

**DDA Minutes  
April 27, 2023**

**ITEM 1: CALL TO ORDER**

In Attendance: Andrew Schultz, Dave Groendyk, Seth Ganton, Paul Carlson, Joe Wolf, Nick Loeks

Absent: Chad Kerwin, Alexandra Copeland, Larry Loeks

**ITEM 2: APPROVE AGENDA**

Approved as-is.

Motion: Nick Loeks

Support: Dave Groendyk

Motion Carries

**ITEM 3: APPROVAL OF MEETING MINUTES FROM JANUARY 26, 2023**

Approved, with minor spelling correction.

Motion: Dave Groendyk

Support: Seth Ganton

Motion Carries

**ITEM 4: NEW BUSINESS**

**A. Presentation and Q&A Session with CCTA/METRO Transit**

A presentation from CCTA & Metro Transit representatives – Shawn McBride and Cathy Schultz - was given to the DDA board about what public transit looks like when it comes to new communities. There are currently 3 options for Metro Transit:

- 1) Fixed Route Bus Service is a 3-mil tax on local municipalities. This service is most traditional but hard to do in low density (Texas Township). The current bus routes cover most of Kalamazoo and Portage and are closest to the DDA at the 12 St. stops (technically Portage) and KVCC, which is subsidized by the school.
- 2) Metro Connect is an on-demand route service offered with about 24 hours' notice. Riders are picked up and delivered to any location in the county for a \$12 one-way ride. Disabled or elderly get a discounted ride of \$3-\$4.
- 3) Metro Share is a van that can be shared with communities who need help with transport on an irregular basis.

The best solution in the short term would be the Metro Connect for Texas Township. The Township or DDA could even look at subsidizing the route for riders if they or employers had an idea in mind.

Fixed bus routes take longer to set up and need to be included in the CCTA map area. This map would have to be extended to Texas Township through popular vote during an election cycle, as it would raise taxes in the affected precincts.

Metro is also working on an uber-like program that would be an app and is an on-request transit option. They are hoping to roll this out in Q1 2024.

Some questions from the public and DDA board were presented:

-What are the hours of Metro Connect? 8 am to midnight

-What is the current millage for county wide transit as the Township still pays a portion for the non-fixed route options? 0.9 mil

-What is the customer cost of a fixed route bus trip? \$1.50 each way

-How much traffic is there on the two closest bus stops to Texas Corners? KVCC is a top 10 spot. Not sure on 12<sup>th</sup> St, but they will work to provide that information.

Metro's recommendation going forward would be to promote the Metro Connect option for Texas Township. Cheap trips, like to the airport, thus avoiding parking charges, would be a great way to get people to ride. Same with encouraging employers to pay routes for staff that they have which might need transportation. DDA could possibly help subsidize too. This will help gauge interest and demand for a possible bus route in the future.

#### **B. Kiwanis Flag Invoice**

Received invoice from Kiwanis Club for annual American flag displays in the corners area. Total is \$1,700 for the year, for displaying 40 flags on five major holidays. We have done this for the last 5-6 years, and general discussion was to continue to do so for 2023. Motion to approve expenditure for 2023.

Motion: Dave Groendyk

Support: Paul Carlson

Motion Carries

#### **C. SW Michigan First Town Hall Recap**

Vineyard Assisted Living hosted a townhall that was well attended by about 25 people earlier in April. There was much discussion about how they could help support the township and the corners' community. Several major topics stood out that were recapped for the meeting.

-Traffic calming measures on how to slow traffic in the corners. An RCKC rep was there at the town hall as well to help us understand what is needed to change road speeds.

Nick Loeks commented that he had a meeting later today with the RCKC and would mention several of the hopes of the DDA to slow speed and traffic flow in the corners.

-Childcare was another common theme. Affordable options and enough of them are needed in all area communities. Pulse is sending a survey to the community to gauge demand. DDA will also distribute this survey to its distribution list.

#### **D. Social Event Idea – New Superintendent**

Dave Groendyk proposed the idea of having a mixer type event for business owners to network with the new township superintendent Erik Wilson. A public town hall was hosted a few weeks ago, but he offered to host one at Belle Meade just for business owners. Food and drink could be provided. A motion was made to pre-approve up to \$250 in expenses from the DDA in support of rental, food, and drink.

Motion: Nick Loeks

Support: Paul Carlson

Motion carries

#### **E. Review Bylaws – Attendance Policy**

Brooke provided current bylaws to DDA board for potential review at the next meeting. These have not been updated for some time, and it was discussed that policies should be reviewed, including an attendance policy change. Will be included on the next agenda.

**F. Dollar General / Fletcher's Pub Connection**

The DDA was discussing how to facilitate a physical road connection between the Fletcher's Pub parking lot and Dollar General parking lot. Part of the DDA's role is to help facilitate connection in the corners, and the thought was that with the construction onsite at Fletcher's, that now would be a good time to make that simple connection. Andrew offered to provide pictures and help Trish in making the connection with the Hoogland Family Trust that owns the Dollar General property. The DDA would consider helping to pay for part of this as well.

**G. DDA Financial Reports: 2023 Q1 Financial Report and Cash & Investment Report**

Trish reviewed Q1 2023 financial and investments. Interest rates are up, so she was looking at what the DDA could invest in CD's or longer-term investments. She wanted to know if there were any major expenses planned by the end of the year. The south segment of the ring road was the only thing discussed, but no price is set, and construction is likely 1-2 years out anyhow. Trish asked the DDA to consider or think about any other upcoming expenses where liquidity would be important.

**ITEM 5: OLD BUSINESS**

**A. 2023 Event Planning**

Also coming out of the SWMI1ST town hall, their director suggested sending an RFP for what we are looking for in terms of events. There are companies out there that can help plan something. It was generally agreed we will develop an RFP to submit for an event later this year.

**ITEM 6: ADDITIONAL COMMENTS**

- Capital projects should be thought about by the DDA if there is anything over 10k in expected expenses in the next 5 years for the township to consider as they work towards their Capital improvement plan (CIP)
- Some discussion on Callander Commercial development and brownfield site legislation. No update on progress here. It was noted that at least two major housing developments (apartments and homes) in Texas Township and two more in Portage were recently approved without any known subsidy/assistance.

**ITEM 7: ADJOURNMENT**

With no further comments, the meeting was adjourned at 10:28 am

Motion: Nick Loeks

Support: Dave Groendyk

Motion Carries

Respectfully submitted,  
Andrew Schultz