

**ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS
MINUTES OF THE MAY 18, 2015 MEETING**

The meeting was called to order at 8:00 A.M. by Chairperson Bob Kullgren, at the Ada Township office, 7330 Thornapple River Dr., Ada, MI.

BOARD MEMBERS PRESENT: Terry Bowersox, George Haga, Jim Ippel, Bob Kullgren, Walt VanderWulp, Ted Wright

BOARD MEMBERS ABSENT: Bryan Harrison, Tom Korth, Devin Norman,

STAFF PRESENT: Jim Ferro, Planning Director

PUBLIC PRESENT: Susan Burton, Ada Township Clerk, Corky Paul, Steve Dertz, Jeff Hugger, Steve Goenenboom, Moore & Bruggink, Mike Oezer, Progressive AE, Steve Teistsma, Progressive AE

APPROVAL OF AGENDA

Kullgren proposed revising the agenda to move the outline of the proposed development agreement ahead of the revised Headley St. re-construction plan. The agenda as revised was approved by consent.

APPROVAL OF MINUTES OF APRIL 13, 2015 MEETING.

Kullgren pointed out that at last month's meeting, he had stated that proposed revisions to the overall Envision Ada Plan would be presented for discussion at the May meeting. Kullgren stated that this information was not yet ready to be presented, and would be postponed until the June meeting.

It was moved by Bowersox, seconded by Haga, to approve the minutes of the April 13 meeting.

Motion passed by 6-0 vote.

DDA FINANCIAL REPORT, 04/30/15

Ferro stated that the only activity of note in April was receipt of vendor registration fees for the 2015 Farmers' Market season. He stated that registrations are on pace with previous years.

EXTENSION OF PUBLIC PARKING LICENSE AGREEMENT WITH THE COMMUNITY CHURCH

Ferro presented a proposed amended and re-stated license agreement with The Community Church, that extends the terms of the original agreement, as amended in 2012, for another 3 years.

It was moved by Bowersox, seconded by VanderWulp, to approve the Amended and Restated Parking Agreement as presented.

Motion passed by 6-0 vote.

Jeff Hugger, Schnitz Deli/Ada Grill owner, suggested there was a need for better signage identifying the church lot as public parking.

OUTLINE OF PROPOSED DEVELOPMENT AGREEMENT WITH GELD, LLC

Kullgren presented an overview of a revised approach to a formal development agreement between the DDA/Township and Amway/Geld that would define financial commitments of each party with respect to public facility improvements contained in the Envision Ada Plan. Kullgren stated that rather than each party sharing the cost of each phase of public improvements, the proposed revised approach would have Geld contributing its \$6.5 million share of the \$13 million total cost in the

initial phases of the project, including the full cost of the Headley St. project and the future River St. Ada Township would be responsible for costs of raising Ada Drive out of the floodplain, the cost for public improvements on the riverfront green space, the cost of any civic building/Farmers' Market pavilion or other public amenities. Kullgren pointed out Geld would commit to donating public green space shown on the Envision Ada Plan using a phased approach.

Kullgren stated that a proposed formal development agreement should be in hand in the next 10 days, and before the DDA Board in June.

REVIEW OF REVISED HEADLEY ST. RE-CONSTRUCTION PLAN

Representatives from engineering consultants Moore & Bruggink and Progressive AE presented the current alignment and layout plans for the Headley St. St. reconstruction project. It was pointed out that the alignment of the Headley St. intersection with Ada Dr. has been shifted about 80 feet north of its current location, and will now extend across the intersection through the current Heidi Christine's Salon property. It was noted that a site plan was recently approved by the Planning Commission for a new Heidi Christine's building at the planned new intersection of Headley St. and Fulton St., and the intent is for Heidi Christine's to move into the new facility by the end of the year. The schedule for Headley St. construction is to complete the portion from Fulton St. to Ada Dr. this year, with the new extension of the street from Ada Dr. to Thornapple River Dr. constructed next spring.

VanderWulp expressed concern that the conversion of Thornapple River Dr. east of the Township Hall entrance to a one-way street may alienate the old part of the Village from the new.

Jeff Hugger, owner of the Schnitz Deli/Ada Grill urged the DDA Board to address parking needs in the Village, stating that we have had a parking problem in the Village for several years that is approaching a crisis level. Ferro noted that a parking consultant has been retained to complete a Village parking study, and that the consultant's scope of work will include evaluation of existing parking conditions, projection of future needs, and involvement of stakeholders in the study process.

Following discussion, it was moved by Haga, seconded by Bowersox, to approve the layout of the Headley St. alignment plan, with the understanding that the process for completion of construction and bidding documents and the petition process for formal abandonment of existing Headley St. right-of-way will move forward with the goal of a mid-July construction start date.

Motion approved unanimously.

PUBLIC COMMENT: None

ADJOURNMENT:

It was moved by Bowersox, seconded by Ippel, to adjourn at 9:25 am.

Motion passed unanimously.

Respectfully submitted:

Tom Korth, Secretary