

**ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS
MINUTES OF THE MARCH 23, 2009 MEETING**

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

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

ABSENT: Jim Ippel

STAFF PRESENT: Jim Ferro, Planning Director

OTHERS PRESENT: Mark Nettleton, legal counsel, Mika, Meyers, Beckett & Jones

PUBLIC PRESENT: None

APPROVAL OF AGENDA

Kullgren asked for approval of the agenda, with addition of Board member comment to the agenda. It was moved by Bowersox, seconded by Korth, to approve the agenda as revised.

Motion passed unanimously.

APPROVAL OF MINUTES OF THE MARCH 3, 2009 MEETING

It was moved by VanderWulp, seconded by Ratzsch, to approve the minutes of the March 3, 2009 meeting.

Motion passed unanimously.

REVIEW AND ADOPTION OF DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

Kullgren reported on the discussion and input at the two meetings of the Development Area Citizens Council, and the revisions that had been made to the draft Development and Tax Increment Financing Plan as a result of the Council's input. Kullgren stated that to address the Council's input that several projects were considered low priority and should be removed from the Plan, the proposed revisions in the current draft extend the planned timeframe for completing these projects, rather than removing them from the plan entirely. He noted that the total timeframe for project completion has been extended to 20 years, rather than 10 years as provided in the earlier draft.

VanderWulp inquired whether the Plan could be amended in the future, and Kullgren affirmed that it could be amended.

Ratzsch asked whether the Plan should in some manner respond to the specific suggestion of the Citizens Council for measures to be taken to control traffic speeds coming down the hill on Ada Drive into the Village.

Ferro stated that the addition of stop signs on Ada Drive as suggested by the Council is not a "public improvement" project that would appear in a capital projects plan. Nettleton offered that language could be added to the text of the Plan addressing this need, without necessarily including it as a proposed project.

VanderWulp suggested that this issue be addressed as part of any redevelopment that may be proposed in the future of adjacent land owned by Amway.

It was moved by Haga, seconded by Bowersox, to adopt the Resolution to approve the March 20 draft of the Development Plan and Tax Increment Financing Plan, with direction to staff to incorporate language

into the text concerning the need for measures to be taken in the future to calm and slow traffic coming into the Village down the hill on Ada Drive.

Motion passed unanimously.

BOARD MEMBER COMMENT

Kullgren distributed a description of a proposed Committee structure for the DDA Board, and requested that members review it and provide feedback at the next meeting.

PUBLIC COMMENT: None

NEXT MEETING DATE

It was noted that the next meeting of the Board is scheduled for April 6 at 8:30 a.m.

ADJOURNMENT

Motion by Korth, seconded by Ratzsch, to adjourn the meeting at 9:15 a.m.

Respectfully submitted:

Robert Kullgren, Chairperson
rs:jf