HERITAGE HILL ASSOCIATION (HHA)

Board of Directors Meeting Minutes

Date: June 17, 2026

Location: Trinity Health; Hauenstein Community Education Room

Time: Meeting at 7:00 PM

Board Members Present: Kimberly Lucas, Jeremy Czubko, Cathy Bosscher, Denise Cook, Katie Heneveld, Jeff Phillips, Michelle Hoexum, Julia Hawkins, Chris Ervine, Jennifer Meeks

Staff Present: Carly Durham-Bruins

Public Present: Jay Fowler, Tim England, Rodney VanderZand (Corewell Health), Jennifer Locke (Corewell Health), Jessica Smith (City of Grand Rapids), Brent Geurink (City of Grand Rapids)

1. Call to Order: Meeting called to order by K.Lucas at 7:07 PM.

2. Public Comment: No public comment.

3. Approval of April Minutes: K.Lucas called for a motion to approve the April meeting minutes. J.Hawkins moved to approve the minutes. Motion carried.

4. President's Report – K.Lucas: K.Lucas reported that the LARA filing had been updated with the current Board members. CDBG certification was complete, and HHA had submitted its 2025 Form 990 to the City. HHA was awaiting the DocuSign materials to finalize the grant agreement.

Public Safety Events and Resources: HHA participated in an emergency preparedness program at Cornerstone Church with the Heritage Hill Environmental Club and a representative from the City response team. The City is in the early planning stages of five resiliency centers intended to support local emergency preparedness and evacuation needs. HHA was asked to help share preparedness information with the neighborhood.

NARCAN nasal spray obtained through the Red Project is now available at the HHA office and has also been distributed to local establishments, including The Commons and The Meanwhile. The office maintains a limited distribution log recording the date, resident/nonresident status, and quantity distributed. Board members were encouraged to spread the word, and additional supply can be obtained as needed.

HHA is exploring fall public-safety programming, including First Aid/AED/CPR and Stop the Bleed training. One CPR quote was $1,873 for 11 participants, with additional participants at $143 each; certification would be valid for two years. K.Lucas will seek additional quotes from area hospitals.

Herald Operations: Materials for the July/August Herald are due to the office by July 9, with printing scheduled for July 10. K.Lucas will communicate the deadline to advertisers. The September/October Herald deadline is September 11.

Judith Jorgensen Trust: HHA has been named as a beneficiary of the Judith Jorgensen Trust. The amount and other details are not yet known, and additional information is expected within approximately six months.

5. Treasurer's Report – C.Bosscher: Preliminary Home Tour results included 81 VIP tickets sold, with VIP Night generating approximately $10,000 after revenue and expenses. A total of 2,467 Home Tour tickets were sold, with revenue less expenses totaling $68,764. Combined with the approximately $10,000 from VIP Night, total preliminary Home Tour profit was approximately $79,000. Board members noted that this represented one of the highest Home Tour attendance levels in recent years. D.Cook reported that sponsorships were below the committee's goal, in part due to the tighter timeframe under which the committee operated this year. She identified sponsorship development as an area for improvement next year and noted that the committee plans to meet in July or August to review additional feedback and opportunities for the 2027 Home Tour. HHA's current bank balance was reported at approximately $185,000, with a portion moved into money market accounts to earn interest.

6. Committee Reports:

Home Tour: T.England reflected on his experience participating in the Home Tour, including the value of homeowners staffing their own homes, the relationships strengthened through the event, and the neighborhood support he experienced. He expressed interest in continuing to champion the Tour.

> **Vote:** The Board discussed increasing the Home Tour-related donations to Addie's Pantry and the Grand Rapids Public Museum (GRPM) to $10,000 each. The Board voted to approve both increased donations.

Discussion noted that GRPM had recently lost Kent County funding as County resources were redirected to support infrastructure needs at John Ball Zoo, and that the loss of funding could affect operations at the Voigt House. The Board clarified that HHA's $10,000 donation to GRPM is intended for the Voigt House and noted that the amount is close to GRPM's cost to open the Voigt House during Home Tour weekend. The Board will present checks to Addie's Pantry and GRPM, with D.Cook coordinating the presentations in the coming weeks. The discussion also raised the value of providing consistent support to community organizations serving Heritage Hill residents, including Addie's Pantry and women's shelters, and communicating the resources these organizations provide through HHA channels such as the Herald.

