

Minutes
City of Walker Downtown Development Authority
October 16, 2007
1:00 pm
City of Walker Fire Station #2 Community Center
4101 Lake Michigan Drive, SE

The meeting was called to order by Chairman Hicks at 1:10 pm. Members present: G. Hicks, P. Goodale, M. Neal, A. Hartzler, L. Rios, J Mclsaac, J. Cornell, C. Vander Meulen

Members Absent: D. Felton, J. Veldheer, J. DiLeonardo

VanderMeulen stated that the purpose of this portion of the meeting is to provide information relative to the establishment of a new special assessment district to provide for the maintenance of the streetscape improvements in the Standale area.

Attorney Wyngaarden discussed the history, purpose, and benefits of establishing the Downtown Development Authority in the Standale area. She then explained the purpose of having a streetscape assessment district to provide a means to maintain the DDA's investment that has been made along the roadways (landscaping, lighting, banners, etc.). The current streetscape special assessment district (SAD 188) will be expiring this year. There is a desire to implement a new district to continue to accommodate maintenance of the improvements for the next 15 years. She went on to explain the approval process that needs to be followed to establish a new district. The proposed district will be formally called the Walker-Standale Streetscape Maintenance Special Assessment District No.197. The proposed district would also include properties that currently have no streetscape improvements. If those parcels receive improvements at some point within the 15 year period, they would then be responsible to pay their portion of the assessment at that time.

Department of Public Works Director Koning gave an overview of the maintenance that is provided for the streetscape areas. This includes such items as snowplowing sidewalks, trimming, mowing, fertilizing, planting, irrigation, decorative lighting, banners, tree trimming, and many other items. Some of these services are contracted out and some are provided by the City's DPW Department.

Chairman Hicks reiterated how much the DDA has invested in the district over the years and that Standale is alive and doing well and that he would like to keep it going that way.

Wynngaarden reviewed the dates of the various action needed to re-establish the district.

There was a question as to how the assessments would be allocated. Was it based on front footage, lot area, or a combination of both? As proposed, the assessments would be allocated on an improved front foot formula. If there are existing streetscape improvements in front of a property, a front foot charge would be assessed for all improved frontage.

There was an opportunity for any members in the audience to ask questions. There were no questions.

The Downtown Redevelopment Management Board took action to approve a Resolution Recommending the Establishment of Walker-Standale Streetscape Maintenance Special Assessment District No.197. The City Commission will now take action on the establishment of this district.

There was a motion by VanderMeulen, with support by Cornell, to approve the DDA minutes of August 21, 2007. Motion carried.

VanderMeulen introduced a resolution that approves the exchange of real property with the City of Walker. Basically, the City of Walker would obtain ownership of all of the property where the new fire station and community center is now located and the DDA would obtain ownership of all of the property where the old Fire Station #2 is located.

There was a motion by Cornell, with support by Neal, to approve a resolution approving exchange of real property with the City of Walker. Motion carried unanimously.

VanderMeulen provided an update on the RFQ process for the old fire station property. During the first round of submittals we received three proposals for the property. Staff reviewed these proposals and found that only one of them met the requirements as specified in the RFQ. In an attempt to gain additional interest in the project, Staff re-advertised and re-opened the submittal window. One additional proposal was submitted that met the requirements. So there are now two valid proposals. Staff will schedule a meeting of the subcommittee of DDA, Planning Commission, and City Commission members to review the proposals and schedule interviews.

There was some general discussion about the future use of these properties.

VanderMeulen stated that we have received an offer on the property at 4284 Lake Michigan Drive. She made a counter-offer back to the buyer since their offer was too low. She has not heard back since.

Planning Director Frank Wash provided an update on the proposed Goodwill rezoning and site plan for the property on the south side of Lake Michigan Drive at the west end of the DDA district. There are some concerns with access to this property that will need to be coordinated with the adjacent property once it develops.

Schmalzel noted that the DPW completed the access drive from the fire station property to Kinney Avenue.

Hicks asked about the status of the bus stop at Kinney. Staff will meet with officials from ITP to discuss.

Motion by Goodale, with support by Cornell to close the meeting. Motion carried.

Meeting was adjourned at 2:05 PM.

Respectfully submitted,

Cathy VanderMeulen,
Secretary