

October 1, 2025

TO: Kent ISD and Allegan AESA Boards of Education

FROM: Kevin Philipps & Abby Lloyd

RE: October 6, 2025 Property Transfer Hearing

In advance of our October 6, 2025 meeting to consider the property transfer request, this memo is meant to summarize the request and property transfer process for the Board(s) understanding prior to the meeting. Included with this memo are the submitted application, maps and any other documents and statements the property owners provided in the initial discussions.

**General Overview of Property Transfer Statute:** The Michigan Department of Education statutory provisions covering the procedures for transferring a parcel of property from one school district to another contiguous school district are found in the Revised School Code, MCL 380.951 et seq; MCL 388.1010(b) - (attached). Other key components of the policy include:

- Administration reviews all property transfer requests and provides initial feedback to property owners, and obtains the input of local school districts involved. After the administrative review, if the property owner still wants their request to be considered, the Superintendent calls a meeting of the Board to review.
- Requests that involve two (2) or more intermediate school districts calls for a joint meeting of the affected intermediate school Boards.
- The policy outlines guidelines to consider when reviewing property transfer requests, as well as specific reasons the Board will refuse to consider a property transfer request.
- If the Board denies a property owner's request for transfer, the property owner does have the right to appeal to the State Superintendent of Public Instruction.

**Background:** Administration received a property transfer request on April 18, 2025 from Richard and Jayne Hodgson, Trustees, provided electronically, a petition with the Kent ISD for the transfer of property located at 569 145th Ave, Caledonia, MI 49316 from the Wayland Public School District (Allegan Area ESA) to the Caledonia Community Schools District (Kent County) located within the Kent ISD.

The Hodgsons are petitioning for a property transfer with annexation in the contiguous Kent Intermediate School District (Caledonia Community Schools) for the following reasons:

- The school district line on their street is random and is based on the choices of the previous homeowners on this street.
- As adult learners, The Hodgsons would like to access services where their neighbors access services for their children and for themselves.
- The Hodgsons prefer the services accessible through Kent ISD and KDL.
- The Hodgsons have easier access to services through Kent ISD and KDL based on where they live, work, and travel each day.
- The Hodgsons would prefer to have their property tax dollars support Kent ISD due to the breadth of services available.

**Recommendation:** Consideration of property transfer requests are guided by the following common principles:

- Requested transfer straightens or simplifies constituent school district boundary lines
- Welfare of any applicable students, including, but not limited to, the length of a student's commute to and from school, whether or not a school bus is utilized
- Elimination of geographical barriers to constituent school district operations
- Approval of the constituent school districts

As you can see on the attached map, transferring 569 145th Ave, Caledonia, MI 49316 from the Wayland Public School District to the Caledonia Community Schools District would not simplify current boundary lines. The Hodgsons are correct about the randomness of the school district boundary on their street, but the vast majority of properties are currently within the Wayland school district.

The Hodgsons do not have children attending either school district. As a Allegan county resident, the Hodgson's would not have access to the Kent District Library even if they were part of the Caledonia school district. State funding adult education programs are not constricted by school district boundaries as both Allegan and Kent intermediate school districts are part of Prosperity Region 9.

Administration has sought the input of the Wayland Public School and Caledonia Community Schools Districts. Both districts have communicated they are not in support of this transfer.

Based on all of the above, administration recommends the transfer request be denied.

Hopefully the summary of this request and the attached applications provide the information necessary to prepare you for the meeting. If there are any questions you may have in advance of the meeting, please don't hesitate to contact either Kevin or Abby.



KENT INTERMEDIATE SCHOOL DISTRICT  
2930 Knapp Street NE  
Grand Rapids, MI 49525

PT Request Form PT-101

### PROPERTY TRANSFER REQUEST

Name: Richard & Jayne Hodgson, Trustees Date: 4/18/2025

Address: 569 145th Ave

City: Caledonia Zip: 49316 Phone: (616)450-0291

Are you the legal owner of the property? Yes (Hodgson Family Trust)

Property Tax Description Number (Found on Tax Receipt)

County	Township	Section	Block	Parcel
<u>Allegan</u>	<u>Leighton</u>	<u>10</u>		<u>0313-010-045-00</u>

COM AT NW COR OF SW 1/4 OF SEC, TH E'LY ALONG CTR OF HWY 1223 FT NE'LY TO GREEN LAKE, TH E'LY 10 FT ALONG WATER EDGE, TH S'LY TO CTR OF HWY, TH W 30 FT TO A PT IN CTR OF HWY 1223 FT E OF BEG ALSO COM NW COR SW 1/4 TH E'LY ALG HWY 1163 FT N 29 DEG E TO GREEN LK TH E'LY ALG LAKE 37 FT TH S TO HWY TH W 60 FT TO POB SEC 10 T4N R11W.

