



Agenda

Regular Meeting of the City Commission

City of Kalamazoo

Monday, December 3, 2018

7:00 PM

City Commission Chambers at City Hall - 241 W. South Street

A. CALL TO ORDER/ROLL CALL

B. OPENING CEREMONY

1. Invocation
2. Pledge of Allegiance
3. Introduction of Guests
4. Proclamations

C. ADOPTION OF FORMAL AGENDA

D. COMMUNICATIONS

1. Calendar of Upcoming Meetings

E. PUBLIC HEARINGS

1. Public hearing to receive comments on a RESOLUTION approving the proposed Kalamazoo Downtown Economic Growth Authority Development and TIF Plan. **(Action: Motion to adopt the resolution)**

F. CONSENT AGENDA

(Action: Motion to approve Items "1-5" and authorize the City Manager to sign all documents on behalf of the City)

1. Approval of two-year contract renewal with AT&T for Centrex phone lines in an amount not to exceed \$350,000.
2. Adoption of a RESOLUTION approving ten new Neighborhood Enterprise Zone Homestead Applications in the Vine Neighborhood and the transfer of one previously-approved application.
3. Approval of the rehiring of recent City of Kalamazoo retiree James Graham to perform rental housing inspections while multiple inspectors are on leaves of absence, on a part-time and temporary basis for a period ending on or before March 8, 2019.

4. Approval of the Mayor's appointment and reappointment to the Historic District Commission:
 - the appointment of **Daniel Kastner** for a term expiring on January 1, 2022.
 - the reappointment of **B.J. Shell** for a term expiring on January 1, 2022.
5. Approval of a request from New Year's Fest of Kalamazoo to publicly display fireworks from the Epic Center Parking Structure on Monday, December 31, 2018 at midnight as part of the annual New Year's Fest event.

G. REGULAR AGENDA

1. Approval of a three-year construction contract and purchase order with L.D. Docsa for the Contract 74 Project at the Kalamazoo Water Reclamation Plant in the amount of \$14,919,200. **(Action: Motion to approve)**
2. Adoption of an ORDINANCE creating a local Water System Advisory Council; and approval of the appointment of the following individuals to the Council:
 - the appointment of Sidney Ellis for a term expiring on December 31, 2020.
 - the appointment of Vern Johnson for a term expiring on December 31, 2019.
 - the appointment of Nancy Stoddard for a term expiring on December 31, 2020.
 - the appointment of Thomas Wheat for a term expiring on December 31, 2021.**(Action: Motion to adopt the ordinance and approve the appointments)**
3. Adoption of a RESOLUTION affirming the adoption of the *2018 Imagine Eastside Neighborhood Plan* as a sub-plan to the City of Kalamazoo's Comprehensive Plan. **(Action: Motion to adopt the resolution)**
4. Adoption of a RESOLUTION affirming the adoption of the *2018 Imagine Vine Neighborhood Plan* as a sub-plan to the City of Kalamazoo's Comprehensive Plan. **(Action: Motion to adopt the resolution)**

5. Adoption of a RESOLUTION issuing a moratorium on rezoning and variance requests and new building permits for projects that require Site Plan approval on properties with the Natural Features Protection designation as mapped on the Land Development Map in the 2025 Master Plan, except those properties under the oversight of the Michigan Department of Environmental Quality (MDEQ), Michigan Department of Natural Resources (MDNR), United States Environmental Protection Agency (EPA), or City of Kalamazoo Brownfield Redevelopment Authority (BRA). This moratorium would be effective immediately and be in place for a period of up to six (6) months. **(Action: Motion to adopt the resolution)**
6. Approval of an amendment to the Foundation for Excellence Bylaws removing the reference to a "Grant Making Committee" in Section 6.02 of the bylaws; and directing staff to coordinate with legal counsel to advance the item to "the Michigan Attorney General's Charitable Trust Division or its successors," as required in the Articles of Incorporation. **(Action: Motion to approve the amendment)**

H. REPORTS AND LEGISLATION

1. City Manager's Report

I. UNFINISHED BUSINESS

J. POLICY ITEMS

1. Report out on Draft Complete Streets Policy.

K. NEW BUSINESS

L. CITIZEN COMMENTS

M. MISCELLANEOUS COMMENTS BY COMMISSIONERS

N. CLOSED SESSION

O. ADJOURNMENT

ADDITIONAL INFORMATION

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Questions regarding agenda items may be answered prior to the meeting by contacting the City Manager's Office at 269.337.8047.

Persons with disabilities who need accommodations to effectively participate in City Commission meetings should contact the City Clerk's Office at 337-8792 a week in advance to request mobility, visual, hearing or other assistance.

Agendas for the regular meetings of the Kalamazoo City Commission are available on the Internet at: www.kalamazoocity.org

The Kalamazoo City Commission business meetings are held on the first and third Mondays at 7:00 p.m. and are shown live on the Public Media Network (channel 190 for Charter customers, channel 99 for U-Verse customers). Business meetings are also web streamed live on the City's YouTube channel at <https://goo.gl/Q6DW37>. Public Media Network rebroadcasts these meetings on Tuesdays at 8:00 a.m., Wednesdays, at 1:00 a.m., and Thursdays at 3:00 p.m. Recorded meetings are also available on-demand on the YouTube channel.



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: Scott A. Borling, City Clerk

**PREPARED
BY:** Shelby Moss, Deputy City Clerk

DATE: 11/19/2018

SUBJECT: Calendar of Upcoming Meetings

INFORMATIONAL ITEMS

Attached is the calendar of upcoming meetings of the City Commission's advisory boards, commissions, and committees.

ATTACHMENTS:

Type	Description
 Meeting Schedule	20181203 Calendar of Meetings



Calendar of Upcoming Meetings

City of Kalamazoo

City Commission (next 30 days)

Regular Business Meetings – 7:00 p.m. in the City Commission Chambers

December 17th and January 7th

Regular Neighborhood Meetings – 6:00 p.m. in the Community Room at City Hall

February 18th

Special Meeting

The City Commission will meet in special session on Monday, December 10, 2018 at 4:00 p.m. in the Community Room at City Hall. The purpose of the meeting is to review the FY2019 Proposed Budget for the City of Kalamazoo.

Advisory Boards, Commissions and Committees (next two weeks)

The **Parks and Recreation Advisory Board** will meet on Tuesday, May 8, 2018 at 5:30 p.m., in the Parks and Recreation Community Room at Mayors' Riverfront Park, located at 251 Mills Street.

The **Tree Committee** will meet on Tuesday, December 4, 2018 at 2:00 p.m., in the Public Services Conference Room, located at 415 Stockbridge Avenue.

The **Employee Retirement System Board of Trustees** will meet on Wednesday, December 5, 2018 at 8:00 a.m., in the Third Floor Conference Room at City Hall.

The **Planning Commission** will meet on Thursday, December 6, 2018 at 7:00 p.m., in the City Commission Chambers at City Hall.

The **Kalamazoo Historic Preservation Commission** will meet on Tuesday, December 11, 2018 at 7:00 p.m., in the Community Room at City Hall.

The **Kalamazoo Municipal Golf Association** will meet on Thursday, December 13, 2018 at 12:00 p.m., in the clubhouse at Milham Park Golf Course, located at 4200 Lovers Lane.

The **Traffic Board** will meet on Thursday, December 13, 2018 at 2:00 p.m., in the Public Services Conference Room, located at 415 Stockbridge Avenue.

The **Community Development Act Advisory Committee** will meet on Thursday, December 13, 2018 at 6:30 p.m., in the Community Room at City Hall.

The **Zoning Board of Appeals** will meet on Thursday, December 13, 2018 at 7:00 p.m., in the in the City Commission Chambers at City Hall.

The **Downtown Development Authority** will meet on Monday, December 17, 2018 at 3:00 p.m., in the Community Room at City Hall.



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: Clyde J. Robinson, City Attorney

PREPARED BY: Andrew Haan, Executive Director, Kalamazoo Downtown Partnership

DATE: 11/30/2018

SUBJECT: Kalamazoo Downtown Economic Growth Authority Development and TIF Plan

RECOMMENDATION

It is recommended that the City Commission adopt a RESOLUTION approving the proposed Kalamazoo Downtown Economic Growth Authority Development and TIF Plan.

BACKGROUND

On October 15, 2018 Kalamazoo City Commission voted to create the Kalamazoo Downtown Economic Growth Authority under the Corridor Improvement Authority Act (Public Act 280 of 2005). This authority was created to allow for a new method of financing activities associated with the continued growth, maintenance, administration, and programming of Downtown Kalamazoo.

When a new tax increment financing district is created, a plan for how the funds will be collected and invested over the duration of the plan is required. Kalamazoo Downtown Partnership and the City of Kalamazoo Community Planning and Economic Department worked collaboratively with each of the local taxing units participating in the plan (Kalamazoo County, Kalamazoo Valley Community College, Kalamazoo Public Library, Metro Transit) and the Michigan Economic Development Corporation to outline the priority investment areas for the TIF that will be collected over the duration of the plan. Six priority areas were developed, each consistent with the community goals outlined in Imagine Kalamazoo 2025, the Urban Growth Initiative, and the 2009 Downtown Kalamazoo Comprehensive Plan:

1. Mobility Improvements
2. Streetscape Improvements
3. Public Space Investment & Maintenance
4. Development & Project Support
5. Economic Development Planning & Research
6. Additional Programs, Services and Administration

Each year, Kalamazoo Downtown Partnership will create a budget based on in the plans above, input from the four Citizen Coalitions currently being populated and the organization's Board of Directors, which is to include a representative of each of the taxing units participating in the plan. That budget will be presented to the Downtown Economic Growth Authority, and in turn, City Commission for approval.

With the Kalamazoo Downtown Economic Growth Authority Development and TIF Plan approved at the local level, it will be presented at the Michigan Strategic Fund Board meeting in January 2019 for consideration of the

additional \$11 million in State of Michigan funds. It is recommended that City Commission approve the Downtown Economic Growth Authority TIF and Development Plan.

COMMUNITY RESOURCES CONSULTED

The City of Kalamazoo and Kalamazoo Downtown Partnership have worked throughout 2017 and 2018, conducting significant outreach surrounding this effort, including multiple public meetings, dozens of organizational meetings, presentations to local taxing jurisdictions, downtown and community stakeholders and institutions, communication to individuals through extensive social media outreach, and publicized open office hours.

FISCAL IMPACT

In addition to locally-generated funds, the approval of the Kalamazoo Downtown Economic Growth Authority Development and TIF Plan will allow for access to \$11 million in additional state funds over the first 15 years of the Plan not available through the Downtown Development Authority, Brownfield Redevelopment Authority, or through any other means. In total, the plan is projected to generate approximately \$66 million over 30 years. It is well-established that an economically healthy downtown has a positive economic impact beyond its borders at a neighborhood, city, metropolitan, and regional level. The access to increased funds will allow for accelerated investment in community priorities established by the Imagine Kalamazoo 2025 Plan, including infrastructure, connectivity, public space activation, and the creation of affordable and workforce housing.

ALTERNATIVES

The City Commission could choose to not approve Kalamazoo Downtown Economic Growth Authority Development and TIF Plan. Such is not recommended, as without the plan in place, the Kalamazoo Downtown Economic Growth Authority would not have the means to fund the work expected by the community, potentially burdening the general fund with absorbing these costs. Additionally, the authorizing statute has been amended effective January 1, 2019 making the approval of the Plan at a later date a less favorable option.

ATTACHMENTS:

Type	Description
□ Report	DEGA Development and TIF Plan - Final with Markups
□ Resolution	Development and TIF Plan Approval Resolution
□ Report	DEGA Development and TIF Plan - Final Version (Clean/No Markups)



**KALAMAZOO DOWNTOWN
ECONOMIC GROWTH
AUTHORITY**

CITY OF KALAMAZOO

**DOWNTOWN
ECONOMIC
GROWTH
AUTHORITY**

**Development Plan
&
Tax Increment Financing Plan**

2018

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- II. DEVELOPMENT PLAN**
- III. TAX INCREMENT FINANCING PLAN**

EXHIBITS

1. Legal Description of the Qualified Development Area.
2. Map of the Qualified Development Area.
3. Existing Land Uses including Brownfield Projects in the Qualified Development Area.
4. Proposed Land Use Framework in the Qualified Development Area.
5. Estimated Tax Increment Financing Revenue.
6. Development Plan Priorities, Estimates and Timeline.
7. List of Parcels Not Contributing to Downtown Economic Growth Authority.

I. INTRODUCTION

In 1988, the Kalamazoo Downtown Development Authority (“DDA”) implemented a Development Plan and Tax Increment Financing Plan (“DDA Development and TIF Plan”) to halt deterioration in the downtown of the City of Kalamazoo (“Downtown”) and to promote economic growth within the Downtown through the capture of tax increments derived from new development to be used for the construction of public improvements such as parking ramps, sidewalks and streetscapes. The incentives of such public infrastructure worked. For approximately 20 years, development occurred within the Downtown leading to economic growth.

However, since 2008, there have been several factors which have negatively impacted the growth and economic well-being of the Downtown. First, there was the nationwide great recession where real property values declined significantly resulting in a decline in tax revenue. Second, the demolition of long-standing facilities, which generated considerable tax revenue, and change of ownership of other taxable properties to tax-exempt entities also contributed to a decline in values. Due to these factors, the overall value of the DDA district has fallen below the initial assessed value thereby completely eliminating tax increment revenue for the purpose of promoting and encouraging economic development in the Downtown. To continue its economic vitality, something needs to be done.

There exists another Michigan statute for use as a tool in economic development. Act 280 of 2005, the Corridor Improvement Authority Act (“Act”), authorizes governmental bodies to establish a Corridor Improvement Authority (“CIA”) together with a qualified development area (“QDA”) as a means to promote economic growth through the capture of tax increments in the QDA similar to the operation and functioning of the DDA Development and TIF Plan. The powers granted to a CIA board are similar to those granted to the DDA and to the City’s Brownfield Redevelopment Authority (“BRA”) in order to carry out the intent of the Act. The activities of the CIA are largely funded by proceeds from a Tax Increment Financing Plan (“TIF Plan”), revenue bonds, donations, special assessments and fees.

The City of Kalamazoo (“City”), on October 15, 2018, adopted a resolution creating a CIA to be known as the Downtown Economic Growth Authority (“DEGA”) and established a QDA. The QDA is bisected by the business routes (BR) of US Highway 131, and Interstate I-94. BR US 131 is a north-south one-way pair crossing the district, sharing right-of-way with local streets Park Street and Westnedge Avenue. BR I-94 shares right-of-way with Stadium Drive at the west/southwest end of the QDA, and with King Highway at the east/southeast end of the QDA. As it crosses the center of the QDA, BR I-94 becomes a one-way pair, sharing right-of-way with local streets Kalamazoo and Michigan Avenues, and State Highway M-43. The QDA contains streets of each of the types described in the Imagine Kalamazoo 2025 Plan. (**Exhibit 4**) Amtrak railroad right-of-way serves as western and northern boundary for much of QDA. There are additional freight railroads that cross the district near its east end. Arcadia Creek, Portage Creek, and the Kalamazoo River flow through the QDA. Arcadia Creek’s course within the QDA begins at the southwest extent of the district as an exposed creek bed running northeast parallel to Stadium Drive at the edge of the Western Michigan University Campus. As it continues, Arcadia Creek turns east flowing through a man-made channel for several blocks until it opens into a pond at the Arcadia Creek Festival Place. From there it flows underground to its intersection with the Kalamazoo

River. The Kalamazoo River flows through a small portion of the QDA at its easternmost point flowing north from Mills Street to East Michigan Avenue. Portage Creek flows north through the QDA, first entering the QDA at Walnut Street, and flowing northeast to its confluence with the Kalamazoo River. The QDA Boundary follows Portage Creek for a stretch between Portage Street and Michigan Avenue. All three bodies of water are assets to the district, having spurred early and continued redevelopment efforts in areas adjacent to their banks.

In summary, the City Commission created the DEGA pursuant to Section 4 of the Act and included all properties, including a transit-oriented facility, within the QDA so as to meet the qualifying criteria set forth in Section 5 and Section 23 of the Act. The creation of DEGA is consistent with the City of Kalamazoo 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, and the 2009 Downtown Kalamazoo Comprehensive Plan. It will provide a needed source of revenue to the development of Downtown and ongoing infrastructure investment since it will reset the basis upon which tax increment revenues will be captured. The DEGA will also solicit resources from the City of Kalamazoo for the purpose of partially funding its activities on an interim basis.

With the establishment of the DEGA, the Downtown Development Authority (DDA) TIF District and TIF and Development Plans will be dissolved. The DDA will continue to exist, levying a two-mill tax to support operations and administration of downtown activities and to oversee the management of the municipal parking system within Downtown Kalamazoo.

The Downtown Development Authority has several ongoing commitments (see tables on page 3) to support reimbursement of eligible expenses incurred by developers that have funded public infrastructure through development projects within the DDA TIF District (also in the DEGA TIF District). DDA agreements whose project obligations and compliance have been completed by the developer, will be honored by DEGA, Brownfield Redevelopment Authority, City, or with a combination of funds. These projects have reimbursement agreements with the DDA totaling \$1,462,137.35. Each of these projects also has an agreement with the Kalamazoo Brownfield Redevelopment Authority (BRA). Should the dissolution of the DDA TIF Plan result in additional BRA capture on these parcels the BRA may direct those funds to reimburse for expenses that were eligible for DDA reimbursement that are also eligible for BRA reimbursement. Alternately, DEGA TIF may be used to cover reimbursement of DDA-eligible expenses that are also DEGA-eligible. The final DDA development agreement in question is for the Exchange Building at 155 West Michigan Avenue for \$1,300,000. As the project is not yet complete, it is projected that new DEGA TIF on this project will be sufficient to meet DDA reimbursement obligations. DEGA and DDA will work with each developer to amend development agreements in a satisfactory manner.

Additionally, the DDA is obligated repay the City of Kalamazoo \$459,600 to cover the cost of the final Arcadia Creek Channel Project bond payment paid by the City in 2017. This cost will be assumed by DEGA, and paid with TIF. The DDA is also obligated to pay a loan to the City of Kalamazoo \$44,990 covering payment of an assessment appeal at 333 Portage Street. This will be repaid to the City with DEGA TIF.

DDA Project Reimbursements	Parcel(s)	Amount
Catalyst Development – 277 S. Rose Street	Parcel ID 06-15-390-300	\$450,137.35
Mavcon – 100 Block of E. Michigan Ave.	Parcel ID 06-15-376-010; 06-15-376-011	\$978,000.00
PlazaCorp – 421/427 E. Michigan Ave	Parcel ID 06-15-416-122; 06-15-411-271	\$34,000.00
Exchange Building – 155 W. Michigan Ave.	Parcel ID 06-15-380-081	\$1,300,000.00

DDA Debt Obligations	Description	Amount
City of Kalamazoo – Arcadia Creek Channel Project	Final Bond Payment	\$459,600.00
City of Kalamazoo – Assessment Appeal	Loan Repayment	\$44,990.00

As the revenues climb in early years, it will be necessary for the City of Kalamazoo to provide operational and programmatic support for DEGA activities. Annual budgets will be developed in conjunction with City Administration, and operational loans provided. It is anticipated that the DEGA will be self-sufficient in approximately 2025, at which time, payback to the City would commence to be paid by local TIF dollars.

With the goal of simplifying the development process in the district, and in keeping with the spirit of assorted efforts at the State-level, including the *Redevelopment-Ready Communities Program*, the DEGA endeavors to subsume the project support and remediation activities of the Brownfield Redevelopment Authority within district boundaries. This proposed structure will allow for a single point of contact for project support within downtown, with one timeline, set of approvals, and a single development agreement. This may be accomplished through interlocal agreement, or other means. Prior to any shift in project support responsibilities, policy will be developed in conjunction with DEGA and BRA staff and Boards, City, MEDC, MDEQ, and additional parties as needed.

