

For approval on May 18, 2010

Downtown Development Authority  
Minutes  
March 16, 2010  
1:00PM  
DDA Board Room  
Fire Station #2 – 4101 Lake Michigan Drive NW

1. Call to order – the meeting was called to order at 1:05PM. Attendance was recorded as follows:

Members Present: J. Cornell, C. Vander Meulen, J. McIsaac, L. Adams, L. Rios, and M. Neal

Members Absent: J. DiLeonardo, G. Hicks, D. Felton, P. Goodale, and J. Veldheer

Also Present: Darrel Schmalzel – Asst. City Manager, Scott Connors – City Engineer, Frank Wash – City Planning Director, resident Diane Jedrzejczak, and Tom Bart

2. Approval of Minutes – A motion was made by J. Cornell, with support by M. Neal to approve the DDA minutes of January 19, 2010. Motion carried unanimously.
3. Sign Update – F. Wash noted that the sign installation at the northeast corner of Wilson Avenue and Lake Michigan Drive is complete. There are a couple of items that need to be addressed this spring including some final landscaping and adjustments to the lighting of the flagpoles. Since the new sign is internally lit, the lights that illuminate the flagpoles need some type of shield to prevent the glare from washing out the new sign.
4. Standale Downtown District Zoning Ordinance Open House – An open house has been scheduled for Wednesday, April 21, 2010 at 6:00 pm in the Community Room at Fire Station 2. The purpose of the meeting will be to gather public input about the implementation of the Standale Downtown District Zoning Ordinance. Should the City initiate a rezoning of the downtown area consistent with the approved plan and Zoning Ordinance or should it occur on a case by case basis as properties develop or re-develop? Affected property owners will be notified of the meeting as well as publication in the advance and on the City website. Planning and City Commissioners have also been invited. If any DDA Board members have questions, or talk to citizens or business owners that have questions, please contact Frank Wash.
5. DDA Tree Replacement – F. Wash and S. Connors discussed the strategy to be used to approach MDOT about the potential replacement of the street trees along M-45. There were originally 238 trees planted along M-45 and today there are only 38 trees. The most important item to consider is that we have the correct type of tree placed in the correct location. All agreed that this landscaping is an important part of the streetscape and downtown plan and supported staff in moving to the next step in the process.

6. Fred Meijer Standale Trail Update – S. Conners stated that the City Commission has approved a contract with MDOT to begin this project. Bids for the project have been awarded and Wolverine Construction will be doing the work. A pre-construction meeting will be held this Thursday morning (3/18/10) and construction will commence soon. It is hoped that the entire project will be completed by November.

7. Any Other Business

- Vander Meulen stated that she has authorized the realtor who has the DDA property listed on Lake Michigan Drive to lower the asking price. His advice was that the current asking price was too high to gain any interest given the state of the economy and recent commercial property sales.

- VanderMeulen stated that she is working on the 2010-2011 budget and will have a draft ready for consideration at the next meeting.

- VanderMeulen was asked to contact Joe DiLeonardo to ask about his interest in continuing as a board member.

8. Next Meeting Date and Time – the next DDA meeting is scheduled for April 20, 2010.

9. Adjournment – A motion was made by L. Rios with support by J. Cornell to adjourn the meeting at 1:44 PM. Motion carried.

Respectfully Submitted,

Darrel Schmalzel, Recording Secretary