



MEETING MINUTES - Draft
January 6, 2021

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

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

Voting Members Absent: Jack Groot.

Non-Voting Absent: None.

1. Call to Order:
Koning called the meeting to order at 3:32 p.m.
2. Minutes:
There was a motion by Northrup, support by Jipping, and unanimous approval to accept the minutes of the November 2020 meeting.
3. Financial Report:
Garcia reviewed the DDA financial statements with the board. There was a motion by Northrup, support by Moeller, and unanimous approval to accept the financial statements.
4. Purchase Agreement Update – Habitat for Humanity
Fare shared an update that the final negotiated price for the two parcels was \$142,000. She shared an update about timing of the final signatures on the purchase agreement.
5. TIF Plan Review
Fare shared the final draft of the TIF plan with the board. There was a motion by Perschbacher, support by Northrup, and unanimous approval to adopt a resolution approving and recommending amendment to the Development and Tax Increment Financing Plan of the City of Hudsonville Downtown Development Authority.
6. Vibrant winter cities update
Fare shared an update about the winter amenities, including igloos, Hughes Park fire pit, elf door hunt, and winter bucket list. The board discussed the option of installing a temporary fireplace on the splash pad, but there was consensus to hold off of that project.
7. Update on Hudson Center Phase II
Waterman gave an update on the status of the developer and Perschbacher gave an update about the Brownfield grant awarded to the project for pre-development work.

8. RFP Discussion
Waterman shared that staff was authoring an RFP to send out to planning consultation firms that will address commercial mix, overall square footage, parking concerns, and shopability elements of the downtown. Staff expects to bring a draft RFP back to the Board in March.
9. DDA Property Marketing Discussion
Fare asked the board for input on marketing the DDA-owned properties. Following discussion, the board agreed that they were interested in listing the properties with a commercial real estate agent. Several board members offered to make introductions. Fare agreed to bring proposals from several agencies back to the board in March.
10. Update on Private Properties
Strikwerda gave an update on residential developments proposed in the city limits.
11. Adjourn:
The meeting adjourned at 4:35 pm

Respectfully Submitted,
Michelle Fare, DDA Director