

Roll Call

A regular meeting of the Kalamazoo City Commission was held on Monday, June 4, 2018 at 7:00 p.m. in the City Commission Chambers at City Hall, 241 West South Street.

COMMISSIONERS PRESENT:

Mayor Bobby J. Hopewell
Vice Mayor Erin Knott
David Anderson
Eric Cunningham
Don Cooney
Jack Urban

COMMISSIONERS ABSENT:

Shannon Sykes*

Also present were City Manager Jim Ritsema, City Attorney Clyde Robinson, and City Clerk Scott Borling.

Commissioner
Excused

Commissioner Cunningham, seconded by Commissioner Anderson, moved to excuse the absence of Commissioner Sykes. With a voice vote this motion passed.

Invocation

The invocation, given by Dan Sherman, Executive Director of LOVEKzoo.today, was followed by the Pledge of Allegiance.

*Commissioner Sykes arrived at 7:03 p.m.

Presentation on the
Summer Learning
Initiative

The following people delivered a joint presentation on the Kalamazoo Youth Development Network's (KYDNet) Summer Learning Initiative: Meg Blinkiewicz, KYDNet; Dr. Cindy Green, Kalamazoo Public Schools (KPS); Andrea Vernola, Kalamazoo Public Library; Jessica Mancino, Boys and Girls Club; Chad Wendt, City of Kalamazoo Parks and Recreation; and Adrian Vazquez, El Concilio/Hispanic American Council.

Commissioners thanked the presenters for their work and asked questions about specific aspects of the Summer Learning Initiative.

In response to a question from Commissioner Urban, Dr. Green stated KPS was using the NWEA evaluation tool to measure student performance, and she reported KPS had four years of data from this assessment.

Mayor Hopewell expressed concern that the City was not able to access data from the schools on the performance of students who had participated in the City's summer programs. Mayor Hopewell suggested City staff get permission from parents for KPS to release data on their children, which would allow the City to evaluate the impact of its summer programs on kids going into the school year.

Proclamation

Vice Mayor Knott proclaimed June 2018 *LGBT Pride Month*. Jay Maddock, Executive Director of OutFront Kalamazoo, and Brooke Lindley, Director of Advocacy for OutFront Kalamazoo accepted the proclamation.

By unanimous consent the City Commission adopted its meeting agenda with the following change:

Commissioner Anderson requested that Item F-18, a Brownfield Plan Redevelopment and Purchase Agreement regarding the sale of Lot 2, be moved from the Consent Agenda to the Regular Agenda.

Consent Agenda items were presented as follows with a recommendation to approve the items with authorization for the City Manager to sign on behalf of the city:

- approval of a one-year contract extension with GHD for environmental consulting services at the Cork St. Landfill in the amount of \$121,035.
- approval of a three-year contract with Natural Landscapes for the mowing of parks and green spaces in the amount of \$293,154.15.
- approval of a contract extension with Treeworks, Inc. in the amount of \$169,050 for neighborhood tree maintenance.
- approval of a professional services contract with OHM Advisors for the Super High Pressure District Elevated Storage Project, in the amount of \$365,000.
- approval of the purchase of three (3) International HV613 SBA truck chassis from West Michigan International in the amount of \$374,068.44.
- approval of a purchase order with Northern Construction for the Betsy Ann Place Reconstruction Project in the amount of \$656,149.50.
- approval of a contract with James E. Fulton and Sons for Rockwell Park Improvements in the amount of \$363,000.
- adoption of a **RESOLUTION** indicating the City has met the requirements to receive federal transportation alternative program funding to install sidewalk on Howard Street from West Michigan Avenue to Stadium Drive; and authorizing the City Manager to sign all related documents.
- adoption of a **RESOLUTION** confirming the 2018 Assessment Roll.
- adoption of a **RESOLUTION** approving a request from the Downtown Development Authority to levy a tax rate of 1.9638 mills.
- adoption of a **RESOLUTION** creating the Park-Cedar-Burdick-Lovell Area Neighborhood Enterprise Zone in the Vine Neighborhood.

