

City of Walker  
Downtown Development Authority  
Minutes  
August 21, 2007  
DDA Board Room  
Standale Fire Station #2

1. Call to order/Record Attendance – The meeting was called to order at 1:00PM by Chairman Hicks. Attendance was recorded with the following members present:

C. Vander Meulen, J. Veldheer, L. Rios, P. Goodale, M. Neal, G. Hicks, A. Hartzler

Members Absent: J. McIsaac, D. Felton, J. DiLeonardo, J. Cornell

Also Present: Assistant City Manager Darrel Schmalzel, City Engineer Conners, and DPW Director Mark Koning

2. Approval of Minutes - A motion was made by A. Hartzler with support by M. Neal to approve the meeting minutes of July 17, 2007 as written. Motion Carried.

3. Easement Agreement between Dara Realty, the City of Walker and the Downtown Development Authority – Manager Vander Meulen reviewed the agreement details regarding construction of a driveway for access from Kinney Avenue to the back of the new Fire Station #2. City Staff will construct the easement, estimated at \$70,000, which will be paid back by Dara Realty in increments of \$23,000 over the next three years. Following the first of three payments from Dara Realty, construction will begin with completion (weather permitting) anticipated by winter.

The driveway south of the main drive next to the car wash will be closed. Dara will be constructing a north-south driveway into their parking lot. If there are damages to the driveway, the responsible party will need to pay for repairs. If any repaving or reconstruction is required in the future, the costs will be shared equally by the two parties.

A motion was made by J. Veldheer, with support by P. Goodale to approve the Easement Agreement between Dara Realty, City of Walker and the Downtown Development Authority. Motion Carried.

4. Update on RFQ for the Cummings 4 Corners Design-Sale-Build Project – A Request for Qualifications was mailed out to thirty different architects, developers and construction companies, as well as advertising in the Grand Rapids Press and Construction News Service. City Manager Vander Meulen was also interviewed by the Grand Rapids Business Journal regarding the project.

Responses are due by September 17, 2007. Members of the recently formed subcommittee will then convene to review the proposals.

5. Correspondence: E-mail from Sue Van Wagner – City Manager Vander Meulen shared an e-mail message received by Mayor Rob VerHeulen from an individual that had recently passed through the Standale area. She was very impressed by the all of the trees, flowers, special landscaping. She stated that we (Walker) had a very pleasant appearing community.

6. Any Other Business –

- Highlander Restaurant - Discussion took place regarding the former Highlander Restaurant site next to Standale Interiors. City Manager Vander Meulen will look into the current sale price (minus the liquor license) and report to board at the next meeting.
- Sale of 4284 Lake Michigan Drive - The possibility of marketing the property located next to the former Billiards by Christopher site was discussed. Following discussion, a motion was made J. Veldheer with support by L. Rios to market the property with Grubb and Ellis. Motion Carried on a 5 to 1 vote.
- Member Veldheer inquired about the status of the Goodwill property on Lake Michigan Drive. Vander Meulen responded by saying that the City of Walker Master Plan is in the process of being approved. This property could be rezoned from Agricultural to Commercial, consistent with the new Master Plan.

7. Adjournment – On a motion by P. Goodale, with support by M. Neal, the meeting was adjourned at 1:50PM. Motion Carried. The next meeting is scheduled for September 18, 2007 at 1:00PM.

Respectfully Submitted for C. Vander Meulen,

Julia Kozminski, Recording Secretary