

**ADA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
BOARD OF DIRECTORS
MINUTES OF THE NOVEMBER 26, 2018 MEETING
ADA, MICHIGAN**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 8:05 a.m. by Chairperson, Bowersox.

BOARD MEMBERS PRESENT: Terry Bowersox, George Haga, Walt VanderWulp, Ted Wright, Margaret Idema, Devin Norman

BOARD MEMBERS ABSENT: Bryan Harrison, Dawn Marie Coe, Justin Knapp

STAFF PRESENT: Jim Ferro, Planning Director, Brian Hilbrands, DDA Coordinator, Kevin Moran, Ada Township Treasurer, Adina Winczewski, Administrative Assistant

PUBLIC PRESENT: None

II. APPROVAL OF AGENDA

It was moved by Idema, seconded by VanderWulp, to approve the agenda as presented. Motion passed unanimously.

III. RECOMMENDATION TO TOWNSHIP BOARD OF LOCATION FOR AMY VAN ANDEL LIBRARY AND COMMUNITY CENTER BUILDING

Ferro gave a brief overview of his memo to the board outlining the proposed location change of the Amy Van Andel Library & Community Center building. Ferro stated it was suggested within the Building Committee that we re-examine the location of the building. A joint work session between the Township Board and the DDA took place last week. Based on Progressive AE's analysis of the two different site locations, consensus at the joint work session was that the building location be changed to the north side of Headley Street. Ferro stated no funding commitments have been made but there's a recognition by GELD, LLC, that there will be additional costs associated with the location change.

Ferro stated that the DDA is being asked to go on record today as supporting the location change to the north side of Headley Street. The Township Board is being asked to do the same at tonight's meeting.

Norman asked what the DDA's value is in recommending the location change. He stated that the DDA recommended this location (north side of Headley) a year ago. But based on safety concerns, we were asked to change the location to the south side of the street. Ferro stated the DDA is an important financial partner in the project, and its input is important.

Idema suggested the DDA say something like, "We support our original intent". Norman agreed. Idema stated the DDA did not vote on the location a year ago but numerous discussions were leading in the direction of the north side of Headley as the location of the building.

Harrison arrived at 8:10 a.m.

Wright stated he feels the wording of the DDA's recommendation should include something to protect the integrity of the DDA and make sure the public is aware that it was never the DDA's decision initially to put the building on the south side of Headley.

Ferro stated it's important for the public to see that the DDA Board and the Township Board are in alignment. The DDA is being asked to recommend moving forward with the design of the

building for the north side of Headley Street, and identify any additional costs associated with the location change.

Harrison stated he supports a motion stating we have historically viewed the property on the north side of Headley Street as a valuable potential asset and that the placement of the Library/Community Center is consistent with the DDA's vision. Idema stated she likes that wording and would support it. Bowersox agreed.

Haga stated that another partner we have in this project is The Community Church. We need to make sure the relationship with them continues throughout this project.

VanderWulp asked where the Farmer's Market would be located. Haga stated those details are to be determined.

Wright asked, in referring to site 2.0 in the board packet, what the water is for on the proposed site. Ferro stated it is for required storm water detention. Another option would be underground holding tanks. Wright asked what additional costs that would add to the project. Ferro stated those costs have not yet been quantified.

Idema asked if the recommendation is contingent on the ability to raise the extra money necessary to change the location of the building. Wright stated that safety should be in the motion as that is why it was originally moved to the south side of Headley Street.

After further board discussion, it was moved by Harrison, supported by Wright that 1.) The DDA makes a recommendation to the Township Board that the north side of the Headley property has always been viewed as a valued community asset and the potential use of this property for a library/community center is consistent with the DDA's vision for that property. 2.) Determination of additional costs for this location should be clarified as well as source of funding. 3.) Our relationship with The Community Church is important and addressing their needs with this move should also be resolved. 4.) As part of the design process, safety concerns with the close proximity to Fulton Street and possible water storage need to be addressed.

Motion passed unanimously.

Harrison asked if this new location will involve new community input. Haga stated this motion will be presented to the Building Committee and Progressive AE with a clear understanding of what the DDA recommendation is.

IV. BOARD MEMBER COMMENT

Norman stated the new intersection at Ada Drive and Thornapple River Drive feels much safer to drive.

Idema stated putting the sidewalk back in place is going to be difficult now that snow is falling. Haga stated he needs to talk to the engineers regarding sidewalk safety.

V. PUBLIC COMMENT

There were no public comments.

Meeting was adjourned at 8:35 a.m.

Respectfully submitted:

Devin Norman, Secretary