

LAKETOWN TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
4338 BEELINE ROAD
HOLLAND, MI 49423
(616) 335-3050

WEDNESDAY, February 27, 2008

REGULAR MEETING
7:00 P.M.

ARTICLE I. CALL TO ORDER

Township Manager Al Meshkin called the regular Downtown Development Authority meeting to order at 7:00 P.M.

MEMBERS PRESENT: Ken Draisma, Marcia Perry, John Lamb, Dick Darby, Bob Schaftenaar, Peter Ta, Steve Schilling and Al Meshkin

MEMBERS ABSENT: Al Dogger

STAFF PRESENT: Diane Ybarra – Recording Secretary

ARTICLE II. APPROVAL OF MINUTES

The Board members reviewed the minutes of January 23, 2008. Following discussion, **a motion was made by Steve Schilling and seconded by Dick Darby to approve the minutes as submitted. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE III. OLD BUSINESS - None

ARTICLE IV. NEW BUSINESS

A. PUBLIC HEARING ON ALCOHOL SALES PROHIBITION

Al Meshkin read the Resolution of Recommendation to Repeal the Retail Alcohol Sales Prohibition Ordinance. The public hearing was opened.

Al Meshkin read one letter and one email, both in support to place this issue on the next ballot for vote.

Elaine Buck from Laketown Golf and Conference Center spoke in support of repealing this prohibition of alcohol sales.

Meshkin requested more comments from the audience. **Hearing none, a motion was made by Marcia Perry and seconded by Bob Schaftenaar to close the public hearing. UNANIMOUS DECISION –MOTION APPROVED**

Dick Darby asked what the timeframe is once the Township Board has approved putting it on the ballot that it would go to vote. Al stated that the ballot language would have to be established by May to have it on the August ballot.

A motion was made by John Lamb and seconded by Ken Draisma to approve the Resolution of Recommendation to Repeal the Retail Alcohol Sales Prohibition Ordinance. UNANIMOUS DECISION – MOTION APPROVED

B. PRESENTATION ON LEED – SAM POBST, ECOMETRICS

Sam Pobst began his presentation by explaining his background and interest in LEED, Leadership in Energy and Environmental Design. He provided a PowerPoint presentation explaining the history, philosophy and methods of accomplishing more environmentally safe and healthier environments. The West Michigan Chapter of LEED originated in 2003. Sam is also a member of the U.S. Green Building Council. The USGBC is made up of a collection of experts in construction, landscaping, designing and any area of expertise involved in building and development. Sam Pobst explained the importance of preservation and intelligent use of resources. Sam provided details of the benefits of 1200 LEED certified buildings in the United States such as an energy savings of 30% and more. There is also a residential certification process that began within the last year. The GSA (Governmental Services Administration) requires any new governmental buildings be LEED certified and many states are now requiring certification of new buildings. The five key areas of green building are site planning, water management, waste management, material use and indoor environmental quality. We must all be very good stewards of the many resources that we have. Innovation and design process are also areas of consideration for LEED certification. There are several categories of LEED ratings for commercial, residential, institutional and neighborhood development. The typical return on investment for building green is approximately 3-4 years.

Dick Darby asked if the certification process is the same for all geographic areas. Sam Pobst stated that there are some negotiable criteria such as climate conditions but most basic criteria are non-negotiable.

Ken Draisma asked what the process is to determine where you might fall in the certification ranking. Sam Pobst responded that there is a third party verification process involved in the inspection process. Ken asked who would come to audit this building if we wanted it done tomorrow. Sam Pobst stated that it would not happen that way. There would be a survey audit done to establish a baseline and determine the necessary improvements.

Marcia Perry asked how we implement LEED into development planning. Sam Pobst does not recommend mandates by ordinances because LEED will sell itself. Sam suggested establishing guidelines for LEED management but not creating mandates. Al Meshkin stated that the DDA should lead by example, educate people and creating awareness.

Pat Meyer stated that there are real contributions noted in the bottom line, which is attractive to the business owners and in the case of the mansion, responsibility to taxpayers.

Meshkin thanked Sam for his presentation.

C. PRESENTATION ON DDA PLANNING – Rick Polaski of NEDERVELD ASSOCIATES

Al Meshkin introduced Rick Polaski who reviewed the Nederveld Associates' approach to establishing a downtown development and land planning. Rick provided a PowerPoint presentation outlining recommendations for creating a master plan and also noted areas of concern. Rick reviewed the process that Nederveld uses to create a downtown development.

Al Meshkin asked if Nederveld would work up cost estimates in the planning process. Rick Polaski replied that establishing cost estimates is part of the process.

Dick Darby stated that he is currently working with Gibbs Planning on his marketing study for his development plan.

Marcia Perry asked if the firm had experience with resort and rural type areas. Rick Polaski responded that they do have experience in that area using the Walker development as an example. Acme Township along M-72 is another more rural development the company has worked on. Al Meshkin asked that Rick email any other similar somewhat rural and/or resort type development references to him. Marcia also asked what consideration is given to historical preservation. Rick responded that the historical factors are first to be taken into consideration.

ARTICLE V. CITIZEN COMMENTS - None

Al Meshkin suggested that the next meeting be a combined meeting with the Planning Commission, which would be the April 2, 2008. The discussion would be how the DDA plan would coincide with the Master Plan that the Commission is working on.

ARTICLE VI. ADJOURNMENT

The meeting adjourned at 8:57 P.M. The next meeting will be on April 2, 2008 at 7:00 P.M.