Adoption of the Agenda

Consent Agenda

Resolution 18-36

Resolution 18-37

Resolution 18-38

Resolution 18-39

Resolution 18-40

- adoption of a **RESOLUTION** setting a public hearing for June 18, 2018 to adopt the 2018 Action Plan as required by U.S. Department of Housing and Urban Development.
- approval of a request from the Kalamazoo Country Club for a permit to publicly display fireworks at 1609 Whites Road on Wednesday, July 4, 2018 with a rain date of Thursday, July 5th.
- approval of a special permit for a miniature pig to be kept at 3717 Madison Street, subject to compliance with applicable statutes, ordinances and health codes.
- appointment of Patsy Moore to the Kalamazoo Building Authority and Kalamazoo Hospital Finance Authority to fill a vacancy.
- approval of the Mayor's appointment of Ciara Larson to the Historic Preservation Commission for a term expiring on March 31, 2021.
- approval of the minutes from the City Commission meetings on May 21, 2018.

Commissioner Sykes, seconded by Commissioner Cooney, moved to approve the consent agenda requests and authorize the City Manager to sign all documents on behalf of the City.

With a roll call vote this motion passed.

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban, Vice Mayor Knott, Mayor Hopewell

NAYS: None

Regular Agenda

Regular Agenda items were considered next.

Redevelopment and
Purchase Agreement
for Lot 2 at 424 South
Rose Street

Commissioner Anderson indicated he had requested that Item F-18 be moved to the Regular Agenda because the developers of the property wanted to make a presentation.

Greg Dobson, Chief Operating Officer for American Village Builders (AVB), and Rich McDonald, Chief Operating Officer for The Hinman Company, delivered a PowerPoint presentation on the proposed mixed use development bounded by Rose, Cedar, and Lovell Streets.

In response to questions from Commissioner Anderson about the accessibility of the proposed building, Mr. Dobson indicated the building would be accessible at grade through the Rose/Lovell entrance and at three other locations. In addition, the building would have two elevators, multiple units would be constructed as barrier-free units, and all units on the first floor would be designed to be adapted for accessibility.

In response to questions from Commissioner Sykes, Mr. Dobson explained 14 units (10% of 135 total units) would be "workforce" housing, with 5 units priced for people earning 80% of Average Median Income

(AMI), 5 units priced for 100% of AMI, and 4 units priced for 120% of AMI. Mr. Dobson stated supply and demand would dictate the prices of the remaining units, but there would be a wide range of rents. Mr. Dobson indicated both the design and use of the proposed building would complement the neighborhood.

In response to a question from Commissioner Sykes, Mr. McDonald indicated the developers were open to the idea of having culturally relevant businesses and local/small businesses locate in the retail space, but he stated new retail spaces would not be successful until the existing retail strips were flourishing. Mr. Dobson remarked that the developers wanted to charge high rents for the retail space, but they did not know if the market would allow that.

Mayor Hopewell stated the Commission needed to make sure the City was making the best choice for the Community when it sold property to a developer. Mayor Hopewell indicated he was impressed with the proposed project and was proud to have AVB working on it.

An opportunity was given for citizens to comment on a Brownfield Plan Redevelopment and Purchase Agreement regarding the sale of Lot 2 – 424 South Rose Street to 400 Rose, LLC and Park@Cedar II, LLC, but no comments were offered.

Commissioner Urban, seconded by Vice Mayor Knott, moved to hold until June 18, 2018 a Brownfield Plan Redevelopment and Purchase Agreement regarding the sale of Lot 2 – 424 South Rose Street to 400 Rose, LLC and Park@Cedar II, LLC.

Prior to a vote on the motion, Commissioner Sykes expressed concerns about gentrification and stated the City had not set a clear path regarding displacement caused by new development. Commissioner Sykes indicated people continued to express concerns to her about displacement, and she questioned how developments like the Rose Street development fit with the City's strategy.

Commissioner Urban stated the City was in a position to put requirements on the project because the property was City-owned, but he noted the Rose-Lovell project alone would not meet the City's affordable housing needs. Commissioner Urban indicated the City would need to keep working at making housing affordable in Kalamazoo.

Commissioner Cunningham remarked that it was not cheap to build affordable housing. Commissioner Cunningham urged AVB to discuss with the City how they could meet affordable housing needs with the land that was available.

