



**CITY OF HUDSONVILLE  
DOWNTOWN DEVELOPMENT AUTHORITY**

**Wednesday, January 3, 2024  
3:30 p.m.  
Community Room – City Hall basement**

**AGENDA**

1. Call to Order
2. Approval of Minutes
  - a. September 6, 2023 (action item)
3. DDA and TIF Financial Report (action item)
  - a. The DDA is sponsoring the March Chamber meal at Royal Technologies on March 21.
    - i. This is a part of \$2,100 that was approved for Chamber events.
    - ii. The DDA can make a ¼ page advertisement about what is happening in the DDA. This can be set at the dinner tables.
    - iii. Someone can say a few words at the event on behalf of the DDA.
4. Hudsonville Flats Tax Reimbursement adjustment (action item)
  - a. Scott Geerlings is asking for more money due to the excessive unanticipated Consumers Energy cost. He wants \$97,572.50 added to the TIF reimbursement.
  - b. A memo and Resolution 24-003 are attached.
  - c. The DDA policy is also attached for reference.
  - d. For more information, see memo “Amendment to the Hudsonville Flats Development and Reimbursement Agreement”
5. Terra Station update
  - a. Blight Grant approved. Site likely to be cleared in January.
  - b. Preliminary PUD plans were presented to the Planning Commission.
  - c. The city is waiting for more finalized plans to be submitted.
  - d. Veneklasen wants to start in the spring.

<p>Note: In compliance with the Michigan Open Meetings Act, notice of the above meeting will be included on the online notices section for virtual meetings.</p>
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6. 5410 School Avenue parking lot -formerly Dr. McAlpine's property (action item)
  - a. 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, for example.
  - b. It is recommended to construct a parking lot this spring to make up for that loss of parking spaces.
  - c. The estimated cost to construct parking lot is \$178,000 for up to 46 spaces.
  - d. For more information, see memo "5410 School Avenue parking lot (formerly Dr. McAlpine's property)"
7. Jim Luikens/DDA property discussion (possible action item)
  - a. Trevor Petroelje of Moxie wants to buy DDA property at the northwest corner of 32<sup>nd</sup> Avenue and Prospect Street for their development.
  - b. His goal is to get an agreement signed to enable this purchase.
  - c. This project is being discussed with the Planning Commission on December 20 (attached).
  - d. There will likely be a special meeting to formalize and approve this proposal.
  - e. For more information, see memo "Jim Luikens/DDA property"
8. Library/Community Center update
  - a. The city has been meeting with Progressive AE to come up with a design and estimated cost.
  - b. This building would be on Ken Jipping's property at the south end of the future village green.
9. Private projects update
10. Any other business which may legally come before the authority

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