Requested transfer from: Wayland (School District)

To: Caledonia (School District)

Assessed Valuation for the last Two Years

2025 - \$997600 2024 - \$907700

Is this property contiguous (touching) the school district to which you are requesting transfer?

Yes

Signature of Property Owner: Richard J. Hodgson

Signature of Co-Owners: Jayne C. Hodgson

If your request is approved, will you have school-aged children attending the new district? No

If yes, please list all children:

Name	Age	School Attending	Grade

Please explain below the reasons for this property transfer request (please use back if necessary):

Please see attached letter.

Thank you for your consideration.

April 18, 2025

Dear Kent Intermediate School District Board of Education and Allegan Area Educational Service Agency Board of Education:

My husband and I are petitioning for a property transfer for our homestead, located at 569 145<sup>th</sup> Avenue, Caledonia, 49316 (Property number 0313-010-045-00). We moved about two years ago from our former Caledonia home that was within the Kent Intermediate School District (KISD/Kentwood Schools District). We have been gradually accessing services within Allegan Area Educational Service Agency (Allegan Area ESA/Wayland Schools District). We would like to request a property transfer to the contiguous KISD/Caledonia Schools District so that we may access the services we could previously access within KISD.

We have been advised that the previous homeowners for our new homestead were offered the option of choosing KISD or Allegan Area ESA around 25-30 years ago. While we understand that a school district line needs to be drawn somewhere, we have learned that the school district line was made randomly (based on each homeowner's choice) along both sides of our street. Therefore, the school district line was not drawn here. Our property was just "carved out" based on the preference of the previous homeowners.

While the previous owners chose Allegan Area ESA, our surrounding neighbors on either side of our street usually chose KISD for their residential property. We have also learned that nearly all of our surrounding neighbors and our lake community (Green Lake community) are part of KISD. Since the ISD/school choice was previously offered to the owners of this property and our neighbors with no clear school district line, we feel that this choice should be made available to us as well.

While the current State of Michigan guidelines for property transfer are based on requests for school age children, all of us are lifelong learners. Caledonia Community Education offers many adult education options (along with Grand Rapids Community College) that we would like to access within KISD. We prefer access to services through the Kent District Library (KDL), Caledonia Community Schools, and Caledonia Community Resource Center. We respectfully request consideration as lifelong, adult learners to access our preferred educational resources.

Since we live at the border of Kent County in the northeast corner of Allegan County and work within the Grand Rapids area, we can more readily access KISD and KDL educational opportunities. We also frequently travel within Kent County; therefore, shifting to KISD improves our accessibility to KISD resources, including KDL resources.

**PETITION:**

We, the homeowners of the current property, are petitioning for a property transfer with annexation into the contiguous Kent Intermediate School District (KISD/Caledonia Schools).

- The school district line on our street is random and is based on the choices of the previous homeowners on this street.
- As adult learners, we would like to access services where our neighbors access services for their children and for themselves.
- We prefer the services accessible through KISD and KDL.
- We have easier access to services through KISD and KDL based on where we live, work, and travel each day.
- We would prefer to have our property tax dollars support KISD due to the breadth of services available.

Thank you in advance for your consideration.

Respectfully submitted,



Richard and Jayne Hodgson  
569 145<sup>th</sup> Avenue  
Caledonia, MI 49316  
Property Number 0313-010-045-00



**This map was compiled for tax administration purposes only. It does not represent a legal property survey.**

Map Printed:  
9/30/2025



0 0.010.01 0.02 mi

**THE REVISED SCHOOL CODE (EXCERPT)**

**Act 451 of 1976**

**Part 11**

**TRANSFER OF TERRITORY**

**380.951 Transfer of territory between school districts; resolution or petition; final action; territory being detached to be contiguous; approval of electors; request by board of condominium association.**

**Sec. 951.**

(1) An intermediate school board may detach territory from 1 school district and attach the territory to another school district if requested to do so by resolution of the board of a school district whose boundaries would be changed by the action; subject to subsection (2), by resolution of the board of a condominium association acting pursuant to a petition signed by not less than 2/3 of the co-owners of the condominium association who reside on the land to be transferred; or if petitioned by not less than 2/3 of the persons who own and reside on the land to be transferred. The intermediate school board shall take final action within 60 days after the receipt of the resolution or petition. The territory to be detached shall be contiguous to the school district to which it is attached. If the latest assessed valuation of the territory to be detached is more than 10% of the latest assessed valuation of the entire school district from which the territory is to be detached, the action of the intermediate school board shall not be effective unless approved by an affirmative vote of a majority of the school electors of the school district from which the territory is to be detached.

