CALEDONIA
COUNTY OF KENT, MICHIGAN

PUBLIC NOTICE IS HEREBY GIVEN that the Village Council of the Village of Caledonia (the “Village”) will hold a special meeting of the Village Council on the **27th of August, 2025, at 5p.m, local time**, at the Caledonia Village Hall, located at 250 S. Maple Street SE within the Village, regarding MDOT’S offer to purchase a fee partial, drainage easement and temporary construction easement on the Village’s property at 8701 Cherry Valley Avenue for the M-37 Expansion Project. The Village Council may make decisions with respect to regarding MDOT’s offer to purchase a fee partial, drainage easement and temporary construction easement on the Village’s property at 8701 Cherry Valley Avenue for the M-37 Expansion Project and may enter into Closed Session pursuant to section 8(h) of the Open Meetings Act to consider material which is exempt from disclosure under Section 13(1)(g) of Michigan’s Freedom Information Act.

All interested persons may attend the special meeting. Proposed minutes of the special meeting of the Village Council will be available for public inspection not more than eight business days after the special meeting. Approved minutes of the Village Council meeting will be available for public inspection at the Village Hall not later than five business days after the meeting at which the minutes are approved by the Village Council.

The address of the Village Hall, at which the meeting will be held, is 250 S. Maple Street SE, Caledonia, MI 49316.

This Notice of Special Meeting was posted at the Village Hall of the Village of Caledonia on August 26, 2025, at 3:00 p.m. **This notice was posted on the Village’s website (<https://www.villageofcaledonia.org/>) on August 26, 2025, at 5:00 p.m.**

Dated: 8/26/2025

VILLAGE COUNCIL OF THE
VILLAGE OF CALEDONIA

VILLAGE OF CALEDONIA

County of Kent, Michigan

AGENDA

Village Council Special Meeting

August 27, 2025, 5:00 p.m.

250 S. Maple St. SE, Caledonia, MI

- 1. Call to Order**
 - 2. Pledge of Allegiance**
 - 3. Roll Call**
 - 4. Brief public comment on agenda items (2 minutes)**
 - 5. Communications**
 - 6. Inquiry of Conflict of Interest**
 - 7. Approval of Agenda**
 - 8. Discussion Item(s)**
 - a. Follow up from questions submitted to MDOT regarding the counter offer to purchase a portion of 8701 Cherry Valley Road
 - 9. Closed Session**
 - a. Special Meeting to consider MDOT's offer and to enter into closed session pursuant to section 8(h) of the Open Meetings Act to consider material which is exempt from disclosure under Section 13(1)(g) of Michigan's Freedom of Information Act
 - 10. Unfinished Business**
 - 11. New Business**
 - a. Accept the current counter offer from MDOT for the Purchase of Fee Partial, Drainage Easement and Temporary Construction Easement within Village Property at 8701 Cherry Valley Ave SE for M-37 expansion project
 - 12. Extended Public Comment**
 - 13. Manager Comments**
 - 14. Village Council Comments and Announcements**
 - 15. Adjournment**
- *Any council member shall have the right to add items to the regular agenda.**

Lisa Sondag, Clerk, Village of Caledonia

MDOT Response to Village of Caledonia Questions

Good Morning All,

MDOT has reviewed the questions from the Village and our responses are below.

Attached are additional exhibits that outline what was acquired in 1948, and how it relates to our offer in 2025. The 1948 easement is included as well.

Size of Fee Partial:

In 1948, MDOT acquired a highway easement of approx. 2.35 acres from Alfred Finkbeiner. MDOT had existing statutory Right of Way (ROW) along Cherry Valley Ave on the original centerline of this road (in YELLOW in the exhibits). The 1948 easement widened the area that MDOT (then then MI State Highway Dept.) could construct for highway purposes along the entire frontage of the property for the purpose of constructing M-37. 1948 Easement Acquisition Exhibit attached outlines the area that was acquired in RED.

Within this easement area, MDOT already has the rights it needs to complete the planned M-37 project occurring in 2026. However, our plans for the 2026 project also calls for a need to acquire permanent ROW beyond the existing easement in several capacities. These proposed areas are highlighted in Green and **Purple** on the 2025 ROW Acquisition exhibit.

