

CITY OF HUDSONVILLE

DOWNTOWN DEVELOPMENT AUTHORITY MEETING MINUTES February 14, 2012

Approved May 8, 2012

Voting Members Present: Jim Roskam, Mayor Don Van Doeselaar, Dr. Brad Dykstra, Richard Brummel, Dale Sall, Joel Keegstra, Larry Gemmen, and Gary Huizen

Non-Voting Attendees: Patrick Waterman, Michelle Fare, and Dan Strikwerda

Voting Members Absent: Doug Butterworth

I. Call to Order:

Chairman Roskam called the meeting to order at 7:30 a.m.

II. Minutes:

There was a motion by Brummel, supported by Dykstra and unanimous approval to accept the minutes of the October 18, 2011 and February 7, 2012 meetings.

III. DDA Plan update:

Strikwerda presented a draft version of the proposed DDA Plan in outline format.

- DDA Board input was sought for prioritization and for any project additions or deletions for the 30-year Plan, which includes a more detailed 5-year short range plan and a long range plan.
- It was suggested to loosen up the priority list to add flexibility. The suggestion was made to create high, medium and low categories instead of numbering them.
- There was a question on whether or not the DDA should own/maintain parking lots. Doing so would incentivize for future development by lowering overall costs.
- It was recommended to add a train depot into the plan.
- Making street modification a high priority was recommended due to the high costs of redevelopment, particularly when it comes to dealing with infrastructure. Possible street modifications that were discussed included: Kelly Street, Cherry Avenue, and a new street going east from the Village Green.
- Wayfinding was discussed. It was recommended that this be pushed off until after redevelopment occurs, otherwise it may need to be changed.
- A revised Capital Improvement Projects list will be sent to the board for further input prior to the next meeting.

IV. DDA Role in downtown redevelopment:

Waterman initiated discussion on how the board sees the DDA's role in downtown redevelopment.

- One reason for this discussion is so requests are not brought to the DDA that the board has no interest in pursuing.
- The city wants to make sure the DDA board is comfortable with projects that are brought forward.
- The role of the Nucleus Group was discussed. They are seen as an entity that brings ideas to the DDA, which can set up the groundwork for a project.
- The board liked the idea of being flexible, making a determination on their involvement based on the merits of each specific project as long as they retain the right to reject a project.
- Flexibility was also seen as favorable since a new idea may come forward that is more beneficial for downtown, thus allowing a potential shift in priority.

V. Other business:

- An update was given on the Dr. Seuss project. The next step is to meet with certain lead donors. If necessary, the following step would be to go national. A lot more will be known about this project in 6 months.
- As part of the MDNR Village Green acquisition grant, it was just determined that a phase 1 environmental assessment needs to be completed. Two quotes were discussed, and Roskam suggested obtaining a quote from the firm that performed the assessment when the city acquired property along the creek north of city hall. Keegstra brought up the possible need for a phase 2 environmental assessment. If that is needed the grant application would provide detail on the next steps that would need to be taken. The phase 2 environmental assessment, if necessary, would not need to be done until later on in the acquisition process. There was a motion by Dr. Dykstra, supported by Gemmen and unanimous approval on paying for the lowest quote on a phase 1 environmental assessment for the MDNR acquisition grant.

VI. Adjourn:

There was a motion by Dr. Dykstra, supported by Brummel and unanimous approval to adjourn the meeting at 8:20 a.m.

Respectfully Submitted,
Daniel J. Strikwerda, AICP