

Approved
August 21, 2012

City of Walker
Downtown Development Authority
MINUTES
June 19, 2012
1:00PM – DDA Meeting Room
Fire Station #2 – 4101 Lake Michigan Drive NW

1. Call to Order: The meeting was called to order at 1:00PM by Vice-Chair Cornell.

Attendance was recorded as follows:

Members Present: C. Vander Meulen, P. Goodale, L. Rios, L. Adams, G. Hicks, B. Berg, J. Cornell, J. McIsaac

Members Absent: T. Bart, M. Neal, J. Veldheer, J. Bystry

Also Present: Mark Koning - Walker DPW Director, Scott Connors - City Engineer, Frank Wash – City Planning Director

2. Approval of Minutes - Following review, a motion was made by B. Berg with support by G. Hicks to approve the DDA meeting minutes of May 15, 2012 with noted change. Motion carried unanimously.

3. Review Buy/Sell Agreement for DDA Property Located at 4284 Lake Michigan Drive – C. Vander Meulen described the details of the buy/sell agreement. West Kalkaska, LLC has made an offer to purchase the property for \$160,000 as stated in Addendum No. 1, Item 2 -a. It has not been determined what the property will be used for, but a number of possibilities were discussed. Regardless of the use, all zoning requirements will need to be satisfied. Planning Director Wash presented maps of the property and adjacent area.

Following discussion, it was moved by C. Vander Meulen and supported by B. Berg to authorize the sale of 4284 Lake Michigan Drive N.W. (the "Property") and approve the Buy and Sell Agreement and related addendum (collectively, the "Agreement") between the Downtown Development Authority of the City of Walker ("DDA"), as Seller, and West Mile Kalkaska, LLC ("Buyer"), as Buyer, and to authorize any TWO of the Chairperson, Vice Chairperson and Secretary of the Board (the "Authorized Officers"), or their designee, to execute the Agreement in substantially the form presented at the meeting, with such changes as are to be approved by them and not materially adverse to the Downtown Development Authority, provided that the purchase price for the Property shall not be less than \$160,000 and to authorize any ONE of such Authorized Officers, or their designee, to take such actions and to execute and deliver the deed for the Property and any other documents or certificates necessary or desirable to accomplish the transfer of the Property to the Buyer in the form to be approved by such Authorized Officer, all subject to and contingent upon the approval of the Walker City Commission. Motion Carried Unanimously.

4. Updates:

- Standale Streetscape Project – Koning has been working on cost estimates for the DDA streetscape project Everett's Landscaping. The plan included 60 new trees, redoing the annual flower beds and with perennials. The recommendation from Everett's is to take out the top layer of sod, re-excavate, plant a variety of trees and re-plant many of the flower beds with annuals. City Staff will walk the corridor next week and schedule a meeting with Everett's Landscaping. Engineer Connors related that discussions are ongoing with MDOT regarding the placement and types of trees. There are several other areas such as Kinney, Wilson, and Fire Station #2 that may receive landscape improvements. Preliminary costs for the project are \$130,000. Vander Meulen will be providing a complete package of costs and plans to the DDA in the near future. She further stated that she would like to schedule a meeting of the local business owners to discuss proposed streetscape changes in the DDA district and receive suggestions and ideas.
- Crooked Goose restaurant is up and running.

5. Any Other Business: None to report.

6. Next Meeting Date and Time: The next DDA meeting is scheduled for July 17, 2012 at 1:00PM.

7. Adjournment – A motion was made by L. Rios with support by B. Berg to adjourn the meeting at 1:48PM. Motion Carried.

Respectfully submitted,

Julia Kozminski, Recording Secretary

Please remember: If you are not going to be able to attend scheduled DDA meetings, please make sure you **call in advance**. It is very important to know ahead of time if a quorum can be met.