

CITY OF HUDSONVILLE

DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES

May 11, 2015

DRAFT

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: Jan Sal, Dan Strikwerda, Patrick Waterman, and City Attorney Dick Wendt

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 Gemmen, support by Slater, and unanimous approval to accept the minutes of the April 22, 2015 meeting.

III. DDA property redevelopment/transaction discussion:

Guikema expressed interest in purchasing property at 3284 and 3320 Chicago Drive, and 3287 Prospect Street. He discussed the history of what got them to this point. Their business is growing rapidly, they currently turn away customers, and they would like to stay in Hudsonville.

Waterman discussed four proposed motions that would initiate redevelopment of these properties. A parking lot to the west of the restaurant would be owned by the DDA. The DDA Development and TIF Plan has as high priority to: acquire property for parking lots, establish public/private partnerships that further the redevelopment vision of the Master Plan, and determining an alternate development plan for the triangle block.

- All four motions may be approved together. They are all necessary for the development.

- Jipping stated that this is the best place for them. This is more appropriate for Hudsonville than at the end of the village green.
- This will draw people in from the Grand Rapids region. It is an attraction for Hudsonville.
- They will start writing a proforma this week and should have financing in place by the end of the month.
- Wendt suggested using one contractor for parking lot construction for economies of scale.
- Wendt said a property agreement is needed. When the milestones are met, the property is sold.
- With respect to parking, there is a model agreement that we used for the Family Fare project.
- What is a time frame that should be given for the agreement? 24 months maximum was recommended. It shouldn't need to go beyond that.
- Guikema will abstain from voting due to a conflict of interest.

There was a motion by Jipping, support by VanDoeselaar, and unanimous approval for the following:

1. To express intent to sell a yet-to-be determined portion of the DDA owned properties located at 3284 Chicago Dr., 3320 Chicago Dr., and 3287 Prospect St. to Developer at fair market value price, as determined by the City Assessor.
2. To express intent to enter into a public/private partnership with Developer in which the DDA would construct and own a new public surface parking area.
3. To express intent to enter into a Purchase/Development agreement with Developer which includes yet-to-be determined stipulations regarding the construction of a new restaurant along with provisions for public parking.
4. To recommend to the City Commission that there be support for a public/private partnership between the DDA and Developer which includes the use of DDA funds for the construction of new public parking improvements within the DDA district.

IV. Other business

- Strikwerda mentioned that DJ's Pizza has moved to part of their new restaurant while working on the original restaurant.

V. Adjourn

The meeting adjourned at 8:45 a.m.

Respectfully Submitted,
Daniel J. Strikwerda, AICP