

Approved - July 21, 2009

Downtown Development Authority
Minutes
May 19, 2009
Fire Station #2 – 4101 Lake Michigan Drive NW
1:00PM – DDA Conference Room

1. Call to order – the meeting was called to order by Chairman Hicks at 1:00 PM.

Members Present: C. Vander Meulen, M. Neal, J. Cornell, P. Goodale, L. Rios, G. Hicks

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

Also Present: Tom Bart (owner of 3950 Lake Michigan Drive), Leonard Adams – Independent Bank, Jamie Cook – City of Walker Intern
2. Approval of Minutes – Motion by J. Cornell, with support by L. Rios, to approve the meeting minutes of March 17, 2009. Motion carried.
3. Introduction of Leonard Adams (Independent Bank) – C. Vander Meulen introduced potential member Leonard Adams, new Branch Manager of Independent Bank on Lake Michigan Drive. Mr. Adams would like to take the place of former member Aaron Hartzler. Board members introduced themselves to Mr. Adams. A motion was made by J. Cornell with support by M. Neal to make a recommendation to the Walker City Commission to appoint Mr. Adams to the DDA board. The City Commission will meet next on June 1, 2009. Motion Carried.
4. Walgreen's Easement - Discussion took place regarding the recently signed easement agreement between Jack and Aletha Goodale and the DDA. This easement is on a portion of the new Walgreen site (northeast corner of Lake Michigan Drive and Wilson Avenue that is the site of the existing flag poles and the Standale DDA sign. The site will be developed to include sidewalks, benches and plants as part of the Walgreen's project. The DDA will contribute \$10,000 to this effort. A sign base will be constructed as part of the project. DDA will review options for a new sign at a later date. The DDA will maintain the easement as part of the special assessment district. A motion was made by J. Cornell with support by M. Neal to approve the easement. Motion Carried.
5. Lease for former Fire Station #2. - A lease agreement has been signed to lease the former Fire Station #2 at 4211 Lake Michigan Drive N.W. to Grand Rapids Auto Detailing (dba AutoClean) for a period of 12 months, beginning May 1, 2009. They are an auto detailing company and plan to begin operation by the end of May. A deposit in the amount of

\$1,000 has been received. The rent will be \$1,000 per month. Special attention was paid to verbiage in the lease document pertaining to prohibiting the outside storage of vehicles. (Lease Agreement, item #6). They are planning to install the new sign soon. A motion was made by L. Rios with support by P. Goodale to approve the lease agreement between Auto Clean and the City of Walker. Motion carried.

6. 09/10 Budget Review – City Manager Vander Meulen reviewed the DDA budget with board members. Overall the fund balance is doing well. The fund balance ending July 1, 2009 is \$166,265.00. Revenues anticipated for the 09/10 budget year total \$394,500.00 with expenses in the amount of \$493,685.00, leaving the fund balance in June 2010 at \$67,080.00.
7. Any Other Business – None to report.
8. Next Meeting Date & Time – The next DDA meeting is scheduled for June 16, 2009 at 1:00PM. The meeting will be held at Fire Station #2, 4101 Lake Michigan Drive NW in the DDA Conference Room.
9. Adjournment – A motion was made by L. Rios with support by P. Goodale to adjourn the meeting at 1:48PM. Motion Carried.

Respectfully Submitted to Cathy Vander Meulen, Secretary

Julia Kozminski, Recording Secretary