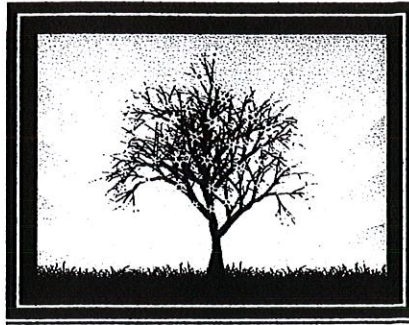


COPIES TO:
 ✓ MAYOR
 ✓ COUNCIL MEMBERS
 ✓ CITY ATTORNEY
 ✓ CLERK AND TREASURER
 ✓ PUBLIC WORKS SUPERVISOR
 ✓ BLDG. INSP. - ZON. ADM.
 Scan

RECEIVED
 JUN 21 2016

CITY OF FERRYSBURG



GRACIOUS GROUNDS

Vision: Gracious Grounds is a faith based community offering housing to people with unique abilities.

Mission: To look beyond limitations to create an environment that is affordable, friendly and resident centered. Gracious Grounds will emphasize life enriching activities and togetherness by promoting:

- | |
|--|
| Community Involvement
Inclusion
Employability Skills/Opportunities
Daily Living Skills
Academic Learning
Spirituality |
|--|

Community Involvement – Participants will be involved in the community where they reside – offering service to the community and connecting with community leaders (Church Leaders, Rotarians, Business Leaders) and residents

Inclusion – Opportunities for Guests, Mentors, College Students and the community to volunteer their gifts and talents at Gracious Grounds

Employability Skills/Opportunities – Connections to local employers to gain employability skills and paid employment

Daily Living Skills – Participants will take care of their rooms, the meals, the care and upkeep of the residence and the outdoor property, while acquiring daily living skills on site

Academic Learning – Lifelong learning will be promoted by creating opportunities that focus on the individual needs of each resident

Spirituality – Faith based activities will be offered and emphasized throughout the program

For more information you may contact:

Sandy Baker, Executive Director – Gracious Grounds,

231-750-1205, sandrajbaker63@gmail.com

COPY

Architectural Elevations

Gracious Ground would work collaboratively with the City and with Westwind Construction to create an aesthetically pleasing building, 1-3 stories, utilizing materials that would be complimentary to the City Hall complex, the condominiums across the street and other existing homes/businesses in the area.

Project Justification

Housing for people with disabilities is an unmet need in our community. Although there are several Adult Foster Care homes in the area, families are unable to find enough opportunities for their loved ones. The needs outweigh the opportunities. At the moment of this application, Gracious Grounds has 15 applicants for housing that cannot be offered due to the lack of opportunity. Many of the people that Gracious Grounds will serve are active members of our community. They hold jobs in our local businesses, volunteer in our community and worship in our Churches. They would like to reside in the area they grew up in, near their families and support systems. This property would offer that opportunity.

Development Team

Gracious Grounds would work side by side with the City of Ferrysburg and the Development Team at Westwind Construction. Greg and Peter Oleszczuk have expressed their eager willingness to work with Gracious Grounds and the City on this project. Gracious Grounds feels extremely blessed to have individuals with such a high degree of integrity and a company with an excellent reputation to be standing side by side with us!

Experience and Qualifications

Greg Oleszczuk and his staff have over 35 years of experience and expertise in developing and building several projects in the tricity area.

Financial Capacity

At the time of this application, Gracious Grounds has a fund balance of \$265,000. We just recently purchased a 6 bedroom/6.5 bath home from Love In the Name of Christ for \$50,000. This property will be the home for 5 gentlemen starting July 1! Gracious Grounds paid cash for this property and the property will be self-sustainable by the rent funds collected from the tenants. Although our fund balance is not at the point today where we could afford to purchase a large piece of property and begin development on it immediately, we would seek support from the community and apply for loans and grants to help get the financial support we would need! We would be interested in seeing if the City of Ferrysburg would be interested in leasing the land that is available.

Treasurer: Lisa Ashcraft

Lisa Ashcraft is a life long resident of Spring Lake. Lisa attended Western Michigan University with a degree in Business Education. This year Lisa will celebrate her 38th anniversary with Chase Bank. She has worked primarily in Grand Haven and Spring Lake. She is currently the Branch Manager at Chase Bank in Grand Haven, Michigan. Lisa has been a member of Spring Lake Public schools Board of Education since 1996 serving on various committees and holding positions as treasurer, vice president and president. Lisa has always been involved in the schools and very interested in the education of all students. Lisa has been blessed with the ability to share her heart and skills with students and people with unique gifts and talents.

Member: Nick Kunnen

Nick Kunnen received his Bachelor's Degree in Kinesiology and Psychology in 2002 from Hope College. He taught Physical Education at Reeths Puffer Schools until 2011, then became the Assistant Principal at Reeths Puffer Intermediate School. Nick has a passion for people in general, but excels in developing opportunities for students with different abilities. In his free time, Nick enjoys spending time with family and being outdoors.

Member: Gay Cole

Gay and her family have lived in the Spring Lake area for over 30 years. Gay recently retired after teaching for 34 years. In retirement Gay appreciates having the gift of time to give to groups and causes she believes in, such as Gracious Grounds.

Gay has long recognized that a traditional housing model does not meet the needs of many young adults in this community. She has heard their dream of living independently. She has heard the pride in their voices when they talk of jobs, social activities and community involvement. Gay is proud to be part of the mission of Gracious Grounds.