General priorities and objectives of the Development Plan (“Development Plan”) are organized by six priority areas (mobility improvements, streetscape improvements, public space investment and maintenance, development and project support, economic development planning and research, and additional programs, services and administration), and are summarized as follows: below. Categories 1-6 will be supported through local TIF dollars. Categories 1-4 may be supported by local TIF, State of Michigan TIF, or a combination of the two.

1) Mobility Improvements

Make key investments to improve connectivity and accessibility both within the QDA boundaries and between the Downtown district and surrounding neighborhoods, taking into consideration various modes of transportation and key corridors.

Support and/or make investments to improve mobility for various modes of transportation Downtown, including:

Vehicles

Parking Management – Assess and evaluate parking system and supply/demand; implement improvements to support existing businesses and continued growth and development Downtown; invest in landscaping, lighting, signage and cosmetic improvements to existing surface lots and ramps; develop new parking facilities to accommodate demand arising from new investment in the Downtown; assess and invest in additional, innovative parking solutions, including, but not limited to, valet programs, ride share, car share, and autonomous vehicles. Continue operation of the public parking system in the Downtown for the City’s benefit either by assuming the responsibilities of the DDA under the existing Sublease or informally by providing assistance when necessary under the existing Sublease arrangement.

Estimated Investment	Implementation Timeline
\$3 – 3.5 million	5-30 years

Street Conversions – Invest in streetscape and parking infrastructure in coordination with City efforts to convert one-way streets to two-way streets. Invest in intersection reconfigurations, road diets, traffic calming, and other necessary changes to better accommodate all modes of travel.

Estimated Investment	Implementation Timeline
\$3.5 – 4 million	5-30 years

Public Transit – Plan for and support transit-oriented development projects. Assess and/or implement additional transit needed, including bus, bus rapid transit, light rail and other modes. Make improvements to public transit facilities, including bus stops, bus shelters, and installation of accessibility compliance infrastructure. Support planning of and changes to rail infrastructure downtown, including, but not limited to signals, crossings, and relocations of tracks.

Estimated Investment	Implementation Timeline
\$1.5 – 2 million	5-30 years

Bicycles

Bicycle infrastructure – Support further investment in bicycle network Downtown, including, but not limited to coordination of protected bicycle lane pilot programs; extension of bicycle trails throughout Downtown, bicycle share programs; and investment in bicycle amenities, such as additional and/or improved bicycle parking and signage.

Estimated Investment	Implementation Timeline
\$2 – 2.5 million	0-15 years

Pedestrians

Pedestrian infrastructure – Coordinate with City to enhance pedestrian safety and mobility, including but not limited to investments in sidewalks, crosswalks, traffic signs and signals, lighting and accessibility compliance. Activate vacant land, property and public space (see Priority 3), and make key streetscape improvements (see Priority 2) throughout the QDA to encourage pedestrian mobility.

Estimated Investment	Implementation Timeline
\$4 – 5 million	0-15 years

Corridors

Key corridors – Make improvements along primary gateway corridors into Downtown as identified by the 2025 Imagine Kalamazoo Master Plan, 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans to improve connectivity between the Downtown district and surrounding neighborhoods. Relocate utilities to support execution of corridor improvement strategies and street reconfigurations, including, but not limited to, burying of overhead utilities.

Estimated Investment	Implementation Timeline
\$3 – 3.5 million	5-30 years

2) Streetscape Improvements

Make key investments in streetscape infrastructure to improve accessibility and walkability Downtown.

Streetscape Planning – Create and implement a comprehensive streetscape plan for Downtown.

Estimated Investment	Implementation Timeline
\$100,000 – 125,000	0-5 years

Sidewalk Network – Improve and maintain the quality of sidewalks and sidewalk network Downtown; assess and implement potential areas for expansion of the existing snowmelt system; identify investments needed consistent with accessibility compliance standards.

Estimated Investment	Implementation Timeline
\$5 – 7 million	0-30 years

Streetscape Elements – Invest in the addition and maintenance of streetscape amenities, including, but not limited to: updates, improvement and expansion of wayfinding signage; lighting throughout the district; benches, tables, chairs and additional furniture for public use; pedestrian islands; increase Downtown tree canopy; install planters, hanging baskets and other beautification elements; sustainable streetscape elements including permeable pavers and stormwater mitigation infrastructure.

Estimated Investment	Implementation Timeline
\$5 – 7 million	0-30 years

Maintenance – Engage in ongoing maintenance of streetscape and streetscape elements, existing and to be added.

Estimated Investment	Implementation Timeline
\$2 – 2.35 million	0-30 years

3) Public Space Investment & Maintenance

Make key investments in public spaces to add value to and improve the vibrancy of Downtown.

Activation

Capital Improvements – Invest in permanent structural changes to existing and proposed public spaces Downtown, including Kalamazoo Mall, Arcadia Creek Festival Place and other strategic locations, to create accessible and inviting public spaces. Investments may be allocated toward improvements to waterfront areas along Kalamazoo River, Arcadia Creek and Portage Creek. Investments may also include installation of public facilities such as public restrooms.

Estimated Investment	Implementation Timeline
\$3 – 3.5 million	5-30 years

Public Art – Commission and/or install engaging public art to create vibrant public spaces Downtown, including, but not limited to, functional public art for transportation infrastructure.

Estimated Investment	Implementation Timeline
\$1.5 – 1.75 million	0-30 years

Furniture – Invest in street furniture and related infrastructure to encourage regular use of key public spaces Downtown.

Estimated Investment	Implementation Timeline
\$1.5 – 2 million	0-30 years

Green Space – Assess need for, acquire, and develop green space Downtown.

Estimated Investment	Implementation Timeline
\$2 – 2.25 million	5-30 years

Maintenance

Public space maintenance – Maintain existing public spaces within the district boundaries, including, but not limited to, landscaping, furniture and permanent infrastructure.

Estimated Investment	Implementation Timeline
\$1.5 – 1.6 million	0-30 years

Storm system maintenance – Continue to maintain the reconstructed Arcadia Creek storm system and pond areas; provide additional cosmetic enhancements and water features to the creek area and pond site; conduct planning and engineering studies to reduce long-term clean-up costs associated with annual sediment removal efforts; undertake capital improvements to the storm system as required.

Estimated Investment	Implementation Timeline
\$1.5 – 1.6 million	0-30 years

Presence

Ambassador Program – Create an ambassador program Downtown to maintain a clean, safe, and friendly Downtown.

Estimated Investment	Implementation Timeline
\$1.5 – 1.6 million	0-30 years

4) Development & Project Support

Promote development Downtown through targeted project incentives and promotion of or direct investment in key land and/or property.

Project Incentives – Identify development priorities to create and maintain a toolbox of project incentives for new development Downtown. Priorities will include, but are not limited to: Mixed-Use Development; additions to existing buildings; diversification of residential mix and types of housing, **sustainable infrastructure**, **energy efficiency measures**, job creation, including specific incentives targeted at affordable and workforce housing; engagement in workforce development programs.

Estimated Investment	Implementation Timeline
Project-/Parcel-based TIF	0-30 years

Land Acquisition, Redevelopment and Remediation – Acquire and/or redevelop land; acquire, redevelop or construct buildings; and support remediation activities at key development sites located within the QDA to further the goals and objectives of the Development Plan.

Estimated Investment	Implementation Timeline
\$5 – 5.25 million	5-30 years

Information Technology Infrastructure – Support planning, site preparation, installation, and maintenance of IT infrastructure, including but not limited to fiber optic, wireless, facilities, and sensors.

Estimated Investment	Implementation Timeline
\$3 – 3.25 million	0-30 years

Business Development – Provide resources and support to existing and new businesses, including, but not limited to workshops and grant programs.

Estimated Investment	Implementation Timeline
\$2 – 2.25 million	0-30 years

5) Economic Development Planning & Research

Commission and conduct research, studies, plans and/or reports to inform and further Downtown development priorities and the implementation of programs, services and initiatives.

Estimated Investment	Implementation Timeline
\$1 – 1.25 million	0-30 years

6) Additional Programs, Services and Administration

Implement various components of the Development Plan, 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, the 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans. This may include the continuation of programs established by the DDA, including:

- Business Retention and Recruitment Program designed to encourage business development and retention in the Downtown, the Design Assistance Program to

assist with exterior façade improvements to historic Downtown commercial structures;

- Façade Improvement and Building Rehabilitation Program designed to bring dormant or under-utilized buildings in the central business district into productive use and to meet modern code, fire, safety and accessibility requirements;
- Downtown Kalamazoo Innovation Program to assist new retail, restaurant, service organizations and office tenants and to develop and fund such additional programs promoting the economic vitality of the Downtown;
- Conducting market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.
- Fulfilling DDA financial commitments incurred with the construction of public infrastructure, such as streetscape, public space and snowmelt.

Tax increment financing (“TIF”) administration shall include audit and legal services and Development Plan updates as needed. Administration may also include support for staffing and execution of all programs, services and initiatives outlined in this plan.

Estimated Investment	Implementation Timeline
\$3 – 3.1 million	0-30 years

II. DEVELOPMENT PLAN

A. Designation of Boundaries of the QDA in Relation to Highways, Streets, Streams or Otherwise.

1. General Description of Boundaries and Size of the QDA.

The QDA is bisected by the business routes (BR) of US Highway 131, and Interstate I-94. BR US 131 is a north-south one-way pair crossing the district, sharing right-of-way with local streets Park Street and Westnedge Avenue. BR I-94 shares right-of-way with Stadium Drive at the west/southwest end of the QDA, and with King Highway at the east/southeast end of the QDA. As it crosses the center of the QDA, BR I-94 becomes a one-way pair, sharing right-of-way with local streets Kalamazoo and Michigan Avenues, and State Highway M-43. The QDA contains streets of each of the types described in the Imagine Kalamazoo 2025 Plan. (**Exhibit 4**) Amtrak railroad right-of-way serves as western and northern boundary for much of QDA. There are additional freight railroads that cross the district near its east end. Arcadia Creek, Portage Creek, and the Kalamazoo River flow through the QDA. Arcadia Creek’s course within the QDA begins at the southwest extent of the district as an exposed creek bed running northeast parallel to Stadium Drive at the edge of the Western Michigan University Campus. As it continues, Arcadia Creek turns east flowing through a man-made channel for several blocks until it opens into

a pond at the Arcadia Creek Festival Place. From there it flows underground to its intersection with the Kalamazoo River. The Kalamazoo River flows through a small portion of the QDA at its easternmost point flowing north from Mills Street to East Michigan Avenue. Portage Creek flows north through the QDA, first entering the QDA at Walnut Street, and flowing northeast to its confluence with the Kalamazoo River. The QDA Boundary follows Portage Creek for a stretch between Portage Street and Michigan Avenue. All three bodies of water are assets to the district, with having spurred early and continued redevelopment efforts in areas adjacent to their banks.

2. Legal Description of the Boundaries and Size of the QDA. See **Exhibit 1.**
3. Map of the QDA. See **Exhibit 2.**

B. The Location and Extent of Existing Streets and Other Public Facilities Within the QDA Designating the Location, Character, and Extent of the Categories of Public and Private Land Uses Presently Existing and Those Proposed for the QDA, Including Residential, Recreational, Commercial, Industrial, Educational and Other Uses.

The QDA contains a varied assortment of public and private land uses, including commercial, cultural, industrial, educational, governmental, medical, institutional, residential, open space, parking, vacant and public street areas. Provided below and as shown on **Exhibit 3** is a detailed account of the character and extent of existing public and private uses found in the QDA. **Exhibit 3** also depicts the location and extent of existing streets.

1. Location and Extent of Existing Streets and Other Public Facilities.

The QDA contains approximately 87 acres of public street right-of-way as well as the following existing public land uses.

2. Existing Public Land Uses.

Existing public uses in the QDA include the following:

- (a) Kalamazoo Transportation Center;
- (b) The Kalamazoo Mall;
- (c) Approximately 3,000 public parking spaces, including two parking garages or decks, surface lots and on street spaces;
- (d) Federal Office Building;

- (e) City and County government administrative offices;
- (f) City and County courts;
- (g) Public safety stations;
- (h) Bronson Park;
- (i) Rose Park Veterans Memorial;
- (j) The Kalamazoo Valley Community College downtown campus;
- (k) The Kalamazoo Valley Museum;
- (l) The Kalamazoo Public Library.

In total, approximately 232 acres is devoted to public use and street right-of-way.

3. Existing Private Land Uses.

Existing private uses in the QDA include the following:

- (a) Radisson Plaza Hotel at Kalamazoo Center mixed-use facility containing hotel, conference, convention, office and retail space;
- (b) Commercial office, retail and restaurant space located primarily along Kalamazoo and Michigan Avenues, Park and Rose Streets, Westnedge Avenue, South, Edwards, Academy, Water, Eleanor, Portage and Lovell Streets and the Kalamazoo Mall/South Burdick Street;
- (c) Major cultural and entertainment facilities such as the Kalamazoo Institute of Arts, Civic Auditorium, State Theatre, Epic Center, Carver Center, AMC Movie Theater and numerous places of worship;
- (d) Multiple brewing and distilling facilities;
- (e) Bronson Hospital and Medical Center;
- (f) Western Michigan University Homer Stryker M.D. School of Medicine;
- (g) Major banks and savings and loan associations;

- (h) Office, service and community facilities occupied by nonprofit organizations;
- (i) A full-service automobile sales and service dealership and other auto-related services and businesses;
- (j) A number of vacant parcels, vacant, and partially vacant structures;
- (k) Private surface parking lots and parking ramps.

In all, approximately 190 acres of land in the QDA are devoted to private land uses, total building square footage is approximately 6.39 million, which includes 1.84 million square feet of office space, 3.3 million square feet in retail and restaurant use, approximately 66,000 square feet in industrial uses, and 1.18 million square feet of “other” uses. The total Downtown workforce is estimated at approximately 10,570.

4. ~~Location and Extent of Proposed Land Uses.~~ **Location and Extent of Proposed Improvements – Public and Private Uses**

The location, character and extent of public and private land uses resulting from development activities and retention of many of the existing uses within the QDA are described below.

(a) ~~Proposed Public Land Uses~~ **Improvements – Public Uses.**

The proposed public land uses within the QDA are consistent with the 2025 Imagine Kalamazoo Master Plan (see Future Land Use Map in **Exhibit 4**). Proposed changes to public land uses within the QDA include the following:

- (i) Construction and rehabilitation of new and existing public parking spaces, including both surface lots and ramps, distributed throughout the QDA.
- (ii) Major street construction which may include conversion of one-way streets to two-way streets, reconfiguration of road beds and right-of-ways, to allow for the development of public and/or private facilities consistent with approved land uses and based on community input.
- (iii) Investments in mobility infrastructure along priority and main streets, and neighborhood connector corridors as identified by the 2025 Imagine Kalamazoo Master Plan (see **Exhibit 4**).

- (iv) Improvements to public spaces and streetscaping in the QDA.
- (v) Public utility improvements such as street improvements, curbs, sidewalks, water, sanitary sewer, storm drainage, electrical lines, and information technology infrastructure as needed in support of Downtown revitalization.
- (vi) Land acquisition needed for public and private improvements and to further the goals and objectives of the Development Plan.
- (vii) Other general public improvements as may be needed to stimulate private investment in the QDA.

(b) Proposed **Improvements** -Private ~~Land~~ Uses.

Projects by private developers include:

- (i) Construction of a multi-story apartment building on the west side of South Rose Street between Lovell and Cedar streets.
- (ii) Construction of an eight-story mixed-use facility in former Lot 9 immediately north of the buildings in the 100 block of East Michigan Avenue which is to be a mixed-use facility and to include a private parking ramp.
- (iii) A multi-story mixed-use facility at the southeast corner of Michigan Avenue and Rose Street.
- (iv) Rehabilitation of existing structures and/or construction of new buildings to accommodate private, commercial, retail, office and residential uses, including a new hotel located on the west side of South Rose Street between Eleanor and Lovell Streets as well as multi-story residential structures abutting Arcadia Creek between South Westnedge and Park Street.
- (v) Construction of a multi-family housing project on the southern and western portion of the block bounded by Park, Lovell, Rose and Cedar streets.
- (vi) Construction of mixed-use facility at 433 South Burdick.

- (vii) Construction of additional facilities associated with Bronson Hospital throughout the campus area.
- (viii) Construction of buildings across a mix of uses and types along southern extension of Harrison Street.
- (ix) Redevelopment of Merchant's Crossing area bounded by East Michigan Avenue, Mills Street and the Kalamazoo River.
- (x) Construction of mixed-use buildings on surface parking lots located on the block bounded by Portage, South, and Edwards streets and East Michigan Avenue.
- (xi) Additional retail, office, restaurant, entertainment, residential and other commercial and mixed uses as opportunities arise.
- (xii) Redevelopment remediation of land parcels assembled in order to eliminate blight and to accommodate private, public and institutional development in the QDA.

C. Description of Existing Improvements in the QDA to be Demolished, Repaired or Altered and an Estimate of the Time Required for Completion.

There are currently no plans to demolish, repair, or alter buildings associated with public projects within the QDA, nor have there been any requests for support of private projects requiring demolition, ~~Activities such as demolition, alterations and repairs to existing~~ Any future demolitions, alterations or repairs to buildings within the QDA to be supported with DEGA funds ~~buildings in the QDA, if any, would be carried out in accordance with the objectives of this Development Plan. and financed totally or partially by the DEGA.~~

D. Description and Location of Improvements Contemplated for the QDA and an Estimate of the Time Required for Completion. See **Exhibit 6.**

E. Stages of Construction and Estimated Time of Completion of Each Stage. See **Exhibit 6.**

F. Description of Those Parts of the QDA to be Left as Open Space and the Use Contemplated for the Space.

- a. Arcadia Creek Festival Place – Improvements to and maintenance of the site and promenade, which will be continue to be used for festivals, events, and everyday public use.
- b. Bronson Park – Coordination with City to activate and/or improve Bronson Park.
- c. Rose Park Veterans Memorial – Coordination with City to activate and/or improve park.
- d. Other open space and streetscape improvements, to be defined.

G. Description of Any Portions of the QDA that the DEGA Desires to Sell, Donate, Exchange or Lease to or From the City and the Proposed Terms Thereof.

There are no current plans to convey portions of the QDA to or from the City. However, the DEGA anticipates that activities defined in the Development Plan may require land or parcels within the QDA to be conveyed to or from the City. All land transactions or exchanges shall be in written format and also further the goals and objectives of this Development Plan.

H. Description of Desired Zoning Changes and Changes in Streets, Street Levels, Intersections, Traffic Flow Modifications or Utilities.

Planned improvements in the QDA will be accomplished in accordance with the City's Zoning Ordinances. Such changes will be compatible with the public and private improvements and also be consistent with the 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, the 2009 Downtown Kalamazoo Comprehensive Plan, and future development plans.

Street, intersection and utility changes envisioned include, but are not limited to, the following:

1. *Street Conversions* – Invest in streetscape and parking infrastructure in coordination with City efforts to convert one-way streets to two-way streets. Invest in intersection reconfigurations, road diets, traffic calming, and other necessary changes to better accommodate all modes of travel.
2. *Public Transit* – Assess and/or implement additional transit needed, including bus, bus rapid transit, light rail and other modes. Make improvements to public transit facilities, including bus stops, bus shelters, and installation of accessibility compliance infrastructure. Support planning of and changes to rail infrastructure downtown, including, but not limited to signals, crossings, and relocations of tracks.

