

DDA MINUTES February 24, 2022

In Attendance: Andrew Schultz, Larry Loeks, Natalie Fuller, Dave Groendyk, Seth Ganton, Supervisor Loeks

Absent: Alexandra Copeland, Chad Kerwin

*Chad Kerwin arrived to the meeting late, at 9:09am

The meeting was called to order by President Andrew Schultz at 9:00 am.

Item 2: Approve Agenda

Motion: Dave Groendyk

Support: Larry Loeks

Motion Carries

Item 3: Approval of Minutes from 1/20/22

Motion: Supervisor Nick Loeks

Support: Dave Groendyk

Motion Carries

Item 4: Presentation from Matt Callander on Ring Road Segment

Matt Callander, Habib Mandwee, and a 3rd partner acquired the parcel that was previously owned by Walt Hanson. It is approximately a 10acre parcel. They wanted to be sure they had clarity on the Township's vision for the parcel. Top priority communicated to them by Julie Johnston is connectivity. The necessity to satisfy the Township, DDA, and community long term has been considered by the 3 partners. What is being presented to the DDA today will also be presented to the Township Board on Monday evening, they are approaching both the same. The intent of today's meeting is there is a formal request, an economic request, as well as building renderings and a schematic for review.

The 3 partners see this as 2 phases, we will see a proposed driveway to connect. Phase 1 will be residential development. Phase 2, from a developmental focus, will be the commercial side, to the south of the drive. Their goal is for this to be a win win development economically.

Supervisor Loeks asked Matt if he is looking for action coming out of today's meeting. Not the intent today.

The formal request by Matt Callander is for \$270,000 with an estimate from Wightman for \$634,000 to do the public road from Q Ave to the DDA owned property. Matt distributed documents to meeting attendees. They will reconstruct the private drive that exists now, serving 2 tenants (Carlson, Griswold) to the northern boundary. *See provided document for details*

2nd request is that the road would be deeded to the DDA, who would be responsible for maintenance, repair, replacement, etc. This would be preferable, per Q Corners, LLC (the 3 partners named above)

to having the road maintained by the Road Commission. Additional components to the request are listed in the document provided.

Connor and Steve Bosch presented visuals and drawings to the group. These are conceptualls, and have ability to be modified. Greenspace has been important to include. The road development would re-design the current road and pull away from Carlson, take a left turn and wrap around the development to connect to Texas Drive.

The new development would include: a 16 unit apartment complex, mixed use commercial, parking, communal area & walking area, 36 apartment units with parking, covered garages, townhomes, off street parking, etc.

Dave Groendyk asked if, at this point, are there any thoughts on the commercial component. Matt stated that not quite yet, as Phase 1 will focus on residential, but maybe the front buildings could be mixed use with apartments up and commercial down. Buildings in the rendering are there because they have been loosely discussed.

Discussion surrounding who would be attracted to the area with the apartments. Consideration to daycare facilities, a market, coffee, shared workspace, etc.

Further discussion continued around the apartments, road design, usage, and maintenance. The requested \$270,000 is for road construction only, not utilities. Connectivity is a big concern and of importance to all.

Larry Loeks pointed out that there was recent discussion at the Zoning Commission meeting about building size, which would limit to 18 units per building. The proposed buildings may need to be split apart. Concerns from Q Corners, LLC would be elevators, walkways, etc. Discussion continued. There will be a public hearing to approve the proposal for building size coming up.

Item 5: Discuss 2022 Community Events Pilot Program & Events Proposal from KELC

*Items 5 & 6 were swapped per Nick Loeks request

Feedback from DDA was taken to the Board, a pilot event of possibly a concert or movie night will be this spring. KELC provided a proposal:

Concert in Park or Movie Night: est. \$2,500

Larger Events: \$5,500 to help with marketing, day of coordination, volunteer base, logistics

KELC could be event by event basis.

Rates seem quite reasonable. The KELC proposal will be presented to the Board on Monday night, for the Township to lead the summer pilot event.

Item 6: Downtown Development Authority Vacancies & Development Area Citizens Council

Joe (Louie's) submitted an application, and Paul Carlson. Dave Groendyk emphasized that we want to consider who will show up to meetings.

Motion to put Joe Wolf on DDA Board: Larry Loeks

Support: Dave Groendyk

Motion Carries

Alexandra Copeland was unable to attend, but had submitted a question of What does the Treasurer do? No additional requirements outside of existing meetings. Trish Roberts handles the financials primarily.

Number of residents does not necessarily matter at this point, only at the time the DDA is created or renewed. It does not have to do with management of DDA over time. Theoretically, if we don't have to do it at this point in time, it would be 20 years before it's necessary to create a Citizens Council. As we have already been renewed, we do not need to create the Citizens Council at this time.

Additional Comments:

Trish added that for rental properties, a 1/3 of income should be considered. The proposed 1BR apartments will be difficult to be at \$1,300/month. This would prevent us from achieving the young professional resident. Our demographics are different from most other communities in the county.

Alexandra had submitted a request to confirm payment was made to Allegra for their work on Corners Coins and map. Emily processed the invoice and Trish thought it was paid, but she will confirm.

Trish requested an update to her email address to TRoberts@TexasTownship.org

With no further comments, the meeting was adjourned at 10:37 am.

Motion: Larry Loeks

Support: Dave Groendyk

Next Meeting March 24, 2022 at 9:00am.

Respectfully Submitted,

Natalie Fuller