

OSHTEMO CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS

MINUTES OF MEETING HELD MAY 19, 2011

The Oshtemo Charter Township Downtown Development Authority (DDA) Board of Directors held a regular meeting on Thursday, May 19, 2011, commencing at approximately 12:00 p.m. at the Oshtemo Community Center at 6407 Parkview Avenue.

Members of the Board of Directors present: Bruce Betzler, Jay Brown, Chip Everett, Ron Zuiderveen, Tom Brodasky, Kathleen Garland-Rike and Libby Heiny-Cogswell (at 12:20 p.m.),

Members of the Board of Directors absent: Stephen Dallas, Mike Lutke, Jack Siegel, Dana Slocum, Glenn Steeg, and Terry Schley.

Also present was Jodi Stefforia, Township Planning Director.

The meeting was called to order at approximately 12:00 p.m. by Chair Bruce Betzler. Once a quorum was achieved at 12:20, Motion by Chip Everett seconded by Tom Brodasky to adopt the Agenda as submitted, the motion carried.

The Chair then called for consideration of the minutes of February 17, 2011. Motion by Chip Everett, seconded by Tom Brodasky to approve the Minutes as presented, the motion carried.

The Treasurer's Report was presented by Jay Brown. Motion by Tom Brodasky, seconded by Kathleen Garland Rike to accept the report. Motion passed.

The Chair then returned to discussing the Citgo property and his most recent meeting with the owner following receipt of the appraisal for the property, and discussion of appropriate next steps.

The Chair reported that he had met the day before with Ken Lawson whose Dad owns the Citgo property; Ken has Power of Attorney for his father who owns the property. The Chair reported that Ken is not ready to close the business and in no hurry for the DDA to make an offer. The Chair shared the property appraisal with Ken Lawson which valued the property at \$121,000 but that does not include the value of the business, just the real estate. The Chair suggested that the business may add another \$100,000 in value making a possible offer of \$210-\$220,000 per a conversation he had with Terry Schley prior to the meeting. The Chair reported that Ken Lawson didn't reject that line of thinking but did suggest that perhaps the DDA would be responsible for removing the underground tanks on the property. Ken estimated that the business would continue for another 1.5-2 years.

The Chair then asked the Board how they felt about securing a Purchase Agreement for the property. Ron Zuiderveen suggested that an attorney be consulted about liability with the environmental issues before any offer is made. He added that he believes \$220,000 is too high and that the Board should look at the business' books before making an offer.

The Chair noted that Ken Lawson was willing to enter into an agreement with 1.5-2 years to finalize the purchase. Jay Brown stated that the DDA should not take ownership of the property until the business is closed. Others agreed. The Chair stated that for now they are looking for an agreed-upon purchase price

but that the DDA would not take ownership until the gas station was closed.

The Chair asked the members if they thought tying the property down for 1.5-2 years was reasonable and something the DDA should pursue. There was consensus that it was reasonable.

Motion by Ron Zuiderveen, seconded by Tom Brodasky, to seek input from an Environmental Attorney to look at issues at this site before a formal offer of purchase is made to Ken Lawson with up to \$1,000 to be spent on attorney fees. Motion passed.

Motion by Jay Brown, seconded by Tom Brodasky, to form a working subcommittee to explore the Citgo property and related issues with members to include Bruce Betzler, Ron Zuiderveen and Dana Slocum. Motion passed.

The DDA moved on to discuss the Hinman Company and their interest in the DDA area. The Chair reported that he had met with Andy Wenzel of Rich MacDonald of Hinman Company that morning. He had met previously with Andy Wenzel to review the streetscape plan as well. The representatives from Hinman advised the Chair that they hold land and do not resell it. At this point, they are interested in acquiring enough land to do a significant development. They had also stated that they are willing to help with redevelopment of the Harding's property. The Chair added that he and Terry Schley are focused on building these types of partnerships. Ron Zuiderveen added that the Citgo property will be the start and then other properties will follow. The Chair stated that folks are interested in what's going on in the area.

Jodi Stefforia advised that ITC is planning a major east-west transmission line corridor that will run either through the south end of Oshtemo and/or north end of Texas Township. A Leadership Summit is planned for June 2. The Chair will be invited to the summit, a public Open House is planned for June 23.

Under Other Business, Kathleen Garland Rike reported that grant funding hasn't materialized. Jodi Stefforia noted that the Township and DDA may qualify for grant funding sources not previously eligible for, such as the Main Street program, due to the 2010 Census.

Libby Heiny-Cogswell gave an update on the Township Park redevelopment grant.

There being no further business, the meeting adjourned at approximately 12:38 pm.

Oshtemo Charter Township
Downtown Development Authority

Minutes Prepared: June 2, 2011
Minutes Approved: July 28, 2011