It was standard to obtain new permanent ROW in easement back in 1948, but now MDOT will oftentimes offer to purchase the easement areas in fee when they are expanded upon like we are offering to do now. We can change our offer to only purchase a highway easement for the new areas instead of acquiring them in fee if the Village prefers. This would satisfy MDOTs requirements for the project. In either case, MDOTs offer would only include compensation for the new ROW (36,722 sq ft). This is because MDOT already holds the rights it needs on the other 135,646 sq ft to complete the project and the previous landowner was compensated for these rights.

Potential Discrepancy in Acreage between MDOT's Sketch and 1948 Highway Easement Release:

The attached exhibits outline the 1948 Easement Acquisition, and its relation is highlighted in the 2025 ROW Acquisition exhibit. There is a breakdown in the 2025 ROW Acquisition exhibit for the proposed fee acquisition areas that confirms the size of the portion of the fee partial included in our offer.

If you would like to discuss this in further detail, Ben and I would be happy to do so. We can either meet via Zoom / Microsoft Teams or in person if preferred. Please just let us know what time would work best for you.

Best,

Jerrold Bosch
Property Analyst
Grand Region
Michigan Department of Transportation
616-370-6587
www.Michigan.gov/MDOT

MICHIGAN

STATE HIGHWAY DEPARTMENT

HIGHWAY EASEMENT RELEASE

For and in consideration of the improvement of State Trunkline Highway M-37, the sum of
one thousand Dollars (\$1,000.00)

and other valuable consideration, the receipt whereof is acknowledged, the undersigned, Alfred Finkbeiner,
an unmarried man. State Bank of Caledonia, a Michigan Corporation.

hereby grant and convey to the State of Michigan an easement for highway purposes, in, over, and upon the parcels of land described as:

All that part of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec. 20, T5N, R10W (Caledonia Twp., Kent co.) Michigan which lies Easterly of a line 60 ft. westerly of, measured at right angles, and parallel to the center line of State Trunkline Highway M-37.

Said parcel contains, less the right of way of the existing highway, 2.35 acres of land, more or less.

The center line of State Trunkline Highway M-37 is described as: Beginning at a point on the North line of said section 20 which is S86 deg. 28'W, 695.70 ft. from the Northeast corner of said section 20; thence S 29 deg. 30'E, 622.23 ft. to the point of curve of a 1 deg 30' curve to the right; thence southerly along the arc of said curve, whose chord bears S 16 deg. 45' E, 1785.05 ft. to point of tangent; thence S 2 deg 43' 30" E, 1500 ft more or less to a point of ending.

All existing fences thereon will be moved to the new right of way line by the grantor before construction and all existing buildings and structures thereon, other than

fences, may remain until the State Highway Commissioner requests their removal, in which case and at which time grantors will specify the location, upon their land and not more than two hundred feet outside of the highway limits, to which location said structures shall forthwith be moved, without expense to the grantors, and left in as good condition as previous to moving.

This conveyance includes a release of any and all claims to damages to grantors adjoining property, arising from or incidental to the laying out, establishing, altering, widening, change of grade, draining, and improving of the highway in, over, and upon the land hereby granted.

This conveyance also includes the consent of the grantors to the removal at any time of such trees, shrubs and vegetation as, in the judgment of the State Highway Commissioner, is necessary to the construction and maintenance of the highway, further notice of such removal being hereby expressly waived: provided, that all desirable trees, shrubs and vegetation which do not interfere with the construction, maintenance or use of the highway, are to be preserved and shall not be removed or disturbed; and provided further, that all timber, logs, and parts of trees suitable for firewood resulting from removal of any trees shall be reserved for the grantors.

The grantors covenant and agree for themselves, their heirs, executors, administrators, successors and assigns, that no bill board, sign board or advertising device, other than those advertising articles produced and sold on the premises, shall be erected, permitted, or maintained in or upon the remaining lands and premises now owned by the grantors immediately adjoining the lands herein conveyed, and within a distance of three hundred feet from the highway center line, measured at right angles to said line. This covenant is hereby declared to be a perpetual covenant and shall be construed as a real covenant attached to and running with the land.

The undersigned mortgagee hereby releases and discharges the lands described from the mortgage lien.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 8th day of March A. D. 1948.

