

**ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS
MINUTES OF THE JULY 9, 2012 MEETING**

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

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

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

STAFF PRESENT: Jim Ferro, Planning Director

APPROVAL OF AGENDA

The agenda was approved by consent, with Discussion of Project Priorities postponed due to the absence of 4 members.

APPROVAL OF MINUTES OF JUNE 4, 2012 MEETING

It was moved by Bowersox, seconded by Wright, to approve the minutes of the June 4, 2012 meeting as presented. Motion approved unanimously.

DDA FINANCIAL REPORT

Ferro presented financial reports for the DDA overall and for the Farmers Market through the end of June. Board members requested that Fund Balance information also be provided with these reports in the future.

RECOMMENDATION TO PLANNING COMMISSION REGARDING AMWAY SPECIAL USE PERMIT FOR CONVERSION OF SPAULDING AVE. FACILITY TO MANUFACTURING SPACE

Ferro presented information regarding the proposed conversion of a large portion of Amway's warehouse/distribution building on Spaulding Ave. to manufacturing space, for manufacturing of Nutrilite nutritional supplements. Ferro stated a zoning application is pending before the Planning Commission at its July 19 meeting, and asked whether the DDA Board wished to make any comment/recommendation to the Planning Commission regarding this proposal.

In discussion, Board members expressed the view that the project was a very positive development, but did not wish to make a recommendation to the Planning Commission regarding a zoning/land use matter. Wright asked whether there appeared to be any major issues or concerns. Ferro stated that from the information submitted regarding the proposed manufacturing operation, the proposal appears to be the type of clean industry that any community would welcome.

UPDATE OF COMMERCIAL SQUARE FOOTAGE INVENTORY

Ferro presented updated inventory data regarding commercial/industrial square footage in the DDA, including for the Village area and for the DDA district overall, with comparison data between August, 2011 and June, 2012. He noted that there has been a significant increase in occupied restaurant space in the Village.

Board members discussed recent/impending business closures in the Village. Ippel stated he believed the DDA should be more proactive in attracting desired businesses to the Village, and suggested we should have staff and resources devoted to marketing Ada as a business location.

MEMBER/STAFF COMMENT

Haga reported that the DDA fund balance is \$140,789.

Kullgren suggested that a poll be taken of expected attendance at the August and September meeting attendance, so that we can determine whether a special meeting date is needed to get full attendance for discussion of DDA project priorities. Ferro stated he would poll members.

PUBLIC COMMENT

None

ADJOURNMENT

The meeting was adjourned at 10:00 a.m.

Motion passed unanimously.

Respectfully submitted:

Tom Korth, Secretary