3. *Bicycle infrastructure* – Support further investment in bicycle network Downtown, including, but not limited to coordination of protected bicycle lane pilot programs; extension of bicycle trails throughout Downtown, bicycle share programs; and investment in bicycle amenities, such as additional and/or improved bicycle parking and signage.
4. *Pedestrian infrastructure* – Coordinate with City to enhance pedestrian safety and mobility, including but not limited to investments in sidewalks, crosswalks, traffic signs and signals, lighting and accessibility compliance. Activate vacant land, property and public space (see Priority 3), and make key streetscape improvements (see Priority 2) throughout the QDA to encourage pedestrian mobility.
5. *Key corridors* – Make improvements along primary gateway corridors into Downtown as identified by the 2025 Imagine Kalamazoo Master Plan, 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans to improve connectivity between the Downtown district and surrounding neighborhoods. Relocate utilities to support execution of corridor improvement strategies and street reconfigurations, including, but not limited to, burying of overhead utilities.
6. *Sidewalk Network* – Improve and maintain the quality of sidewalks and sidewalk network Downtown; assess and implement potential areas for expansion of the existing snowmelt system; identify investments needed consistent with accessibility compliance standards.
7. *Streetscape Elements* – Invest in the addition and maintenance of streetscape amenities, including, but not limited to: updates, improvement and expansion of wayfinding signage; lighting throughout the district; benches, tables, chairs and additional furniture for public use; pedestrian islands; trees, tree pits, planters, hanging baskets and other beautification elements; sustainable streetscape elements including permeable pavers and stormwater mitigation infrastructure.

I. Estimate of the Cost of Development, a Statement of the Method of Financing the Development Plan and the Ability of the DEGA to Arrange the Financing.

Estimates for the projects as referred to above range from \$55.8 million to \$66.2 million. These estimates are tied to projected district revenues calculated at a 3% inflationary growth of the initial assessed value of buildings and parcels in the district. Methods of financing for these projects may include tax increment to be

generated from the TIF Plan, including local school taxes and the State Education Tax, to be approved through the Michigan Strategic Fund, bonds, special assessments, state and federal funds, private philanthropy and other sources to fund the public infrastructure. Consistent with Brownfield Redevelopment Authority policy, local school taxes and the State Education Tax will be held harmless.

Pending approval, Michigan Strategic Fund-approved funds are anticipated to represent 100% of the increment of local school taxes and the State Education Tax in the district for a period of 15 years or until which time contributions reach \$11 million. At that juncture, State of Michigan participation in the plan will be reviewed and assessed for possible extension. State funding for individual development projects will be considered on a case-by-case basis.

J. Designation of the Person or Persons, Natural or Corporate, to Whom All or a Portion of the Development is to be Used, Sold or Conveyed in any Manner and for Whose Benefit the Project is Being Undertaken if that Information is Available to the DEGA.

Currently, there are no private interests, parties or developers to whom commitments have been made by the DEGA to sell, lease or otherwise convey land which it may acquire and clear for private development. Several private developments are contemplated as referred above. It is likely that the DEGA will enter into agreements with each developer of such project to fund or construct the public infrastructure component connected to each project which may include parking ramps, street improvements, sidewalks, storm drainage and the like. The specific terms of such undertakings have not been negotiated with any of the developers.

The DEGA anticipates that any conveyances of properties to private as well as public entities will be on terms and conditions approved by the DEGA board of directors.

K. The Procedure for Bidding for the Leasing, Purchasing or Conveying in Any Manner of all or a Portion of the Development Upon Its Completion.

Those areas within the QDA scheduled for public improvements, presently or in the future, will be retained in the name of either the City, its Building Authority or the DEGA and, when applicable, subject not only to the approval of the board of directors of the DEGA, but also subject to the approval of the City Commission on terms and conditions compliant with the Development Plan.

Disposition of other parcels for private development will be pursuant to practices to be approved by the DEGA and, if needed, the City Commission.

Bidding, purchasing, and procurement policies will be consistent with those of the City of Kalamazoo.

L. Estimates of the Number of Persons Residing in the QDA and the Number of Families and Individuals to be Displaced.

There are approximately 2,500 permanent residents in the QDA. It is anticipated that no families or individuals will be displaced as a result of property acquisition, clearance activities and development of parcels.

M. Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in Any New Housing in the QDA.

As indicated, there is no plan to displace individuals or businesses in the QDA. If these plans should change and entities and individuals will be displaced, the DEGA, in collaboration with the City, will establish a priority for the relocation of persons to be displaced.

N. Provision for the Costs of Relocating Persons and Businesses Displaced by the Development and Financial Assistance and Reimbursement of Expenses.

No displacement of businesses or persons is anticipated as a result of this Development Plan. However, if displacement should occur, financial assistance and reimbursement of expenses by those businesses and individuals to be displaced will be in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, Public Law 91-646.

O. Plan for Compliance with 1972 PA 227; MCL 213.321 to 213.332.

The relocation of any businesses or individuals who may be displaced shall also be carried out in accordance with the statutory requirements and provisions of State of Michigan Act 227 of the Public Acts of 1972. Costs for relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, shall be provided in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, being Public Law 91-646, 42 USC 4601, *et seq.*

P. Amendments to the Development Plan or TIF Plan.

Any amendments to either this Development Plan or TIF Plan shall receive approval by the Board of DEGA and the City Commission.

Q. Schedule to Periodically Review the Effectiveness of the Development Plan.

Progress on the implementation of this Plan will be tracked on an annual basis **by DEGA staff or contractors and published as part of an annual report.** Both the Development Plan and Tax Increment Financing Plan will be reviewed every five (5) years to identify any need for revisions. **A public work session will be conducted to support this process.** Amendments to this Development Plan, if any, will be completed in compliance with Section 22 of the Act.

- R. Other Material that the Authority, Local Public Agency, or Governing Body Considers Pertinent. It is anticipated that the Authority will assume various obligations of the DDA which were incurred in connection with the financing or construction of various public improvements such as streetscape, public space and snowmelt.

III. TAX INCREMENT FINANCING PLAN

- A. Introduction. The activities of the DEGA may be financed through several sources in accordance with Section 14 of the Act. One such source is proceeds of a TIF Plan established under Sections 18 to 20 of the Act.

TIF is a funding technique which utilizes the tax revenues derived from the increase in assessed value of all taxable property within the QDA to secure and pay the costs of public improvements authorized by the Act and needed to carry out the objectives of the Development Plan. Revenues derived from the TIF Plan will be used to pay the actual costs of such improvements or to meet debt service payments on bonds issued by the City, its Building Authority or the DEGA.

- B. TIF Procedure.

1. The TIF procedure, as outlined in the Act, requires approval by the City Commission by adoption of a resolution of a Development Plan and a TIF Plan submitted to it by the DEGA. The approval process of the TIF Plan must comply with Sections 22 and 23 of the Act, to-wit:

- (a) Public Hearing. Before adoption of a resolution approving a Development Plan or TIF Plan, the City must hold a public hearing. At the time set for the public hearing, the City shall provide an opportunity for interested persons to speak and shall receive and consider communications in writing. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits and for consideration of documentary evidence pertinent to the Development Plan and TIF Plan.

Before the public hearing on the TIF Plan, the City shall provide a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the City. The DEGA shall fully inform the taxing jurisdictions of the physical and economic implications of the proposed QDA. The taxing jurisdictions may present their recommendations at the public hearing on the TIF Plan. The DEGA may enter into agreements with the taxing jurisdictions and the City in which the QDA is located to share a portion of the captured assessed value of the QDA. (Section 18(3))

- (b) Notices of Public Hearing. Notice of the time and place of the public hearing must be published twice in a newspaper of general circulation designated by the City. The first notice must be published at least 20 days prior to the scheduled hearing date. The notice must contain all of the information required in Section 22(2) of the Act. Further, at least 20 days prior to the scheduled hearing date, the notice must be posted in at least 20 conspicuous and public

places within the QDA and mailed to all property owners of record in the QDA and by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the TIF Plan is approved.

- (c) Right to Be Heard. At the public hearing on the Development Plan and TIF Plan, the taxing jurisdictions within the QDA may present their recommendations. The City must provide an opportunity for interested persons to speak and shall receive and consider communications in writing. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits and for consideration of documentary evidence pertinent to the Development and TIF Plans. The City shall make and preserve a record of the public hearing, including all data presented at the hearing.
- (d) Determination of Public Purpose and Approval of Ordinance. After the public hearing on the Development and TIF Plans, the City shall determine whether the Plans constitute a public purpose. If it determines that there is a public purpose, the City, by resolution, shall approve or reject the Development and TIF Plans or approve it with modification based upon the criteria set forth in Section 23 of the Act.
- (e) Application to the Michigan Economic Growth Authority. Within 60 days after City approval of the Development and TIF Plans, the DEGA intends to make a written request to the Michigan Economic Growth Authority, or its successor, to include within the definitions of tax increment revenues under Section 3 of the Act (a) taxes under the State Education Tax Act (1933 PA 331; MCL 211.901 to 211.906) and (b) taxes levied by local or intermediate school districts under the Revised School Code (1976 PA 451; MCL 380.1 to 380.1852).

- 2. Procedure for Capture and Tax Increment Revenue. The Act permits the DEGA to capture the increase (“Increment”) that the current assessed value of the QDA exceeds the initial assessed value (IAV) of the QDA. Revenue thus captured may be expended by the DEGA pursuant to the Act and consistent with the Development and TIF Plans. The City and County Treasurers shall transmit the tax increment revenues to the DEGA which shall expend such revenues only upon the terms of the TIF Plan.

The IAV is being established as of December 31, 2017. The IAV is the State Equalized Value of the eligible property on that date, effective for property taxes levied for the fiscal year from January 1, 2018 – December

31, 2018. The Authority will capture the increment on the assessed value growth, including growth from inflation.

C. Estimates of Captured Assessed Value, Impact of TIF on the Assessed Values and Tax Revenues of the Affected Taxing Units.

The taxing ~~authorities~~-units affected by this TIF plan are listed in the table below along with the corresponding millage rate that will be captured and the percent at which it will be captured by the DEGA. **The local units participating in this TIF plan each have facilities within the QDA. Kalamazoo Regional Educational Service Agency (KRESA) millages and the Kalamazoo County Housing Millage are not impacted by this plan. Exhibit 5** shows the current estimates of tax revenue that will be captured within the QDA and **eligible State contributions**. All revenue projections are estimates only.

Taxing Unit	Millage	DEGA Capture
	2018	(% of incremental growth captured within the QDA)
Central & Kalamazoo County Transit Authorities	1.0645	100%
City of Kalamazoo	13.8000	100%
Kalamazoo County	6.4782	100%
Kalamazoo Public Library	3.9487	50%
Kalamazoo Valley Community College	2.8089	100%

In the event that the DEGA assumes the responsibilities of the Brownfield Redevelopment Authority (BRA) within the QDA boundary, agreements may be entered into with local taxing units to share project-specific tax increment growth consistent with BRA TIF capture policy for reimbursement of eligible activities.

D. Use of Revenues Derived from the DEGA's Share of Captured Assessed Value.

1. General. The tax increment revenues received by the DEGA will be accumulated and held in a Project Fund until such time as there is an amount sufficient to finance public infrastructure projects on behalf of the City or on behalf of private developers as incentives to private development. Revenues received will also be used to pay debt service on bonds which may be issued by the DEGA, the City or the City's Building Authority for development projects. Revenues from the collection of the tax increment will be used annually by the DEGA as it may deem necessary and appropriate in carrying out the purposes of the Development and TIF Plans with the following order of priority:

- (a) To pay into a debt retirement fund, or funds, for all outstanding series of bonds issued pursuant to the Development and TIF Plans in an amount equal to the interest and principal coming due prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.
- (b) To establish a reserve account for payment of principal and interest on bonds issued pursuant to this TIF Plan to the extent required by any resolution authorizing bonds.
- (c) To pay the administrative and legal costs of formulating, adopting and administering the Development Plan and TIF Plan and any subsequent amendments.
- (d) To pay or place in a reserve account revenue for the purpose of paying the cost of completing the public improvements as set forth in the Development and TIF Plans to the extent those costs are not financed from other sources. **The reserve fund shall not exceed \$800,000, or roughly six months of operating expenses, unless otherwise allocated to a specific project approved by DEGA Board that is consistent with Development Plan.**
- (e) To pay for the public infrastructure improvements the DEGA has committed to a developer as an incentive to the developer's project.
- (f) To reimburse developers and other parties for expenses incurred in the funding of public infrastructure improvements through an agreement with the DDA if such obligations are assumed by the DEGA.

2. Project Uses.

Revenues derived from the captured assessed value will be retained by the DEGA to fulfill the purposes and objectives of the Development Plan, made a part of this TIF plan by reference, and shall be expended by the DEGA for such projects.

In the event that tax increment revenues are greater or less than projection used for the purpose of this TIF Plan, the available funds will be used to complete as much of the Development Plan, as is possible. The Authority will reevaluate, reprioritize, or reallocate revenues based on actual capture and where investment by the Authority will have the most positive impact within the QDA.

3. Project Costs.

The total estimated costs of projects and improvements are outlined in **Exhibit 6.**

E. Bonded and Other Indebtedness to be Incurred.

1. General.

Costs of public infrastructure improvements as described in the Development Plan and TIF Plan are to be financed on a cash basis or through one or more series of bonds or other instruments of debt as capturable tax revenue from private development occurs over the life of the Development and TIF Plans. Revenues in support of debt instruments will come from captured assessed value and other sources. The decision to utilize debt and public bonding as the instrument of debt, the number and timing of bond issues, and the dollar amounts for each bond to be incurred by the DEGA and/or the City shall be determined by the DEGA with approval of the City.

2. Maximum Amount of Bonded Indebtedness.

The Authority anticipates funding the Development plan on a pay-as-you-go basis, or through other internal financing means, however, in some cases these strategies may not be practical. Should bonding be deemed necessary to effectively implement the Development Plan, it will be done subject to any limitation and in accordance with any requirements prescribed by law. Additionally, if bonding is found necessary, the maximum amount of bonded indebtedness or debt capacity will be determined by the City's Financial Officer, in consultation with the City's Financial Advisor and in compliance with the legal debt limits as established by State Law, based on:

- The costs of the projects described in the Development Plan and adjusted for costs born by project partners, grants or other sources;
- The ability of the Authority to make all bond payments based on updated TIF projections, within the duration of the Plan;
- The marketability of such bonds at a competitive and favorable rate; and
- The expenses related to the issuance of the bonds, including all bond fees, attorney fees and associated costs.

Any determination by the City's Finance Officer will be subject to the approval of City Commission.

F. Duration of the TIF Plan.

This TIF Plan shall be in effect for a period of 30 years subject to its adoption on December 3, 2018, and shall terminate on December 3, 2048, unless this Plan is amended to extend or shorten its duration in accordance with MCL 125.2888. State of Michigan participation in this plan shall be limited to a term of 15 years, or until contributions reach \$11 million. At that juncture, State of Michigan participation in the plan will be reviewed and assessed for possible extension. State funding for individual development projects shall be considered on a case-by-case basis.

G. Reports.

The DEGA will submit annually to the City a report on the status of the TIF account and shall comply with the requirements of the Act.

H. Reimbursement of City.

In the event the City issues obligations on behalf of the DEGA, and the City is required in any fiscal year to pay out of its general fund any portion of the debt service on such an obligation, the DEGA shall fully reimburse the City.

Exhibit 1 - Legal Description of the Boundaries and Size of the QDA

The boundaries commence at the intersection of the westerly right-of-way line of South Westnedge Avenue with the southerly right-of-way line of West Cedar St.; thence EAST along the southerly right-of-way line of West Cedar Street to its intersection with the westerly right of way line of South Rose Street; thence SOUTH along the westerly right-of-way line of South Rose Street to the southerly right-of-way line of Walnut Street; thence EAST along the southerly right-of-way line of Walnut Street to the westerly right-of-way line of Burdick Street; thence SOUTH to the southerly right-of-way line of Dutton Street; thence EAST to the easterly right-of-way line of John Street; thence NORTH to the southerly right-of-way line of E. Walnut Street; thence EAST along the southerly right-of-way line of E. Walnut Street to its intersection with the westerly right-of-way line of Portage Street; thence SOUTH along the westerly right-of-way line of Portage Street to its intersection with the southerly right-of-way line of East Dutton/Second Street; thence EAST along the southerly right-of-way line of Second Street to its intersection with the easterly right-of-way line of Pitcher Street; thence NORTH along the easterly right-of-way line of Pitcher Street to its intersection with the extension of the northerly right-of-way line of East Lovell Street; thence WEST along the northerly right-of-way line of East Lovell Street to its intersection with the easterly right-of-way line of Portage Street ; thence NORTH along the easterly right-of-way line of Portage Street to its intersection with the southerly right-of-way line of South Street; thence EAST along the southerly right-of-way line of South Street to its intersection with the westerly right-of-way line of Pitcher Street; thence EAST along a line being the extension of the southerly right-of-way line of South Street to the westerly right-of-way line of the Grand Elk railroad (formerly the westerly right-of-way line of the Grand Rapids and Indiana Railroad); thence SOUTH along the westerly right-of-way line of the Grand Elk Railroad to its intersection with the centerline of Portage Creek; thence running NORTHEASTERLY downstream along the centerline of Portage Creek to its intersection with southern property line of the parcel known as 140 Parkway Drive; then EAST to the eastern property line of said parcel; thence NORTH along the eastern property line of said parcel to its intersection with the southern property line of the parcel known as 646 East Michigan Avenue; thence EAST along the extension of the southern property line of 646 East Michigan Avenue to the midpoint of Parkway Drive; thence NORTH along the extension of the midpoint of Parkway Drive to its intersection with the southerly right-of-way line of East Michigan Avenue, (being Michigan Trunkline M-43); thence EAST along the southerly right-of-way of East Michigan Avenue to its intersection with the centerline of the Kalamazoo River; thence running upstream and EASTERLY along the centerline of the Kalamazoo River to its intersection with the extended western property line of the parcel known as 151 Mills Street; thence NORTHERLY along said western property line of 151 Mills St to the southerly boundary of the Norfolk Southern Railway right-of-way; thence WESTERLY along the southerly boundary of the Norfolk Southern Railway right-of-way to its intersection with the westerly right-of-way line of the North Park Street; thence SOUTHWESTERLY along the southerly boundary of the Norfolk Southern Railway right-of-way (becoming the Amtrak right-of-way) to its intersection with the extended northerly right-of-way line of Oliver Street; thence SOUTHEASTERLY along the extension of the

northerly right-of-way line of Oliver Street to the southerly right-of-way line of Business Loop 94, known as Stadium Drive/West Michigan Avenue; thence NORTHEASTERLY along the southerly right-of-way line of Business Loop 94 to its intersection with the southerly right-of-way line of West South Street; thence EAST along the southerly right-of-way line of West South Street to its intersection with the westerly right-of-way line of South Westnedge Avenue; thence SOUTH along the westerly right-of-way line of South Westnedge Avenue to the southerly right-of-way of West Cedar Street and the point of beginning.

