

CITY OF HUDSONVILLE



MEETING MINUTES September 4, 2024

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

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

Voting Members Absent:

- Call to Order:
Koning called the meeting to order at 2:30 p.m.
- Approval of Minutes:
There was a motion by Groot, support by Gemmen and unanimous approval to approve the May 1, 2024 minutes.
- DDA and TIF Financial Report:
The DDA financial statements were presented. There was a motion by VanWoerkom, support by D. Smith and unanimous approval to accept the financial statements dated August 28, 2024.
- Prospect Flats update:
The 4 parcels at the northwest corner of 32nd Avenue and Prospect Street have been sold to Prospect Flats LLC. The Luikens parcel at 5489 32nd Avenue has been purchased by them and the building has been demolished. By the end of 2024 the DDA will purchase the remaining portion of the Luikens property that is not needed for this project. The DDA is getting back the vast majority of the Luikens property since only a small amount is needed for the Prospect Flats project. The Ottawa County Brownfield Authority and Finance Committees have both approved the financing. The final steps are for the county to approve the plan and the Brownfield Authority to approve the Development and Reimbursement Agreement. The draft version of the DDA's repurchase agreement is being negotiated with Prospect Flats, LLC for the remaining portion of the Luikens property. It currently includes a possibly 2-year right of first refusal.
- Terra Station update:
They continue to move progress. Ottawa County approved the Brownfield Plan. They are waiting to hear from MEDC and MSHDA on the final pieces of funding approval. The City is being paid by Veneklasen to hold the property but is looking forward to selling it. They're working on utility permits with the state. They hope to begin construction once they hear back on the funding from the state. There are efforts by Veneklasen and the city to find tenants for the commercial space.

6. School Avenue parking lot update:

The city is working with the city's engineer to come up with a construction plan for the DDA parking lot across from Terra Square. The plan is to include an EV station. Funding sources will be sought for this. The city is in discussion with the Rapid so the parking lot can be designed with the possibility of a West Michigan Express bus stop at this site. What are the next steps for more parking? It's on the radar. Asked about parking study options. McKenna who has been hired to work on the Master Plan.

The Hudson Center parking spots on West Michigan Community Bank property were discussed. The need/concern for more parking capacity in the Hudsonville Flats/Terra Square area was discussed. It was noted that there will be a path connection to city hall to make that parking lot more accessible to downtown. On-street parking is being used more but still has availability. Parking opportunities are always being looked for.

7. Economic Development Director Position update:

There were 68 applicants and it is down to two finalists. The DDA will need to approve the person that will be hired. This will help with the importance of being able to secure more grants. The city is looking for someone who can assist with community development. They will likely chair the DDA Board.

8. Private projects update:

- A developer is interested in constructing apartments behind Signature.
- Dollar Tree and Mel Trotter Ministries moving into former B2 space.
- OAISD was denied since it didn't quite fit the zoning. This was a very difficult decision.
- Chipotle is being constructed by the interchange.
- Hudsonville Flats is scheduled to begin occupancy early next year.

9. Adjourn:

The meeting was adjourned at 3:30 p.m.

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