

Draft  
City of Walker  
Walker/Standale Downtown Development Authority  
Tuesday, August 19, 2014  
1:00PM- DDA Boardroom  
Fire Station #2-4101 Lake Michigan Drive

1. Call meeting to order and record attendance: The meeting was called to order by Chairman, Doug Cramer at 1:01 p.m. Attendance was recorded as follows:

Present: Doug Cramer, Pat Goodale, Leonard Adams, Eric Tunistra, Dr. Brandon Berg, Mark Neal, Randy Smith, Tom Bart

Absent: Jim Veldheer, Jim Degroot

Also Present: Mark Koning, Scott Conners, Darrel Schmalzel, Frank Wash, Amber Kneibel, Jeff Moore, Brian Silvernail, Scott Nowakowski

2. Introduction of new appointed board member, Eric Tunistra: Eric introduced himself. He represents Peppinos Pizza in Standale and the other Peppinos locations.
3. Presentation for Broker Services by Brian Silvernail, FiveStar Realty: Gave an overview of all services and resources provided by FiveStar Realty. FiveStar realty charges an 8% fee to list property. Provided an opportunity for questions.
4. Presentation for Broker Services by Scott Nowakowski, Northstar Realty: Gave an overview of all services and resources provided by NorthStar Realty. NorthStar realty charges a 7% fee to list property. Provided an opportunity for questions.
5. Approval of Minutes: Following review by DDA members, a motion was made by Tom Bart with support by Brandon Berg to approve July 15, 2014 Downtown Development Authority Meeting. Motioned carried.
6. Proposal for Broker Services for 4211 Lake Michigan Drive Discussion: The DDA board discussed benefits and drawbacks to each realty group. The board wants to be sure that the space is used as mixed urban space, fits in to the DDA master plan, and that parking is well thought out for the businesses located at the site and that an element of public parking is maintained. After reviewing of both brokers provided services, a motion was made by Pat Goodale to select NorthStar realty to provide broker services for 4211 Lake Michigan Dr. with support by Tom Bart. Motion carried. The DDA will meet with NorthStar realty in the next few weeks to discuss the project further and start the process.
7. DDA Street Lights: Mark Koning discussed the proposed designs for the DDA streetlights. There were three identified designs. One of the three designs, was not available and way above the DDA price point. Pictures were sent around to the board to make a final decision. The Arm design was \$300 more than the Acorn design due to installing the additional arm, as well as the fixture. It was noted that the Arm design, did

not illuminate the streets in the DDA district efficiently. A motion was made by Mark Neal to go with the Acorn design for the lights in the DDA district with support by Brandon Berg. Motion carried. Mark Koning will move forward with the bidding process and provide an update for the DDA by the Sept. 16 meeting.

8. Standale Summer Concert Series: Amber Kneibel shared updates for the concert series. The August 14 concert was successful. We had 225-250 in attendance. August 28 is the final concert series with the Lazy Blue Tunas. We will be renting lights to illuminate the park and ensure safety. During the Sept. 16 meeting, we will debrief on the overall success of the Standale Summer Concert Series. Thank you to all that attended.
9. Draft for Community Park improvements: Frank Wash reviewed the proposed plans for the Walker Community Park as well as the draft Parks Master Plan. Possible improvements include an outdoor amphitheater, skate park, updated park equipment, slide and more. For more details visit the City of Walker website.
10. DDA Holiday Street Banners: Amber Kneibel presented three quotes for DDA Holiday Banners. Bronners quoted \$56 for full color UV protected materials. Downtown graphics quoted \$58, but could not match material. Downtown Decorations quoted \$73 for similar material as Bronners. Design options were also presented. A motion was made by Brandon Berg to approve Bronners as the banner vendor of the DDA downtown Holiday banners with support by Tom Bart. Motioned carried. Amber will move forward with design and order. It was also determined that the board would also like move forward with quotes and designs for Spring DDA banners.
11. Engineering Updates: Scott Connors shared updates. Currently working on the design process of M-45 Tunnel project. The design is going to take six months. Amber is moving forward on fundraising for the tunnel project. We have ran into a few utility location issues with Consumers Energy and will be meeting to discuss and work together on a solution.
12. Other Business/Updates: Another application was received from Lauren McNees of Wilderness Expressions. Darrel and Amber will meet with her briefly to answer her questions about the DDA. If she agrees to move forward with her application, Lauren will go before the Commission on August 25 for formal appointment.

Darrel asked for two representatives to work with him and Frank Wash on the Broker Services for 4211 Lake Michigan Drive. Pat Goodale and Doug Cramer agreed to represent the DDA.

13. Next Meeting Date and Time: September 16, 2014.

14. Adjournment: Adjournment- At 2:33 p.m. Tom Bart made a motion seconded by Pat Goodale. Motion carried.

Respectfully submitted,

Amber Kneibel, Recording Secretary

If you have any questions or are unable to attend a meeting, please contact Amber Kneibel at 616.791.6856