The identified QDA includes approximately:

ACRES	
Total Acres	422.21
Private Land	189.70
Tax Exempt Land	74.33
Streets, railroads, river, creeks, & ponds	158.18
BUILDING SQUARE FOOTAGE	
Total Building Square Footage	6,390,000
Industrial Building Square Footage	66,100
Office Building Square Footage	1,839,500
Retail & Restaurant Square Footage	3,300,000

Exhibit 2 - Map of the Qualified Development Area

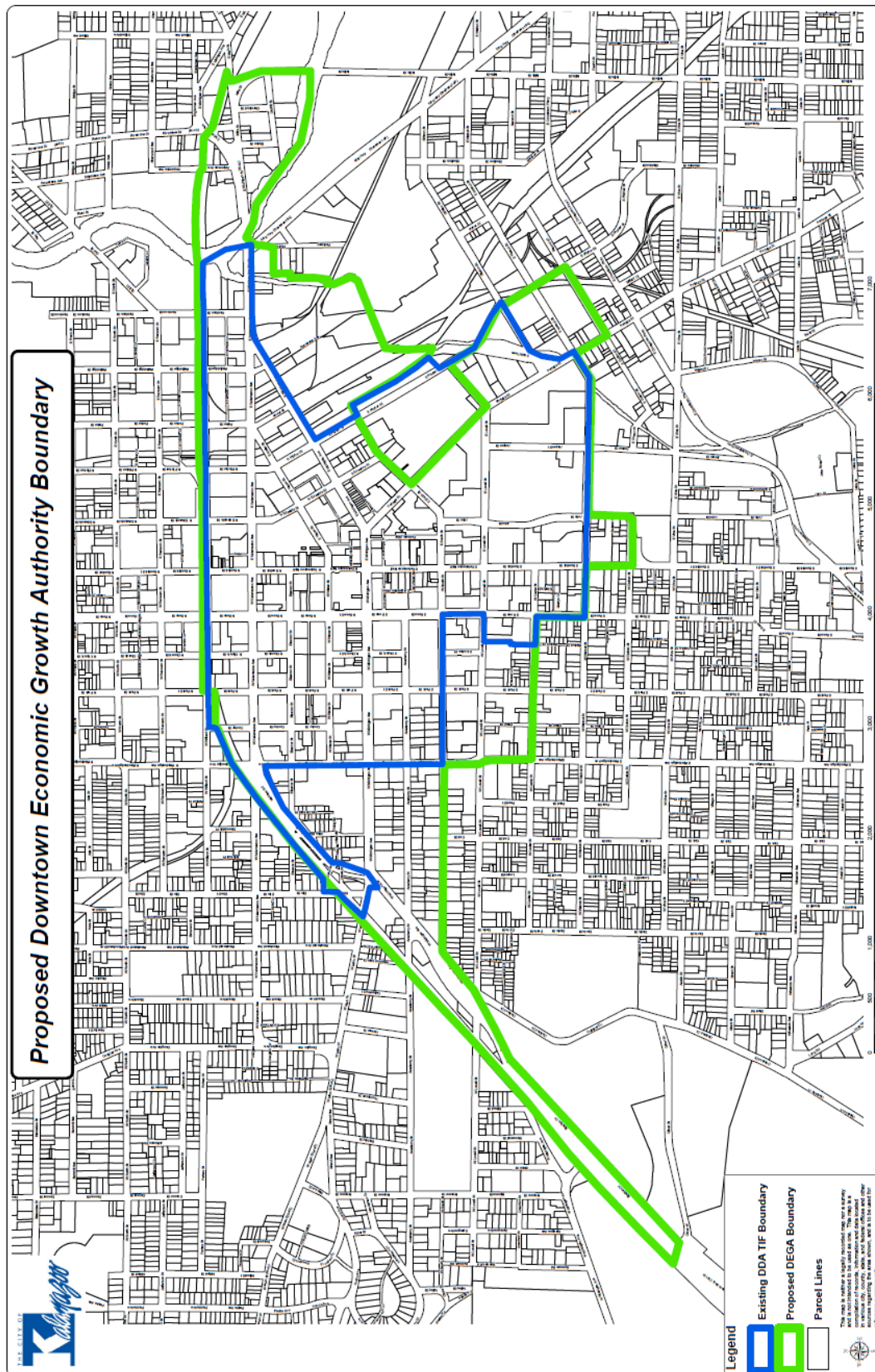


Exhibit 3 - Existing Land Uses including Brownfield Projects in the Qualified Development Area

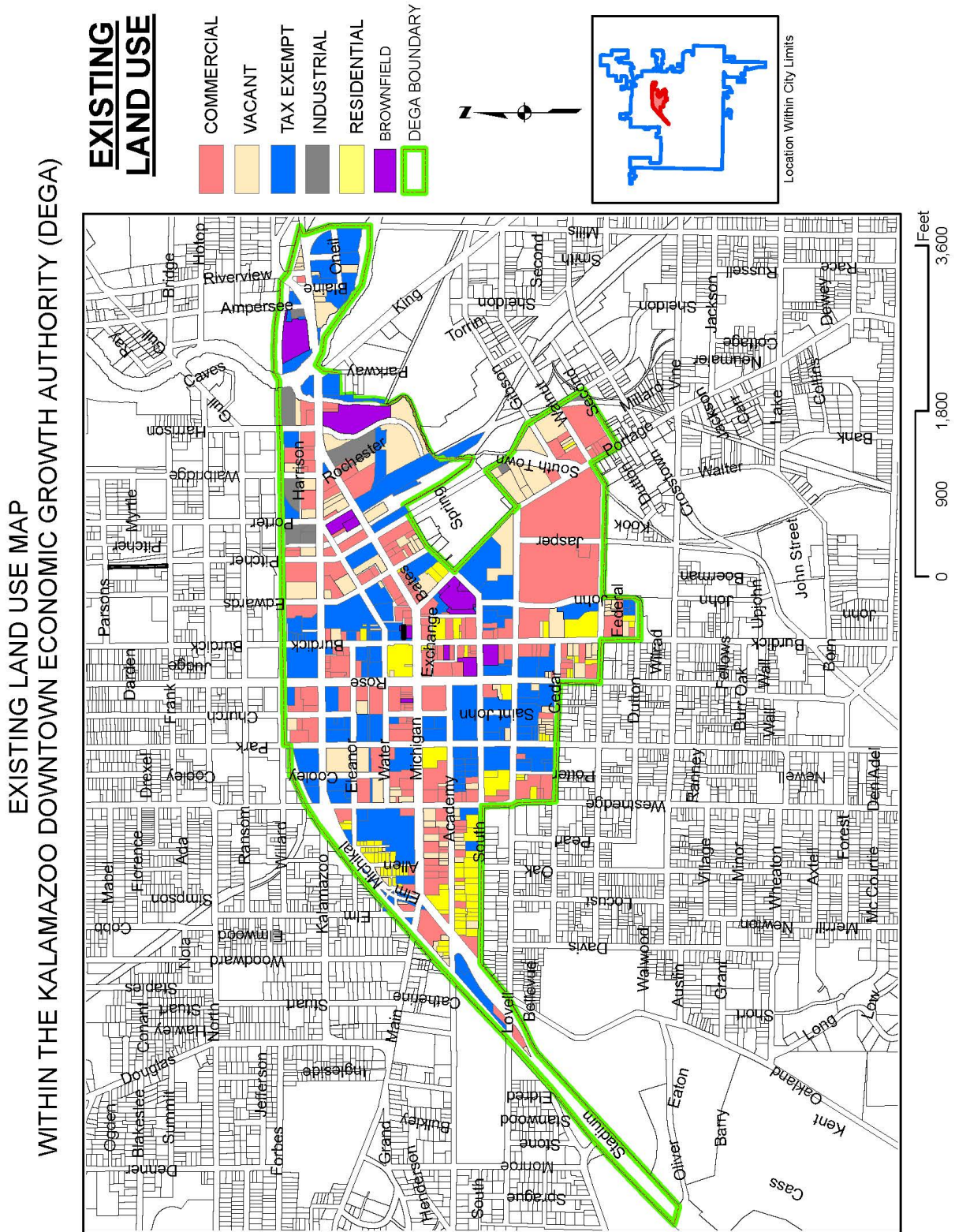


Exhibit 4A. 2025 Imagine Kalamazoo Master Plan Future Land Use Map

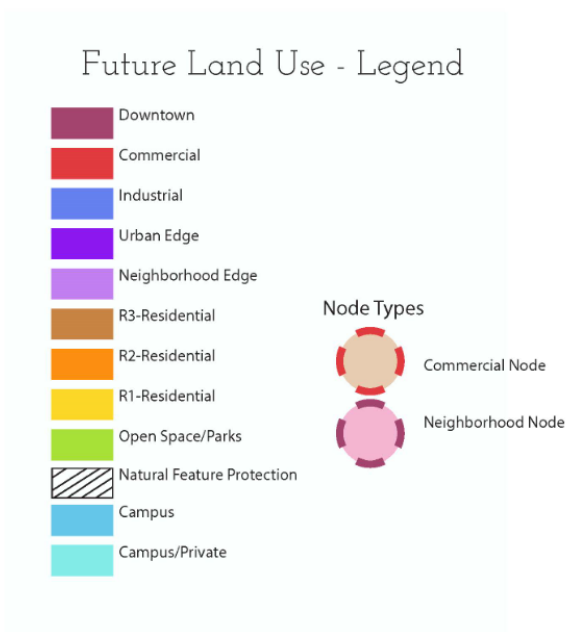
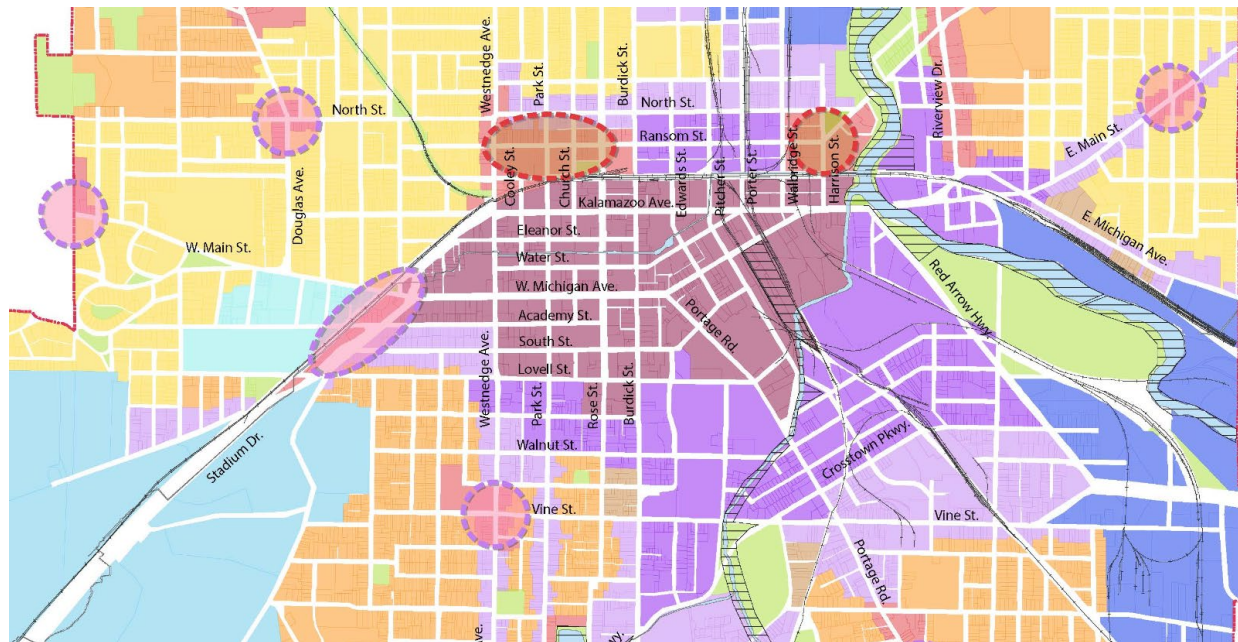
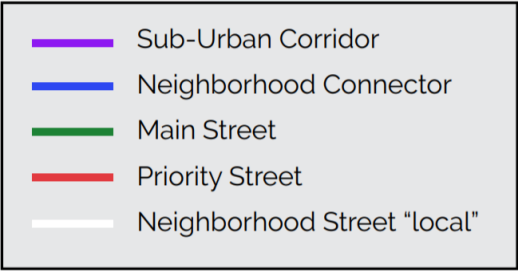


Exhibit 4B. 2025 Imagine Kalamazoo Master Plan Framework of Streets Map



Priority Streets



Main Streets



Neighborhood Connectors



Exhibit 5 - Estimated Tax Increment Financing Revenue

Exhibit 5A. Central and Kalamazoo County Transit Authorities

Kalamazoo Downtown Economic Growth Authority - Estimates					
Central + Kalamazoo County Transit Authorities					
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value Growth	DEGA Tax Capture - CCTA	DEGA Tax Capture - KCTA	TOTAL
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)	(Dollar estimate based on Assessed Value Growth in Downtown District)	(CCTA +KCTA)
Millage			0.75	0.3145	1.0645
2018	131,244,499				
2019	135,181,834	3,937,335	\$ 2,531	\$ 1,061	\$ 3,592
2020	139,237,289	7,992,790	\$ 5,137	\$ 2,154	\$ 7,291
2021	143,414,408	12,169,909	\$ 7,822	\$ 3,280	\$ 11,102
2022	147,716,840	16,472,341	\$ 10,587	\$ 4,439	\$ 15,026
2023	152,148,345	20,903,846	\$ 13,435	\$ 5,634	\$ 19,069
2024	156,712,795	25,468,296	\$ 16,369	\$ 6,864	\$ 23,233
2025	161,414,179	30,169,680	\$ 19,390	\$ 8,131	\$ 27,521
2026	166,256,605	35,012,106	\$ 22,503	\$ 9,436	\$ 31,939
2027	171,244,303	39,999,804	\$ 25,708	\$ 10,780	\$ 36,489
2028	176,381,632	45,137,133	\$ 29,010	\$ 12,165	\$ 41,175
2029	181,673,081	50,428,582	\$ 32,411	\$ 13,591	\$ 46,002
2030	187,123,273	55,878,774	\$ 35,914	\$ 15,060	\$ 50,974
2031	192,736,971	61,492,472	\$ 39,522	\$ 16,573	\$ 56,095
2032	198,519,081	67,274,582	\$ 43,238	\$ 18,131	\$ 61,369
2033	204,474,653	73,230,154	\$ 47,066	\$ 19,736	\$ 66,802
2034	210,608,893	79,364,394	\$ 51,008	\$ 21,389	\$ 72,398
2035	216,927,159	85,682,660	\$ 55,069	\$ 23,092	\$ 78,161
2036	223,434,974	92,190,475	\$ 59,252	\$ 24,846	\$ 84,098
2037	230,138,023	98,893,524	\$ 63,560	\$ 26,653	\$ 90,213
2038	237,042,164	105,797,665	\$ 67,997	\$ 28,513	\$ 96,511
2039	244,153,429	112,908,930	\$ 72,568	\$ 30,430	\$ 102,998
2040	251,478,032	120,233,533	\$ 77,275	\$ 32,404	\$ 109,679
2041	259,022,373	127,777,874	\$ 82,124	\$ 34,437	\$ 116,561
2042	266,793,044	135,548,545	\$ 87,118	\$ 36,532	\$ 123,650
2043	274,796,835	143,552,336	\$ 92,262	\$ 38,689	\$ 130,951
2044	283,040,740	151,796,241	\$ 97,561	\$ 40,911	\$ 138,471
2045	291,531,963	160,287,464	\$ 103,018	\$ 43,199	\$ 146,217
2046	300,277,922	169,033,423	\$ 108,639	\$ 45,556	\$ 154,195
2047	309,286,259	178,041,760	\$ 114,429	\$ 47,984	\$ 162,413
2048	318,564,847	187,320,348	\$ 120,393	\$ 50,485	\$ 170,877
Millage	1.0645	(combined CCTA county-wide millage and KCTA urban millage)			
Initial Assessed Value (IAV)	131,244,499				
Estimated Annual Inflation Rate	1.03				

Exhibit 5B. City of Kalamazoo

Kalamazoo Downtown Economic Growth Authority - Estimates			
<i>City of Kalamazoo</i>			
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value Growth	DEGA Tax Capture
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)
2018	131,244,499		
2019	135,181,834	3,937,335	\$ 46,562
2020	139,237,289	7,992,790	\$ 94,522
2021	143,414,408	12,169,909	\$ 143,920
2022	147,716,840	16,472,341	\$ 194,799
2023	152,148,345	20,903,846	\$ 247,206
2024	156,712,795	25,468,296	\$ 301,184
2025	161,414,179	30,169,680	\$ 356,782
2026	166,256,605	35,012,106	\$ 414,048
2027	171,244,303	39,999,804	\$ 473,032
2028	176,381,632	45,137,133	\$ 533,785
2029	181,673,081	50,428,582	\$ 596,361
2030	187,123,273	55,878,774	\$ 660,814
2031	192,736,971	61,492,472	\$ 727,201
2032	198,519,081	67,274,582	\$ 795,579
2033	204,474,653	73,230,154	\$ 866,009
2034	210,608,893	79,364,394	\$ 938,552
2035	216,927,159	85,682,660	\$ 1,013,270
2036	223,434,974	92,190,475	\$ 1,090,231
2037	230,138,023	98,893,524	\$ 1,169,500
2038	237,042,164	105,797,665	\$ 1,251,148
2039	244,153,429	112,908,930	\$ 1,335,244
2040	251,478,032	120,233,533	\$ 1,421,864
2041	259,022,373	127,777,874	\$ 1,511,082
2042	266,793,044	135,548,545	\$ 1,602,977
2043	274,796,835	143,552,336	\$ 1,697,629
2044	283,040,740	151,796,241	\$ 1,795,120
2045	291,531,963	160,287,464	\$ 1,895,536
2046	300,277,922	169,033,423	\$ 1,998,964
2047	309,286,259	178,041,760	\$ 2,105,496
2048	318,564,847	187,320,348	\$ 2,215,223
Millage	13.8000		
Initial Assessed Value (IAV)	131,244,499		
Estimated Annual Inflation Rate	1.03		

Exhibit 5C. Kalamazoo County

Kalamazoo Downtown Economic Growth Authority - Estimates					
<i>Kalamazoo County</i>					
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value Growth	DEGA Tax Capture - Operating	DEGA Tax Capture - Senior Millage	TOTAL
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)		(Operating + Senior)
Millage					
			6.1282	0.35	
2018	131,244,499				
2019	135,181,834	3,937,335	\$ 20,677	\$ 1,181	\$ 21,858
2020	139,237,289	7,992,790	\$ 41,974	\$ 2,397	\$ 44,372
2021	143,414,408	12,169,909	\$ 63,911	\$ 3,650	\$ 67,561
2022	147,716,840	16,472,341	\$ 86,505	\$ 4,941	\$ 91,446
2023	152,148,345	20,903,846	\$ 109,777	\$ 6,270	\$ 116,047
2024	156,712,795	25,468,296	\$ 133,748	\$ 7,639	\$ 141,386
2025	161,414,179	30,169,680	\$ 158,437	\$ 9,049	\$ 167,486
2026	166,256,605	35,012,106	\$ 183,867	\$ 10,501	\$ 194,369
2027	171,244,303	39,999,804	\$ 210,060	\$ 11,997	\$ 222,058
2028	176,381,632	45,137,133	\$ 237,039	\$ 13,538	\$ 250,577
2029	181,673,081	50,428,582	\$ 264,827	\$ 15,125	\$ 279,953
2030	187,123,273	55,878,774	\$ 293,449	\$ 16,760	\$ 310,209
2031	192,736,971	61,492,472	\$ 322,930	\$ 18,444	\$ 341,373
2032	198,519,081	67,274,582	\$ 353,295	\$ 20,178	\$ 373,473
2033	204,474,653	73,230,154	\$ 384,571	\$ 21,964	\$ 406,535
2034	210,608,893	79,364,394	\$ 416,785	\$ 23,804	\$ 440,589
2035	216,927,159	85,682,660	\$ 449,966	\$ 25,699	\$ 475,664
2036	223,434,974	92,190,475	\$ 484,142	\$ 27,651	\$ 511,792
2037	230,138,023	98,893,524	\$ 519,343	\$ 29,661	\$ 549,004
2038	237,042,164	105,797,665	\$ 555,600	\$ 31,732	\$ 587,332
2039	244,153,429	112,908,930	\$ 592,945	\$ 33,865	\$ 626,810
2040	251,478,032	120,233,533	\$ 631,411	\$ 36,062	\$ 667,472
2041	259,022,373	127,777,874	\$ 671,030	\$ 38,325	\$ 709,355
2042	266,793,044	135,548,545	\$ 711,838	\$ 40,655	\$ 752,493
2043	274,796,835	143,552,336	\$ 753,870	\$ 43,056	\$ 796,926
2044	283,040,740	151,796,241	\$ 797,163	\$ 45,528	\$ 842,692
2045	291,531,963	160,287,464	\$ 841,755	\$ 48,075	\$ 889,830
2046	300,277,922	169,033,423	\$ 887,685	\$ 50,698	\$ 938,383
2047	309,286,259	178,041,760	\$ 934,993	\$ 53,400	\$ 988,393
2048	318,564,847	187,320,348	\$ 983,719	\$ 56,183	\$ 1,039,903
Millage	6.478				
Initial Assessed Value (IAV)	131,244,499				
Estimated Annual Inflation Rate	1.03				