Fundraising: ArtPrize – Dragonfly Project: M.Hoexum will make an introduction to an architect near Martha's Vineyard and ask a family contact at United Forest about a potential wood donation. D.Cook reported that WOOD TV expressed interest in promoting the project with the ArtPrize team. D.Cook also reported that a little over 100 dragonflies were already considered "presold," based on feedback from residents who had indicated they planned to participate in the project. Approximately 150 dragonflies were planned for College Avenue, and T.Falcon was assisting with a map explaining the artwork. The project was already on the website, with a target of having dragonflies returned by August 15 for ArtPrize. D.Cook is applying for grants to help offset costs; the participant cost remains $50.

Community Cookbook: The committee discussed collecting neighborhood recipes. T.England will help assemble the cookbook, D. Cook reported that Diane will assist with photography, and Tommy Fitzgerald will also help. The project will be promoted in the Herald.

Community Engagement: Shakespeare in the Park is scheduled for July 11 at 6:00 PM. Wealthy Street Bakery will offer pizzas for preorder, with ordering information to be communicated by email.

Movie in the Park is scheduled for September 12, with Hocus Pocus as the preferred film.

Additional discussion included a Heritage Hill Career Network Group and possible mental-health/wellness programming that could strengthen future grant applications. Any grant-supported programming would need an appropriately accredited provider.

Land Use / Corewell Health: Corewell Health presented an update on its Butterworth campus expansion. Corewell representatives stated that regional growth, an aging population, and capacity pressures are driving the project. The current emergency department handles approximately 110,000 visits annually and is operating above preferred capacity. The proposal includes three primary components: a new emergency department, modernization and expansion of operating-room capacity to accommodate current treatment technology, and additional patient beds, including conversion of semi-private rooms to private rooms while still adding net-new beds. The project also includes two new adult-use helipads and a new underground loading dock.

The proposed project area is east of the Meijer Heart Center and includes property near 230 Michigan Street and 330 Barclay Avenue. Corewell stated that the location allows for direct connection to existing hospital facilities.

Corewell reported that letters had been sent to residents on or near Claremont Place who may be directly affected and that a small-group neighborhood meeting was planned for June 25. K.Heneveld requested the list of addresses that received the outreach because Corewell could not confirm the distribution at the meeting. Corewell also discussed a public open house in July and a return to the HHA Board in August, with City review anticipated later in the year.

J.Locke reported that Corewell was working to schedule a resident public open house for the week of July 13 or July 20. Corewell was coordinating with its communications team on distribution of the open house information, and HHA offered to assist with email outreach and/or resident addresses and provided potential locations for Corewell to contact regarding hosting the event. Board members noted that summer timing could be difficult for families. K.Heneveld asked whether, if July proved difficult, there could be an opportunity for a second open house in August. Corewell stated that its intention was to hold the July open house, meet with the HHA Board in August to report what was heard from residents, and then hold a follow-up public open house in mid- to late August. K.Heneveld asked whether materials would be available for residents to review in advance or take with them. J.Locke explained that the open house would be organized with multiple stations where residents could review information and ask questions based on each area of focus. R.VanderZand stated that some takeaway materials outlining Corewell's intentions could be available, but Corewell wanted to be thoughtful about what was distributed because the project remained in a working phase and preliminary information could be interpreted as final or shared beyond the intended resident audience without that context.

J.Fowler asked about Corewell's plan for communicating the project more broadly. R.VanderZand explained that Corewell's outreach was intentionally being conducted in stages, beginning with engagement with the HHA Land Use Committee, followed by the HHA Board, residents directly affected by the project, and then a public open house for Heritage Hill residents. Following those steps, Corewell would begin preparing a broader media release. R.VanderZand noted that Corewell wanted to limit premature release of project information as much as possible until that point because the project was still in a working phase.

J.Phillips asked about the project timeline, specifically whether Corewell anticipated going to the City in October after gathering resident feedback. R.VanderZand explained that Corewell had received seed funding to begin the design process but had not yet received full approval from the Corewell Health Board. Corewell's current intention is to seek their full Board approval in early 2027.

J.Phillips asked whether residents along Lyon Street were included in outreach given the possibility of converting part of Lyon to two-way traffic. R.VanderZand explained that Corewell's presentation focused on the hospital expansion, while the City was leading the traffic analysis. K.Lucas asked Jessica Smith, the City's Mobile GR director, about plans for resident outreach related to the traffic study.

