



MEETING MINUTES - Draft  
November 4, 2020

Voting Members Present: Ken Jipping, Mayor Mark Northrup, Andrew Gemmen, Hannah Wilkerson, Jack Groot, Doug Butterworth, Randy Moeller and Cheryl DeAvila.

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

Voting Members Absent: Philip Koning and Kirk Perschbacher.

Non-Voting Absent: None.

1. Call to Order:

Groot called the meeting to order at 3:30 p.m.

2. Minutes:

There was a motion by Northrup, support by Moeller, and unanimous approval to accept the minutes of the July 2020 meeting.

3. Financial Report:

Garcia reviewed the DDA financial statements with the board.

4. Purchase Agreement – Habitat for Humanity

Fare reviewed the draft purchase agreement with Habitat for Humanity. The board recommended a shortened time frame for inspections. Northrup confirmed that the intention of the DDA was to pay back the loan from the city from the proceeds of the sale.

There was a motion by Northrup, support by Jipping, and unanimous approval to authorize staff to negotiate and finalize and the DDA President to execute a purchase and development agreement with Lakeshore Habitat for Humanity for 3230 and 3240 Prospect Street.

5. Initial Feedback on TIF Plan

Fare shared the draft TIF plan with the board and requested feedback on priorities. The board was in agreement with the overarching priorities and gave some feedback on specific goals including ensuring that market studies and other analysis were included in the plan. Fare reported that the goal is to bring a full plan back for formal review in January.

6. Vibrant winter cities discussion

Strikwerda gave an update on the Michigan Planning Conference's session on vibrant winter cities, the creation of a winter task force, and some of the staffs' ideas for

improved vibrancy including more lighting, seating, igloos, and firepits. There was a motion by Northrup, support by Moeller, and unanimous approval to allocate \$5,000 of the TIF budget to winter amenities including igloos and outdoor seating.

7. Discussion on Prospect Lots and Triangle Property

Waterman gave an update that the Copper Rock development was on hold. Staff continues to have meetings with developers and will continue to promote the sites. Eventually there may be the need to contract with a professional commercial real estate agent.

8. Update on Hudson Center Phase II

Fare shared an update that negotiations are in process for the property adjacent to the DDA's site.

9. Bob Gibbs Consultation

Waterman shared an update on the consultation with Bob Gibbs and the concerns that were raised about commercial mix and overall square footage, as well as parking concerns.

10. Adjourn:

The meeting adjourned at 4:45 pm

Respectfully Submitted,  
Michelle Fare, DDA Director