

**ADA TOWNSHIP  
DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS  
MINUTES OF THE DECEMBER 15, 2014 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, Bryan Harrison, Tom Korth, Bob Kullgren, Devin Norman, Walt VanderWulp, Ted Wright

**BOARD MEMBERS ABSENT:** George Haga, Jim Ippel

**STAFF PRESENT:** Jim Ferro, Planning Director

**PUBLIC PRESENT:** Jennie Mac Anaspie, Farmers' Market Manager, Steve Dertz, Amway Corp.

**APPROVAL OF AGENDA**

The agenda was approved by consent.

**APPROVAL OF MINUTES OF THE NOVEMBER 17, 2014 MEETING**

It was moved by Harrison, seconded by Bowersox, to approve the minutes of the November 17 meeting as presented.

Motion passed unanimously.

**DDA FINANCIAL REPORT, 11/30/14**

Ferro noted that the Farmers' Market had net positive income for the 2014 season, with revenues exceeding expenditures by a little under \$2,000. He noted that there would still be some expenditure this year for the Market Manager's compensation.

**STATUS OF ENVISION ADA IMPLEMENTATION**

Kullgren stated that discussions with Amway regarding finalizing a formal development agreement are progressing, but not yet finalized. He stated that the completion of the agreement terms is being postponed pending completion of a re-examination of engineering options for the proposed Headley St. project. Kullgren noted that a meeting is scheduled for tomorrow with Progressive AE staff regarding analysis of Headley St. options, which will include a wide range of possibilities, from simply "tee-ing" Headley St. into Ada Drive, to abandoning the project to major reconfiguration of the street.

Ferro stated that the Township has contracted to have appraisals completed for the Kniff and Weaver properties, so that the Township will have some informed guidance in conducting acquisition negotiations with the two property owners.

In discussion, Board members Norman and Wright expressed concern that expenditure of funds for appraisals would be a waste of money.

Ferro stated that he believes there is an expectation by the public that a significant expenditure of public funds for property acquisition would be supported by an appraisal.

Norman asked whether conducting appraisals was being done with the assumption that the Township would use eminent domain to acquire the properties.

Ferro stated there has been no assumptions or decisions made regarding use of eminent domain, and that the Township simply wanted to have appraisals to be informed as to the value of the properties.

In discussion, it was noted that leaving Headley St. tee-ing into Ada Drive would result in lower traffic

volumes at the Headley St./M-21 intersection, and the intersection would no longer qualify for a traffic signal.

Wright asked if there was any traffic analysis completed for Headley St. Ferro stated there was, and that he could provide the information to Wright.

Steve Dertz, Amway Corp., commented that we are close to completing the development agreement, and that once the status of the Headley St. project is resolved, the agreement can be brought to a conclusion quickly.

### **FARMERS' MARKET 2014 ANNUAL REPORT**

Jennie Mac Anaspie, Farmers' Market Manager, summarized information contained in the written report on the 2014 Farmers' Market season.

Kullgren asked if any vendor input had been obtained regarding the possibility of eliminating the token system for credit and debit card transactions. Mac Anaspie responded there has been no input from vendors, but that their input could be solicited. She noted that several vendors have begun accepting digital payments on their own, and are not as reliant on the token system.

Kullgren commented that he believed the market may too large, and that the number of vendor stalls needed may be less if vendors have the capacity in a new facility to have their vehicles adjacent to their stalls.

Mac Anaspie stated that input from several vendors regarding their booth needs is that they would still want to have multiple booths to display their goods, even if their vehicles were adjacent.

Discussion also took place regarding the types of daily vendors at the Market, and the risk of varying from our mission of focusing on fresh food if there are too many non-food vendors.

Mac Anaspie noted that she accepts non-food daily vendors only during the extended season, when the number of vendors is much lower.

Ferro stated he did not believe that the number of non-food vendors at the Market was sufficiently large to compromise the quality of the Market or its reputation as a food and produce market.

### **PUBLIC COMMENT:**

There was no public comment.

### **ADJOURNMENT:**

The meeting was adjourned at 9:10 a.m.

Respectfully submitted:

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Tom Korth, Secretary