

CITY OF HUDSONVILLE

CITY COMMISSION AND DOWNTOWN DEVELOPMENT AUTHORITY JOINT MEETING MINUTES September 9, 2014

Approved November 11, 2014

Voting Members Present: Ken Jipping, Dale Sall, Larry Gemmen, Mayor Don Van Doeselaar, Doug Butterworth, and Steve Guikema

Non-Voting Attendees: Patrick Waterman, Jan Sal, Michelle Fare, Dan Strikwerda, Paul Sachs of Ottawa County, and Mark Miller of Nederveld

Voting Members Absent: Philip Koning, Dr. Brad Dykstra, Joel Keegstra, and Greg Slater

I. Call to Order:

Chairman Sall called the meeting to order at 7:45 p.m.

II. Introductions:

We went around the table with introductions.

III. Draft Master Plan presentation:

Mark Miller of Nederveld gave a presentation of the draft Master Plan.

- O'Brien mentioned that the flood plain map needs to be updated. All of Hudsonville is a flood zone.

IV. City Commission Action Item:

A motion by Brandsen and support by Raterink to approve distribution of the proposed Master Plan to the entities as required in the Michigan Planning Enabling Act, Public Act 33 of 2008. There was unanimous approval.

V. Joint Meeting Discussion Items:

1. Children's Learning Center:

Waterman gave the Children's Learning Center update.

- There was not enough local support for the project.
- Lori Gramer tried to get it here, but now she is looking at other communities to locate the project.

2. Buttermilk Creek Pathway:

Waterman gave the Buttermilk Creek Pathway update.

- A pathway was constructed through the Hudsonville Public High School property.
- The city is working with a developer that includes a proposed pathway through the Summergreen property from New Holland Street connecting to the pathway

on the high school property.

- The city is going to pave the pathway behind city hall this year.
- 2 years ago a collaborative effort between Hudsonville, Georgetown and Aukeman Development resulted in a pathway extension over Rush Creek by the sports complex.
- The city met with MDOT and MDEQ regarding the pathway under M-121 and CSX rail.
- Those entities feel it is feasible but those organizations, along with CSX, require hydraulic information.
- It is estimated to cost \$10,000 to complete the hydraulic study.

3. Downtown Redevelopment:

Waterman gave the Downtown Redevelopment update.

- The city's proposed quality of life enhancement projects are Downtown redevelopment, the Village Green, Harvey Street enhancements, Buttermilk Creek Pathway M-121 crossing, Chicago Drive landscaping and the Hudsonville Farmers Market.
- With 1.45 million dollars in the TIF fund, the city can work on these projects.
- Grant funding may be available as well.
- The city was recently approached by a private developer which can significantly impact the downtown.
- Other projects are on hold until it is known how this project proceeds.

The City Commission meeting was adjourned. Paul Sachs and Mark Miller left. The City Commissioners remained.

VI. Minutes:

There was a motion by Van Doeselaar, support by Jipping, and unanimous approval to accept the minutes of the May 13, 2014 meeting.

VII. Finance:

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

- The TIF has a fund balance of \$1,447,925. There is about \$500,000 cash on hand.
- The current DDA operating budget has a fund balance of \$18,792.

VIII. Event Sponsorships:

1. Urban HayDay:

Fare presented the request for Urban HayDay sponsorship.

- There may be a title sponsorship so significantly less may be needed.

There was a motion by Van Doeselaar, support by Jipping, and unanimous approval for up to \$2,000 towards sponsorship of Urban HayDay.

2. Holiday Parade:

Fare presented the request for Holiday Parade sponsorship.

There was a motion by Jipping, support by Butterworth, and unanimous approval for \$1,000 towards sponsorship of the Holiday Parade.

IX. Downtown Area Improvements:

Strikwerda gave an update on expansions and improvements taking place around town.

X. Family Fare Parking Lot Update:

Waterman stated that the DDA now owns a parking lot.

- He met with Gary Genzink and Joel Keegstra, owners of the adjacent building, and was pleased to report that both gentleman are amenable to pay for mowing and snow removal in the parking lot.
- The city takes care of other items, such as lighting and repaving.
- City Attorney Dick Wendt is writing an agreement that shows the responsibilities of each party.

XI. Any Other Business which may legally come before the authority:

- O'Brien mentioned that during the MML Legislative Committee meeting that no law changes are currently proposed related to DDA's this year.
- There is debate related to County support for DDA's due to their financial struggles.

XII. Adjourn:

Motion was made, supported and unanimously approved to adjourn at 9:00 p.m.

Respectfully Submitted,
Daniel J. Strikwerda, AICP