

CITY OF HUDSONVILLE



MEETING MINUTES--Draft March 6, 2024

Voting Members Present: Doug Butterworth, Jodi Cole Meyer, Andrew Gemmen, Philip Koning, Mayor Mark Northrup, Todd Penning, Kirk Perschbacher and Matt Van Woerkom

Non-Voting Attendees: Ethan Cowlbeck, R. Tyler Dotson, Jill Gruppen, Lindsey Hicks, Andrew Smith, Gabe Starr and Dan Strikwerda

Voting Members Absent: Jack Groot and Duane Smith

Non-Voting Absent:

1. Call to Order:
Koning Called the meeting to order at 2:30 p.m.
2. Approval of Minutes:
There was a motion by Mayor Northrup, support by Perschbacher and unanimous approval to approve the January 3, 2024 minutes.
3. DDA and TIF Financial Report:
The DDA financial statements were presented. There was a motion by Perschbacher, support by Gemmen and unanimous approval to accept the financial statements dated February 29, 2024.
4. Jim Luikens/DDA property sale/purchase:
At their last meeting, the DDA Board approved the sale and purchase of properties at the northwest corner of 32nd Avenue and Prospect Street. The amount of property the DDA would purchase is being adjusted due to a change in the proposed development. Approval is being requested for this adjustment.

Concerns were discussed with purchasing back property while losing the prime corner. The property being purchased back is contiguous to DDA property to the north. It is a benefit that the Luikens building is being removed. It was asked if this development would impact widening 32nd Avenue to 5 lanes in the future. The city's future intent is not to widen 32nd Avenue but provide traffic capacity through other means.

There was a motion by Mayor Northrup, support by Cole Meyer and unanimous approval to allow the DDA Chair to enter into a purchase agreement 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 that is not required as part of the proposed Prospect Flats development plan for \$250,000.

5. Hudsonville Flats Tax Reimbursement adjustment:

A proforma is attached that was provided by Scott Geerlings that has the unanticipated additional \$75,172.50 Consumers Energy cost added to the TIF reimbursement. The portion being added to the TIF was debated. There was consensus to provide support but not the full amount.

There was a motion by Mayor Northrup, support by Van Woerkom and unanimous approval for the amendment to the DDA TIF Development and Reimbursement Agreement in the amount of \$37,586 for 3434 Chicago Drive LLC.

6. Terra Station update:

Due to time limits, it was agreed to provide the project update during the public information meeting that follows this meeting.

7. 5410 School Avenue parking lot -formerly Dr. McAlpine's property:

Due to time limits, it was agreed to provide the project update during the public information meeting that follows this meeting.

8. Millage increase:

The millage can be increased to 1.706 mills from the current 1 mill. This will gain the DDA about \$12,000 per year. What is gained by doing this? It supports DDA administration such as DPW maintenance. There was consensus to leave the millage at its current rate at this time.

9. Adjourn:

The meeting was adjourned at 3:30 p.m.

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