

**ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS
MINUTES OF THE MARCH 3, 2009 MEETING**

The meeting was called to order at 4:00 pm. by Chairperson Bob Kullgren

PRESENT: Terry Bowersox, George Haga, Jim Ippel, Bob Kullgren, Devin Norman, Betsy Ratzsch, Walt VanderWulp, Ted Wright

ABSENT: Tom Korth

STAFF PRESENT: Jim Ferro, Planning Director

OTHERS PRESENT: Susan Burton, Township Clerk, Mark Nettleton, legal counsel, Mika, Meyers, Beckett & Jones

PUBLIC PRESENT: None

APPROVAL OF AGENDA

It was moved by Bowersox, seconded by Haga, to approve the agenda as written.

Motion passed unanimously.

APPROVAL OF MINUTES OF THE FEBRUARY 13, 2009 MEETING

It was moved by Bowersox, seconded by VanderWulp, to approve the minutes of the February 13, 2009 meeting.

Motion passed unanimously.

REVIEW OF DRAFT DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

Ferro highlighted the most significant revisions to the February 26 draft of the Development and Tax Increment Financing Plan. He noted that the pedestrian bridge over the Thornapple River was kept in the Plan by moving it to a location along the river where both banks of the river are within the DDA District. He noted that the Township would need to acquire additional land or access rights in order for the bridge to connect to anything.

In discussion, the consensus of the Board was to change the timeframe of the lower priority street improvement projects (projects labeled 8 through 10) from 3-5 years to 5-10 years, and to change the timeframe of the proposed pedestrian bridge across the Thornapple River and the trail extending south from the existing covered bridge to Ada Drive to 5-10 years.

The Board discussed the language in the Plan pertaining to acquisition of property. Direction was given to legal counsel to suggest language in the Plan that would permit the District to acquire property for park or trail purposes, without having to amend the Plan.

Ippel expressed concern that the Plan does not include relatively small projects that he views as important needs in the business district, such as parking space and crosswalk striping, and snow removal from sidewalks. Kullgren stated that those types of activities would be operational costs of the DDA, if they are undertaken, and that those types of needs would be discussed in the future.

Mark Nettleton, legal counsel, presented a revised set of future tax increment revenue projections. He stated that direction from the Board was needed on the following variables: the assumed rate of growth of taxable value; whether total, partial or no capture of the Township's trail millage revenues should be assumed; whether reaching tax base sharing agreements with Kent County and the Community College should be assumed.

The consensus of the Board was to assume a 2% growth rate in future taxable value, assume that no tax base sharing agreements would be entered with the other taxing entities, and assume there is no capture of the Township's trail millage.

STATUS OF "DEVELOPMENT AREA CITIZENS COUNCIL"

Ferro reported that the first meeting of the Council is scheduled for Thursday, March 5, and that the Council would probably have one additional meeting prior to the next DDA Board meeting.

PUBLIC COMMENT: None

NEXT MEETING DATE

The next meeting of the Board was scheduled for Monday, March 23, 2009, at 8:30 a.m. Kullgren noted that after the Board has completed its work on the Development Plan, he hopes to turn the Board's attention to other important matters, including establishing a regular meeting schedule, future projects and activities of the authority, an organizing structure for getting things accomplished and looking at the timing of tax increment revenue coming to the Authority.

ADJOURNMENT

Motion by Norman, seconded by VanderWulp, to adjourn the meeting at 5:35 p.m.

Respectfully submitted:

Robert Kullgren, Chairperson
rs:jf