Exhibit 5D. Kalamazoo Public Library

Kalamazoo Downtown Economic Growth Authority - Estimates				
<i>Kalamazoo Public Library</i>				
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value Growth	Estimated Tax Increment Amount	DEGA Capture - 50% Tax Increment Share
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)	
2018	131,244,499			
2019	135,181,834	3,937,335	\$ 13,323	\$ 6,661.62
2020	139,237,289	7,992,790	\$ 27,046	\$ 13,523.09
2021	143,414,408	12,169,909	\$ 41,181	\$ 20,590.40
2022	147,716,840	16,472,341	\$ 55,739	\$ 27,869.73
2023	152,148,345	20,903,846	\$ 70,735	\$ 35,367.45
2024	156,712,795	25,468,296	\$ 86,180	\$ 43,090.09
2025	161,414,179	30,169,680	\$ 102,089	\$ 51,044.41
2026	166,256,605	35,012,106	\$ 118,475	\$ 59,237.37
2027	171,244,303	39,999,804	\$ 135,352	\$ 67,676.11
2028	176,381,632	45,137,133	\$ 152,736	\$ 76,368.01
2029	181,673,081	50,428,582	\$ 170,641	\$ 85,320.67
2030	187,123,273	55,878,774	\$ 189,084	\$ 94,541.91
2031	192,736,971	61,492,472	\$ 208,080	\$ 104,039.79
2032	198,519,081	67,274,582	\$ 227,645	\$ 113,822.60
2033	204,474,653	73,230,154	\$ 247,798	\$ 123,898.90
2034	210,608,893	79,364,394	\$ 268,555	\$ 134,277.49
2035	216,927,159	85,682,660	\$ 289,935	\$ 144,967.43
2036	223,434,974	92,190,475	\$ 311,956	\$ 155,978.08
2037	230,138,023	98,893,524	\$ 334,638	\$ 167,319.04
2038	237,042,164	105,797,665	\$ 358,000	\$ 179,000.23
2039	244,153,429	112,908,930	\$ 382,064	\$ 191,031.86
2040	251,478,032	120,233,533	\$ 406,849	\$ 203,424.43
2041	259,022,373	127,777,874	\$ 432,378	\$ 216,188.79
2042	266,793,044	135,548,545	\$ 458,672	\$ 229,336.07
2043	274,796,835	143,552,336	\$ 485,756	\$ 242,877.77
2044	283,040,740	151,796,241	\$ 513,651	\$ 256,825.73
2045	291,531,963	160,287,464	\$ 542,384	\$ 271,192.12
2046	300,277,922	169,033,423	\$ 571,979	\$ 285,989.50
2047	309,286,259	178,041,760	\$ 602,462	\$ 301,230.81
2048	318,564,847	187,320,348	\$ 633,859	\$ 316,929.35
Millage	3.9487			
Initial Assessed Value (IAV)	131,244,499			
Estimated Annual Inflation Rate	1.03			

Exhibit 5E. Kalamazoo Valley Community College

Kalamazoo Downtown Economic Growth Authority - Estimates			
Kalamazoo Valley Community College			
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value Growth	DEGA Tax Capture
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)
2018	131,244,499		
2019	135,181,834	3,937,335	\$ 9,477
2020	139,237,289	7,992,790	\$ 19,239
2021	143,414,408	12,169,909	\$ 29,294
2022	147,716,840	16,472,341	\$ 39,650
2023	152,148,345	20,903,846	\$ 50,317
2024	156,712,795	25,468,296	\$ 61,304
2025	161,414,179	30,169,680	\$ 72,621
2026	166,256,605	35,012,106	\$ 84,277
2027	171,244,303	39,999,804	\$ 96,283
2028	176,381,632	45,137,133	\$ 108,648
2029	181,673,081	50,428,582	\$ 121,385
2030	187,123,273	55,878,774	\$ 134,504
2031	192,736,971	61,492,472	\$ 148,017
2032	198,519,081	67,274,582	\$ 161,935
2033	204,474,653	73,230,154	\$ 176,270
2034	210,608,893	79,364,394	\$ 191,036
2035	216,927,159	85,682,660	\$ 206,245
2036	223,434,974	92,190,475	\$ 221,909
2037	230,138,023	98,893,524	\$ 238,044
2038	237,042,164	105,797,665	\$ 254,663
2039	244,153,429	112,908,930	\$ 271,780
2040	251,478,032	120,233,533	\$ 289,411
2041	259,022,373	127,777,874	\$ 307,571
2042	266,793,044	135,548,545	\$ 326,276
2043	274,796,835	143,552,336	\$ 345,541
2044	283,040,740	151,796,241	\$ 365,385
2045	291,531,963	160,287,464	\$ 385,824
2046	300,277,922	169,033,423	\$ 406,876
2047	309,286,259	178,041,760	\$ 428,560
2048	318,564,847	187,320,348	\$ 450,894
Millage	2.8089		
Initial Assessed Value (IAV)	131,244,499		
Estimated Annual Inflation Rate	1.03		

Exhibit 5F. Estimated State Contributions (Added Exhibit)

Kalamazoo Downtown Economic Growth Authority - Local and State Estimates							
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value	Local Tax Capture	SET	KPS	Total State Capture	Total Projected DEGA Tax Capture
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus Initial Assessed Value)		(Reimbursed)	(Reimbursed)	(SET + KPS)	
Initial Assessed Value	131,244,499						
2019	135,181,834	3,937,335	\$ 88,151	\$ 20,157	\$ 55,422	\$ 75,579	\$ 163,730
2020	139,237,289	7,992,790	\$ 178,947	\$ 40,918	\$ 112,506	\$ 153,424	\$ 332,371
2021	143,414,408	12,169,909	\$ 272,466	\$ 62,302	\$ 171,303	\$ 233,605	\$ 506,071
2022	147,716,840	16,472,341	\$ 368,791	\$ 84,328	\$ 231,863	\$ 316,191	\$ 684,982
2023	152,148,345	20,903,846	\$ 468,006	\$ 107,015	\$ 294,241	\$ 401,256	\$ 869,262
2024	156,712,795	25,468,296	\$ 570,198	\$ 130,382	\$ 358,489	\$ 488,871	\$ 1,059,069
2025	161,414,179	30,169,680	\$ 675,455	\$ 154,450	\$ 424,666	\$ 579,116	\$ 1,254,571
2026	166,256,605	35,012,106	\$ 783,869	\$ 179,240	\$ 492,827	\$ 672,067	\$ 1,455,936
2027	171,244,303	39,999,804	\$ 895,537	\$ 204,774	\$ 563,034	\$ 767,808	\$ 1,663,345
2028	176,381,632	45,137,133	\$ 1,010,554	\$ 231,074	\$ 635,346	\$ 866,420	\$ 1,876,974
2029	181,673,081	50,428,582	\$ 1,129,021	\$ 258,163	\$ 709,828	\$ 967,991	\$ 2,097,012
2030	187,123,273	55,878,774	\$ 1,251,043	\$ 286,064	\$ 786,545	\$ 1,072,609	\$ 2,323,652
2031	192,736,971	61,492,472	\$ 1,376,726	\$ 314,803	\$ 865,563	\$ 1,180,366	\$ 2,557,092
2032	198,519,081	67,274,582	\$ 1,506,179	\$ 344,403	\$ 946,951	\$ 1,291,354	\$ 2,797,533
2033	204,474,653	73,230,154	\$ 1,639,515	\$ 374,892	\$ 1,030,781	\$ 1,405,673	\$ 3,045,188
2034	210,608,893	79,364,394	\$ 1,776,852			\$ -	\$ 1,776,852
2035	216,927,159	85,682,660	\$ 1,918,308			\$ -	\$ 1,918,308
2036	223,434,974	92,190,475	\$ 2,064,009			\$ -	\$ 2,064,009
2037	230,138,023	98,893,524	\$ 2,214,080			\$ -	\$ 2,214,080
2038	237,042,164	105,797,665	\$ 2,368,654			\$ -	\$ 2,368,654
2039	244,153,429	112,908,930	\$ 2,527,864			\$ -	\$ 2,527,864
2040	251,478,032	120,233,533	\$ 2,691,851			\$ -	\$ 2,691,851
2041	259,022,373	127,777,874	\$ 2,860,758			\$ -	\$ 2,860,758
2042	266,793,044	135,548,545	\$ 3,034,732			\$ -	\$ 3,034,732
2043	274,796,835	143,552,336	\$ 3,213,925			\$ -	\$ 3,213,925
2044	283,040,740	151,796,241	\$ 3,398,494			\$ -	\$ 3,398,494
2045	291,531,963	160,287,464	\$ 3,588,600			\$ -	\$ 3,588,600
2046	300,277,922	169,033,423	\$ 3,784,409			\$ -	\$ 3,784,409
2047	309,286,259	178,041,760	\$ 3,986,092			\$ -	\$ 3,986,092
2048	318,564,847	187,320,348	\$ 4,193,826			\$ -	\$ 4,193,826
TOTAL			\$ 55,836,910			\$ 10,472,330	\$ 66,309,240

Exhibit 6 - Development Plan Priorities, Estimates and Timeline

Priority Area	Description	Estimated Investments		Implementation Timeline		
		\$		\$	Years	
Mobility Improvements		\$	17,000,000	\$	20,500,000	
Vehicles		Low		High	0-5	5-15 15-30
Parking Management	Assess and evaluate parking system and supply/demand; implement improvements to support existing businesses and continued growth and development Downtown; invest in landscaping, lighting, signage and cosmetic improvements to existing surface lots and ramps; develop new parking facilities to accommodate demand arising from new investment in the Downtown; assess and invest in additional, innovative parking solutions, including, but not limited to, valet programs, ride share, car share, and autonomous vehicles. Continue operation of the public parking system in the Downtown for the City's benefit either by assuming the responsibilities of the DDA under the existing Sublease or informally by providing assistance when necessary under the existing Sublease arrangement.	\$	3,000,000	\$	3,500,000	
Street Conversions	Street Conversions – Invest in streetscape and parking infrastructure in coordination with City efforts to convert one-way streets to two-way streets. Invest in intersection reconfigurations, road diets, traffic calming, and other necessary changes to better accommodate all modes of travel.	\$	3,500,000	\$	4,000,000	
Public Transit	Plan for and support transit-oriented development projects. Assess and/or implement additional transit needed, including bus, bus rapid transit, light rail and other modes. Make improvements to public transit facilities, including bus stops, bus shelters, and installation of accessibility compliance infrastructure. Support planning of and changes to rail infrastructure downtown, including, but not limited to signals, crossings, relocations of tracks.	\$	1,500,000	\$	2,000,000	
Bicycles						
Bicycle infrastructure	Support further investment in bicycle network Downtown, including, but not limited to coordination of protected bicycle lane pilot programs; extension of bicycle trails throughout Downtown, bicycle share programs; and investment in bicycle amenities, such as additional and/or improved bicycle parking and signage.	\$	2,000,000	\$	2,500,000	
Pedestrians						
Pedestrian infrastructure	Coordinate with City to enhance pedestrian safety and mobility, including but not limited to investments in sidewalks, crosswalks, traffic signs and signals, lighting and accessibility compliance. Activate vacant land, property and public space (see Priority 3), and make key streetscape improvements (see Priority 2) throughout the QDA to encourage pedestrian mobility.	\$	4,000,000	\$	5,000,000	
Corridors						
Key corridors	Make improvements along primary gateway corridors into Downtown as identified by the 2025 Imagine Kalamazoo Master Plan, 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans to improve connectivity between the Downtown district and surrounding neighborhoods. Relocate utilities to support execution of corridor improvement strategies and street reconfigurations, including, but not limited to, burying of overhead utilities.	\$	3,000,000	\$	3,500,000	
Priority Area Subtotal		\$	17,000,000	\$	20,500,000	
Streetscape Improvements		\$	12,100,000	\$	16,475,000	Years

Streetscape Planning		Low	High	0-5	5-15	15-30
	Create and implement a comprehensive streetscape plan for Downtown.	\$ 100,000	\$ 125,000			
Sidewalk Network						
	Improve and maintain the quality of sidewalks and sidewalk network Downtown; assess and implement potential areas for expansion of the existing snowmelt system; identify investments needed consistent with accessibility compliance standards.	\$ 5,000,000	\$ 7,000,000			
Streetscape Elements						
	Invest in the addition and maintenance of streetscape amenities, including, but not limited to: updates, improvement and expansion of wayfinding signage; lighting throughout the district; benches, tables, chairs and additional furniture for public use; pedestrian islands; increase Downtown tree canopy; install planters, hanging baskets and other beautification elements; sustainable streetscape elements including permeable pavers and stormwater mitigation infrastructure.	\$ 5,000,000	\$ 7,000,000			
Maintenance						
	Engage in ongoing maintenance of streetscape and streetscape elements, existing and to be added.	\$ 2,000,000	\$ 2,350,000			
Priority Area Subtotal		\$ 12,100,000	\$ 16,475,000			

Public Space Investment & Maintenance		\$ 12,500,000	\$ 14,300,000	Years		
Activation		Low	High	0-5	5-15	15-30
Capital Improvements	Invest in permanent structural changes to existing and proposed public spaces Downtown, including Kalamazoo Mall, Arcadia Creek Festival Place and other strategic locations, to create accessible and inviting public spaces. Investments may be allocated toward improvements to waterfront areas along Kalamazoo River, Arcadia Creek and Portage Creek. Investments may also include installation of public facilities such as public restrooms.	\$ 3,000,000	\$ 3,500,000			
Public Art	Commission and/or install engaging public art to create vibrant public spaces Downtown, including, but not limited to, functional public art for transportation infrastructure.	\$ 1,500,000	\$ 1,750,000			
Furniture	Invest in street furniture and related infrastructure to encourage regular use of key public spaces Downtown.	\$ 1,500,000	\$ 2,000,000			
Green Space	Assess need for, acquire, and develop green space Downtown.	\$ 2,000,000	\$ 2,250,000			
Maintenance						
Public Space Maintenance	Maintain existing public spaces within the district boundaries, including, but not limited to, landscaping, furniture and permanent infrastructure.	\$ 1,500,000	\$ 1,600,000			
Storm System Maintenance	Continue to maintain the reconstructed Arcadia Creek storm system and pond areas; provide additional cosmetic enhancements and water features to the creek area and pond site; conduct planning and engineering studies to reduce long-term clean-up costs associated with annual sediment removal efforts; undertake capital improvements to the storm system as required.	\$ 1,500,000	\$ 1,600,000			
Presence						
Ambassador Program	Create an ambassador program Downtown to help make Downtown clean, safe and friendly.	\$ 1,500,000	\$ 1,600,000			
Priority Area Subtotal		\$ 12,500,000	\$ 14,300,000			

Development & Project Support		\$ 10,000,000	\$ 10,750,000	Years		
Project Incentives		Low	High	0-5	5-15	15-30
Identify development priorities to create and maintain a toolbox of project incentives for new development Downtown. Priorities will include, but are not limited to: Mixed-Use Development; additions to existing buildings; diversification of residential mix and types of housing, including specific incentives targeted at affordable and workforce housing; engagement in workforce development programs.		(project-based TIF dollars)				
Land Acquisition, Redevelopment and Remediation						
Acquire and/or redevelop land; acquire, redevelop or construct buildings; and support remediation activities at key development sites located within the QDA to further the goals and objectives of the Development Plan.		\$ 5,000,000	\$ 5,250,000			
Information Technology Infrastructure						
Support planning, site preparation, installation, and maintenance of IT infrastructure, including but not limited to fiber optic, wireless, facilities, and sensors.		\$ 3,000,000	\$ 3,250,000			
Business Development						
Provide resources and support to existing businesses, including, but not limited to workshops and grant programs.		\$ 2,000,000	\$ 2,250,000			
Priority Area Subtotal		\$ 10,000,000	\$ 10,750,000			
Economic Development Planning & Research		Low	High	0-5	5-15	15-30
Commission and conduct research, studies, plans and/or reports to inform and further Downtown development priorities and the implementation of programs, services and initiatives.		\$ 1,000,000	\$ 1,125,000			
Priority Area Subtotal		\$ 1,000,000	\$ 1,125,000			
Additional Programs, Services & Administration		Low	High	0-5	5-15	15-30
Implement various components of the Development Plan, 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, the 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans. This may include the continuation of programs established by the DDA, including business retention and recruitment efforts, façade and building rehabilitation programs and improvements, providing services for start-up businesses, marketing and promoting the Downtown area, and support for staffing and execution of all programs, services and initiatives outlines in this plan.		\$ 3,000,000	\$ 3,100,000			
Priority Area Subtotal		\$ 3,000,000	\$ 3,100,000			
TOTAL PLANNED DOWNTOWN INVESTMENT OVER 30 YEARS		\$ 55,600,000		\$ 66,250,000		
PROJECTED TOTAL LOCAL CAPTURE FROM ALL TAXING UNITS OVER 30 YEARS		\$ 55,800,000				
PROJECTED TOTAL STATE CAPTURE OVER 15 YEARS		\$ 10,472,330				
PROJECTED TOTAL CAPTURE OVER 30 YEARS		\$ 66,272,330				

Exhibit 7 - Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-14-300-001	419		AMPERSEE	AVE		State Owned Vacant
06-14-300-005	410		AMPERSEE	AVE		State Owned Vacant
06-14-300-105	416		AMPERSEE	AVE		State Owned Vacant
06-14-306-001	10		MILLS	ST		Land Bank Authority
06-14-306-007	2		MILLS	ST		Land Bank Authority
06-14-306-012	20		MILLS	ST		Land Bank Authority
06-14-307-001	50		MILLS	ST		City BRA held Property
06-14-310-010	350		BLAINE	ST		Land Bank Authority
06-14-311-031	930		ONEILL	ST		County Land Bank Sale
06-14-311-033	910		ONEILL	ST		City BRA held Property
06-14-311-044	922	E	MICHIGAN	AVE		Land Bank Authority
06-14-312-026	74		MILLS	ST		State Owned Vacant
06-14-312-030	1002		ONEILL	ST		Land Bank Authority
06-15-252-001	420	E	MICHIGAN	AVE		Railroad Property
06-15-304-100	459	N	ROSE	ST		City Owned Vacant
06-15-305-004	436	W	KALAMAZOO	AVE		County Property
06-15-305-006	440	W	KALAMAZOO	AVE		Tax Exempt property
06-15-306-012	416	W	KALAMAZOO	AVE		County Property
06-15-310-102	330	N	WESTNEDGE	AVE		WMU/State Improved
06-15-310-103	431	W	KALAMAZOO	AVE		WMU/State Improved
06-15-312-001	335	W	KALAMAZOO	AVE		Tax Exempt property
06-15-313-001	323	N	CHURCH	ST		Tax Exempt property
06-15-313-004	317	W	KALAMAZOO	AVE		County Property
06-15-314-003	201	W	KALAMAZOO	AVE		County Property
06-15-315-106	452		ELEANOR	ST		WMU/State Vacant
06-15-318-006	303	N	CHURCH	ST		County Property
06-15-318-010	250	N	PARK	ST		Hospital Property
06-15-318-011	220	N	PARK	ST		Tax Exempt property
06-15-320-007	231		COOLEY	ST		Tax Exempt property
06-15-321-210	230		COOLEY	ST		Tax Exempt property
06-15-323-005	210	N	PARK	ST		Hospital Property
06-15-326-001	446	N	BURDICK	ST		Religious Use - Exempt
06-15-326-100	450	N	BURDICK	ST		Religious Use - Exempt
06-15-327-003	145	E	KALAMAZOO	AVE		Religious Use - Exempt
06-15-330-100	459	N	BURDICK	ST		City Owned Improved
06-15-331-001	444	N	BURDICK	ST		Religious Use - Exempt
06-15-331-002	440	N	BURDICK	ST		Religious Use - Exempt
06-15-331-003	436	N	BURDICK	ST		Religious Use - Exempt
06-15-331-012	402	N	BURDICK	ST		Religious Use - Exempt
06-15-331-013	426	N	BURDICK	ST		Religious Use - Exempt
06-15-332-010	123	E	KALAMAZOO	AVE		Religious Use - Exempt
06-15-336-005	335	N	BURDICK	ST		Tax Exempt property
06-15-336-105	345	N	BURDICK	ST		PILOT
06-15-340-003	121		ELEANOR	ST		Tax Exempt property
06-15-340-102	232	N	ROSE	ST		Tax Exempt property
06-15-340-201	225	N	KALAMAZOO	MALL		Tax Exempt property
06-15-341-002	228	N	KALAMAZOO	MALL		Tax Exempt property
06-15-341-004	251	N	KALAMAZOO	MALL		College
06-15-341-291	252	N	KALAMAZOO	MALL		City Owned Vacant
06-15-341-301	230	N	KALAMAZOO	MALL	# 101	State Assessed Utility
06-15-342-003	145	E	WATER	ST		City Owned Improved
06-15-345-236	202	N	ROSE	ST		College
06-15-346-001	224	N	KALAMAZOO	MALL		Tax Exempt property

