

CITY OF HUDSONVILLE
DOWNTOWN DEVELOPMENT AUTHORITY
 **HUDSONVILLE**

MEETING MINUTES
November 6, 2019

Voting Members Present: Mayor Mark Northrup, Randy Moeller, Philip Koning, Andrew Gemmen, Jack Groot, Kirk Perschbacher, Cheryl DeAvila, Hannah Wilkerson, and Ken Jipping.

Non-Voting Attendees: Keyla Garcia, Dan Strikwerda, Patrick Waterman, and Michelle Fare.

Voting Members Absent: Doug Butterworth.

Non-Voting Absent: None.

1. Call to Order:
Koning called the meeting to order at 3:30 p.m.
2. Minutes:
There was a motion by Groot, support by Perschbacher, and unanimous approval to accept the minutes of the September 4, 2019 meeting.
3. Financial Report:
Garcia reviewed the DDA financial statements with the board.
4. 2020 Meeting Dates
Fare shared a proposed meeting schedule with the board and agreed to send calendar invites for the meetings.
5. Policy Forum Debrief
Fare shared key takeaways from the Moving Michigan Forward forum she attended.
6. 3440 Chicago Drive Property Security
Waterman shared that there are parking bumpers around the 3440 Chicago Drive property, but there continue to be individuals that park and drive across the parcel. He suggested the option of adding a temporary perimeter fence around the property – which would need a variance. The board agreed that they wanted to first have a conversation with the adjacent property owner about not using 3440 Chicago Drive before a variance for a fence was sought. Waterman agreed to contact the property owner.

7. Project Updates:

- Road Construction: Waterman shared that School Street is done, the roundabout is open, and Service Drive will open after striping. Van Buren is also done. They are actively working on the pedestrian crossing on Chicago Drive, though MDOT recently decided to re-evaluate their approval.
- Cityscape Partners Project: Waterman shared that the plans should arrive at City Hall any day now. Soil borings have been completed. MEDC is on board. Dan and Patrick met with the project architect this month and Cityscape is planning to go to the December Planning Commission meeting and break ground this spring/summer.
- Purchase Agreement on McAlpine Property: Fare reported that a draft agreement was submitted to Dr. Brad McAlpine. His attorney is currently reviewing it.
- Plaza Realignment work: Waterman shared that an agreement to swap parcels with Ken Jipping has been drafted and is under review, which would allow the City to realign Plaza to frame the end of the Village Green. The cost estimate for the road work is \$159,000.
- Prospect Street Lots: Fare reported that Lakeshore Habitat is still working on evaluating the feasibility of a development. They have a meeting schedule for the week of the 11th with GMB to draft plans.
- DNR Grant Application: The DNR will announce awards in December.
- Copper Rock: Fare shared that staff has been talking with Copper Rock about townhouses on the DDA-owned lots on the north side of Prospect. The DDA board agreed that they would be ok with phased townhouses, assuming the property was all acquired at the same time.

8. Private Project Updates:

Strikwerda gave updates on a Copper Rock LIHTC deal proposed, an industrial complex that would include a hotel, and an amendment to the West Michigan Beef parcel. He also updated the board on the small cell ordinance proposed.

9. Any other business: None

10. Adjourn:

The meeting adjourned at 4:38 pm

Respectfully Submitted,

Michelle Fare, DDA Director