

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

July 13, 2021

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

**Roll Call**

**Present:**

Board Member Kelly	Board Member Dykstra
Board Member Buth	Board Member Slater
Board Member Noel	Board Member Du Pilka
Board Member Luther	Board Member Ver Berkmoes
Chairman Veldman	Board Member Grossenbacher
Interim City Manager/Member Mizikar	

**Absent:**

Board Member Fynewever

**Additions/Corrections to Agenda**

Motion by Board member Dykstra with support by Board Member Buth to add discussion/action to set a time to review the bylaws once the new City Manager is on board as they have not been updated since 2015. Motion carried unanimously. *Addition of "G" was added to Item 7 on the agenda.*

**Minutes**

Motion by Board Member Buth with support from Board Member Kelly to approve the meeting minutes of June 8, 2021, as presented. Board Member's Noel and Slater were in support of the motion, Board Member's Du Pilka, Ver Berkmoes, Dykstra, Slater, Luther, Grossenbacher, and Chairman Veldman were opposed. Motion failed. **Correction: Board Member Slater was not opposed.**

Motion by Board Member Dykstra with support by Board Member Du Pilka to postpone approval of the minutes as names with public comments needed to be struck from the minutes and the style of the minutes were not what the Board was familiar with. Board Member Buth was in support. Board Member's Ver Berkmoes, Noel, Slater, Kelly, Luther, Grossenbacher, and Chairman Veldman were opposed. Motion failed.

Motion by Board Member Slater with support by Board Member Noel to approve the June 8, 2021, meeting minutes with the amendment to remove Board Member Ver Berkmoes name from the Director's Comments section that states Board Member Ver Berkmoes received a gift from Director Wildeboer. Board Member's Buth and Dykstra were opposed. Motion carried.

**Citizen Input and Suggestions**

Justin Willison of Spring Lake Bridal addressed the Board regarding the recording of names and public comments. Mr. Willison stated that all names and comments should be recorded in the minutes. This way there is history recorded in case issues arise at another time, between two (2) parties. Mr. Willison also stated that "How a person means something when it is spoken and how the public perceives it is two (2) different things." Mr. Willison stated that his business brings in over 6500 people a year to the city and many of his customers frequent the other businesses downtown. He wants the city to be successful.

**Public Hearings** NONE

**Petitions & Communications**

Motion by Board Member Du Pilka with support by Board Member Buth to reappoint Ron Veldman as the Board Chairman. Motion carried unanimously.

Motion by Board Member Noel with support by Board Member Luther to reappoint Board Member Slater as the Chairman Pro-Tempore. Motion carried unanimously.

Interim City Manager Alek Mizikar informed the Board that he and Chairman Veldman met with a new applicant, Mike Karasinski, for the vacant seat on the Board and Mr. Mizikar stated that he will be making a recommendation to the City Council in August to approve the appointment of Mr. Karasinski to the DDA Board. Board Member Slater stated seen Mr. Karasinski's desire to make this a better community. Board Member Buth stated that she felt more representation was needed from other businesses in the DDA District that are outside of the downtown area. Motion by Board Member Ver Berkmoes with support by Board Member Luther to approve the recommendation, to City Council, for the appointment of Mike Karasinski to the DDA Board. Motion carried unanimously.

Motion by Board Member Du Pilka with support by Board Member Noel to approve the final payment for the Walk-Thru Park. Motion carried unanimously.

Discussion was held on installing a timer on the fireplace and a video camera in the Walk-Thru Park. City Treasurer, Keri Rogers stated that it is in the budget to install a timer on the fireplace.

Motion by Board Member Kelly with support by Board Member Ver Berkmoes to approve the bid from Michigan Paving and Materials for the repaving of the North DDA Parking Lot totaling \$113,965.00. Motion carried unanimously.

Motion by Board Member Noel with support by Board Member Dykstra to approve the bid from Grand Valley Lawn Sprinkling to install new irrigation in the North DDA Parking Lot totaling \$ 27,531.00. Motion carried unanimously.

Board Member Noel stated that he noticed that new grease pads have been installed in the North DDA Parking Lot but the one for his grease dumpster did not get replaced.

### **Petitions & Communications continued**

Motion by Board Member Kelly with support by Board Member Noel to approve the following Façade Grants and to add the DDA's name to Item #5 on the Façade Grant Contract: Motion carried unanimously.

- The Center – Paul Piccard/Julie Vitale
  - 50% of completed project up to \$10,000 towards front door and window repairs.
- Gallery 293 – Sue Booth
  - 50% of completed project up to \$15,000 towards awning, windows, and door.
  - 50% of completed project up to \$5,000 towards brick improvement.
- Champs Bar & Grill – Louie Mervenne
  - 50% of completed project up to \$8,750 towards front awning.
    - As noted in writing from Champs, a request was made to reallocate the award money to the rear deck area of the building. Request was denied by the DDA board.
- 327 Pizza – Jake and Dan Noel
  - 50% of completed project up to \$9400 towards awning, front door, and window improvements/replacements.

