

## CITY OF HUDSONVILLE



### MEETING MINUTES--Draft November 6, 2024

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

Non-Voting Attendees: R. Tyler Dotson, Lindsey Hicks, Andrew Smith, and Dan Strikwerda

Voting Member Absent: Duane Smith

- Call to Order:  
Koning called the meeting to order at 3:30 p.m.
- Approval of Minutes:  
There was a motion by Groot, support by Van Woerkom and unanimous approval to approve the September 4, 2024 minutes.
- Public Comment:  
There were no public comments.
- DDA Director Appointment:  
There was a motion by Mayor Northrup, support by Groot and unanimous approval to nominate Jakob Bigard as the DDA Director.
- DDA and TIF Financial Report:  
The DDA financial statements were presented. City is looking into combining construction of city parking lot with the Veneklasen project. There are benefits with combining construction as well as doing it independently. The best option is being evaluated. There was a motion by Perschbacher, support by Cole Meyer and unanimous approval to accept the financial statements dated October 30, 2024.
- 5489 32<sup>nd</sup> Ave Repurchase Update:  
Repurchasing 5489 32<sup>nd</sup> Ave is scheduled for November 7. The DDA will own the majority of the former Luikens property. The goal of the Prospect Flats team is for this to be phase II. They have a 2-yr right of first refusal clause.
- Prospect Flats Update:  
This project is moving along quickly. The first building is scheduled to be completed in May with the entire project completed in June.

8. Terra Station Update:

The property has been sold and they broke ground today.

9. School Avenue Parking Lot Update:

The city's plan is to bid out construction of the parking lot this winter for spring construction. It will have approximately 44 spaces.

10. Hudsonville Flats Update:

The plan is for occupancy in January of 2025. There will be a Thai restaurant, Holland Hospital facility and 22 apartments. Holland Hospital will have a ribbon cutting on January 9.

11. Triangle Property Update:

There is developer interest in this property. The plan is to an appraisal as a first step. Will look at the DDA budget to possibly pay for part of it.

12. Master Plan Update:

The city is working with a consultant, McKenna, on updating its Recreation Plan and Master Plan. The Recreation Plan is in public comment period until November 21. There will be a public hearing at the December City Commission to approve the plan.

The Master Plan should be completed by this summer. There are surveys that can be taken at Hudsonvilleplan.com. It would be great for board to take the future land use survey. There are also general and recreation surveys that can be taken.

The Master Plan Steering Committee met yesterday. It was recommended to include the DDA in a presentation held by McKenna. The board will be made aware as soon as a date can be secured. The goal is December with the 17<sup>th</sup> being a possibility.

13. Private Projects Update:

- There was consensus that it is worth investigating selling some of the DDA parking lot for a building at Chicago Dr and Cherry Ave. It could potentially block visibility from Chicago Dr but parking is not a concern and more businesses is a benefit.
- Dollar Tree and Mel Trotter Ministries are moving into former B2 space.
- DJ's plans to construct his second story outdoor dining area from December to February.
- There is Interest in reviewing improvements for traffic, parking, and design enhancements in the Hudsonville Plaza area.
- Discussed Hudsonville Grille closing. The intent is for the liquor license to transfer to the next tenant.

14. Adjourn:

The meeting was adjourned at 4:30 p.m.

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