Member: Dennis Swartout

My wife Carol and two daughters moved to Grand Haven in 1985 and over the last three decades I have been engaged in a variety of civic activities above and beyond my career responsibilities. Presently, I serve as a member of Grand Haven's Human Relations Commission. Prior to that I served on the City Planning Commission, Downtown Development Authority, the Lighthouse Conservancy and the Coast Guard Festival Board. I was also privileged to serve in elected office as both a Grand Haven City Councilman and Ottawa County Commissioner. I have been fortunate to hold leadership positions having served as Chairman of the DDA and for five years as Chairman of the Board of Commissioners. Following my retirement as Director of the Tri-Cities Historical Museum I joined Harbor Transit where I serve in the role of Marketing Representative. My true joy in life has come from working with others in helping to make our community and the people that live here the very best.

GRACIOUS GROUNDS BOARD OF DIRECTORS

President: Lyn VanTol

Lyn serves as the Director of Family Ministries at Covenant Life Church in Grand Haven, Michigan. Covenant Life Church is comprised of approximately 1150 individuals, and there are about 500 children younger than 5th grade who participate in church programs during the year. At Covenant Life Church Lyn has recently helped to develop two programs aimed at assisting families who have individuals with special needs. The first, Special Treasures, provides a multisensory, educational environment with trained staff to provide individuals with a safe church experience that meets their educational and spiritual needs. The second, Regatta, is an after school program designed to promote social and friendship skills for youth who have challenges experiencing and enjoying peer friendships.

Lyn has served on the Board of Directors for various organizations including The Calvin College Alumni Association, International Girls Everywhere Meeting the Savior (GEMS), Dynamic Youth Ministries, and several local boards. Lyn is excited to be a part of Gracious Grounds as she sees the definite need in our community. She and her husband Brett, a psychologist at Pine Rest Christian Hospital, are the parents of two daughters. Adelyn recently graduated from U of M with her MSW. Kylee attends Community Based Instruction in Grand Haven and Noorthoek Academy through Grand Rapids Community College.

Vice President: Kevin Green

Kevin Green lives in Spring Lake with his wife Rachel and daughter Gianna. He has lived in the community since 1996 when he started working at Spring Lake Country Club where he is now the General Manager. He has worked with Spring Lake High School for over a decade to host off-site work and employability skills training for students with unique skills and learning needs. Kevin is active with the Rotary Club of Spring Lake, currently serving as the President. He also serves on the North Bank Community Fund Advisory Board, the 100 Men Who Give Steering Committee and the Michigan Club Manager's Association Board as Past President.

Secretary: Chris Oosting

I am a mom to three girls and grandma to three girls and two boys. Sandy and I met while teaching in Spring Lake. I was the Life skills teacher for grades 7-12. Most of my teaching career was spent at Spring Lake. Being a non core class, I was able to have all students in my classroom. Sandy and I did a little team teaching together in her classroom and in mine. That is how I was able to be with her kids on a daily basis and teach my kids what a blessing diversity is. While teaching, I had students from the preschool class come in and work with my 8th grade students once a week. I had students with varying degrees of abilities in my classroom. Half of the students in the preschool class were Autistic. It was great to have my students work with the preschool kids and learn to understand that differences are okay. I retired in 2009 and am excited to be a part of Sandy's dream.



GRACIOUS GROUNDS

A FAITH BASED COMMUNITY OFFERING HOUSING TO PEOPLE WITH UNIQUE ABILITIES

Dear Craig,

Gracious Grounds is excited to participate in the RFQ for the development of the property adjacent to the Ferrysburg City Hall! Gracious Grounds is a Non-Profit Organization (501c3), receiving tax exempt status on August 8, 2014. The mission of Gracious Grounds is to look beyond limitations to create an environment that is affordable, friendly and resident centered. Gracious Grounds will emphasize life enriching activities and togetherness by promoting community involvement, inclusion, daily living skills/opportunities, academic learning and spirituality. The organization was founded by the Executive Director, Sandy Baker and is governed by seven Board members: President - Lyn VanTol, Vice President - Kevin Green, Secretary - Chris Oosting, Treasurer – Lisa Ashcraft, and Board Members – Gay Cole, Nick Kunnen and Dennis Swartout.

Conceptual Approach

Gracious Grounds is interested in developing, in partnership with Westwind Construction, housing for people with disabilities. Specifically, a multi-unit building or buildings that would afford the opportunity for people with unique needs to live with caring, compassionate neighbors that would be willing to reside in the same building to lend a helping hand when needed. The most cost effective idea would be an apartment building with 1-2 bedroom(s) and 1-2 bathroom(s) with open parking or carports. Gracious Grounds would be interested in utilizing one classroom or more inside the present City Hall building for multiple purposes; educational, recreational, artistic and/or employment training. Gracious Grounds would be interested in helping to promote and maintain the community garden space as well as utilizing the softball field when available. There may be potential for residents to assist with needs that the City of Ferrysburg may have for keeping the City Hall building clean and cared for. Potential assistance to the Day Care, Walden Green and the surrounding businesses may be viable options. Gracious Grounds is very interested in developing a collaborative working relationship with the City. A relationship that would benefit all involved. A prospective timetable would be developed as soon as funding was secured (refer to paragraph entitled Financial Capacity) as well as a phasing in timeline if more than one building is able to be erected on the land.