

DDA Minutes
JUNE 22, 2023

ITEM 1: CALL TO ORDER

In attendance: Andrew Schultz, Dave Groendyk, Seth Ganton, Joe Wolf, Larry Loeks, Nick Loeks, Paul Carlson, Steve Bosch

Absent: Alexandra Copeland

ITEM 2: APPROVE AGENDA

Added Item 4E for “Arts & Craft Market/Faire Presentation”

Motion: Nick Loeks

Support: Larry Loeks

Motion Carries

ITEM 3: APPROVAL OF MEETING MINUTES

Motion: Larry Loeks

Support: Dave Groendyk

Motion Carries

ITEM 4: NEW BUSINESS

A. DDA Capital Improvement Plan for 2023-28

Erik Wilson shared plans for a subcommittee to review plans for capital improvement projects over \$20,000 in expenses in the township for the next 5-6 years. He would like a DDA member to commit to serving on a subcommittee to help rank and rate these potential projects alongside other projects in the township. The five major projects the DDA is specifically considering are:

- 1) Ring Road – Vineyard to Shooting Star
- 2) DDA Crosswalk repair
- 3) DDA streetlight upgrade
- 4) CBD entrance signage
- 5) Ring Road – Texas Drive to Q Ave

The order is in the rank in which the board generally believed was the most important ones to pursue. Seth Ganton volunteered to serve on the subcommittee.

B. Tree Replacement Fund

Andrew Schultz proposed a DDA funded program to add or replace street trees on properties in the DDA that have been damaged or lost over the years due to storm, neglect, or natural death. Street trees are currently required in the ordinance for new developments, and it helps add to the feel of a cozier, more welcoming downtown area. He identified at least four properties where we could fund tree plantings – Kerwin Electric, Dollar General, Texas Corners Plaza, and Advia Credit Union.

After some board discussion, it was determined that first the township should pursue enforcement based on approved site plans. Some of these sites may have been developed before the street tree ordinance was adopted. If the landowner had approved trees on their site plan when they were approved, the township could enforce that they reinstall those trees. That would be the preferred option #1. Andrew will ask John Lovely to verify by looking up original plans for those sites. The second option, if trees are not on the site plan, would be for the DDA to split the cost of purchase (est. \$250-\$500) per tree on subject properties. The maintenance of trees would be 100% on the owner of the property.

C. One Year Social Media Review

The DDA has now had the “Downtown Texas Corners” Facebook page active for one year. This page is ran by Kasi Barrow of Barrow & Co. for \$400 per month. Andrew shared a summary packet of information from Kasi. The page has now reached over 1,300 followers, and has had it’s most engaging posts in the last few months. There have been 130,000 impressions. More data was available in a packet that was passed around. The contract is currently month to month, and the DDA board feels like it continues to add value and will keep going with the Facebook page.

D. 2022 Annual DDA TIF Financial Report

Trish shared the annual report for DDA funding. No questions were asked.

E. Arts & Crafts Market/Fair

Shari provided an update from the Farmers’ Market committee on their intent to run an arts & crafts market, and tie it in with the Christmas tree lighting. The date is set for Sat, Nov 11 and will be arts and crafts vendor focused with a Christmas tree lighting ceremony. She will bring more details and specific asks for the DDA to the next meeting.

ITEM 5: OLD BUSINESS

A. Tree Removal on Culver Parcel

Received quote for \$2,550 from Handley Tree Service to cut down the damaged oak tree on DDA land located on Texas Drive. This quote includes tree removal and stump grinding. It’s a major tree with several missing limbs due to this year’s ice storm and nearby construction. Motion was made to pay \$2,550 for the removal of this tree due to the hazards it presents to the pedestrian trailway and new development.

Motion: Larry Loeks

Support: Dave Groendyk

Motion Carries

B. Dollar General / Fletchers Pub Connection

Andrew talked to Jason Yuhasz over the phone this week and shared that the Hoogland Family that owns the Dollar General plaza is open to the cross-access connection being installed on the north end of his parking lot. If the DDA is paying 100% of the cost, they would be interested, but Jason needs to confirm with his boss, who is currently out of the country. He will let Andrew know as soon as possible, with the hope of doing the installation when the parking lot is installed at the new Lofts on Q. Steve Bosch will ask the contractor at the Lofts for a quote for this cross-access installation for a vote at our next meeting.

C. 2023 Event Planning

Joe Wolf provided an update on the returning Mac & Cheese competition in Texas Corners, scheduled for Sat, Oct 7. SW MI First is taking the lead on this project, and Joe is serving as the DDA rep on the subcommittee. He will share more details as it develops.

ITEM 6: ADDITIONAL COMMENTS

Paul made comments on the Dollar General semi-trailer that has been parked along Q Ave for the last week. He feels they are using it as a billboard and wondered if that is allowed, especially as it is blocking parking spaces. Erik said the township had received some phone call complaints as well. The township said there is nothing in the ordinance on this as the truck is on wheels and can be moved. It is not considered a sign.

ITEM 7: ADJOURNMENT

Motion: Nick Loeks

Support: Steve Bosch

With no further comments, the meeting was adjourned at 10:22 am

Respectfully submitted,

Andrew Schultz