

“To grow a Distinctive, Livable, Vibrant, and Connected city offering excellent service and amenities.”

Hudsonville City Commission

Work Session Minutes

February 25, 2025

Mayor Northrup called the work session of the Hudsonville City Commission to order on Tuesday, February 11, 2025 at 6:00 PM.

Present: Mayor Northrup, Commissioners Bolhuis, Brandsen, DeVree, Kamp, Nyitray, City Manager Dotson, Economic Development Director Bigard and City Clerk Gruppen.

Absent: Commissioner Groot.

PUBLIC COMMENTS

1371. None

DISCUSSION ITEMS

1372. Landings at Rush Creek Incentives.

Mayor Northrup introduced this project to Commissioners as it has already been presented to the Planning Commission. The developer is requesting tax incentives to help with the project costs – PA 210 and Brownfield Development would be the options. Commissioner Kamp and City Manager Dotson explained the differences between the site plans distributed to attendees. Discussion was held on workforce housing options in the area, what the impacts of each option would be on the City, other tax abatement projects in the City, and costs/stress to City services. Kirk Perschbacher was in attendance to explain Brownfield incentives along with funding options and costs for the project. Dotson will share information from Assessing Division Manager Pepper and Perschbacher regarding tax numbers and renderings shared with the Planning Commission.

1373. Expansion of DDA Development Area (TIF).

The Downtown Development Authority has discussed the potential expansion of the TIF district up Balsam Drive and over to 36th Avenue. Economic Development Director Bigard shared various numbers on current TIF capture and what impacts an expansion of the district could be; if expanding, there is the option for taxing authorities to opt-out of the TIF area. Bigard recommends not expanding the area and focusing on current goals in the DDA area. This would ultimately be a decision of the Downtown Development Authority, but there would be City involvement in budget approval only.

1374. Hotel Follow-Up.

There was interest in property near the expressway for another hotel. Due to various reasons, the funding for building a hotel is not feasible for the developer anymore. They requested incentives from the City to build a new hotel. Unfortunately, there are no options the City can approve for incentives.

1375. Ordinance Enforcement.

Mayor Northrup requested a discussion on current ordinance enforcement practices and what any possible changes to the process would look like. Dedicated code enforcement would include additional staff versus the current complaint based process. Dotson was requested to bring more information on what a more dedicated approach would look like at a future meeting.

1376. Dorados Expansion.

Dorados had requested the Planning Commission approve a temporary outdoor addition to their business. The Planning Commission denied the presented request but discussed other options for their outdoor expansion in the summer months. Discussion at this meeting entailed what the options could be for the restaurant but also what impacts this could have for any future approaches to the Planning Commission.

1377. Triangle Property.

There will soon be an RFP out for the development of this property; the final draft is not live yet. Discussion was held on Commissioners' desires for property development and the report summary on studies done by Gibbs Planning Group. Bigard and Dotson took suggestions into consideration for the developer who is chosen. Once the RFP is live, it will be distributed to Commissioners as well.

1378. City Hall Layout.

Due to the reorganization of the Terra Square staff, Dotson is proposing a reorganization of staff working areas to get them all into the same area of the building. The proposed change would move current staff to new locations and the re-separation of the breakroom. Questions were brought regarding Sheriff's Office access to residents and building flow. Dotson will connect with Sheriff's Office staff to get these answers.

1379. ODC/Nature Center.

There will be costs to the City if the Outdoor Discover Center puts a daycare in at the Nature Center, both upfront and ongoing. Northrup is very supportive of the project but also wants the Commission to consider what all would be included in a collaboration, especially when considering other City projects that will be upcoming. Continued discussion needs to occur regarding what the collaboration would involve.

ADJOURNMENT

1380. Mayor Northrup adjourned the work session at 7:24 PM.

Jill Gruppen
City Clerk

Mark Northrup
Mayor