

## DDA MINUTES April 28, 2022

**In Attendance:** Andrew Schultz, Larry Loeks, Alexandra Copeland, Natalie Fuller, Seth Ganton, Chad Kerwin, Supervisor Nick Loeks, Joe Wolf

**Absent:** Dave Groendyk

The meeting was called to order by President Andrew Schultz at 9:03 am.

### **Item 2: Approve Agenda**

Agenda has 3 Item 5's, to be adjusted to 6, 7, 8

Items to be added per Andrew:

7A: Financial

7B: Social Media Proposals

7C: Light Posts

Motion: Supervisor Loeks, with corrections and additions

Support: Larry Loeks

Motion Carries

### **Item 3: Approval of Minutes from 3/24/22**

Larry Loeks corrected in Item 4 that the remaining balance of \$78,979 on the property is not correct, and should state the DDA will pay their portion of the land that will be sold off.

Supervisor Loeks updated that he "recused" not "refused" himself.

Motion: Larry Loeks

Support: Alexandra Copeland

Motion Carries

### **Item 4: Ring Road Segment**

Andrew specified this is about the South segment. Engineer has submitted plans, this is the section that would connect from Dave's Glass over to Vineyard Parkway. Plans are still under review with the Road Commission. Julie mentioned that they were supposed to submit a response within 14 days, and they have now exceeded that.

### **Item 5: Callander Commercial Development Update**

In previous meeting we had discussed trading our DDA parcel to Callander for the portion of the road going to their property. This was not well received by Callander, they were insistent on a cash contribution from the Township and/or DDA. We have received a proposal for building the road segment through our property, and the Township has a proposal for running sewer and water. Township portion, including sewer & water estimate was \$212k, the road construction was \$99k with the understanding that this has to be built at the same time as the Callander development otherwise there will need to be a temporary cul-de-sac.

Andrew asked when the Township Board plans to discuss the proposal. It will likely not be at the next meeting, probably at the meeting on the 23<sup>rd</sup>. Trish added that they would like to know the DDA commitment.

For now, the DDA will retain the parcel that we currently own along Texas Dr. We would like to see the construction of the road happen at the same time that Callender starts building their site. Our cost will be less than \$99,000. Part of the requirement for the Callender development is to have a 2<sup>nd</sup> entrance, and the DDA approving this road would solve the 2<sup>nd</sup> entrance.

Per Andrew: Is the DDA willing to pay for our section of the road through our property as part of this development? Discussion continued. The goal of the property is to get a road through, far enough from 8<sup>th</sup> St. There are still a number of contingencies with the plan as presented. The \$99,000 proposal does include submission and review to Road Commission.

Motion: Larry Loeks, to move forward with contribution of the construction of the segment from Texas Dr. to Callender property line, not to exceed \$99,000 and to develop a list of contingencies that will be attached to this agreement regarding the vacant parcel and the connection to the west parcel.

Support: Chad Kerwin

\*Supervisor Nick Loeks Recused himself from the vote

Motion Carries

#### **Item 6: SW Michigan First Townhall Recap**

Seth Ganton provided an update. The event had good attendance. Clarence, the Chapter President, discussed ideas and asked what issues could be addressed in Texas Corners. Andrew added that the group had a mix of business owners and private citizens. Big topics were connectivity, trails, family oriented activities. A big topic of discussion was the traffic through Texas Corners, and the ring roads will help alleviate but speed limits are still a problem. Public transportation was also brought up, with concerns. SW Michigan First emphasized that they are there to help facilitate conversations, for example with Road Commission, or events. They have a lot of connections and know a lot of people and have a goal of growing, also highlighted that they are not just Kalamazoo, they are the whole county. SW Michigan First would like to come back, perhaps bi-annually. In the past, they concentrated on downtown and Western. New leadership may provide more action than in the past. Larry Loeks asked if the Township could opt back in to CCTA to see if there is benefit for bus routes. Joe Wolf added that his downtown location operates kitchen help off the bus schedule, and Texas Corners location has to turn away help because the bus doesn't run out here. Andrew echoed this sentiment. Andrew asked if we would need to take it to a vote to opt back in. The conversation could start with what kind of service could they provide. Supervisor Loeks will reach out to the director.

Seth Ganton added that this was a start to conversations.

Shari Groendyk added that it was interesting that Clarence pointed out SW Michigan First previously has had roughly 900-1,000 partners and are down to 300 now.

#### **Item 7: Kiwanis Flag Service**

DDA has had this service for 5-6 holidays per year. In past it has been \$30/flag, now the price has risen to \$42.50/flag. We have done 30 flags in total. There is a pole set in the ground, a round tube, 1 side of the road in each direction. We could review how they are spread out. When it was started years ago, it was to get the flags on Q and 8<sup>th</sup>. Now, there has been a lot of development, so we may want to consider more equal distribution throughout the DDA. The emphasis was to do it on the main

roads. Andrew suggested asking for a map to help plan a redistribution, we can also consider adding more flags. Andrew will work with Kiwanis on distribution and a map.  
40 flags would be \$1700.

Motion: Alexandra Copeland, to add 10 more flags to the Kiwanis Flag Service

Support: Supervisor Loeks

Motion Carries

### **7A: Financial Update**

Trish provided an update. Q1 2022 currently fund balance is \$294,779. That is pre-audit, we have not yet been audited for 2021, which could change a small amount. Capture total 2021 (tax year is different than calendar year) is \$142,824. Estimating total 2022 capture to be \$191,000. About \$1400 delinquents in the DDA. Trish provided a handout with financials for further review. She also provided a capture report. Trish explained the delinquents in further detail.

### **7B: Social Media Proposals**

Alexandra Copeland sent 3 proposals she has received ahead of the meeting. The previous proposal from Stoney Creek was a bit high, so we requested a revised proposal. Proposals came in from:

Stoney Creek

Computer Guild

Barrow & Co

All came in around \$350/month. Stoney Creek has a 12 month contract, the others had no timeline.

Andrew asked if they will create original content, or will they use what we create and re-post. Content creation is included in the proposed fees.

Discussion continued around format, guidelines, frequency, etc.

Alexandra will follow up with Barrow & Co for an a la carte menu and availability to present at May meeting.

Also for the next meeting we need to look at taking ownership of the Texas Corners handle on social media; Supervisor Loeks will follow up.

### **7C: Redwood Street Lights**

An email was received from Redwood (partially in DDA, partially outside). They were to have 6 decorative light posts, which have been on order for over 9 months with no ETA. They have requested permission to install a different style. These would be the same posts as are currently in the neighborhoods; posts would be different but the luminaries would be the same. We need to see a visual of the proposed poles. Will they be LED or sodium? What is involved in retrofitting all existing to LED? Trish will follow up with these questions. Andrew's input was that they should all match, and we should wait, as it's currently well-lit in the area and therefore no pressing need.

### **Additional Comments:**

None

With no further comments, the meeting was adjourned at 10:11 am.

Motion: Larry Loeks

Support: Andrew Schultz

Next Meeting May 26, 2022 at 9:00am.

Respectfully Submitted,

Natalie Fuller