

**ADA TOWNSHIP  
DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS  
MINUTES OF THE FEBRUARY 1, 2010 MEETING**

The meeting was called to order at 8:30 a.m. by Chairperson Bob Kullgren.

**BOARD MEMBERS PRESENT:** Terry Bowersox (8:45 a.m.), George Haga, Jim Ippel, Tom Korth, Bob Kullgren, Betsy Ratzsch, Walt VanderWulp, Ted Wright (8:35 a.m.)

**BOARD MEMBERS ABSENT:** Devin Norman

**OTHERS PRESENT:** Jim Ferro, Planning Director

**PUBLIC PRESENT:** None

**APPROVAL OF AGENDA**

The agenda was approved by consent.

**APPROVAL OF MINUTES OF JANUARY 4 AND JANUARY 8 MEETINGS**

It was moved by VanderWulp, seconded, by Korth, to approve the minutes of the January 4, 2010 meeting as presented.

It was moved by Korth, seconded by Ippel, to approve the minutes of the January 8, 2010 meeting as presented.

Motion passed unanimously.

(Board member Wright arrived at this time.)

**STATUS OF BRONSON ST. IMPROVEMENT PROJECT**

Haga and Ferro reported on the Township Board's postponement of action on the proposed Bronson St. project. DDA Board members discussed what appropriate next steps should be to advance the project. Ferro stated that several Board members commented that they liked the project, but that they wished to obtain input from the CIP focus group process before they make any decisions on the project. Ferro also noted that the focus group consultant would have a report on the results for the Township Board, prior to the Board holding its budget work session in mid-February.

The consensus of the Board was that it would be appropriate for the project to be included in the proposed FY 2010-11 budget, and that it could then be considered by the Township Board at the budget work session, when other potential capital projects are being considered, and the Board will have input from the focus groups.

Ferro pointed out that the budget adoption process includes a Township Board work session, to be held on February 17, a public hearing on the proposed budget, on March 8, and adoption of the budget by the Township Board on March 22.

Haga indicated he would proceed as suggested by the Board.

**ROAD CLOSURE PLAN FOR 2011 M-21 BRIDGE REPLACEMENT PROJECT**

Ferro reported on MDOT's proposed plan to completely close the Fulton St. bridge over the Grand River for 6-7 months when the bridge is replaced in 2011. He reported there is growing concern in the business community about the economic impacts of the proposed closure. He also reported that a representative from Michigan DOT is scheduled to make a presentation at the February 8 Township Board meeting on the proposed closure, planned detour routes, and mitigation measures.

Ferro stated that the Board should consider whether it wishes to take a position regarding the proposed closure, and he presented the Board with a draft resolution stating the following positions:

1. The Michigan DOT should conduct a thorough evaluation of the economic impacts of the proposed closure of the M-21 bridge, before committing to such a closure.
2. The Michigan DOT should make every reasonable effort to complete the bridge replacement project in a manner that maintains traffic access across the Grand River on M-21.

In discussion, it was suggested that contacts regarding this issue should be made with State and Federal legislator, County Commissioner Gary Rolls, the Ada Business Association, the Michigan Trucking Association and Amway, and assignments were made to make these contacts..

Following discussion, it was moved by Bowersox, seconded by VanderWulp, to approve the Resolution regarding the M-21 bridge closure, as presented by Ferro.

Motion passed unanimously.

### **PROPOSED FY 10-11 DDA BUDGET**

The Board reviewed the proposed FY 10-11 budget for the DDA, which indicates projected total revenues of about \$19,000, and total expenditures of \$9,120. Ferro stated that the budget was based in part on input from members regarding costs and revenues for the Farmers Market, promotion costs for October community events and costs of the Tinsel, Treats and Trolley event in December.

Ferro noted that the budgeted revenues of about \$19,000 are far below the \$38,000 projected in the adopted DDA Tax Increment Financing Plan. Ferro pointed out that this was due to a Michigan Tax Tribunal case settlement involving the property assessment for the Ada Cogeneration Partnership property. He noted that the settlement resulting in a significant lowering of the assessment of the cogeneration property, for 2009 as well as for several previous years. Ferro commented that if the DDA Base Year (2008) taxable value was also lowered, to reflect the lowering in the settlement, the tax increment revenues to the DDA would remain largely intact. He stated that legal counsel input has been sought on how this should be handled.

Kullgren suggested adding to the expenditure budget an allowance for some type of written communication to the community regarding DDA activities and accomplishments, along the lines of the "community report card" he has mentioned in the past. He noted that we have a story to tell, and we need to tell it. In discussion, there was consensus to add \$2,000 to the proposed budget for printing and publishing.

### **FARMERS MARKET UPDATE**

Kullgren announced that volunteers are needed in the days leading up to the Farmers Market vendor event scheduled for February 23, to prepare food for the event.

**PUBLIC COMMENT** - None

### **ADJOURNMENT**

The meeting was adjourned at 10:13 a.m.

Respectfully submitted:

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Tom Korth, Secretary