In Presence of

Dan Bekins
Dan Bekins

Leonard J. Murphy
Leonard J. Murphy

Carol Glass
Carol Glass

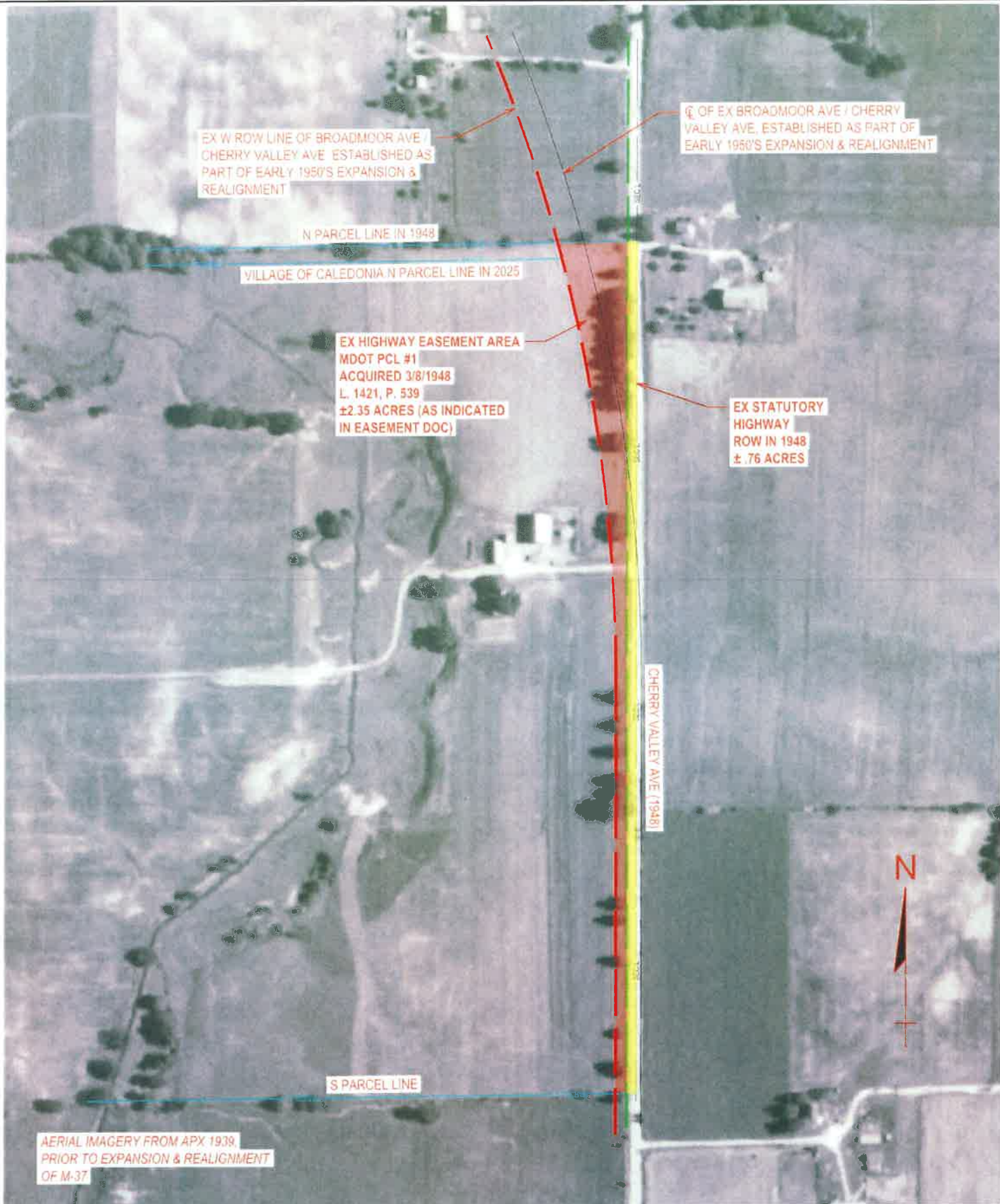
Leonard J. Murphy
Leonard J. Murphy

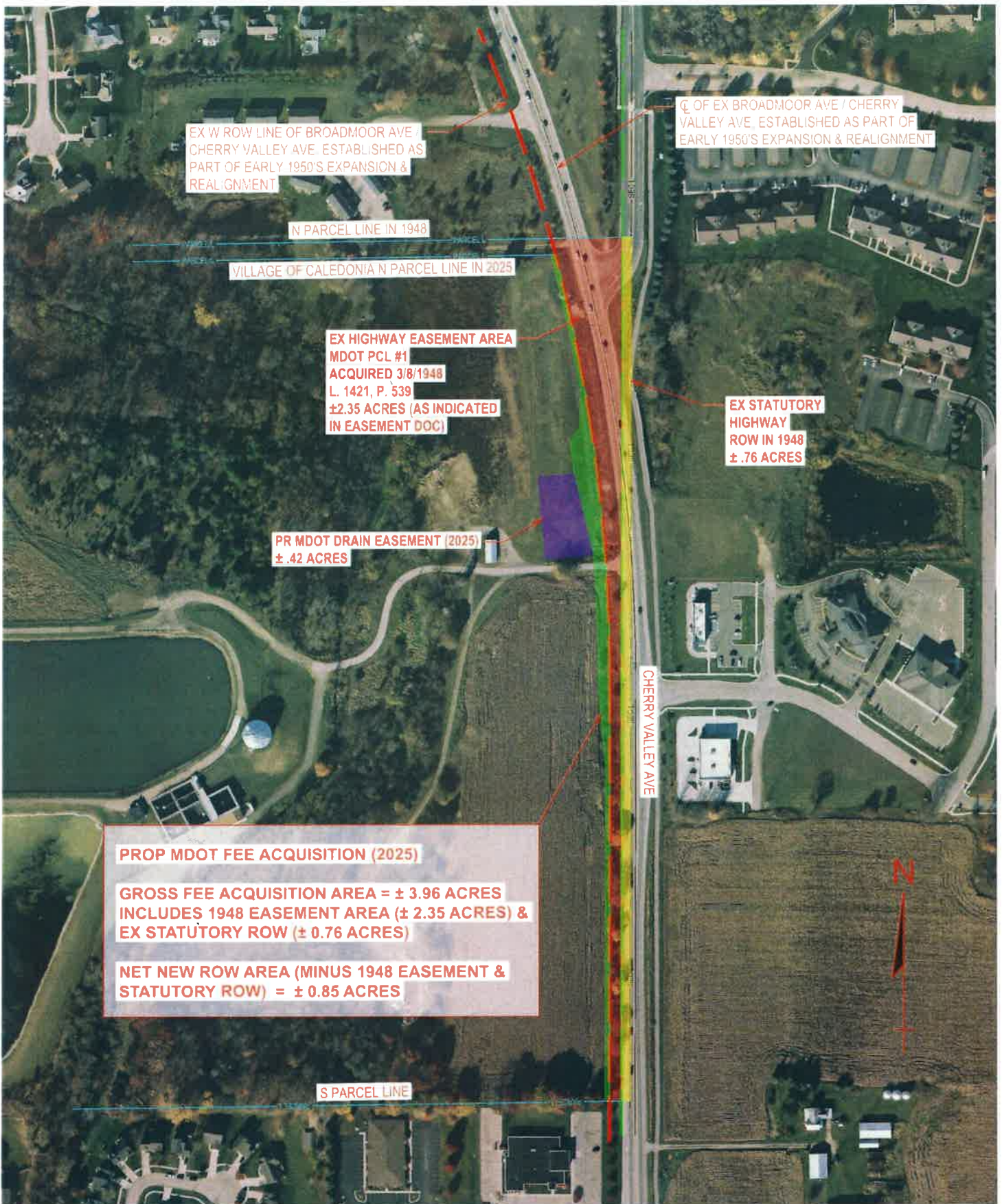
Alfred Finkbeiner (L.S.)
Alfred Finkbeiner

The State Bank of Caledonia (L.S.)
Caledonia, Michigan

F. B. Baker (L.S.)
F. B. Baker, Cashier

Albert Miller (L.S.)
Albert Miller, Vice Pres.





DESIGN UNIT:
CS: 41031
JN: 210063

TSC: GRAND RAPIDS

2025 PROP ROW ACQUISITIONS
RELATIVE TO PREVIOUS ROW ACQUISITIONS
VILLAGE OF CALEDONIA, KENT COUNTY

DATE: 8/21/25

DRAWING SHEET
CATE SECT

FILE: 2025 ROW ACQUISITION.DGN