

# CITY OF HUDSONVILLE

## DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES

February 3, 2015

### DRAFT

Voting Members Present: Philip Koning, Dr. Brad Dykstra, Doug Butterworth, Ken Jipping, Dale Sall, and Larry Gemmen

Non-Voting Attendees: Patrick Waterman, Jan Sal, Michelle Fare, and Dan Strikwerda

Voting Members Absent: Joel Keegstra, Mayor Don Van Doeselaar, Steve Guikema, and Greg Slater

I. Call to Order:

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

II. Minutes:

There was a motion by Dr. Dykstra, support by Gemmen, and unanimous approval to accept the minutes of the November 11, 2014 meeting, with amendment to Section V. Second motion in that section should state “approval to go back into open session”.

III. Finance:

Sal reviewed the current status of the 2014-2015 TIFA and DDA financial statements.

- The TIF has a fund balance of \$1,597,246.99. There is \$684,638.91 cash on hand.
- The current DDA operating budget has a fund balance, and cash on hand, of \$34,358.65.

IV. DDA parking lot agreement:

Waterman presented the Cherry Avenue parking lot agreement.

- The property owners decided not to take their option of purchasing the parking lot.
- Genzink and Keegstra now own the property and have agreed to take responsibility for snow removal and mowing.
- The DDA will take care of ‘big umbrella’ maintenance, such as repaving the parking lot and light pole maintenance.
- The DDA will cover the cost of repairing the irrigation system this spring.
- The property owners will maintain the irrigation system from then on.
- This is a 10-year agreement with two options to extend it for another 10-years.

There was a motion by Koning, support by Dr. Dykstra, and unanimous approval to authorize the execution of the attached parking lot maintenance agreement between the Hudsonville Downtown Development Authority, Genzink Investments, LLC, and Cherry Plaza, LLC.

V. DDA property redevelopment plan quote:

Waterman presented a proposed agreement for GMBae to create a couple of development options on DDA property for auto-related businesses.

There was a motion by Dr. Dykstra, support by Koning, and unanimous approval to pay GMBae \$2,900, plus reimbursables as listed on the proposal, to develop two options that will contain auto-related businesses for the triangular site bounded by Chicago Drive, 32<sup>nd</sup> Avenue, and Prospect Street.

VI. DDA property acquisition discussion:

There was a motion by Dr. Dykstra, support by Koning, and unanimous approval to go into closed session.

There was a motion by Dr. Dykstra, support by Butterworth, and unanimous approval to go back into open session.

VII. Fireworks at 3284 and 3320 Chicago Drive, and 3287 Prospect Street for Saladbowl Bash:

Fare made the request to use the DDA's property for fireworks. This matches the request that was made for the Saladbowl Bash in 2014.

There was a motion by Koning, support by Gemmen, and unanimous approval to allow the City of Hudsonville & Hudsonville Area Chamber of Commerce to use the property at 3284 and 3320 Chicago Drive, and 3287 Prospect Street for fireworks on July 25, 2015 at dusk as part of the Saladbowl Bash festival.

VIII. Concerts on the Green and Saladbowl Bash:

Fare presented the request for the DDA to fund 2 nights of Concerts on the Green and fireworks at the Saladbowl Bash.

- There were 300-500 attendees at each concert last year so it is easier for businesses to be willing to fund concerts making it possible that all of the requested funding will not be needed from the DDA.
- Getting fireworks funded is the hardest part for Saladbowl Bash festival sponsorship.

There was a motion by Jipping, support by Gemmen, and unanimous approval for up to \$800 towards sponsorship for the Concerts on the Green and up to \$1,000 towards fireworks at the Saladbowl Bash.

IX. Other business

- Strikwerda provided an update on the Master Plan public outreach process that is about to begin.
- Waterman stated that there may be misinformation in the community about the city's proposed vision, and that he would be putting some talking points together to address FAQ's.

- Waterman provided an overview of the state's proposed ballot initiative, which will help Hudsonville, especially with road funding.
- Re/Max wrote the DDA a thank you card for sponsoring the tree lighting event.

X. Adjourn

There was a motion and support to adjourn the meeting at 8:30 a.m.

Respectfully Submitted,  
Daniel J. Strikwerda, AICP