

## CITY OF HUDSONVILLE



### MEETING MINUTES

July 12, 2023

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

Non-Voting Attendees: R. Tyler Dotson, Lindsey Hicks, Ashley Perrin, and Dan Strikwerda

Voting Members Absent: Jodi Cole Meyer and Matt Van Woerkom

Non-Voting Absent:

1. Call to Order:  
Koning Called the meeting to order at 3:31 p.m.
2. Approval of Minutes:  
There was a motion by Northrup, support by Perschbacher and unanimous approval to approve the May 3, 2023 minutes.
3. Lakeshore Advantage:  
Greg King from Lakeshore Advantage gave an Industry Trends Report.
4. DDA and TIF Financial Report:  
The DDA financial statements were presented. Concern expressed with shrinking budget. Providing incentives is a great benefit to the city.  
  
There was a motion by Northrup, support by Butterworth and unanimous approval to accept the financial statements dated 6/29/2023.
5. Terra Station updates:
  - Veneklasen continues to move forward with design plans.
  - The City Commission approved a 4-month time extension for the Purchase and Development Agreement.
  - They are still working on solidifying the layout of the project but due to costs of building and maintaining Harvey Street along with the project being primarily residential, there no longer are plans to have a public street through this project.

- This will impact the TIF reimbursement that would be for public improvements.
- They plan on submitting to the MEDC for a grant, probably by the end of the month.

6. Dr. McAlpine property update:

Veneklasen is open to the possibility of including this property with the Terra Station project. There is potential for a liner building along School Avenue and maybe a more centralized parking lot behind, which would provide a better appearance for the public.

There was a motion by Groot, support by Northrup and unanimous approval to allow staff to move forward in good faith on future design in conjunction with the strategic plan for the Downtown Development Authority property located at 3360 Prospect Street.

7. Social District update:

The Social District is active for Bosco's, Dorado's, and Wing Doozy's. The kick off went well. There was consensus that this is good for downtown and that over time it is expected to gain popularity.

8. Other projects:

Met with Consumers Energy yesterday to discuss power for Hudsonville Flats and the Village Green area and trying to get utilities underground where possible. Hudsonville Flats plan to submit for a building permit soon. Some details are still being worked out, such as trying to get a third tenant along Harvey Street.

Concern was expressed over the north end of 32<sup>nd</sup> Avenue going to 3 lanes.

9. Adjourn:

There was motion by Perschbacher, support by Penning and unanimous approval to adjourn the meeting at 4:58 p.m.

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