

CITY OF HUDSONVILLE



MEETING MINUTES

May 3, 2023

Voting Members Present: Doug Butterworth, Jodi Cole Meyer, Andrew Gemmen, Jack Groot, Philip Koning, Mayor, Mark Northrup, Todd Penning, Kirk Perschbacher, and Matt Van Woerkom

Non-Voting Attendees: R. Tyler Dotson, Keyla Garcia, Scott Geerlings, Lindsey Hicks, and Dan Strikwerda

Voting Members Absent: Duane Smith

Non-Voting Absent:

1. Call to Order:
Koning Called the meeting to order at 3:30 p.m.
2. Approval of Minutes:
There was a motion by Northrup, support by Groot and unanimous approval to approve the March 1, 2023 minutes.
3. DDA and TIF Financial Report:
The DDA financial statements were presented. There was a motion by Northrup, support by Groot and unanimous approval to accept the financial statements dated 4/24/2023.
4. Annual DDA and TIF budget for FY 2023-2024:
The annual DDA and TIF budgets for FY 2023-2024 were reviewed. The DDA fund resource has been shrinking. Within the next year another option for sustaining the funds needs to be reviewed. A Principal Shopping District was mentioned as an option. There was a motion by Northrup, support by Groot and unanimous support for the annual budget for FY 2023-2024.
5. Hudson Center Development and Reimbursement request to continue (action item):
After the property was sold, the reimbursement stopped. The intent is to continue making the payments since these funds were expected as a part of the package for building the Hudson Center. The city's attorney suggested doing this by resolution. There was a motion by Groot, support by Northrup and unanimous approval to approve Resolution 23-001.

6. Hudsonville Flats (Hudson Center II) Development and Reimbursement request (action item):
The PA 210 Commercial Rehab District Exemption Certificate is going to the City Commission for approval on May 9. The final site plan is going before the Planning Commission on May 17. There was thorough discussion on how much reimbursement to provide. Precedence was discussed. Every project is different due to the financial climate of that moment, the constantly changing status of downtown's development, the project location and type. Due to those factors and that this will be the first project that abuts the Village Green, it was agreed to give the full amount of the request. There was a motion by Perschbacher, support by Northrup and unanimous approval to approve Resolution 23-002 with a reimbursement of \$386,150.
7. Terra Station (Farmer's Co-op) Development & Reimbursement update:
There is a lot of effort going into figuring out the balance between design and costs. There is a chance Harvey Street will not be extended in an effort to make the finances work. The focus may turn to the design along the public streets with the McAlpine property that was purchased possibly being incorporated into the design.
8. 32nd Avenue DDA property development proposal:
A development proposal was submitted for the DDA's property along 32nd Avenue that would provide affordable housing with a PILOT program. Elements of the offer made it so there wasn't interest in further discussion.
9. Dr. McAlpine property update:
The DDA now owns 0.4 acres along School Avenue along with an access easement to the north. It was mentioned that there is a possibility of including this property with the Terra Station project which would provide a much better appearance for the public. Demolishing the building and temporary parking use were discussed.
10. Social District update:
A Social District has been approved for downtown that incorporates Bosco's, Dorado's, Wing Doozy's and DJ's Pizza. It is easy to expand as downtown grows. These licensees are waiting for approval from the LCC so the District can be activated.
11. Next meeting:
It is scheduled for July 12 instead of the July 5.
12. Adjourn:
There was motion by Northrup, support by Perschbacher and unanimous approval to adjourn the meeting at 4:55 p.m.

Respectfully Submitted,
Daniel J. Strikwerda, AICP
DDA Interim Director