

CITY OF HUDSONVILLE



MEETING MINUTES

January 3, 2024

Voting Members Present: Doug Butterworth, Jodi Cole Meyer, Andrew Gemmen, Jack Groot, Philip Koning, Mayor Mark Northrup, Todd Penning, Kirk Perschbacher, and Duane Smith

Non-Voting Attendees: R. Tyler Dotson, Lindsey Hicks, Andrew Smith, and Dan Strikwerda

Voting Members Absent: Matt Van Woerkom

Non-Voting Absent:

1. Call to Order:
Koning Called the meeting to order at 3:30 p.m.
2. Approval of Minutes:
There was a motion by Perschbacher, support by Mayor Northrup and unanimous approval to approve the September 6, 2023 minutes.
3. DDA and TIF Financial Report:
The DDA financial statements were presented. There was a motion by Groot, support by Penning and unanimous approval to accept the financial statements dated 12/21/2023.
4. Hudsonville Flats Tax Reimbursement adjustment:
Scott Geerlings is requesting more money due to the excessive unanticipated Consumers Energy cost. He wants \$97,572.50 added to the TIF reimbursement. The Harvey Street lights and two buildings south of Harvey Street are also supported by the infrastructure that is required to go underground. It was asked how this project supports the Village Green. Consumers Energy took the Village Green into account with this design but all of the details for future utility design are not known. One suggestion was for Geerlings to pick up a third of the cost. It is expected this request would lengthen the time of the current 11-17 years of the reimbursement.

The consensus is a willingness to add the portion of the bill to the TIF for the part of the cost that goes beyond benefitting his building. To do this a cost breakdown and some proforma details are being requested.

5. Terra Station update:

Site clearing will likely start in January. It is being funded by a Blight Elimination Grant the city was awarded. Preliminary PUD plans were presented to the Planning Commission last fall. There are still site details to work through. Veneklasen is going to present their project to the City Commission on January 9. They are submitting plans to the MEDC this month with a request to secure funding. Their goal is to submit updated plans for Planning Commission review in early February and plan begin construction in the spring. They could request a public infrastructure reimbursement if the AMI is 80-120%. The city needs to do what we can to help with the affordable housing need. Discussion ensued.

6. 5410 School Avenue parking lot -formerly Dr. McAlpine's property:

With Terra Station clearing the Farmer's Co-op property, there is a loss of available overflow parking, which is often used by Terra Square and city events. It is recommended to construct a parking lot this spring to make up for that loss of parking spaces. Public parking is listed as a high priority in the DDA Plan.

The estimated cost to construct parking lot is \$178,000 for up to 46 spaces. It was recommended to add this to the Veneklasen's MSHDA TIF plan to help reimburse this cost, including looking into a maintenance plan.

There was a motion by Northrup, support by Groot and unanimous approval to move forward with construction of a parking lot at 5410 School Avenue to include having the City Commission look into a partial reimbursement for this project.

7. Jim Luikens/DDA property discussion:

Trevor Petroelje of Moxie wants to buy DDA property at the northwest corner of 32nd Avenue and Prospect Street for a proposed development. His goal is to get an agreement signed to enable this purchase. This project was discussed with the Planning Commission in December. There are some details being worked through based on that meeting.

The DDA has had some of this property since 2008. The goal was not to make money but to facilitate quality downtown development. This is a great opportunity and includes eliminating the building at 5489 32nd Avenue.

There was a motion by Groot and support by Cole Meyer to sell the 4 parcels at the northwest corner of 32nd Avenue and Prospect Street for \$250,000 and repurchase a part of the Luikens site for \$250,000.

Yes 8

No 1 (Butterworth)

8. Library/Community Center update:

The city has been meeting with Progressive AE to come up with a design and estimated cost. The site is being discussed with the City Commission. The proposed project is in line

with the city's master and strategic plans.

9. Other projects:

- Tyler and Dan met with the developer interested in building a hotel. They are looking for financial incentives.
- Chipotle was approved for the Community West Credit Union site at 4205 32nd Avenue.
- There is developer interest in additional various residential developments around the city.

10. Meeting Dates:

The meeting dates for 2024 were presented.

11. Adjourn:

There was motion by Northrup, support by Perschbacher and unanimous approval to adjourn the meeting at 5:13 p.m.

Respectfully Submitted,
Daniel J. Strikwerda, AICP
DDA Interim Director