

**ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS
MINUTES OF THE OCTOBER 12, 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, Devin Norman

PUBLIC PRESENT: 7

APPROVAL OF AGENDA

The agenda was approved by consent.

APPROVAL OF MINUTES OF SEPTEMBER 14, 2015 MEETING.

It was moved by Bowersox, seconded by Ippel, to approve the minutes of the September 14 meeting as presented.

Motion passed unanimously.

DDA FINANCIAL REPORT, 09/30/15

Ferro noted that the negative \$875 for Farmers Market vendor registrations fees during the month of September was due to a change in the accounting for vendor registration fees for the Artisans Market, which are now being tracked separately from Farmers' Market registration fees.

Kullgren requested a report on the financials for the Artisans Market at the November meeting.

REQUEST FOR FUNDING CONTRIBUTION TO ADA BUSINESS ASSOCIATION FOR 2015 TINSEL, TREATS AND TROLLEY EVENT

Jaelyn Smith was present on behalf of the ABA to request a funding contribution of \$2,500 from the DDA toward the costs of the annual Tinsel, Treats and Trolley community promotion event organized by the ABA. Ferro noted that the amount of \$2,500 was budgeted toward this event, and was the same as last year's contribution.

Smith provided an overview of the event and changes from the previous year.

It was moved by Haga, seconded by Bowersox, to approve the expenditure of \$2,500 of DDA funds as budgeted as a contribution to the ABA for the Tinsel, Treats and Trolley event.

Motion passed unanimously.

STATUS OF HEADLEY STREET PROJECT

Ferro reported that the Headley St./Ada Drive intersection project was completed and opened to traffic on schedule. Haga suggested that minutes from the weekly progress meetings be sent to DDA Board members.

UPDATE ON ENVISION ADA IMPLEMENTATION

Ferro stated that the building square footage projections that were presented to the Board at the September meeting are being revised, and that the completion of the parking study is pending receipt of updated projections.

Board members were informed that the preliminary location of the planned River St. has been staked in the field, so that we can visualize the depth of public open space between the road and the riverfront. Board members were invited to visit the area to view the staking.

(Note: VanderWulp left the meeting at 9:10 a.m.)

Pete LaMourie, Traffic Engineer from Progressive AE, presented information regarding overall anticipated impact of redevelopment in the Village on traffic congestion in the Village. LaMourie noted that the changes to the Village street network, particularly the re-configuration of Headley St. with a new intersection at M-21, would disperse traffic over more routes, and take some of the pressure off Thornapple River Dr. through the Village. It also results in better intersection geometry at the Ada Dr./Headley intersection, compared to the Ada Dr./Thornapple River Dr. intersection, with its acute angles.

LaMourie noted that the Envision Ada planning study did not include a detailed traffic analysis for the Village street network, other than the signal warrant analysis projecting volumes for the M-21/Headley intersection. However, he noted that several aspects of the planned redevelopment will tend to mitigate traffic congestion problems:

1. Much of the planned redevelopment will occur at the periphery of the Village, in areas accessible from M-21 without going through the core of the Village.
2. The commercial development that is planned typically does not generate much traffic during the morning peak traffic period, which is related to commuting to work and schools.

Board members asked staff to look into the possibility of conducting a detailed traffic analysis for the Village.

With regard to the draft amendment to the Township Master Plan, pertaining to the Envision Ada Plan, Ferro stated that work was being completed in preparing a draft amendment for review by the Planning Commission, with review expected in December.

It was requested that the draft amendment also be provided to the DDA Board when it is completed.

DRAFT AGENDA FOR OCTOBER 22 JOINT WORK SESSION

Board members reviewed a draft agenda for the joint work session with the Township Board and Planning Commission.

CHAIRMAN'S ABSENCE FROM NOVEMBER-APRIL

Kullgren reminded members he would be out-of-state from November through April. He stated he was hoping to participate in meetings remotely through a tele-conferencing arrangement. Haga stated that we will not be obtaining any technical assistance in setting up a teleconferencing system from Amway.

Wright suggested using an online service from Webex.com. Ferro stated he would look into this.

PUBLIC COMMENT

Betty Jo Crosby, 411 Grand River Dr. NE, stated that the discussions held by this Board are important, and that we may not be able to please everyone, but still need to arrive at the best solutions we can.

Katherine Henry, from Belding, Michigan, introduced herself to the Board and stated she is a candidate for the 86th District Michigan House of Representatives seat.

Steve Dertz, Amway Corp, stated he would suggest that the Township begin work on the design of the remainder of the Ada Drive reconstruction project now, in order to accelerate the schedule for this project for 2016 construction.

ADJOURNMENT:

It was moved by Bowersox, seconded by Ippel, to adjourn the meeting at 10:00 a.m.

Motion passed unanimously.

Respectfully submitted:
