

## CITY OF HUDSONVILLE



### MEETING MINUTES

January 11, 2023

Voting Members Present: Philip Koning, Duane Smith, Kirk Perschbacher, Todd Penning, and Jack Groot

Non-Voting Attendees: Dan Strikwerda, Keyla Garcia, and Lindsay Hicks

Voting Members Absent: Mayor Mark Northrup, Doug Butterworth, and Andrew Gemmen

Non-Voting Absent: None

1. Call to Order

Koning called the meeting to order at 3:30 p.m.

2. Approval of Minutes

There was a motion by Groot, support by Smith and unanimous approval to approve the November 2, 2022 minutes.

3. Financial Report:

The DDA financial statements were reviewed with the board. There was a motion by Perschbacher, support by Groot and unanimous approval to accept the financial statements.

4. Terra Station Development & Reimbursement update:

The Commercial Rehabilitation District has been approved, allowing for the tax abatement for the first 10 years. They will also seek a TIF reimbursement once the 10 years are over for the initial tax abatement. A 90-day extension was approved for their Purchase and Development agreement. They continue to work with the MEDC on a Low Interest Loan request which is part of their Purchase and Development agreement due diligence.

5. Hudson Center II Development & Reimbursement Update:

The Commercial Rehabilitation District has been approved, allowing for the tax abatement for the first 10 years. They will also seek a TIF reimbursement once the 10 years are over for the initial tax abatement.

6. Dr. McAlpine property public parking lot update:  
The purchase and easement agreement for access have been provided to Dr. McAlpine to enable purchase of the property for a public parking lot. The purchase price is \$135,000. The estimated cost to construct the parking lot is in the \$150k range. It can be built later when there is a better opportunity for construction.
7. Plaza Avenue property exchange:  
This is related to the Plaza Avenue realignment. The title search for the warranty deed is expected to be completed this week.
8. Downtown planters update:  
A contract has been accepted provided for planting & maintaining the Chicago Drive flower pots and Harvey Street hanging baskets for 2023. The DPW will pay for the maintenance portion of the cost.
9. Other updates
  - The city sold the house at 5228 32<sup>nd</sup> Ave.
  - Restriping and other improvements are planned along 32<sup>nd</sup> Avenue this year.
  - A few downtown businesses are working on improvements including an addition that was approved for DJ's Pizza Pub.
10. Potential new board members discussion:  
It was decided to fill 2 of the 3 vacancies and save the last vacancy for a resident position.
11. DDA and TIF Boundary discussion:  
It was agreed that it is worth pursuing matching these two boundaries next time the Development and Tax Increment Financing Plan is updated.
12. Adjourn  
There was motion by Perschbacher, support by Groot and unanimous approval to adjourn the meeting at 4:21 p.m.

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