(2) The board of a condominium association may request that an intermediate school board detach territory from 1 school district and attach the territory to another school district as described in subsection (1) only if the board of the condominium association represents the co-owners of a condominium project that is completed and not less than 75% of the units are sold and occupied.

**History:** 1976, Act 451, Imd. Eff. Jan. 13, 1977 ;-- Am. 1988, Act 508, Imd. Eff. Dec. 29, 1988 ;-- Am. 1990, Act 147, Imd. Eff. June 27, 1990

**Popular Name:** Act 451

**380.952 Notice of meeting and of proposed alterations in school district boundaries.**

**Sec. 952.**

The intermediate superintendent shall give 10 days' notice of the time and place of the meeting of the intermediate school board and of the proposed alterations in school district boundaries to be considered by publication once before the meeting in newspapers of general circulation in the territory of the affected school districts.

**History:** 1976, Act 451, Imd. Eff. Jan. 13, 1977 ;-- Am. 1982, Act 370, Imd. Eff. Dec. 28, 1982

**Popular Name:** Act 451

**380.953 Territory extending into 2 or more school districts; joint meeting of boards; filing resolution or petition; notice of meeting; action on resolution or petition; quorum; election of chairperson and secretary.**

**Sec. 953.**

If the territory of school districts the boundaries of which are affected by the proposed alteration extends into 2 or more intermediate school districts, the intermediate school board of each intermediate school district shall meet jointly and sit as a single board to act upon the request for the transfer of territory. The resolution or petition for the transfer of territory may be filed with the intermediate school board of 1 of the intermediate school districts. The intermediate superintendent shall call the joint meeting of the affected intermediate school boards and give the notice of the intermediate school districts' meeting under section 952. Action on the resolution or petition for

transfer of territory shall be taken only at a meeting attended by at least a quorum of each of the intermediate school boards. The intermediate school boards meeting jointly shall elect 1 of their members chairperson and another secretary of the meeting.

**History:** 1976, Act 451, Imd. Eff. Jan. 13, 1977

**Popular Name:** Act 451

### **380.953a Transfer of territory; basis for decision.**

#### **Sec. 953a.**

In making a decision on a proposed transfer of territory under this part, the intermediate school board, or the intermediate school boards meeting jointly, shall consider the welfare of the affected pupil, including, but not limited to, the length of the pupil's commute to and from school, on a school bus or otherwise.

**History:** Add. 1995, Act 289, Eff. July 1, 1996

**Popular Name:** Act 451

### **380.954 Map; preparation; contents; filing certified copy.**

#### **Sec. 954.**

If the intermediate school board or the joint intermediate school boards approve alterations in the boundaries of school districts, the board or joint boards shall cause a map to be prepared showing in detail the boundaries of the affected school districts before alteration and the boundaries of territory attached or detached. A copy of the map bearing the certification of the intermediate superintendent or the chairperson of the joint boards shall be filed with the secretary of each affected school district and with each affected township supervisor or city assessor.

**History:** 1976, Act 451, Imd. Eff. Jan. 13, 1977

**Popular Name:** Act 451

### **380.955 Effective date of transfer; transfer of personal property; payment for loss of property; accounting; adjournment.**

#### **Sec. 955.**

The intermediate school board or joint intermediate school boards shall determine the effective date of the transfer, which shall not be less than 10 days after the date of the determination, and shall determine whether personal property of a school district is to be transferred. If real property owned by a school district is transferred to another school district, the intermediate school board shall determine an equitable payment for the loss of the property. The intermediate school board or joint intermediate school boards may require an accounting from the affected boards of education and, for the purpose of making the determination, may adjourn subject to the call of the president of the intermediate school board or chairperson of the joint intermediate school boards.

**History:** 1976, Act 451, Imd. Eff. Jan. 13, 1977

**Popular Name:** Act 451

**380.961 Territory detached from school district having bonded indebtedness; taxes; bond issue; exemptions; collections; payment of present value of pro rata bonded indebtedness; certifications; settlement of bonded indebtedness.**

Sec. 961.

(1) If territory is detached from a school district which has bonded indebtedness and transferred to another school district, the territory shall remain as part of the district from which detached for the purpose of levying debt retirement taxes for the bonded indebtedness until the bonds are redeemed or sufficient funds are available in the debt retirement fund for that purpose. The transferred territory shall not be part of the school district from which detached for the purpose of a subsequent bond issue, nor shall the detached territory be part of the school district from which detached for tax levies imposed for the purpose of bonded indebtedness created or assumed at a time when the portion of detached territory was not a part of the district or territory approving or assuming the bonded indebtedness. The territory shall be a part of the school district to which transferred for all other purposes.

