

CITY OF HUDSONVILLE

DOWNTOWN DEVELOPMENT AUTHORITY



MEETING MINUTES

Jan. 5, 2022

Voting Members Present: Philip Koning, Duane Smith, Mayor Mark Northrup, Jack Groot, Kirk Perschbacher, Andrew Gemmen and Todd Penning.

Non-Voting Attendees: Patrick Waterman, Dan Strikwerda and Lauren Foley.

Voting Members Absent: Doug Butterworth.

Non-Voting Absent: Keyla Garcia.

1. Call to Order
Philip Koning called the meeting to order at 3:35 p.m.
2. Approval of Minutes
There was a motion by Groot, support by Perschbacher and unanimous approval to approve the Nov. 3 minutes.
3. Financial Report:
Foley reviewed the DDA financial statements with the board. There was a motion by Northrup, support by Groot, and unanimous approval to accept the financial statements.
4. Bob Gibbs Parking Analysis Update:
Gibbs presented an overview of the market and retail analysis with his recommendations along with an update on the parking analysis.
5. Farmers Co-Op Property Update:
Waterman shared the city closed on the Co-Op property in Dec. 2021. Waterman informed the board A Request for Information (RFI) was sent out to 25-30 developers or respondents and three were submitted. Currently the city is creating a task force to review each proposal.
6. City Strategic Plan Update:
Waterman shared how the City Commissioners participated in a strategic planning retreat with department heads joining for half the day in December to map out the direction for the next five years by created three focus areas.
7. 3440 Chicago Drive Development Update:

Foley shared an update on the mixed-use project that includes 1st floor commercial and 2.5 floors above as residential on 3440 Chicago Drive. This location is next to the Hudson Center. Foley shared this project received preliminary PUD approval from the Planning Commission. The next step for the DDA is to develop a purchase agreement.

8. Advantage Realty Update:

Foley provided an update from Advantage. There were a number of interested developers, but either the project didn't align with the vision or the price. There hasn't been real movement due to the current climate. A possible option for one of the DDA owned properties would be an oral surgical facility.

There was a motion by Northrup, support by Gemmen, and unanimous approval to authorize Groot, Waterman and Foley to review the sales agency agreement with Advantage Commercial Real Estate for the DDA-owned properties to adjust or terminate the contract.

9. Update on DDA Board Member recruitment:

Foley shared how she continues to work on the recruitment and the number of great candidates she has met with who are interested joining the board. Foley shared she had a meeting scheduled with Jenny Hoort with Engedi Salon to confirm her commitment.

7. Update on private projects:

Strikwerda provided updates on Hudson Center II, White Flame Brewery, DJ Pizza, Housing Development Project, Keegstra's Dollar Store.

9. Adjourn

There was motion by Penning, support by Perschbacher and unanimous approval to adjourned the meeting at 4:59 p.m.

Respectfully Submitted,
Lauren Foley
DDA Director