

CITY OF COOPERSVILLE
REGULAR DOWNTOWN DEVELOPMENT AUTHORITY MEETING
Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

FEBRUARY 10, 2015

Chairman Koch called the meeting to order at 5:15 P.M.

Roll Call

Present

Board member Cooper
Board member DeJong
Board member Du Pilka
Chairman Bob Koch
Board member Schmidt

Board member Slater
Board member Veldman
Chairman Pro Tempore Verseput

Absent

Board member Hanenburg
Board member O'Dea
Board member Spoelman
Director Patrick
Marketing Director Richardson

Agenda

Board member Schmidt moved to approve the Agenda as presented. Board member DeJong seconded. Motion carried.

Minutes

Board member Schmidt moved to approve the January 13, 2015 regular meeting minutes. Board member Cooper seconded. Motion carried.

Citizen Input and Suggestions

Chairman Koch opened the floor to citizen input and suggestions. There were none.

Scheduled Guests

Dick Butler, Lawyer from Bloom, Sluggett, and Morgan, shared information about the timeline of the DDA Renewal process.

Petitions and Communications

Mr. Butler of Bloom, Sluggett and Morgan offered himself as a resource to the general process of the DDA's Renewal. The statute states that the plan must be amended and presented to Council as the first step. From there, Council will schedule two distinct public hearings which must be posted in newspapers and 20 conspicuous places throughout the City. Tax payers must be mailed notice by certified copy, and the final Plan adoption must be made by Council as an Ordinance. Board member Schmidt inquired

when the DDA expires, and the Ordinance states June 11, 2015. She then stated that DDA expansion does need to take place. Chairman Koch said Director Patrick stated at the last meeting that the plan needs to be completed by April 14 without boundary expansion. Board member Du Pilka inquired if it makes sense to get Council approval before we go through the work of amending the plan. Mr. Butler recommended to the Board that due to the length of the process, the Board should renew now and expand the boundaries at a later date. Board member Veldman stated that expanding and renewing at the same time would be efficient. Mr. Butler reminded the board that to expand the boundaries, the process is more complicated and has a required 60 day window between public hearings. Board member DeJong inquired about expanding to include residents, to which Mr. Butler replied that adding more than 100 residents to the DDA requires a Citizens Council to be formed, which adds more time to the renewal process. Board member Du Pilka reminded the board that the last boundary change occurred to reduce the number of residents within the district. Board member Schmidt requested City Staff to send a copy of the current DDA boundary map to Board members. Mr. Butler stated that if the deadline is missed, there may be a gap in the tax capture as the City collect in July and December. He also stated that creating a whole new plan is a different and more complicated process than renewal. Board member Verseput stated he would like to see a complete plan at the March DDA meeting. Motion was made by Board member Du Pilka to proceed with DDA Plan Renewal. Board member Schmidt seconded. Motion carried.

Board member DeJong stated that the Property Acquisition Committee has not met so there was no progress to report.

Board member Schmidt said the Downtown Lights committee met and agreed that the Main Street lights should be kept up, maintained, and repaired. The committee discussed getting rid of the old holiday wreaths and stated that other communities wrap the poles as a cheaper way to have lights. She said that Mark Douglas suggested stringing lights across Main Street, but did not know how much that might cost. Chairman Koch said he would like to see more snowflakes as they have on the roundabout, and redoing Walk-Thru Park with an archway or other lights. Board member Du Pilka stated he would like to see the lights repaired or replaced correctly even if it means spending additional money.

Board member Verseput and Board member Du Pilka presented the Railroad's preferred location for placement of the John Engler as the small park east of City Hall. Board member Du Pilka suggested the DDA should have Pam Blough lay out a design. He then stated the Railroad would like the DDA to pay for the installation, landscaping, replace 3 foundation beams, cement tubes, fence, and electrical/lighting. Board member Schmidt asked what the cost would be to install. Board member Veldman asked if the engine would become city property or stay the railroads, and who would carry insurance. Board member Du Pilka said the Railroad board may insure the locomotive and the railroad owns part of the lot which is being considered. Board member Schmidt stated she is not confident the DDA can take on the maintenance and up keep. Chairman Koch stated he would like to keep a picnic area or a covered pavilion area like on North Main Street parking lot. Board member Du Pilka said the memorial could be upgraded at the same time. Motion was made by Board member Verseput for the Director to contact Pam Blough to create a site plan for placement of the Engler on the City Hall park lot. Board member Schmidt seconded. Motion carried.

Board member Slater motioned to accept and file the February Information Packet, which consists of: “Coke is rolling out ‘premium milk’ and betting you’ll pay twice as much for it” from <http://www.omaha.com/money> dated February 4, 2015; City Council meeting minutes of January 12, 2015; City Council draft meeting minutes of January 25, 2015; Monthly Permits Issue December 2014; and Monthly Permits Issued January 2015. Board member Cooper seconded. Motion carried.

Citizen Input and Suggestions

Chairman Koch again opened the floor for citizen comments. There were none.

DDA Director’s Comments

Director Patrick was absent.

Marketing Director’s Comments

Marketing Director Jan Richardson was absent.

Board Member’s Comments

Board member Du Pilka said he would like to see the DDA better at maintaining facilities and would like to see a different plan for getting projects done by the DDA.

Board member Slater mentioned the Grand Opening ribbon cutting of Off The Tracks grocery store downtown is this Saturday, February 14 at 10:00 a.m. There will be hot dogs and beverages.

Board member Schmidt suggested the board visit MiPlace.org which has great resources about the infrastructure needed to attract those who want to live in apartments, bungalow apartments or quaint villages. She mentioned Canton as a featured city with high walkability, higher end apartments.

Board member Veldman stated the Ottawa County North Bank bike trail organization has received a grant and is moving closer to Coopersville; he would like to see some long term planning, such as parking lots and trailhead connectors. Board member Cooper mentioned that Ottawa County has a Phased master plan in place to tie the trail heads together, connecting Spring Lake, Allendale, and the North Bank Trail and is seeking funding from various businesses and organizations. Board member Slater stated he would like to have someone from the bike trail organization come present the plan to the DDA and possibly a joint meeting with Council and Planning Commission. Board member Du Pilka mentioned both the railroad and DDA have easements to connect the city to the trails.

Chairman Koch’s Comments

There were none.

Adjournment

Board member Slater moved to adjourn the meeting. Board member Veldman seconded. The meeting adjourned at 5:59 P.M.

Chairman Bob Koch