(2) The territory shall not be subject to debt retirement tax levies for bonded indebtedness of the school district to which transferred existing at the time of transfer until the bonded indebtedness of the school district from which the territory was transferred existing at the time of the transfer is retired or sufficient funds are available and earmarked in the debt retirement fund for that purpose. The board of the school district to which the property is attached, by resolution, may exempt the property from the debt tax levies for not more than 3 years. The school officials of the district to which the territory is attached shall certify required debt retirement levies for the bonds of the school district from which the territory was detached, and the territory over which the levies are to be spread, to the proper taxing officials when certifying other taxes to be levied by the school district. The tax collecting officials shall remit the collections with other tax collections to the school district to which the property is attached. The officials of that school district shall immediately transmit the collections to the school district from which the territory was detached.

(3) The school district to which territory is attached may pay to the school district from which the land is detached the present value of the pro rata bonded indebtedness of the detached territory. The intermediate school board shall certify to the department of treasury the fact of the transfer, the description of the territory transferred, the bonded indebtedness of the school district from which the territory is detached, the assessed valuation of the school district from which the territory is detached, the assessed valuation of the detached territory, and other information the department of treasury may require. The department of treasury shall determine the pro rata share of the bonded indebtedness of the detached territory to the board of the school district from which the territory is detached. The department of treasury shall certify the amount determined to the intermediate school board. The intermediate school board shall certify the amounts to the boards of the school districts affected. The school district to which the territory is transferred may pay the sum to the school district from which the territory has been detached. Settlement of the bonded indebtedness shall be made on the state equalized valuation in the year of transfer. The school district receiving the money shall apply it under the terms and tenor of the bond issue.

(4) A transfer made after September 1 in a given year shall be a part of the territory from which detached for the purpose of the succeeding December tax levy in the year of transfer. Upon settlement of the bonded indebtedness by the school district to which the territory has been attached, the territory is subject to the bond debt retirement tax levy for bonded indebtedness of the school district to which attached existing at the time of transfer. For the purpose of making the settlement, the school district to which the territory is attached may use up to 15% of state school aid in 1 year.

**History:** 1976, Act 451, Imd. Eff. Jan. 13, 1977 ;— Am. 1983, Act 118, Imd. Eff. July 18, 1983  
**Popular Name:** Act 451

**380.966 Levy of school operational millage; certification.**

Sec. 966.

If territory is attached to a school district effective before September 1 of a year, school operational millage for that year shall be levied on property in the territory by the attaching school district. If territory is attached to a school district effective on or after September 1 of a year, school operational millage for that year shall be levied on property in the territory by the school district from which the territory is detached. The school officials of the district entitled to levy school operational millage upon the transferred territory shall certify the school operational millage, and the territory over which it is to be spread, to the proper taxing officials when certifying the taxes to be levied by the school district.

**History:** 1976, Act 451, Imd. Eff. Jan. 13, 1977  
**Popular Name:** Act 451

### **380.971 Appeal to state board of education.**

#### **Sec. 971.**

(1) One or more resident owners of land considered for transfer from 1 school district to another, or the board of a school district whose territory is affected, may appeal the action of the intermediate school board or joint intermediate school boards in transferring the land, the failure to transfer the land, or action relative to the accounting determination to the state board within 10 days after the action or determination by the intermediate school board or the joint intermediate school boards. If the intermediate school board or the joint intermediate school boards fail to take action within the time limit under section 951, the appeal may be made to the state board within 10 days following the termination of the period. The pendency of an appeal shall suspend the action or determination of the intermediate school board or joint intermediate school boards.

(2) The state board may confirm, modify, or set aside the order of the intermediate school board or the joint intermediate school boards. In considering an appeal, the state board shall consider the welfare of the affected pupil, including, but not limited to, the length of the pupil's commute to and from school, on a school bus or otherwise. The action of the state board on the appeal is final.

**History:** 1976, Act 451, Imd. Eff. Jan. 13, 1977 ;-- Am. 1995, Act 289, Eff. July 1, 1996  
**Popular Name:** Act 451

### **380.976 Change in boundaries; continued attendance of twelfth grade pupils without payment of tuition.**

#### **Sec. 976.**

If the boundaries of a school district are changed pursuant to this part, a pupil in the twelfth grade at the time of the change or entering twelfth grade at the beginning of the school year immediately following the change shall be allowed to continue attending school in the school district which the pupil attended before the change without payment of tuition.

**History:** 1976, Act 451, Imd. Eff. Jan. 13, 1977  
**Popular Name:** Act 451