

## CITY OF HUDSONVILLE



### MEETING MINUTES--Draft September 6, 2023

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

Non-Voting Attendees: Brynne Obbink, Ashley Perrin, and Dan Strikwerda

Voting Members Absent: Todd Penning

Non-Voting Absent: R. Tyler Dotson

1. Call to Order:  
Koning Called the meeting to order at 2:45 p.m.
2. Approval of Minutes:  
There was a motion by Northrup, support by Groot and unanimous approval to approve the July 12, 2023 minutes.
3. DDA and TIF Financial Report:  
The DDA financial statements were presented. There was a motion by Groot, support by Perschbacher and unanimous approval to accept the financial statements dated 6/30/2023 and 7/31/2023.
4. Terra Station update:
  - Veneklasen has submitted a PUD application.
  - The city was awarded a blight elimination grant for around \$300,000.
  - They are submitting a brownfield grant.
  - Discussed proforma review.
  - They want to break ground in the spring.
5. Dr. McAlpine property update:  
Interest has been expressed in the development of the portion of property that the DDA purchased. The city first needs get a little farther into the review of Terra Station to know how this might work or if it should be a parking lot for the near future.

6. Library / Community Center update:

A company has been hired and a committee formed to look into formalizing this project at the south end of the future Village Green. There is an input gathering public workshop on September 19 that everyone is invited to.

The city has been in discussions with Mr. Jipping on property purchase. He let the City Commission know of his interest in working with the city on the sale of his property, which is the main piece of the property needed for this project.

7. Village Green update:

Staff met with the designers for design plan revisions. More work needs to be done with the ultimate goal of having it 'shovel ready' in case a funding opportunity arises.

8. Other projects:

- There was discussion of a daycare center option for the city.
- The recently approved Social District's activity level and value to the downtown was discussed.
- The Buttermilk Creek Park bathroom and parking lot project along the new path that leads to downtown will be constructed in 2024.
- Tyler and Dan are going to meet with a developer interested in the property along 32<sup>nd</sup> Avenue.

9. Adjourn:

There was motion by Northrup, support by Cole Meyer and unanimous approval to adjourn the meeting at 3:30 p.m.

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