

**ADA TOWNSHIP BOARD MEETING AND
SPECIAL MEETING ADA TOWNSHIP DDA BOARD
MINUTES
SEPTEMBER 8, 2014**

Meeting was called to order by Supervisor Haga at 7:00 p.m. Members present: Supervisor Haga, Clerk Burton, Treasurer Rhoades, Trustee Jacobs, Trustee Smith, Trustee LeBlanc, and Trustee Proos.

DDA Board Members present: Robert Kullgren, DDA Board Chairman, Walter VanderWulp, (arrived 7:13 p.m.), Ted Wright, Terry Bowersox, James Ippel, Devin Norman, and Thomas Korth. Absent: Bryan Harrison. Also present: Planning Director Jim Ferro, Recording Secretary Dorothy Renegar, and 92 community members.

APPROVAL OF AGENDA

Township Board: Motion by Smith, supported by LeBlanc, to approve the Agenda. Motion carried.

DDA Board: Motion by Bowersox, supported by Korth, to approve the Agenda. Motion carried.

PRESENTATION REGARDING PROPOSED ENVISION ADA FINANCING PLAN

Supervisor Haga stated this is a Special Presentation regarding the Envision Ada Project, with Jim Ferro presenting a summary and update of the project, Bob Kullgren presenting a description of the Proposed Financing Plan, and he, Supervisor Haga, explaining the process for formal approval of the plan that is in the presentation tonight.

Jim Ferro, Planning Director, stated many of those present participated in the planning process undertaken last year for the village, and will recap that plan, and give an update on implementation of the plan. From the Ada Village Design Charrette in 2006, 10 design principles were developed which are still being followed in the current planning. The plan calls for reconfiguration and expansion of some streets in the village to disperse traffic from within the village out to the highway; Headley Street and public improvements such as water and sewer lines, and pavement of streets and sidewalks are included in this first phase. The intent is to begin construction next spring. He stated the plan for financing all public improvements was originally estimated to be \$20 million, and with refined cost estimating the total was brought down to \$16 million, and the proposed financing plan being unveiled tonight covers \$13 million of the overall \$16 million for public improvements in the entire plan. We propose to pull this \$13 million together in a partnership between the Township and Amway, as well as a community capital campaign.

DESCRIPTION OF PROPOSED FINANCING PLAN

Bob Kullgren, DDA Board Chairman, stated of the \$13 million, \$7.3 million is roads/public utilities/sidewalks and streetscapes; \$4.8 million in public buildings/green space; \$840,000 of utility relocation; and \$96,000 in demolition of existing structures. He stated the Township funding will be \$6.6 million: \$5.3 million coming out of the capital improvement bond, \$373,000 from the DDA Fund, \$500,000 General Fund, \$200,000 Parks & Land Preservation Fund, and \$225,000 from a Michigan DNR Park Development Grant. Over 20 years, the Capital Improvement Bond principal and interest will be repaid with the General Fund, the Sewer & Water Funds, the DDA Tax increment revenues which will be a predominant portion, and a 1.5 mill tax levy in the DDA district. Of the remaining \$6.5 million in investment needed, Amway will contribute \$3.5 million, and \$3 million will come from private donation investment. We have received input from throughout the community as to what this project is about, what its value might be to the Village and Township, and we believe it will result in expanding shopping and services offered in the Village, which will benefit the entire township.

PROCESS FOR FORMAL APPROVAL OF PLAN

Supervisor Haga stated the process we must go through is fairly extensive: the Resolution of Intent from the DDA and the Township Board, which is a goal of tonight's meeting; approval of a Development Agreement between the Township and Amway to establish the responsibilities of each of the parties with respect to the financing plan; an amendment to the DDA Ordinance authorizing the DDA millage, which also involves a public hearing and action of the Township Board; amending the DDA Development Plan and the TIF Plan requires review and recommendation by the DDA Citizens Council; and review of the recommendations by the DDA, and review and adoption by the Township Board following another public hearing, all concerning the DDA Development Plan and the TIF Plan. He also stated, relative to the issue of capital improvement bonds, that following the Resolution of Intent by the Township Board and related notices, there is a 45 day referendum period; a Township Board resolution to authorize issuance of bonds, and a Township Board resolution to award sale of the bonds. Our goal is approximately four and one-half months to get through everything, and there will be a timeline calendar which will be on the web site along with other notices. Haga then noted that the Township S&P bond rating was recently increased to an AA+ rating which he explained will benefit funding.

