

CITY OF COOPERSVILLE  
REGULAR DOWNTOWN DEVELOPMENT AUTHORITY MEETING  
Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

**May 13, 2025**

Board Chairman Noel called the meeting to order at 5:15 P.M.

**Roll Call**

**Present:**

Board Member Gerard  
Board Member Noel  
Board Member DuPilka  
Board Member VerBerkmoes  
Board Member Datema  
Board Member Merkins  
Board Member Slater  
Director Dennis Luce

**Absent:** Board Members Orent

Motion to excuse Board Member Orent by Board Member VerBerkmoes with support from Board Member Datema. Motion carried unanimously.

**Additions/Corrections to Agenda**

No additions/corrections to the agenda.

**Minutes**

Motion by Board Member DuPilka with support from Board Member Gerard to approve the meeting minutes and informational meeting minutes of March 11, 2025. Motion carries unanimously.

**Citizen Input and Suggestions**

No citizen input or suggestions.

**Public Hearings & Special Guests**

Brad Misner and James McManus from McKenna gave a kick-off presentation for the DDA TIF update.

**Petitions & Communications**

7. A. Republic Services Refuse Contract Renewal. Director Luce advised the board that the current agreement will expire on August 31, 2025. The new proposed contract will extend through August 31, 2031, with a 6% escalator for each year of the contract. Discussion was held about how much Republic Services financially sponsors, volunteers, and donate waste collection services for various community events. Motion by Slater, second by Merkins. Passed unanimously.

7. B. Downtown Refuse Rates 25-26. Director Luce presented the recommended Downtown Refuse Rate for 2025-2026. It was suggested that the total units divide the cost up over 89 business units as presented,

resulting in each unit being charged \$125.00 this year to cover overages and contaminated loads. Motion by DuPilka, second by Gerard. Passed unanimously.

7. C. Farm Museum Request. Director Luce presented the Coopersville Farm Museum's request for a \$500 sponsorship to help promote and market the Annual Quilt Walk and Show. Discussion was had about how the board should handle sponsorships and had discussion about implementing a policy but decided not to. Motion by VerBerkmoes, second by Gerard. Passed unanimously.

#### **DDA Information Packet**

DDA Informational Packet. Motion by Gerard to file informational packet, second by VerBerkmoes. Passed unanimously.

#### **Citizen's Input and Suggestions**

No citizen input or suggestions.

#### **City Manager/DDA Director's Report**

Received two applications to replace Board Member Cooper's seat, but one applicant backed out. The lone applicant remaining is Cooper's replacement at CDF. Council approved the City budget last night (5/12). DDA can't adopt their budget until Council adopts the City budget; so we will work on scheduling a public hearing for the DDA budget. Interviews for the Deputy Treasurer position will be tomorrow (5/14). Bid opening for road resurfacing projects for Eagle Ridge and Meadow Green will be on May 20. Westwind is scheduled to revisit the Planning Commission next Monday (5/19) to request approval for an amended site plan; the development is being scaled back a little bit and the proposed changes are minor amendments so it could actually be approved by staff but have elected to refer the decision to the Planning Commission as allowed by the ordinance.

#### **DDA Marketing & Economic Administrator Comments:**

-Absent

#### **Board Member DuPilka**

Expressed his appreciation for the work that everyone on this Board does.

#### **Board Member VerBerkmoes**

Mentioned that she noticed Westwind is currently working on another project elsewhere as well.

#### **Board Member Slater**

Thanked McKenna for giving the presentation.

- No other comments from Board members or the Chairman.

**Adjournment** Motion by Board Member Slater with support from Board Member VerBerkmoes to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 6:05pm.

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Chairman, Jake Noel