

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

August 10, 2021

Board Chairman Pro-Tempore Slater called the meeting to order at 5:15 P.M.

**Roll Call**

**Present:**

Board Member Kelly	Board Member Dykstra
Board Member Karasinski	Board Member Noel
Board Member Du Pilka	Board Member Luther
Board Member Ver Berkmoes	Chairman Pro-Tempore Slater
Board Member Fyneweaver	City Manager/DDA Director Dennis Luce
	Interim City Manager/Member Mizikar

**Absent:**

Board Member's Buth, Grossenbacher and Chairman Veldman.

Motion by Board Member Fyneweaver with support by Board Member Du Pilka to excuse the absences of Board Member's Buth, Grossenbacher and Chairman Veldman. Motion carried unanimously.

**Additions/Corrections to Agenda** NONE

**Minutes**

Motion by Board Member Ver Berkmoes with support from Board Member Luther to approve the meeting minutes of July 13, 2021, with correction of removing Board Member Slater's name as being opposed in the first paragraph under minutes. Motion carried unanimously.

**Citizen Input and Suggestions**

Greg Zuzelski, Owner of 319 Main Street addressed the Board regarding his garbage assessment. Mr. Zuzelski stated that he is being assessed for two (2) garbage assessments for his building and his business is the only business in the building. Mr. Zuzelski stated that this has been going on for several years and then for a couple of years he was only assessed for one garbage assessment, and he would like a refund for the years he was charged for two (2) assessments. Mr. Zuzelski presented the Board Members with a breakdown of the charges and the history of tenants in his building.

Chairman Slater explained to Mr. Zuzelski that the Board just received the letter from him tonight and they would need time to review everything before they would discuss or take any action on the situation.

**Public Hearings** NONE

**Petitions & Communications**

Motion by Board Member Du Pilka with support by Board Member Noel to approve the quote from Hersh Services totaling \$12,900.00 to install a new light post in the south DDA Parking Lot behind "New to You" and connect it to the existing lighting circuit. Motion carried unanimously.

**Petitions & Communications continued**

Discussion was held on cleaning the area up where the light post will be installed. Several DDA Member's stated that previous administration informed them that flowers/greenery was going to be planted in this area several years ago, but this never happened.

Discussion was held on reviewing the bylaws for any amendments that may be needed.

Board Member Dykstra suggested setting up a sub-committee to review the bylaws and bring any suggestions for changes back to the Board for review.

Board Member Karasinski suggested that term limits should be applied to the bylaws which would give other individuals the opportunity to serve.

Chairman Pro-Tempore Slater appointed Board Member's Dykstra, Kelly, Veldman and DDA Director Dennis Luce to the Bylaws Sub Committee.

Alek Mizikar, Interim DDA CEO informed the board that a short-term memorandum of understanding was signed between the DDA and the Chamber for continued operations of the joint "Discover Coopersville" Director position. The agreement goes through the end of September 2021. In the meantime, the DDA Board needs to continue discussions on if and how they would like to see this partnership continue. After discussion on this topic, Chairman Veldman and City Manager/DDA Director Dennis Luce will meet with the Chamber President again to discuss how the partnership will move forward.

Board Member Slater requested that if any Board Member had a vision on what they would like to see in the partnership to please let the Board know.

Board Member Luther stated that a "clear contract" is needed.

City Manager/DDA Director Dennis Luce stated that the Board may need two (2) plans in case proper funding falls through.

Board Member Slater stated that they need someone with marketing experience.

Board Member Noel stated that they need someone to make sure things are getting done and done correctly but we still need to partner with the Chamber of Commerce.

Board Member Slater stated that it is difficult for one (1) person to do everything.

City Manager/DDA Director Dennis Luce stated that the person would have to be an Administrative Staff person as the City Manager is the DDA Director per the City Charter.

Board Member Du Pilka stated that the Director has to be the City Manager as they know what's going on in the city.

Board Member Slater stated that we need to set up a contract.

Board Member Karasinski stated that since January 1, 2021, the town has been buzzing and that we need someone to coordinate events.