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-15-346-242	201	N	KALAMAZOO	MALL		College
06-15-346-321	222	N	KALAMAZOO	MALL	# 100	Tax Exempt property
06-15-347-247	162	E	WATER	ST		City Owned Improved
06-15-347-301	121	E	WATER	ST		City Owned Vacant
06-15-348-253	180	E	WATER	ST		City Owned Vacant
06-15-351-021	410	W	MICHIGAN	AVE		Federal Government
06-15-353-012	135	N	CHURCH	ST		Religious Use - Exempt
06-15-354-030	232	W	MICHIGAN	AVE		County Brownfield
06-15-357-001	345	W	MICHIGAN	AVE		Religious Use - Exempt
06-15-358-001	315	W	MICHIGAN	AVE		Religious Use - Exempt
06-15-358-002	302		ACADEMY	ST		Religious Use - Exempt
06-15-360-002	477		ACADEMY	ST		Religious Use - Exempt
06-15-360-050	465		ACADEMY	ST		Religious Use - Exempt
06-15-360-051	461		ACADEMY	ST		Religious Use - Exempt
06-15-361-052	447		ACADEMY	ST		Religious Use - Exempt
06-15-361-053	439		ACADEMY	ST		Religious Use - Exempt
06-15-361-054	431		ACADEMY	ST		Religious Use - Exempt
06-15-362-062	212	S	PARK	ST		Religious Use - Exempt
06-15-363-100	200	S	ROSE	ST		Public Park Property
06-15-366-058	438	W	SOUTH	ST		Tax Exempt property
06-15-366-059	426	W	SOUTH	ST		Tax Exempt property
06-15-366-063	224	S	PARK	ST		School Property
06-15-366-158	450	W	SOUTH	ST		Tax Exempt property
06-15-371-002	314	S	PARK	ST		Tax Exempt property
06-15-372-001	347	W	SOUTH	ST		Tax Exempt property
06-15-372-002	333	S	PARK	ST		Tax Exempt property
06-15-373-003	321	W	SOUTH	ST		Religious Use - Exempt
06-15-374-001	241	W	SOUTH	ST		City Owned Improved
06-15-376-005	132	N	KALAMAZOO	MALL		College
06-15-376-010	105	E	MICHIGAN	AVE		Brownfield
06-15-376-011	105	E	MICHIGAN	AVE	REAR	Brownfield
06-15-377-101	128	E	WATER	ST		City Owned Vacant
06-15-379-005	140	S	EDWARDS	ST		City Owned Improved
06-15-382-201	130		PORTAGE	ST		City Owned Improved
06-15-383-200	140		PORTAGE	ST		Brownfield
06-15-386-223	154	S	KALAMAZOO	MALL		Brownfield
06-15-387-300	231		FARMERS	ALY		Brownfield
06-15-387-301	149		FARMERS	ALY		City Owned Vacant
06-15-388-100	180		PORTAGE	ST		Brownfield
06-15-388-101	231	E	SOUTH	ST		Brownfield
06-15-390-210	316	S	KALAMAZOO	MALL		Brownfield
06-15-390-300	277	S	ROSE	ST		Brownfield
06-15-392-202	142	E	SOUTH	ST		City Owned Improved
06-15-392-300	173	E	SOUTH	ST		City Owned Vacant
06-15-394-267	300		PORTAGE	ST		WMU/State Improved
06-15-395-001	128	W	LOVELL	ST		State Assessed Utility
06-15-395-211	315	S	ROSE	ST		Tax Exempt property
06-15-397-198	151	E	LOVELL	ST		City Owned Improved
06-15-402-002	410	E	WILLARD	ST		Railroad Property
06-15-404-007	419		HARRISON	ST		City BRA held Property
06-15-411-271	427	E	MICHIGAN	AVE		Brownfield
06-15-412-001	539	E	MICHIGAN	AVE		Tax Exempt property
06-15-415-114	325	E	MICHIGAN	AVE		Tax Exempt property

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-15-416-122	421	E	MICHIGAN	AVE		Brownfield
06-15-421-200	402	E	MICHIGAN	AVE		Tax Exempt property
06-15-422-003	426	E	MICHIGAN	AVE		Tax Exempt property
06-15-423-002	500	E	MICHIGAN	AVE		Railroad Property
06-15-428-001	667	E	MICHIGAN	AVE		City Owned Vacant
06-15-429-001	813	E	MICHIGAN	AVE		State Owned Vacant
06-15-429-003	701	E	MICHIGAN	AVE		Brownfield
06-15-432-001	645	E	MICHIGAN	AVE		Public Park Property
06-15-433-001	720	E	MICHIGAN	AVE		City Owned Vacant
06-15-435-011	600	E	MICHIGAN	AVE		Brownfield
06-15-437-004	646	E	MICHIGAN	AVE		City BRA held Property
06-15-441-002	140		PARKWAY	DR		City Owned Vacant
06-16-443-029	522		ELEANOR	ST		Tax Exempt property
06-16-444-001	219	N	WESTNEDGE	AVE		Religious Use - Exempt
06-16-445-025	200		ELM	ST		State Owned Vacant
06-16-448-011	206		OLD ORCHARD	PL		Religious Use - Exempt
06-16-448-020	542	W	MICHIGAN	AVE		Religious Use - Exempt
06-16-454-005	800	W	MAIN	ST		Public Park Property
06-16-467-001	824	W	MICHIGAN	AVE		College
06-16-467-002	840	W	MICHIGAN	AVE		Public Park Property
06-16-476-035	706	W	MICHIGAN	AVE		Religious Use - Exempt
06-16-493-008	602	W	SOUTH	ST		Religious Use - Exempt
06-16-494-001	222	S	WESTNEDGE	AVE		Tax Exempt property
06-22-101-002	425	W	LOVELL	ST		Tax Exempt property
06-22-101-004	431	W	LOVELL	ST		Tax Exempt property
06-22-101-013	405	W	LOVELL	ST		Tax Exempt property
06-22-102-001	415	S	PARK	ST		Religious Use - Exempt
06-22-102-002	419	S	PARK	ST		Tax Exempt property
06-22-102-003	301	W	LOVELL	ST		Religious Use - Exempt
06-22-102-004	341	W	LOVELL	ST		Tax Exempt property
06-22-103-002	247	W	LOVELL	ST		Religious Use - Exempt
06-22-104-002	215	W	LOVELL	ST		City Owned Vacant
06-22-106-001	416	W	CEDAR	ST		Tax Exempt property
06-22-106-004	424	W	CEDAR	ST		Tax Exempt property
06-22-109-001	424	S	ROSE	ST		City Owned Vacant
06-22-125-001	133	W	LOVELL	ST		State Assessed Utility
06-22-130-004	116	W	CEDAR	ST		City Owned Improved
06-22-131-002	440	S	BURDICK	ST		City Owned Vacant
06-22-132-002	127	E	CEDAR	ST		Hospital Property
06-22-137-004	105	E	WALNUT	ST		PILOT
06-22-137-006	530		JOHN	ST		PILOT
06-22-147-002	126		FEDERAL	CT		Hospital Property
06-22-147-003	130		FEDERAL	CT		Hospital Property
06-22-147-004	123	E	DUTTON	ST		Hospital Property
06-22-147-063	127	E	DUTTON	ST		Hospital Property
06-22-148-001	622		JOHN	ST		Hospital Property
06-22-148-003	133	E	DUTTON	ST		Hospital Property
06-91-002-117	125	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-002-720	458	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-004-022	541		PORTAGE	ST		Small Business Personal Property Exemption
06-91-005-880	653	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-006-840	350	E	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-008-219	762	W	MAIN	ST		Small Business Personal Property Exemption

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-008-255	433	S	ROSE	ST		Small Business Personal Property Exemption
06-91-009-320	128	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-009-585	491	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-009-628	1040	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-010-190	136	E	MICHIGAN	AVE	7TH & 8TH FL	Small Business Personal Property Exemption
06-91-010-710	124	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-012-364	522	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-013-420	350	E	MICHIGAN	AVE	STE 510	Small Business Personal Property Exemption
06-91-013-618	229	E	MICHIGAN	AVE	# 140	Small Business Personal Property Exemption
06-91-013-663	119	N	CHURCH	ST	STE 202	Small Business Personal Property Exemption
06-91-015-015	471	W	SOUTH	ST	UNIT41B	Small Business Personal Property Exemption
06-91-018-194	234	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-018-990	1000	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-019-820	350	E	MICHIGAN	AVE	STE 225	Small Business Personal Property Exemption
06-91-021-010	502	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-021-567	100	N	EDWARDS	ST	# 100	Small Business Personal Property Exemption
06-91-021-990	122	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-022-621	534		GIBSON	ST		Small Business Personal Property Exemption
06-91-024-310	141	E	MICHIGAN	AVE	# 600	Small Business Personal Property Exemption
06-91-024-377	261	E	KALAMAZOO	AVE	L 400	Small Business Personal Property Exemption
06-91-026-605	121	E	SOUTH	ST		Small Business Personal Property Exemption
06-91-027-574	350	E	MICHIGAN	AVE	STE 516	Small Business Personal Property Exemption
06-91-027-580	141	E	MICHIGAN	AVE	# 500	Small Business Personal Property Exemption
06-91-027-690	519		ACADEMY	ST		Small Business Personal Property Exemption
06-91-028-210	277	S	ROSE	ST	STE5000	Brownfield
06-91-030-232	414	S	BURDICK	ST	STE 300	Small Business Personal Property Exemption
06-91-031-650	179		PORTAGE	ST		Small Business Personal Property Exemption
06-91-031-680	527	S	ROSE	ST		Small Business Personal Property Exemption
06-91-032-410	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-032-645	321	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-032-725	504	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-033-100	223	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-033-196	326	W	KALAMAZOO	AVE	#418-20	Small Business Personal Property Exemption
06-91-033-855	701	E	MICHIGAN	AVE		Brownfield
06-91-034-481	141	E	MICHIGAN	AVE	# 206	Small Business Personal Property Exemption
06-91-034-689	137	N	PARK	ST	STE 203 A	Small Business Personal Property Exemption
06-91-034-707	141	E	MICHIGAN	AVE	# 301	Small Business Personal Property Exemption
06-91-035-360	517	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-036-150	535	S	BURDICK	ST	STE 115	Small Business Personal Property Exemption
06-91-037-866	214	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-038-060	542	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-039-350	338	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-040-570	472	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-041-965	425	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-042-402	605	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-042-630	627	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-044-080	202	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-045-180	229	E	MICHIGAN	AVE	# 340	Small Business Personal Property Exemption
06-91-045-720	229	E	MICHIGAN	AVE	# 340	Small Business Personal Property Exemption
06-91-047-500	309	E	WATER	ST		Small Business Personal Property Exemption
06-91-047-750	633	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-050-646	319	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-050-655	151	S	ROSE	ST	LOWER L	Small Business Personal Property Exemption

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-050-714	137	N	PARK	ST	STE 201 A	Small Business Personal Property Exemption
06-91-050-761	405	W	MICHIGAN	AVE	# 130	Small Business Personal Property Exemption
06-91-050-762	711	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-050-850	475	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-051-013	251	N	ROSE	ST	STE 200	Small Business Personal Property Exemption
06-91-051-016	536	E	MICHIGAN	AVE	300	Small Business Personal Property Exemption
06-91-051-017	350	N	BURDICK	ST	STE 202	Small Business Personal Property Exemption
06-91-051-027	211	E	WATER	ST	STE 401	Small Business Personal Property Exemption
06-91-051-246	141	E	MICHIGAN	AVE	#408	Small Business Personal Property Exemption
06-91-051-248	151	S	ROSE	ST	STE 920	Small Business Personal Property Exemption
06-91-051-260	490	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-051-336	645	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-051-472	436	N	PARK	ST		Small Business Personal Property Exemption
06-91-051-508	472		ACADEMY	ST		Small Business Personal Property Exemption
06-91-051-509	137	N	PARK	ST	STE 102	Small Business Personal Property Exemption
06-91-051-604	459	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-051-693	132	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-051-746	203	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-051-792	326	W	KALAMAZOO	AVE	#209-I	Small Business Personal Property Exemption
06-91-051-974	214	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-051-986	11		MILLS	ST		Religious Use - Exempt
06-91-052-015	250	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-052-136	259	E	MICHIGAN	AVE	STE 225	Small Business Personal Property Exemption
06-91-052-167	107	W	MICHIGAN	AVE	STE 900	Small Business Personal Property Exemption
06-91-052-227	521	E	MICHIGAN	AVE	STE 201	Small Business Personal Property Exemption
06-91-052-272	633	E	WALNUT	ST		Small Business Personal Property Exemption
06-91-052-409	404	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-052-459	423	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-052-475	229	E	MICHIGAN	AVE	# 245B	Small Business Personal Property Exemption
06-91-052-559	350	E	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-052-566	350	E	MICHIGAN	AVE	STE 200	Small Business Personal Property Exemption
06-91-052-631	157	S	KALAMAZOO	MALL	STE 195	Small Business Personal Property Exemption
06-91-052-636	359	S	KALAMAZOO	MALL	# 102	Small Business Personal Property Exemption
06-91-052-894	117	W	SOUTH	ST		Brownfield
06-91-052-923	471	W	SOUTH	ST	UNIT41C	Small Business Personal Property Exemption
06-91-053-003	350	E	MICHIGAN	AVE	STE 435	Small Business Personal Property Exemption
06-91-053-036	336	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-053-042	107	W	MICHIGAN	AVE	STE 700	Small Business Personal Property Exemption
06-91-053-130	108	E	MICHIGAN	AVE		Tax Exempt property
06-91-053-144	543	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-054-175	762	W	MAIN	ST		Small Business Personal Property Exemption
06-91-054-234	326	W	KALAMAZOO	AVE	#313	Small Business Personal Property Exemption
06-91-054-257	225	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-054-258	237	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-054-260	359	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-054-688	262	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-054-704	107	W	MICHIGAN	AVE	STE 803	Small Business Personal Property Exemption
06-91-054-717	177		PORTAGE	ST		Small Business Personal Property Exemption
06-91-054-857	141	E	MICHIGAN	AVE	# 400	Small Business Personal Property Exemption
06-91-055-124	350	E	MICHIGAN	AVE	STE 101	Small Business Personal Property Exemption
06-91-055-137	405	W	MICHIGAN	AVE	# 130	Small Business Personal Property Exemption
06-91-055-145	480	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-055-199	211	S	ROSE	ST		Tax Exempt property

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-055-245	324	N	ROSE	ST		Small Business Personal Property Exemption
06-91-055-323	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-055-508	535	S	BURDICK	ST	STE 255	Small Business Personal Property Exemption
06-91-055-581	125	W	EXCHANGE	PL		Tax Exempt property
06-91-055-710	146	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-055-741	141	E	MICHIGAN	AVE	# 403	Small Business Personal Property Exemption
06-91-055-742	240	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-055-845	408	E	MICHIGAN	AVE		Tax Exempt property
06-91-055-898	414	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-055-939	224	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-055-967	200	E	MICHIGAN	AVE	STE 201	Small Business Personal Property Exemption
06-91-055-975	241	E	MICHIGAN	AVE	STE 235	Small Business Personal Property Exemption
06-91-056-009	407	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-120	132	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-133	166	S	KALAMAZOO	MALL	STE B	Small Business Personal Property Exemption
06-91-056-182	575	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-202	277	S	ROSE	ST		Brownfield
06-91-056-216	336	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-217	126	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-221	346	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-222	111		PORTAGE	ST		Small Business Personal Property Exemption
06-91-056-231	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-056-235	151	S	ROSE	ST	STE 105	Small Business Personal Property Exemption
06-91-056-249	100	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-310	535	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-056-316	100	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-319	140		PORTAGE	ST		Brownfield
06-91-056-320	231	E	SOUTH	ST		Brownfield
06-91-056-321	231		FARMERS	ALY		Brownfield
06-91-056-338	136	E	MICHIGAN	AVE		Tax Exempt property
06-91-056-339	136	E	MICHIGAN	AVE	9TH FL	Tax Exempt property
06-91-056-341	151	S	ROSE	ST	STE 311	Tax Exempt property
06-91-056-342	151	S	ROSE	ST	STE 332	Tax Exempt property
06-91-056-345	323	N	CHURCH	ST		Tax Exempt property
06-91-056-346	513		ELEANOR	ST		Tax Exempt property
06-91-056-347	318	W	MICHIGAN	AVE		Tax Exempt property
06-91-056-348	410	W	MICHIGAN	AVE		Tax Exempt property
06-91-056-349	225	N	ROSE	ST		Tax Exempt property
06-91-056-351	333	S	PARK	ST		Tax Exempt property
06-91-056-355	410	W	MICHIGAN	AVE		Tax Exempt property
06-91-056-356	222	S	WESTNEDGE	AVE		Tax Exempt property
06-91-056-359	222	N	KALAMAZOO	MALL		Tax Exempt property
06-91-056-360	426	S	PARK	ST		Tax Exempt property
06-91-056-398	315	N	BURDICK	ST		Tax Exempt property
06-91-056-399	315	N	BURDICK	ST	STE 500	Small Business Personal Property Exemption
06-91-056-400	345	N	BURDICK	ST		Tax Exempt property
06-91-056-401	348	N	BURDICK	ST		Tax Exempt property
06-91-056-402	436	N	BURDICK	ST		Tax Exempt property
06-91-056-403	448	N	BURDICK	ST		Tax Exempt property
06-91-056-418	401	S	BURDICK	ST		Tax Exempt property
06-91-056-419	420	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-056-420	432	S	BURDICK	ST		Religious Use - Exempt
06-91-056-421	535	S	BURDICK	ST	STE 230	Tax Exempt property