Commissioner Sykes stated her concern was that the Rose-Lovell project did not address affordable housing at all. Commissioner Sykes remarked that part of problem was disinvestment that resulted from white flight. Commissioner Sykes indicated she still supported an income tax because people outside the City needed to contribute, and she questioned whether people who had resources, like developers, were responsible for participating in the process to solve affordable housing and displacement

Redevelopment and
Purchase Agreement
for Lot 2 at 424 South
Rose Street (cont'd)

Redevelopment and Purchase Agreement for Lot 2 at 424 South Rose Street (cont'd)

problems. Commissioner Sykes stated the City needed to have a concrete plan for affordable housing and displacement and noted the City could end up displacing entire communities if the wrong decisions were made, especially communities of color.

Commissioner Cooney recommended the City Commission have a discussion about affordable housing at an upcoming meeting.

With a roll call vote this motion passed.

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban, Vice Mayor Knott, Mayor Hopewell

NAYS: None

Ordinance 1967 re: Nominating Petitions for the Offices of Mayor and City Commissioner

An opportunity was given for citizens to comment on an ordinance amending Section 13-1 of the City Code of Ordinances addressing nominating petitions for the offices of Mayor and City Commissioner, but no comments were offered.

Vice Mayor Knott, seconded by Commissioner Anderson, moved to adopt an **ORDINANCE** amending Section 13-1 of the City Code of Ordinances addressing nominating petitions for the offices of Mayor and City Commissioner.

With a roll call vote this motion passed.

AYES: Commissioners Anderson, Cooney, Cunningham, Sykes, Urban, Vice Mayor Knott, Mayor Hopewell

NAYS: None

Citizen Comments

Next, when an opportunity was given for general citizen comments, the following people addressed the City Commission:

Nehemiah Scudder, City resident, spoke about the separation of church and state and expressed support for more collaboration between government and the faith-based community.

Jodi Dozeman, City resident, spoke about various matters.

Pamela Roland, City resident, spoke about the renaming of Martin Luther King, Jr. Park and invited Commissioners to see the flowers in this park that had been planted by the Junior Girls.

City Commissioner Comments

Finally, an opportunity was given for miscellaneous comments and concerns of City Commissioners.

Commissioner Sykes explained that her "yes" vote on the sale of Lot 2 was based on the commitment made by American Village Builders to work with City on affordable housing issues. Commissioner Sykes requested that the City use a religiously diverse list of people for the invocation at City Commission meetings. Commissioner Sykes thanked Commissioner Cooney for his comments about affordable housing for

children. Commissioner Sykes spoke about the need for the City to have a vision for embracing all of the community, including people whose problems seemed too big to solve.

Commissioner Cooney congratulated recent high school graduates and the LGBT community for Pride Month. Commissioner Cooney offered remarks on the 50th anniversary of the death of Robert F. Kennedy.

Commissioner Urban stated he would not mind bringing church and state together if they would not judge each other. Commissioner Urban thanked Commissioner Sykes for raising issues in a way that did not cause people to become defensive.

Commissioner Cunningham invited people to an upcoming Kalamazoo Growlers game where fathers and their children would get in free. Commissioner Cunningham encouraged fathers to participate in the Fathers Do Read Event on June 16th at Kalamazoo Public Library.

Vice Mayor Knott spoke about the Supreme Court decision issued earlier in the day regarding a baker in Colorado who would not make a wedding cake for a same-sex couple. Vice Mayor Knott noted Michigan did not protect LGBT rights, and she expressed support for the Federal Equality Act. Vice Mayor Knott stated the Pride Festival was good, but there was a lot of work to be done in the policy arena. In response to a question from Mayor Hopewell, Vice Mayor Knott indicated people could help with this work by contacting their state legislators and working with OutFront Kalamazoo.

Mayor Hopewell stated political engagement works, and marginalizing people did not make sense. Mayor Hopewell agreed with Vice Mayor Knott that there was a lot of work to be done besides demonstrating. Mayor Hopewell thanked Chief Thomas and her staff for their presentation last Tuesday and noted she was out working on X-Train problem herself on Saturday night. Mayor Hopewell reported the City had provided a Public Safety honor guard at the funeral for former Mayor Gilbert Bradley.

The meeting adjourned at 9:08 p.m.

Respectfully submitted,

Scott A. Borling
City Clerk

For City Commission approval on August 20, 2018

Approved by: _____
Bobby J. Hopewell, Mayor
Dated: August 20, 2018

City Commissioner
Comments (cont'd)