



**CITY OF HUDSONVILLE
DOWNTOWN DEVELOPMENT AUTHORITY**

Wednesday, March 6, 2024

2:30 p.m.

Terra Square

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. January 3, 2024 (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. The DDA can make a ¼ page advertisement to set at the dinner tables.
 - ii. Someone can say a few words at the event on behalf of the DDA.
4. Jim Luikens/DDA property sale/purchase (action item)
 - a. The area approved for purchase by the DDA is being adjusted so additional approval is being requested.
 - b. They are working towards final approval at the April 17 Planning Commission meeting.
 - c. For more information, see memo "Jim Luikens/DDA property sale and purchase"
5. Hudsonville Flats Tax Reimbursement adjustment (action item)
 - a. 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.
 - b. For more information, see memo "Hudsonville Flats Development and Reimbursement Agreement Amendment".

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.

6. Terra Station update
 - a. The site is being cleared as part of a Blight Elimination Grant through the Ottawa County Land Bank.
 - b. They are working towards final approval at the April 17 Planning Commission meeting.
 - c. It is anticipated they will request a Brownfield TIF that requires DDA approval.
7. 5410 School Avenue parking lot update -formerly Dr. McAlpine's property
 - a. The DDA approved moving forward with the construction of a parking lot at this location.
 - b. City is working towards having it designed.
 - c. Construction is anticipated for this spring/summer for up to 46 spaces.
 - d. A goal is to install some EV stations.
8. Millage increase discussion
 - a. The millage can be increased to 1.706 mills from the current 1 mill.
 - b. This will gain the DDA about \$11,000 per year.
 - c. For more information, see memo "DDA millage"
9. Library/Community Center update
 - a. Progressive AE completed a Vision Plan Study for the design and cost.
 - b. The city is purchasing Ken Jipping's property at the south end of the future village green for this project.
10. Private projects update
11. Any other business which may legally come before the authority

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