J.Smith explained that the City is evaluating existing conditions and the potential impacts of converting Lyon Street between Division Avenue and College Avenue to two-way traffic. The study is intended to consider ambulance traffic, general traffic, and parking impacts, with results expected in late July or August. K.Lucas asked that the City also consider whether a two-way conversion could end at Lafayette Avenue rather than College Avenue because of existing congestion and potential parking impacts. J.Smith agreed to follow up. She stated that the City's goal is to minimize parking impacts where possible and that residents would be engaged once the study was ready for public discussion.

J.Meeks requested clear documentation of the studies being conducted, the information and assumptions used, and the resulting recommendations so residents can fairly evaluate potential impacts. J.Czubko noted existing public skepticism about prior traffic studies and emphasized the importance of transparent data and public evaluation. K.Lucas asked the City to provide information for the Herald explaining the study, purpose, possibilities, timeline, resident concerns, expected completion, and opportunities for public input. J.Phillips reinforced the importance of communication with residents.

J.Fowler summarized that an earlier Lyon/Fountain two-way study is being used as a baseline for the current analysis, allowing the City to incorporate anticipated project changes. J.Smith stated that data collected in December 2025 is being used in the current study. Chris Zull of Progressive AE is serving as Corewell's traffic consultant and is helping Corewell interpret City data, including parking information.

C.Durham-Bruins raised resident interest in residential parking permits in areas affected by hospital activity. J.Smith explained that such a process would be co-created with residents and would need to be initiated by residents. Follow-up with the City was identified.

K.Lucas requested a City open house and emphasized the importance of distinguishing the City's traffic decision-making from Corewell's hospital-expansion decisions. Corewell indicated that its communications team would consider providing information for the Herald. Corewell also reported that a 48-hour sound test was expected to be completed by the end of June and shared with the City. J.Phillips requested clarification for the public regarding helicopter flight volumes, including the adult/children split and expected number of trips.

Governance: The Governance Committee will meet to review prior feedback and continue work on modernizing voting procedures, Board accountability and expectations, incorporating the Code of Ethics into the bylaws, addressing grants within the bylaws, committee expectations, Executive Committee authority between Board meetings, and Board voting and nominations. The committee's goal is to finalize the bylaws by the end of the year and use policies and procedures to further define operational details where appropriate.

7. Staff Report – C.Durham-Bruins: C.Durham-Bruins provided an update following her return and discussed identified needs in HHA processes and procedures. She reported meeting with Julie Niemchick from GRPD and noted a more positive overall outlook. She encouraged continued enthusiasm and asked for assistance strengthening block clubs, citing work on the 500 block of Prospect to address dark streets and involve the City in tree trimming. She also discussed the value of a permanent office location with an open-door presence and provided additional NARCAN information.

For National Night Out on August 4, HHA will purchase ice cream. C.Durham-Bruins prepared an assignment sheet to be shared digitally with J.Hawkins. The group discussed incorporating as much public-safety information as possible into National Night Out and Movie Night.

8. Old & New Business: No new business.

9. Adjournment: K.Lucas called to move into executive session at 9:12 PM. C.Bosscher seconded. Motion carried.

Executive Session – Future Office Operations and Organizational Planning: The Board discussed future office operations, staffing, storage, and organizational planning. Discussion included the importance of Board participation in the Home Tour rather than relying solely on an Executive Director, extending C.Durham-Bruins's contract, and development of a future job description with assistance from Lakeshore.

> **Vote:** J.Meeks moved to extend C.Durham-Bruins's contract. J.Czubko seconded the motion. Motion carried.

The Board discussed entering into a one-year lease for office space at Central Reformed Church (CRC), with the annual lease cost estimated at approximately $1,000. The Board discussed potential future office space at AYA, noting that the space appeared promising but would not be ready for approximately one year. J.Czubko suggested AYA as a potential Home Tour partner. The Board also discussed storage needs, desk size, possible donated furniture, moving logistics, access to a box truck, and comparing the cost of storage with the value of items being stored. K.Lucas also raised the possibility of ordering HHA-branded banners and a tent for event tables.

> **Vote:** D.Cook moved that HHA enter into a one-year lease at Central Reformed Church (CRC) and obtain storage. J.Hawkins seconded the motion. Motion carried.

Adjournment: J.Phllips called for adjournment at 9:47 PM. K.Heneveld seconded. Motion carried.