A sub committee to review the needs of the position and the partnership with the Chamber of Commerce was formed. Board Member's Noel, Slater, Karasinski and City Manager/DDA Director Dennis Luce were appointed to the Sub Committee by Chairman Pro-Tempore Slater. City Manager/DDA

### **Petitions & Communications continued**

Director Dennis Luce informed the Board that the Sub Committee will be required to meet with the Chamber of Commerce.

Board Member Du Pilka stated that it would be helpful to know what the financial status of the Chamber of Commerce currently is.

### **DDA Information Packet**

Motion by Board Member Du Pilka with support by Board Member Dykstra to receive and file the DDA Information Packet. Motion carried unanimously.

### **Citizen's Input and Suggestions** **Correction: The following comment by Board Member Karasinski was made during Board Member Comments and has been moved to the Board Member Comments section of these minutes.**

~~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.~~

Justin Willison of Spring Lake Bridal stated that the new dumpster enclosures in the north DDA Parking Lot look great. Mr. Willison also stated that our downtown is well taken care of and looks better than Spring Lake. Mr. Willison stated that Spring Lake hired a DDA Director, and that person has many struggles. We need to keep our eye on someone for talent and we need to retain who we have.

Mr. Willison also informed the Board that there is no "point of contact" on the DDA website and no minutes for 2021 have been posted on the website. Mr. Willison stated that he appreciates everything the DDA does and that he has been, helping out with the empty receptacles and the garbage after the concert events are done and will continue to do so.

Greg Zuzelski of 319 Main Street asked if everyone had a chance to read his letter he handed out at the beginning of the meeting. Board Member Slater stated that they have not and that the Board will address this issue at the September meeting. Mr. Zuzelski asked if he would be required to attend. Board Member Slater stated that he would not be required to be here, but it would be a good idea if he were in attendance.

### **Interim Director's Comments/Report**

Interim City Manager/DDA CEO reported on the following:

- ***North DDA Parking Lot work begins Monday, August 16, 2021***
- ***There are trees in the way of placing the new irrigation on the Northeast side of the North DDA Parking Lot. The irrigation can still be placed without removing the trees, but it would be much easier if the trees were removed first.***

### **City Manager/DDA Director's Report**

City Manager/DDA Director Dennis Luce stated that we need to get some signage downtown for the alcohol in the parks. Interim City Manager Alek Mizikar stated that he did make some laminated signage and posted in various places downtown and suggested that we should maybe wait until Spring

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

Board Member Karasinski – Happy to be here on the Board and commended Alek Mizikar for doing a great job.

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

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.

Board Member Noel – Hope the Dumpsters are back in the enclosures before the Wednesday night concert, and he is excited for the Summerfest end of the week.

Board Member Dykstra – Welcomed Mike Karasinski to the DDA Board

Board Member Du Pilka – Thanked Alek Mizikar, for all of his work, and Congratulated Dennis Luce.

Board Member Luther – Feels excited that we are going in the right direction. Encouraged others to use Social-Media as it is a powerful tool. We need to keep Rebecca and we can all do our part to help with cans and trash and to help police things during events. Ireland Chiropractic has the Farmers Market every Thursday, but it seems difficult to get people there. Would like to see the Farmers Market move back downtown.

Board Member Kelly – We need to work on some more projects. Garbage containers need gates and the railroad owned property by the hardware needs to be cleaned up.

Board Member Ver Berkmoes – DDA North Parking Lot Curbing is smaller. Will there be one more extra parking space due to the smaller curbing? How will it be done? After all summer events are completed will alcohol still be allowed in the designated parks. Alek Mizikar answered that "yes" it will still be allowed. Jan welcomed Michael Karasinski to the DDA Board.

Board Member Slater – Welcomed Dennis and thanked Alek Mizikar for, all of his work. Board Member Slater inquired about the fireplace timer and the video camera that were to be installed in the Walk-Thru Park, stating further that this needs to get done.

**Adjournment**

Motion by Board Member Dykstra with support from Board Member Ver Berkmoes to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 6: P.M.

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Chairman, Ron Veldman