

**CITY OF HUDSONVILLE**

**DOWNTOWN DEVELOPMENT AUTHORITY  
MEETING MINUTES**

June 16, 2015

**Approved: August 11, 2015**

Voting Members Present: Larry Gemmen, Steve Guikema, Ken Jipping, Joel Keegstra, Philip Koning, Dale Sall, Greg Slater, and Mayor Don Van Doeselaar

Non-Voting Attendees: Dan Strikwerda, and Patrick Waterman

Voting Members Absent: Doug Butterworth and Dr. Brad Dykstra,

I. Call to Order:

Chairman Sall called the meeting to order at 7:30 a.m.

II. Minutes:

There was a motion by Koning, support by Gemmen, and unanimous approval to accept the minutes of the May 11, 2015 meeting.

III. Lease agreement with Venture Auto at 3233 Prospect Street:

Waterman presented fee options with Venture Auto at 3233 Prospect Street. One intent is to have the property taxes covered, which are about \$150/month. They were paying \$200/month in rent to Jim Luikens. They will maintain the property, such as mowing and taking care of the lighting. The city will remove the fence along the property line.

- There was discussion on where to set the rental rate for the next year.
- It was felt that \$300/month is a fair rate given the value of the property.

There was a motion by Jipping, support by Slater, and unanimous approval for a one-year lease as recommended for 3233 Prospect Street, starting on July 1, 2015 at a monthly rental rate of \$300 per month with Matthey Thomas Walker and Rickie Roy Thurkettle Jr.

IV. Discuss future plans of DDA property:

- Waterman mentioned that Venture Auto expressed interest in the property north of Luikens building.
- The other option is to wait and see what interest arises due to the proposed development west of Buttermilk Creek.
- Will a turn lane be needed if the property is developed along 32<sup>nd</sup> Avenue? It depends how busy the property is.
- If the DDA moves forward with selling property, we should ask for financial information, including references.
- It was asked if there a preference to sell property to the north or south side of Luikens building.
- Bill Johnson and Greg Holcombe had mentioned an opportunity for developing and extending the Harvey Street corridor.
- The Farmers Market needs to be connected to Harvey Street. M-121 is too confusing for access.
- Interest was shown for purchasing additional property for this idea.
- Different properties were discussed for availability.
- West Michigan Community Bank is running out of room. Options were discussed for their expansion.

V. Adjourn

The meeting adjourned at 8:15 a.m.

Respectfully Submitted,  
Daniel J. Strikwerda, AICP