Discover Coopersville Director, Rebecca Wildeboer gave her letter of resignation as the Director of the DDA and the Coopersville Area Chamber of Commerce. The resignation goes into effect on July 24<sup>th</sup>. The Chamber of Commerce is working on hiring Rebecca on a short-term contract. Rebecca will finish out the pre-scheduled summer concert series. During the next few months, the executive liaison committee between the DDA and the Chamber will continue to meet frequently to discuss how the DDA and the Chamber can continue working together towards creating a partnership for events, marketing, and place making under the "Discover Coopersville" name.

Chairman Veldman, and City Staff recommended that the DDA vote to give the DDA Chairman and DDA CEO the authority to implement a short-term Memorandum of Understanding with the Coopersville Area Chamber of Commerce for continued operations of Discover Coopersville events through the month of September 2021. Chairman Veldman recommended, going forward, that the DDA Board have discussions, on what the needs and requirements of a DDA Director will be.

Motion by Board Member Du Pilka with support by Board Member Grossenbacher to grant authority to the DDA Chairman and the DDA CEO to negotiate a Memorandum of Understanding agreement with the Chamber of Commerce to continue Rebecca Wildeboer's services thru September 2021. Motion carried unanimously.

Motion by Board Member Grossenbacher with support by Board Member Slater to form a sub-committee to review the DDA Bylaws once the new City Manager is onboard. Motion carried unanimously.

### **DDA Information Packet**

Motion by Board Member Ver Berkmoes with a Second from Board Member Noel to receive and file the DDA Information Packet. Motion carried unanimously.

### **Citizen's Input and Suggestions**

Mike Karasinski addressed the Board stating that he moved here in 2012 and one of the biggest issues that he has noticed is that there was not any "Community Building" until Rebecca came here. He has noticed that there is a lot of bad blood here and that is why Rebecca has left. Rebecca's first event downtown when she started was the ribbon cutting for the Walk Thru Park/Ice Sculpture Event.

**Citizen's Input and Suggestions continued**

Mr. Karasinski stated that Rebecca has brought many people into town and Tasker's sales were \$1,000.00 more than a normal Saturday that day. Mr. Karasinski also stated that we need to quit driving people away. Mr. Karasinski also stated that if he is appointed to the DDA Board he will be asking many questions.

Katie Crowley stated that Rebecca loves this community, and she does not even live here. She wants everyone to succeed.

Justin Willison stated that the Board needs to make sure the Contract(s) for Rebecca get completed by the end of September 2021.

**Director's Comments/Report** NONE

**Board Member & Chairman Veldman's Comments**

Board Member Du Pilka – Most of us recognize the value of the Chamber and the DDA. Rebecca does a good job. Nice to have people here in attendance.

Board Member Ver Berkmoes – We are here to work together. This is like High School. This Board needs to work together better.

Board Member Buth – Everyone needs to be involved before there are issues. You can blame me for Rebecca leaving. Rebecca and I started out on the wrong foot from day one (1). When I was setting up a concert for "Music on Main Street" last summer Rebecca came and told me everything I was doing wrong. Rebecca had a boutique vendor setup her booth right in front of my boutique during one of her concerts this year. There were issues over the Discover Coopersville commemorative shirts in which I posted comments on my Facebook page about. *"The following post was read out loud by Board Member Buth" and requested that this post be part of the minutes.*

*Susan Schmidt-Buth*

*Very interesting selection of businesses. As a DDA Board Member for 25 years and the recent DDA gift of \$16K to the chamber one would think the Director would approach those that have given of their time for advertising on this commemorative shirt.*

Board Member Slater – I heard things differently. Sue is not being very positive. Be careful what you say about why Rebecca resigned. Read the Board Expectations.

Board Member Luther – Tension is the reason for the turnover. Need to get more people here.

Board member Grossenbacher – Reiterated Board Member Luther's comments. We have driven away talent.

Board Member Noel – I hope we can use this to build a better foundation to be successful.

Chairman Veldman – Thank you to Alek for all the work he has done, with much attention to detail.

Ex-officio Member Mizikar– Dennis Luce was offered the new City Manager's position at the Council meeting last night. The repaving of the North DDA Parking Lot and the building of the new decks will begin August 16<sup>th</sup>. Discover Coopersville website is close to going live.

**Adjournment**

Motion by Board Member Slater with support from Board Member Buth to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 6:33 P.M.

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Chairman, Ron Veldman