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-056-422	535	S	BURDICK	ST	STE 254	Tax Exempt property
06-91-056-472	431	N	ROSE	ST		Tax Exempt property
06-91-056-484	321	W	SOUTH	ST		Religious Use - Exempt
06-91-056-485	347	W	SOUTH	ST		Tax Exempt property
06-91-056-520	326	W	KALAMAZOO	AVE	#408-9	Small Business Personal Property Exemption
06-91-056-531	326	W	KALAMAZOO	AVE	#422	Small Business Personal Property Exemption
06-91-056-548	326	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-552	326	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-617	141	E	MICHIGAN	AVE	# 101	Tax Exempt property
06-91-056-639	200	N	PARK	ST		Hospital Property
06-91-056-644	125	W	EXCHANGE	PL		Tax Exempt property
06-91-056-699	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-056-710	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-056-738	161	E	MICHIGAN	AVE	# 500	Small Business Personal Property Exemption
06-91-056-756	800	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-056-767	141	E	MICHIGAN	AVE	STE 100	Small Business Personal Property Exemption
06-91-056-784	313	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-056-810	141	E	MICHIGAN	AVE	STE 501	Small Business Personal Property Exemption
06-91-056-812	434	N	CHURCH	ST		Religious Use - Exempt
06-91-056-847	150	N	EDWARDS	ST		Small Business Personal Property Exemption
06-91-056-881	525	E	KALAMAZOO	AVE		Tax Exempt property
06-91-056-883	402	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-056-887	418	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-888	418	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-897	240	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-926	415	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-056-956	137	N	PARK	ST		Small Business Personal Property Exemption
06-91-057-001	330	N	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-057-018	248	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-057-019	502	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-026	151	S	ROSE	ST	STE 104	Tax Exempt property
06-91-057-030	107	W	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-057-038	100	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-064	302	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-070	277	S	ROSE	ST	STE3100	Brownfield
06-91-057-080	201	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-057-089	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-109	151	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-135	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-057-159	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-184	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-057-198	312	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-247	161	E	MICHIGAN	AVE	4TH FL	Small Business Personal Property Exemption
06-91-057-316	350	S	ROSE	ST		Religious Use - Exempt
06-91-057-320	250	N	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-057-321	236	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-057-323	738		ACADEMY	ST		Tax Exempt property
06-91-057-327	221		FARMERS	ALY		Brownfield
06-91-057-358	308	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-391	340	E	MICHIGAN	AVE		Religious Use - Exempt
06-91-057-437	248	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-057-449	425	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-057-462	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-057-482	125	S	KALAMAZOO	MALL	STE 204	Small Business Personal Property Exemption
06-91-057-501	326	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-057-521	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-540	1104	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-057-545	259	E	MICHIGAN	AVE	# 407	Small Business Personal Property Exemption
06-91-057-550	232	W	MICHIGAN	AVE	STE 101	County Brownfield
06-91-057-559	277	S	ROSE	ST	STE 3300	Brownfield
06-91-057-571	244	N	ROSE	ST		Small Business Personal Property Exemption
06-91-057-608	133	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-057-619	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-627	472		ACADEMY	ST		Small Business Personal Property Exemption
06-91-057-632	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-057-670	535	S	BURDICK	ST	STE 215	Small Business Personal Property Exemption
06-91-057-680	125	S	KALAMAZOO	MALL		Tax Exempt property
06-91-057-745	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-763	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-770	410	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-784	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-810	229	E	MICHIGAN	AVE	STE 245A	Small Business Personal Property Exemption
06-91-057-902	141	E	MICHIGAN	AVE	# 402	Small Business Personal Property Exemption
06-91-057-906	611	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-923	630	E	WALNUT	ST		Small Business Personal Property Exemption
06-91-057-964	304	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-057-966	420	N	CHURCH	ST	STE 1	Small Business Personal Property Exemption
06-91-057-988	326	W	KALAMAZOO	AVE	#301	Small Business Personal Property Exemption
06-91-058-019	229	E	MICHIGAN	AVE	# 345	Small Business Personal Property Exemption
06-91-058-064	125	E	MICHIGAN	AVE		Brownfield
06-91-059-002	154	S	KALAMAZOO	MALL		Brownfield
06-91-059-010	300	S	KALAMAZOO	MALL		Brownfield
06-91-059-032	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-059-033	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-059-068	346	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-059-075	321	S	KALAMAZOO	MALL	STE 214	Small Business Personal Property Exemption
06-91-059-081	141	E	MICHIGAN	AVE	STE 300	Small Business Personal Property Exemption
06-91-059-083	161	E	MICHIGAN	AVE	STE 102	Small Business Personal Property Exemption
06-91-059-084	203	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-059-090	229	E	MICHIGAN	AVE	STE 245A	Small Business Personal Property Exemption
06-91-059-092	259	E	MICHIGAN	AVE	STE 305	Small Business Personal Property Exemption
06-91-059-093	259	E	MICHIGAN	AVE	STE 107	Small Business Personal Property Exemption
06-91-059-096	350	E	MICHIGAN	AVE	STE 100	Small Business Personal Property Exemption
06-91-059-099	702	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-060-019	151	S	ROSE	ST	STE 611	Small Business Personal Property Exemption
06-91-060-020	471	W	SOUTH	ST	UNIT41A	Small Business Personal Property Exemption
06-91-060-023	471	W	SOUTH	ST	UNIT42A	Small Business Personal Property Exemption
06-91-060-073	154	S	KALAMAZOO	MALL		Brownfield
06-91-060-122	211	E	WATER	ST	STE 213L	Small Business Personal Property Exemption
06-91-060-123	230	N	KALAMAZOO	MALL	# 101	State Assessed Utility
06-91-060-124	229	E	MICHIGAN	AVE	#240	Small Business Personal Property Exemption
06-91-060-128	326	W	KALAMAZOO	AVE	#121A	Small Business Personal Property Exemption
06-91-060-139	414		WALBRIDGE	ST		Small Business Personal Property Exemption
06-91-060-140	773	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-060-143	402	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-060-148	401	E	MICHIGAN	AVE	STE 100	Small Business Personal Property Exemption

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-060-151	117	W	CEDAR	ST	#B	Small Business Personal Property Exemption
06-91-060-155	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-060-160	180		PORTAGE	ST		Brownfield
06-91-060-182	261	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-060-187	117	W	CEDAR	ST	STE A	Small Business Personal Property Exemption
06-91-060-216	169		PORTAGE	ST		Small Business Personal Property Exemption
06-91-060-244	215	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-060-245	316	S	KALAMAZOO	MALL	STE 104	Brownfield
06-91-060-247	354	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-060-251	344	N	ROSE	ST		Small Business Personal Property Exemption
06-91-060-255	241	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-060-267	242	E	KALAMAZOO	AVE	STE 104	Small Business Personal Property Exemption
06-91-060-281	350	E	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-060-313	701	E	MICHIGAN	AVE		Brownfield
06-91-060-318	447	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-060-342	254	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-060-355	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-060-392	701	E	MICHIGAN	AVE		Brownfield
06-91-060-393	316	S	KALAMAZOO	MALL		Brownfield
06-91-060-414	141	E	MICHIGAN	AVE	#405	Small Business Personal Property Exemption
06-91-060-415	141	E	MICHIGAN	AVE	#406	Small Business Personal Property Exemption
06-91-060-416	141	E	MICHIGAN	AVE	# 602	Small Business Personal Property Exemption
06-91-060-420	259	E	MICHIGAN	AVE	#409	Small Business Personal Property Exemption
06-91-060-421	259	E	MICHIGAN	AVE	#105	Small Business Personal Property Exemption
06-91-060-423	259	E	MICHIGAN	AVE	#208	Small Business Personal Property Exemption
06-91-060-427	350	E	MICHIGAN	AVE	STE 17	Small Business Personal Property Exemption
06-91-060-463	211	E	WATER	ST	STE 201	Small Business Personal Property Exemption
06-91-060-477	121	W	SOUTH	ST		Brownfield
06-91-060-509	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-060-510	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-060-512	251	N	ROSE	ST		Small Business Personal Property Exemption
06-91-060-531	133	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-061-046	600	E	MICHIGAN	AVE	STE C	Brownfield
06-91-061-227	325	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-061-245	121	E	MICHIGAN	AVE		Brownfield
06-91-061-246	161	E	MICHIGAN	AVE	LL2	Small Business Personal Property Exemption
06-91-061-247	214	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-266	729		ACADEMY	ST		Small Business Personal Property Exemption
06-91-061-270	166	S	KALAMAZOO	MALL	STE A	Small Business Personal Property Exemption
06-91-061-272	200	N	PARK	ST		Small Business Personal Property Exemption
06-91-061-292	125	W	EXCHANGE	PL		Small Business Personal Property Exemption
06-91-061-295	350	E	MICHIGAN	AVE	STE 112	Small Business Personal Property Exemption
06-91-061-299	277	S	ROSE	ST	STE 3500	Brownfield
06-91-061-318	527	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-329	300	E	WATER	ST		Brownfield
06-91-061-333	251	N	ROSE	ST	204/205	Small Business Personal Property Exemption
06-91-061-340	323	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-061-362	245	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-365	505	E	KALAMAZOO	AVE	STE 4	Small Business Personal Property Exemption
06-91-061-366	511	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-061-371	113	E	MICHIGAN	AVE		Brownfield
06-91-061-372	141	E	MICHIGAN	AVE	# 203	Small Business Personal Property Exemption
06-91-061-373	141	E	MICHIGAN	AVE	# 602	Small Business Personal Property Exemption

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-061-374	141	E	MICHIGAN	AVE	# 601	Small Business Personal Property Exemption
06-91-061-375	141	E	MICHIGAN	AVE	# 404	Small Business Personal Property Exemption
06-91-061-376	151	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-379	259	E	MICHIGAN	AVE	# 307	Small Business Personal Property Exemption
06-91-061-382	259	E	MICHIGAN	AVE	# 209	Small Business Personal Property Exemption
06-91-061-383	276	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-384	405	W	MICHIGAN	AVE	STE 130	Small Business Personal Property Exemption
06-91-061-385	405	W	MICHIGAN	AVE	STE 415	Small Business Personal Property Exemption
06-91-061-386	405	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-387	445	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-388	427	E	MICHIGAN	AVE		Brownfield
06-91-061-389	600	E	MICHIGAN	AVE	STE A	Brownfield
06-91-061-400	600	E	MICHIGAN	AVE		Brownfield
06-91-061-415	180		PORTAGE	ST		Brownfield
06-91-061-428	225	N	ROSE	ST		Small Business Personal Property Exemption
06-91-061-435	131	W	SOUTH	ST		Brownfield
06-91-061-454	180		PORTAGE	ST		Brownfield
06-91-061-458	521	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-459	161	E	MICHIGAN	AVE	4TH FL	Small Business Personal Property Exemption
06-91-061-464	348	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-465	107	W	MICHIGAN	AVE	STE 804	Small Business Personal Property Exemption
06-91-061-473	211	S	ROSE	ST		Small Business Personal Property Exemption
06-91-061-480	350	E	MICHIGAN	AVE	STE 220	Small Business Personal Property Exemption
06-91-061-536	505	E	KALAMAZOO	AVE	STE A	Small Business Personal Property Exemption
06-91-061-541	600	E	MICHIGAN	AVE	STE D	Small Business Personal Property Exemption
06-91-061-552	225	W	WALNUT	ST	STE 209	Small Business Personal Property Exemption
06-91-061-553	125	E	KALAMAZOO	AVE	STE 102	Small Business Personal Property Exemption
06-91-061-554	312	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-555	238	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-558	107	E	MICHIGAN	AVE	STE 200	Small Business Personal Property Exemption
06-91-061-559	224	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-560	241	E	MICHIGAN	AVE	STE 235	Small Business Personal Property Exemption

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. _____

A RESOLUTION APPROVING THE CITY OF KALAMAZOO DOWNTOWN ECONOMIC GROWTH AUTHORITY DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

Minutes of a regular meeting of the City Commission of the City held on December 3, 2018, at 7:00 o'clock p.m., local time, at the City Hall.

PRESENT, Commissioners:

ABSENT, Commissioners:

WHEREAS, this City Commission pursuant to Public Act 280 of 2005 (“the Act”), as amended, created the City of Kalamazoo Downtown Economic Growth Authority (KDEGA), and

WHEREAS, the Board of KDEGA prepared and approved at its October 15, 2018 meeting a proposed Tax Increment Financing (TIF) Plan and a proposed Development Plan pursuant to Sections 18 and 21 of the Act, and

WHEREAS, the City Commission provided an opportunity on November 19, 2018 for taxing jurisdictions levying taxes subject to capture within the KDEGA qualified development area to meet with the City Commission, and provide comment and input on the proposed TIF Plan and Development Plan (collectively, “the proposed Plans”), and

WHEREAS, the City Commission made the available the proposed Plans available for public inspection, and held a public hearing on the proposed Plans on December 3, 2018, to receive written communications and evidence from taxing jurisdictions and interested persons regarding the proposed Plans, and

WHEREAS, the KDEGA Board at its November 28, 2018 meeting amended the proposed Plans to reflect non-substantive changes requested by the Michigan Economic Development Corporation, and has presented the amended Plans to the City Commission for approval; and

WHEREAS, City Commission finds the proposed Plans, as amended, constitute a public purpose and meet the requirements set forth in Section 23 of the Act,

NOW, THEREFORE, BE IT RESOLVED THAT the attached Kalamazoo Downtown Economic Growth Authority Development Plan and Tax Increment Financing Plan as amended by KDEGA Board on November 28, 2018 is approved.

The above resolution was offered by _____ and supported by _____.

AYES, Commissioners:

NAYS, Commissioners:

ABSTAIN, Commissioners:

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on December 3, 2018. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

Scott Borling, City Clerk



**KALAMAZOO DOWNTOWN
ECONOMIC GROWTH
AUTHORITY**

CITY OF KALAMAZOO

**DOWNTOWN
ECONOMIC
GROWTH
AUTHORITY**

**Development Plan
&
Tax Increment Financing Plan**

2018

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- III. TAX INCREMENT FINANCING PLAN**

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2. Map of the Qualified Development Area.
3. Existing Land Uses including Brownfield Projects in the Qualified Development Area.
4. Proposed Land Use Framework in the Qualified Development Area.
5. Estimated Tax Increment Financing Revenue.
6. Development Plan Priorities, Estimates and Timeline.
7. List of Parcels Not Contributing to Downtown Economic Growth Authority.

I. INTRODUCTION

In 1988, the Kalamazoo Downtown Development Authority (“DDA”) implemented a Development Plan and Tax Increment Financing Plan (“DDA Development and TIF Plan”) to halt deterioration in the downtown of the City of Kalamazoo (“Downtown”) and to promote economic growth within the Downtown through the capture of tax increments derived from new development to be used for the construction of public improvements such as parking ramps, sidewalks and streetscapes. The incentives of such public infrastructure worked. For approximately 20 years, development occurred within the Downtown leading to economic growth.

However, since 2008, there have been several factors which have negatively impacted the growth and economic well-being of the Downtown. First, there was the nationwide great recession where real property values declined significantly resulting in a decline in tax revenue. Second, the demolition of long-standing facilities, which generated considerable tax revenue, and change of ownership of other taxable properties to tax-exempt entities also contributed to a decline in values. Due to these factors, the overall value of the DDA district has fallen below the initial assessed value thereby completely eliminating tax increment revenue for the purpose of promoting and encouraging economic development in the Downtown. To continue its economic vitality, something needs to be done.

There exists another Michigan statute for use as a tool in economic development. Act 280 of 2005, the Corridor Improvement Authority Act (“Act”), authorizes governmental bodies to establish a Corridor Improvement Authority (“CIA”) together with a qualified development area (“QDA”) as a means to promote economic growth through the capture of tax increments in the QDA similar to the operation and functioning of the DDA Development and TIF Plan. The powers granted to a CIA board are similar to those granted to the DDA and to the City’s Brownfield Redevelopment Authority (“BRA”) in order to carry out the intent of the Act. The activities of the CIA are largely funded by proceeds from a Tax Increment Financing Plan (“TIF Plan”), revenue bonds, donations, special assessments and fees.

The City of Kalamazoo (“City”), on October 15, 2018, adopted a resolution creating a CIA to be known as the Downtown Economic Growth Authority (“DEGA”) and established a QDA. The QDA is bisected by the business routes (BR) of US Highway 131, and Interstate I-94. BR US 131 is a north-south one-way pair crossing the district, sharing right-of-way with local streets Park Street and Westnedge Avenue. BR I-94 shares right-of-way with Stadium Drive at the west/southwest end of the QDA, and with King Highway at the east/southeast end of the QDA. As it crosses the center of the QDA, BR I-94 becomes a one-way pair, sharing right-of-way with local streets Kalamazoo and Michigan Avenues, and State Highway M-43. The QDA contains streets of each of the types described in the Imagine Kalamazoo 2025 Plan. (**Exhibit 4**) Amtrak railroad right-of-way serves as western and northern boundary for much of QDA. There are additional freight railroads that cross the district near its east end. Arcadia Creek, Portage Creek, and the Kalamazoo River flow through the QDA. Arcadia Creek’s course within the QDA begins at the southwest extent of the district as an exposed creek bed running northeast parallel to Stadium Drive at the edge of the Western Michigan University Campus. As it continues, Arcadia Creek turns east flowing through a man-made channel for several blocks until it opens into a pond at the Arcadia Creek Festival Place. From there it flows underground to its intersection with the Kalamazoo

River. The Kalamazoo River flows through a small portion of the QDA at its easternmost point flowing north from Mills Street to East Michigan Avenue. Portage Creek flows north through the QDA, first entering the QDA at Walnut Street, and flowing northeast to its confluence with the Kalamazoo River. The QDA Boundary follows Portage Creek for a stretch between Portage Street and Michigan Avenue. All three bodies of water are assets to the district, having spurred early and continued redevelopment efforts in areas adjacent to their banks.

In summary, the City Commission created the DEGA pursuant to Section 4 of the Act and included all properties, including a transit-oriented facility, within the QDA so as to meet the qualifying criteria set forth in Section 5 and Section 23 of the Act. The creation of DEGA is consistent with the City of Kalamazoo 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, and the 2009 Downtown Kalamazoo Comprehensive Plan. It will provide a needed source of revenue to the development of Downtown and ongoing infrastructure investment since it will reset the basis upon which tax increment revenues will be captured. The DEGA will also solicit resources from the City of Kalamazoo for the purpose of partially funding its activities on an interim basis.

With the establishment of the DEGA, the Downtown Development Authority (DDA) TIF District and TIF and Development Plans will be dissolved. The DDA will continue to exist, levying a two-mill tax to support operations and administration of downtown activities and to oversee the management of the municipal parking system within Downtown Kalamazoo.

The Downtown Development Authority has several ongoing commitments (see tables on page 3) to support reimbursement of eligible expenses incurred by developers that have funded public infrastructure through development projects within the DDA TIF District (also in the DEGA TIF District). DDA agreements whose project obligations and compliance have been completed by the developer, will be honored by DEGA, Brownfield Redevelopment Authority, City, or with a combination of funds. These projects have reimbursement agreements with the DDA totaling \$1,462,137.35. Each of these projects also has an agreement with the Kalamazoo Brownfield Redevelopment Authority (BRA). Should the dissolution of the DDA TIF Plan result in additional BRA capture on these parcels the BRA may direct those funds to reimburse for expenses that were eligible for DDA reimbursement that are also eligible for BRA reimbursement. Alternately, DEGA TIF may be used to cover reimbursement of DDA-eligible expenses that are also DEGA-eligible. The final DDA development agreement in question is for the Exchange Building at 155 West Michigan Avenue for \$1,300,000. As the project is not yet complete, it is projected that new DEGA TIF on this project will be sufficient to meet DDA reimbursement obligations. DEGA and DDA will work with each developer to amend development agreements in a satisfactory manner.

Additionally, the DDA is obligated repay the City of Kalamazoo \$459,600 to cover the cost of the final Arcadia Creek Channel Project bond payment paid by the City in 2017. This cost will be assumed by DEGA, and paid with TIF. The DDA is also obligated to pay a loan to the City of Kalamazoo \$44,990 covering payment of an assessment appeal at 333 Portage Street. This will be repaid to the City with DEGA TIF.

DDA Project Reimbursements	Parcel(s)	Amount
Catalyst Development – 277 S. Rose Street	Parcel ID 06-15-390-300	\$450,137.35
Mavcon – 100 Block of E. Michigan Ave.	Parcel ID 06-15-376-010; 06-15-376-011	\$978,000.00
PlazaCorp – 421/427 E. Michigan Ave	Parcel ID 06-15-416-122; 06-15-411-271	\$34,000.00
Exchange Building – 155 W. Michigan Ave.	Parcel ID 06-15-380-081	\$1,300,000.00

DDA Debt Obligations	Description	Amount
City of Kalamazoo – Arcadia Creek Channel Project	Final Bond Payment	\$459,600.00
City of Kalamazoo – Assessment Appeal	Loan Repayment	\$44,990.00

As the revenues climb in early years, it will be necessary for the City of Kalamazoo to provide operational and programmatic support for DEGA activities. Annual budgets will be developed in conjunction with City Administration, and operational loans provided. It is anticipated that the DEGA will be self-sufficient in approximately 2025, at which time, payback to the City would commence to be paid by local TIF dollars.

