



DRAFT MINUTES

Central Business District Development Authority (CBDDA) Meeting Thursday, March 9, 2017 7:30 a.m. Village Hall - E.O.C. Room

I. Call to Order

Chairman **Draeger** called the meeting to order at 7:30 a.m.

II. Roll Call:

Present: Draeger (Chair), Dean, Dull, Hanks (arrived - 7:38), Heins, Moore(arrived- 7:34), Nauta and Willison.

Staff Present: Marv Hinga (Clerk/Treasurer) & Maryann Fonkert (Deputy Clerk)

Absent: Blake

III. Approval of Minutes (1/12/17)

Motion by **Nauta**, second from **Willison**, to approve the Minutes of the January 12, 2017 regular meeting. All in favor, motion carried.

Yes: 6 No: 0

IV. Approval of the Agenda:

Motion by **Nauta**, second from **Heins**, to approve the Agenda with the addition of IV. A. Sgt. Jason Kik and Deputy Corey Allard to discuss Crime Prevention. All in favor, motion carried.

Yes: 7 No: 0

A. Crime Prevention – Sgt Jason **Kik** introduced Deputy **Allard** to the **Board** and explained that he and Deputy **Allard** were working on a project with Crime Prevention through Environmental Design (CPTED). Deputy **Allard** explained that CPTED was the design, maintenance, and use of the built environment to enhance quality of life and to reduce both the incidence and fear of crime. CPTED involves the balanced application of three principles, Natural Surveillance, Territoriality and Access Control. Sgt **Kik** and Deputy **Allard** said that in keeping with the concept of Crime Prevention through Design they had an idea for a mural on the building parallel to Whistle Stop Park and believe that the mural would increase natural surveillance of the area. Sgt. **Kik** explained that murals with people painted in them give the illusion that people

are being watched and crime is less likely to occur. Stg. **Kik** said they hoped by bringing in some public art there would be a demand for more that would draw more people to the downtown. **Allard** said he had done a site review at Whistle Stop and he would be happy to do that for any of the businesses. Stg. **Kik** said the Ottawa County Sheriff's Department does these site reviews at no cost.

- V. Financial Reports:** **Hinga** reviewed the current year budget with the **Board** and reported that they had not spent what was in the budget so far and that a lot of money had been set aside in the current year for debt service to pay off the note to the Township and, depending on how the rest of the year went, they might be able to pay that off by the end of this fiscal year. **Hinga** said demolition was complete across the street but they had not received the grant money from the State yet. **Hinga** also said that \$107,000 has been set aside to accrue money for the Buchanan Street project which looked like it would start sometime around April 15th and at that time money would be going out the door for paving.

VI. Business:

- A. 2017/2018 Budget – Hinga** reported that he would not have final numbers for the taxable value within the DDA district until the assessor's office board of review was complete but assumed the taxable values would go up about 4%. **Hinga** asked the **Board** if there were any projects that they would like included in the new budget? **Willison** said he had heard a lot of people say they don't use the boat launch at Mill Point Park because of the condition it was in and would like to see some work done with repairs and dredging to make better use of an already existing park. **Willison** said he thought that there could be a lot more uses if it was kept up better. The **Board** discussed Mill Point and agreed that dredging should be looked at so the launch was safer for boats. **Draeger** asked the **Board** to take a drive around the Village and look for issues that they feel need to be addressed and bring them back to the next meeting.
- B. Branding Initiative – Andy Dull** reported that he had met with Manager **Burns** and together they agreed that, with disincorporation on the table, now was not a good time to spend money on a branding campaign. **Dull** said they also discussed replacing faded street signs and thought that was something that could be done now taking into consideration any changes in future branding colors.
- C. Disincorporation Position – Dr. Moore** said that it was important to understand that there were different opinions and that it was important to make a definition between a committee opinion or a personal opinion and that the opinion of this **Board**, as functional business owners creating jobs and income, would be and should be significant to Village Council. **Hinga** explained what starting a DDA over would look like. The **Board** discussed how the DDA would be funded.

The **Board** agreed that the Downtown would probably shrink to just the business area and how this would affect the businesses. **Draeger** said that he felt that it was important to see a budget with what it would cost the DDA to maintain their services should the Village disincorporate. **Draeger** volunteered to meet with Manager **Burns** to create a budget, based on a smaller DDA, so this information could be shared with the businesses in the Village. **Hanks** said it was a no-brainer for him, having a business and living in the Village, he liked what we have and was against disincorporation. **Willison** thought there could be a compromise by meeting in the middle, cutting some fat. **Willison** said we could only fund so much and we had to live within our means. **Draeger** said that most of the comments he had heard supporting disincorporation were from condo owners because they feel they didn't get anything for the Village so maybe it was this Boards job to help convince them that yes they do benefit from the Village because there were all these livable issues that were hard to put a dollar value on. **Heins** said he felt the downtown needed more help then what multiplying by 6 times more people paying for it could do and that he was totally against disincorporation because he felt they needed a group like this to be look ahead and have some imagination and figure out what needed to be done. President **Hatton** said that commercial owners in Spring Lake she had heard from want to know why they have to pay this extra tax. **Hanks** said that a lot of the business owners in the downtown don't live in Spring Lake so they don't really care about the services. The **Board** discussed how shrinking the downtown would cost more for the businesses and that some would probably move rather than pay more. The **Board** also discussed how property values might be impacted by disincorporation.

D. Miscellaneous - Nothing at this time.

VII. **Next Meeting:** Thursday, April 13, 2017

VIII. **Adjournment:** There being no further business the meeting was adjourned at 8:53 a.m.

Louis Draeger, Chairperson

Maryann Fonkert, Deputy Clerk