PUBLIC COMMENT

Chris Beckering, President, Ada Moorings Condominium Association, and a member of the Envision Ada Steering Committee, thanked everyone for making this an open process, and also appreciated that the plan was built on earlier work of the community. He also commended the Township for their fiscal responsibility to be able to provide the general funds as a contribution toward the project, and the upgrade in the bond rating is great news to hear. Lastly, for the clear and consistent communication throughout the project from the Township, the DDA, and everyone on the Envision Ada team, and Amway for their commitment to this project and the generosity associated with it.

Corky Paul, former Planning Commissioner, and Steering Committee member, stated "I think that we have a planning Commission, a DDA, and Trustees and a Board that understand what the public of Ada wants. Thank you to everyone."

Mara Norden, pastor at The Community Church, asked if the tax levy of \$1.5 mill has to be approved by voters.

Bob Kullgren stated the State statute provides that DDA's can, if it's in their charter, levy a tax up to 2 mills. The charter for the Ada DDA currently does not authorize taxing authority; so the process now will be for the Township Board to recommend that our charter be changed, and hold a hearing to see if changing our charter is an appropriate thing to do. He stated if the charter is changed, then that will be the basis for the authority and the DDA itself will then proceed to levy a tax with no further input.

John Abala asked, assuming the process goes without any problems and completes within the expected time, from the time the shovels are put in the ground how long will it take to complete the entire project?

Ferro stated the phasing plan that was developed last year doesn't call for precise years for each phase, but it does identify a sequence with a lot of the details to be worked out, so I can't tell you just how long. A lot will depend on market acceptance, build-out, lease-up, and sales of new residential and commercial space. We want the public facility investments to move in step with private investments. He stated there's potential for some residential development to happen in early phases that can stand on its own assuming there's also some investment on the public side in the new public facilities. Our first phase project on Headley Street won't be too disruptive; probably the most disruptive project will be raising Ada Drive out of the flood plain.

Chuck King, a Cascade resident, asked if the DDA owns title to the property that was acquired by Amway, and when the property is developed or sold, who gets the money?

Kullgren stated the DDA does not own any property.

Ferro stated land that is intended to be public space and is currently owned by Amway will likely be transferred to public ownership. He stated that is in addition to the financial commitments proposed by Amway as part of the funding plan.

Laurie Beard asked if there is any update on the Speedway gas station situation.

Ferro stated the Township has not been involved in any discussions with Speedway since the early stages of the planning process; there have been preliminary discussions between Amway and Speedway, but no acquisition agreement has been struck at this point.

Chris Beckering asked in what phase the pedestrian bridge over the river will be completed.

Ferro stated the bridge is one of the facilities that is not included in this proposed \$13.1 million financing; there's no sense building this bridge until we've acquired land to connect it to, and in the proposed financing plan we do not have acquisition of the property across the river.

John Abala stated "Several years ago we had the bicycle races in Ada, and I wonder if, with this plan, it would be possible to have events like this held."

Ferro stated he thought new pavements and more connections to Fulton Street would open up more possibilities for bringing that type of activity back to the village.

ADA TOWNSHIP BOARD RESOLUTION R-090814-1, RESOLUTION TO PROCEED WITH THE ENVISION ADA PROJECT

Motion by Proos, supported by LeBlanc, to approve Resolution R-090814-1, Resolution to Proceed with the Envision Ada Project. Roll Call: Yes – Smith, Jacobs, LeBlanc, Proos, Rhoades, Burton, and Haga; No – 0; Absent – 0. Resolution adopted.

DDA BOARD RESOLUTION DDA-090814-1, RESOLUTION TO PROCEED WITH ENVISION ADA PROJECT

Motion by Bowersox, supported by Norman, to approve Resolution DDA-090814-1, Resolution to Proceed with Envision Ada Project-DDA. Roll Call: Yes – Bowersox, Haga, Ippel, Norman, VanderWulp, and Wright; No – 0; Absent – Korth and Harrison. Resolution adopted.

ADJOURNMENT

Motion by Norman, supported by Bowersox, to adjourn the DDA Special Board Meeting at 8:00 p.m. Motion carried.

Respectfully Submitted,

Tom Korth, Secretary/Treasurer
Rs/dr