With the goal of simplifying the development process in the district, and in keeping with the spirit of assorted efforts at the State-level, including the *Redevelopment-Ready Communities Program*, the DEGA endeavors to subsume the project support and remediation activities of the Brownfield Redevelopment Authority within district boundaries. This proposed structure will allow for a single point of contact for project support within downtown, with one timeline, set of approvals, and a single development agreement. This may be accomplished through interlocal agreement, or other means. Prior to any shift in project support responsibilities, policy will be developed in conjunction with DEGA and BRA staff and Boards, City, MEDC, MDEQ, and additional parties as needed.

General priorities and objectives of the Development Plan (“Development Plan”) are organized by six priority areas (mobility improvements, streetscape improvements, public space investment and maintenance, development and project support, economic development planning and research, and additional programs, services and administration), and are summarized below. Categories 1-6 will be supported through local TIF dollars. Categories 1-4 may be supported by local TIF, State of Michigan TIF, or a combination of the two.

1) Mobility Improvements

Make key investments to improve connectivity and accessibility both within the QDA boundaries and between the Downtown district and surrounding neighborhoods, taking into consideration various modes of transportation and key corridors.

Support and/or make investments to improve mobility for various modes of transportation Downtown, including:

Vehicles

Parking Management – Assess and evaluate parking system and supply/demand; implement improvements to support existing businesses and continued growth and development Downtown; invest in landscaping, lighting, signage and cosmetic improvements to existing surface lots and ramps; develop new parking facilities to accommodate demand arising from new investment in the Downtown; assess and invest in additional, innovative parking solutions, including, but not limited to, valet programs, ride share, car share, and autonomous vehicles. Continue operation of the public parking system in the Downtown for the City’s benefit either by assuming the responsibilities of the DDA under the existing Sublease or informally by providing assistance when necessary under the existing Sublease arrangement.

Estimated Investment	Implementation Timeline
\$3 – 3.5 million	5-30 years

Street Conversions – Invest in streetscape and parking infrastructure in coordination with City efforts to convert one-way streets to two-way streets. Invest in intersection reconfigurations, road diets, traffic calming, and other necessary changes to better accommodate all modes of travel.

Estimated Investment	Implementation Timeline
\$3.5 – 4 million	5-30 years

Public Transit – Plan for and support transit-oriented development projects. Assess and/or implement additional transit needed, including bus, bus rapid transit, light rail and other modes. Make improvements to public transit facilities, including bus stops, bus shelters, and installation of accessibility compliance infrastructure. Support planning of and changes to rail infrastructure downtown, including, but not limited to signals, crossings, and relocations of tracks.

Estimated Investment	Implementation Timeline
\$1.5 – 2 million	5-30 years

Bicycles

Bicycle infrastructure – Support further investment in bicycle network Downtown, including, but not limited to coordination of protected bicycle lane pilot programs; extension of bicycle trails throughout Downtown, bicycle share programs; and investment in bicycle amenities, such as additional and/or improved bicycle parking and signage.

Estimated Investment	Implementation Timeline
\$2 – 2.5 million	0-15 years

Pedestrians

Pedestrian infrastructure – Coordinate with City to enhance pedestrian safety and mobility, including but not limited to investments in sidewalks, crosswalks, traffic signs and signals, lighting and accessibility compliance. Activate vacant land, property and public space (see Priority 3), and make key streetscape improvements (see Priority 2) throughout the QDA to encourage pedestrian mobility.

Estimated Investment	Implementation Timeline
\$4 – 5 million	0-15 years

Corridors

Key corridors – Make improvements along primary gateway corridors into Downtown as identified by the 2025 Imagine Kalamazoo Master Plan, 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans to improve connectivity between the Downtown district and surrounding neighborhoods. Relocate utilities to support execution of corridor improvement strategies and street reconfigurations, including, but not limited to, burying of overhead utilities.

Estimated Investment	Implementation Timeline
\$3 – 3.5 million	5-30 years

2) Streetscape Improvements

Make key investments in streetscape infrastructure to improve accessibility and walkability Downtown.

Streetscape Planning – Create and implement a comprehensive streetscape plan for Downtown.

Estimated Investment	Implementation Timeline
\$100,000 – 125,000	0-5 years

Sidewalk Network – Improve and maintain the quality of sidewalks and sidewalk network Downtown; assess and implement potential areas for expansion of the existing snowmelt system; identify investments needed consistent with accessibility compliance standards.

Estimated Investment	Implementation Timeline
\$5 – 7 million	0-30 years

Streetscape Elements – Invest in the addition and maintenance of streetscape amenities, including, but not limited to: updates, improvement and expansion of wayfinding signage; lighting throughout the district; benches, tables, chairs and additional furniture for public use; pedestrian islands; increase Downtown tree canopy; install planters, hanging baskets and other beautification elements; sustainable streetscape elements including permeable pavers and stormwater mitigation infrastructure.

Estimated Investment	Implementation Timeline
\$5 – 7 million	0-30 years

Maintenance – Engage in ongoing maintenance of streetscape and streetscape elements, existing and to be added.

Estimated Investment	Implementation Timeline
\$2 – 2.35 million	0-30 years

3) Public Space Investment & Maintenance

Make key investments in public spaces to add value to and improve the vibrancy of Downtown.

Activation

Capital Improvements – Invest in permanent structural changes to existing and proposed public spaces Downtown, including Kalamazoo Mall, Arcadia Creek Festival Place and other strategic locations, to create accessible and inviting public spaces. Investments may be allocated toward improvements to waterfront areas along Kalamazoo River, Arcadia Creek and Portage Creek. Investments may also include installation of public facilities such as public restrooms.

Estimated Investment	Implementation Timeline
\$3 – 3.5 million	5-30 years

Public Art – Commission and/or install engaging public art to create vibrant public spaces Downtown, including, but not limited to, functional public art for transportation infrastructure.

Estimated Investment	Implementation Timeline
\$1.5 – 1.75 million	0-30 years

Furniture – Invest in street furniture and related infrastructure to encourage regular use of key public spaces Downtown.

Estimated Investment	Implementation Timeline
\$1.5 – 2 million	0-30 years

Green Space – Assess need for, acquire, and develop green space Downtown.

Estimated Investment	Implementation Timeline
\$2 – 2.25 million	5-30 years

Maintenance

Public space maintenance – Maintain existing public spaces within the district boundaries, including, but not limited to, landscaping, furniture and permanent infrastructure.

Estimated Investment	Implementation Timeline
\$1.5 – 1.6 million	0-30 years

Storm system maintenance – Continue to maintain the reconstructed Arcadia Creek storm system and pond areas; provide additional cosmetic enhancements and water features to the creek area and pond site; conduct planning and engineering studies to reduce long-term clean-up costs associated with annual sediment removal efforts; undertake capital improvements to the storm system as required.

Estimated Investment	Implementation Timeline
\$1.5 – 1.6 million	0-30 years

Presence

Ambassador Program – Create an ambassador program Downtown to maintain a clean, safe, and friendly Downtown.

Estimated Investment	Implementation Timeline
\$1.5 – 1.6 million	0-30 years

4) Development & Project Support

Promote development Downtown through targeted project incentives and promotion of or direct investment in key land and/or property.

Project Incentives – Identify development priorities to create and maintain a toolbox of project incentives for new development Downtown. Priorities will include, but are not limited to: Mixed-Use Development; additions to existing buildings; diversification of residential mix and types of housing, sustainable infrastructure, energy efficiency measures, job creation, including specific incentives targeted at affordable and workforce housing; engagement in workforce development programs.

Estimated Investment	Implementation Timeline
Project-/Parcel-based TIF	0-30 years

Land Acquisition, Redevelopment and Remediation – Acquire and/or redevelop land; acquire, redevelop or construct buildings; and support remediation activities at key development sites located within the QDA to further the goals and objectives of the Development Plan.

Estimated Investment	Implementation Timeline
\$5 – 5.25 million	5-30 years

Information Technology Infrastructure – Support planning, site preparation, installation, and maintenance of IT infrastructure, including but not limited to fiber optic, wireless, facilities, and sensors.

Estimated Investment	Implementation Timeline
\$3 – 3.25 million	0-30 years

Business Development – Provide resources and support to existing and new businesses, including, but not limited to workshops and grant programs.

Estimated Investment	Implementation Timeline
\$2 – 2.25 million	0-30 years

5) Economic Development Planning & Research

Commission and conduct research, studies, plans and/or reports to inform and further Downtown development priorities and the implementation of programs, services and initiatives.

Estimated Investment	Implementation Timeline
\$1 – 1.25 million	0-30 years

6) Additional Programs, Services and Administration

Implement various components of the Development Plan, 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, the 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans. This may include the continuation of programs established by the DDA, including:

- Business Retention and Recruitment Program designed to encourage business development and retention in the Downtown, the Design Assistance Program to

assist with exterior façade improvements to historic Downtown commercial structures;

- Façade Improvement and Building Rehabilitation Program designed to bring dormant or under-utilized buildings in the central business district into productive use and to meet modern code, fire, safety and accessibility requirements;
- Downtown Kalamazoo Innovation Program to assist new retail, restaurant, service organizations and office tenants and to develop and fund such additional programs promoting the economic vitality of the Downtown;
- Conducting market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.
- Fulfilling DDA financial commitments incurred with the construction of public infrastructure, such as streetscape, public space and snowmelt.

Tax increment financing (“TIF”) administration shall include audit and legal services and Development Plan updates as needed. Administration may also include support for staffing and execution of all programs, services and initiatives outlined in this plan.

Estimated Investment	Implementation Timeline
\$3 – 3.1 million	0-30 years

II. DEVELOPMENT PLAN

A. Designation of Boundaries of the QDA in Relation to Highways, Streets, Streams or Otherwise.

1. General Description of Boundaries and Size of the QDA.

The QDA is bisected by the business routes (BR) of US Highway 131, and Interstate I-94. BR US 131 is a north-south one-way pair crossing the district, sharing right-of-way with local streets Park Street and Westnedge Avenue. BR I-94 shares right-of-way with Stadium Drive at the west/southwest end of the QDA, and with King Highway at the east/southeast end of the QDA. As it crosses the center of the QDA, BR I-94 becomes a one-way pair, sharing right-of-way with local streets Kalamazoo and Michigan Avenues, and State Highway M-43. The QDA contains streets of each of the types described in the Imagine Kalamazoo 2025 Plan. (**Exhibit 4**) Amtrak railroad right-of-way serves as western and northern boundary for much of QDA. There are additional freight railroads that cross the district near its east end. Arcadia Creek, Portage Creek, and the Kalamazoo River flow through the QDA. Arcadia Creek’s course within the QDA begins at the southwest extent of the district as an exposed creek bed running northeast parallel to Stadium Drive at the edge of the Western Michigan University Campus. As it continues, Arcadia Creek turns east flowing through a man-made channel for several blocks until it opens into

a pond at the Arcadia Creek Festival Place. From there it flows underground to its intersection with the Kalamazoo River. The Kalamazoo River flows through a small portion of the QDA at its easternmost point flowing north from Mills Street to East Michigan Avenue. Portage Creek flows north through the QDA, first entering the QDA at Walnut Street, and flowing northeast to its confluence with the Kalamazoo River. The QDA Boundary follows Portage Creek for a stretch between Portage Street and Michigan Avenue. All three bodies of water are assets to the district, with having spurred early and continued redevelopment efforts in areas adjacent to their banks.

2. Legal Description of the Boundaries and Size of the QDA. See **Exhibit 1**.
3. Map of the QDA. See **Exhibit 2**.

B. The Location and Extent of Existing Streets and Other Public Facilities Within the QDA Designating the Location, Character, and Extent of the Categories of Public and Private Land Uses Presently Existing and Those Proposed for the QDA, Including Residential, Recreational, Commercial, Industrial, Educational and Other Uses.

The QDA contains a varied assortment of public and private land uses, including commercial, cultural, industrial, educational, governmental, medical, institutional, residential, open space, parking, vacant and public street areas. Provided below and as shown on **Exhibit 3** is a detailed account of the character and extent of existing public and private uses found in the QDA. **Exhibit 3** also depicts the location and extent of existing streets.

1. Location and Extent of Existing Streets and Other Public Facilities.

The QDA contains approximately 87 acres of public street right-of-way as well as the following existing public land uses.

2. Existing Public Land Uses.

Existing public uses in the QDA include the following:

- (a) Kalamazoo Transportation Center;
- (b) The Kalamazoo Mall;
- (c) Approximately 3,000 public parking spaces, including two parking garages or decks, surface lots and on street spaces;
- (d) Federal Office Building;

- (e) City and County government administrative offices;
- (f) City and County courts;
- (g) Public safety stations;
- (h) Bronson Park;
- (i) Rose Park Veterans Memorial;
- (j) The Kalamazoo Valley Community College downtown campus;
- (k) The Kalamazoo Valley Museum;
- (l) The Kalamazoo Public Library.

In total, approximately 232 acres is devoted to public use and street right-of-way.

3. Existing Private Land Uses.

Existing private uses in the QDA include the following:

- (a) Radisson Plaza Hotel at Kalamazoo Center mixed-use facility containing hotel, conference, convention, office and retail space;
- (b) Commercial office, retail and restaurant space located primarily along Kalamazoo and Michigan Avenues, Park and Rose Streets, Westnedge Avenue, South, Edwards, Academy, Water, Eleanor, Portage and Lovell Streets and the Kalamazoo Mall/South Burdick Street;
- (c) Major cultural and entertainment facilities such as the Kalamazoo Institute of Arts, Civic Auditorium, State Theatre, Epic Center, Carver Center, AMC Movie Theater and numerous places of worship;
- (d) Multiple brewing and distilling facilities;
- (e) Bronson Hospital and Medical Center;
- (f) Western Michigan University Homer Stryker M.D. School of Medicine;
- (g) Major banks and savings and loan associations;

- (h) Office, service and community facilities occupied by nonprofit organizations;
- (i) A full-service automobile sales and service dealership and other auto-related services and businesses;
- (j) A number of vacant parcels, vacant, and partially vacant structures;
- (k) Private surface parking lots and parking ramps.

In all, approximately 190 acres of land in the QDA are devoted to private land uses, total building square footage is approximately 6.39 million, which includes 1.84 million square feet of office space, 3.3 million square feet in retail and restaurant use, approximately 66,000 square feet in industrial uses, and 1.18 million square feet of “other” uses. The total Downtown workforce is estimated at approximately 10,570.

4. Location and Extent of Proposed Improvements – Public and Private Uses

The location, character and extent of public and private land uses resulting from development activities and retention of many of the existing uses within the QDA are described below.

(a) Proposed Improvements – Public Uses

The proposed public land uses within the QDA are consistent with the 2025 Imagine Kalamazoo Master Plan (see Future Land Use Map in **Exhibit 4**). Proposed changes to public land uses within the QDA include the following:

- (i) Construction and rehabilitation of new and existing public parking spaces, including both surface lots and ramps, distributed throughout the QDA.
- (ii) Major street construction which may include conversion of one-way streets to two-way streets, reconfiguration of road beds and right-of-ways, to allow for the development of public and/or private facilities consistent with approved land uses and based on community input.
- (iii) Investments in mobility infrastructure along priority and main streets, and neighborhood connector corridors as identified by the 2025 Imagine Kalamazoo Master Plan (see **Exhibit 4**).

- (iv) Improvements to public spaces and streetscaping in the QDA.
- (v) Public utility improvements such as street improvements, curbs, sidewalks, water, sanitary sewer, storm drainage, electrical lines, and information technology infrastructure as needed in support of Downtown revitalization.
- (vi) Land acquisition needed for public and private improvements and to further the goals and objectives of the Development Plan.
- (vii) Other general public improvements as may be needed to stimulate private investment in the QDA.

(b) Proposed Improvements – Private Uses

Projects by private developers include:

- (i) Construction of a multi-story apartment building on the west side of South Rose Street between Lovell and Cedar streets.
- (ii) Construction of an eight-story mixed-use facility in former Lot 9 immediately north of the buildings in the 100 block of East Michigan Avenue which is to be a mixed-use facility and to include a private parking ramp.
- (iii) A multi-story mixed-use facility at the southeast corner of Michigan Avenue and Rose Street.
- (iv) Rehabilitation of existing structures and/or construction of new buildings to accommodate private, commercial, retail, office and residential uses, including a new hotel located on the west side of South Rose Street between Eleanor and Lovell Streets as well as multi-story residential structures abutting Arcadia Creek between South Westnedge and Park Street.
- (v) Construction of a multi-family housing project on the southern and western portion of the block bounded by Park, Lovell, Rose and Cedar streets.
- (vi) Construction of mixed-use facility at 433 South Burdick.

- (vii) Construction of additional facilities associated with Bronson Hospital throughout the campus area.
- (viii) Construction of buildings across a mix of uses and types along southern extension of Harrison Street.
- (ix) Redevelopment of Merchant's Crossing area bounded by East Michigan Avenue, Mills Street and the Kalamazoo River.
- (x) Construction of mixed-use buildings on surface parking lots located on the block bounded by Portage, South, and Edwards streets and East Michigan Avenue.
- (xi) Additional retail, office, restaurant, entertainment, residential and other commercial and mixed uses as opportunities arise.
- (xii) Redevelopment remediation of land parcels assembled in order to eliminate blight and to accommodate private, public and institutional development in the QDA.

C. Description of Existing Improvements in the QDA to be Demolished, Repaired or Altered and an Estimate of the Time Required for Completion.

There are currently no plans to demolish, repair, or alter buildings associated with public projects within the QDA, nor have there been any requests for support of private projects requiring demolition. Any future demolitions, alterations or repairs to buildings within the QDA to be supported with DEGA funds would be carried out in accordance with the objectives of this Development Plan.

D. Description and Location of Improvements Contemplated for the QDA and an Estimate of the Time Required for Completion. See **Exhibit 6.**

E. Stages of Construction and Estimated Time of Completion of Each Stage. See **Exhibit 6.**

F. Description of Those Parts of the QDA to be Left as Open Space and the Use Contemplated for the Space.

- a. Arcadia Creek Festival Place – Improvements to and maintenance of the site and promenade, which will be continue to be used for festivals, events, and everyday public use.
- b. Bronson Park – Coordination with City to activate and/or improve Bronson Park.

- c. Rose Park Veterans Memorial – Coordination with City to activate and/or improve park.
- d. Other open space and streetscape improvements, to be defined.

G. Description of Any Portions of the QDA that the DEGA Desires to Sell, Donate, Exchange or Lease to or From the City and the Proposed Terms Thereof.

There are no current plans to convey portions of the QDA to or from the City. However, the DEGA anticipates that activities defined in the Development Plan may require land or parcels within the QDA to be conveyed to or from the City. All land transactions or exchanges shall be in written format and also further the goals and objectives of this Development Plan.

H. Description of Desired Zoning Changes and Changes in Streets, Street Levels, Intersections, Traffic Flow Modifications or Utilities.

Planned improvements in the QDA will be accomplished in accordance with the City's Zoning Ordinances. Such changes will be compatible with the public and private improvements and also be consistent with the 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, the 2009 Downtown Kalamazoo Comprehensive Plan, and future development plans.

Street, intersection and utility changes envisioned include, but are not limited to, the following:

1. *Street Conversions* – Invest in streetscape and parking infrastructure in coordination with City efforts to convert one-way streets to two-way streets. Invest in intersection reconfigurations, road diets, traffic calming, and other necessary changes to better accommodate all modes of travel.
2. *Public Transit* – Assess and/or implement additional transit needed, including bus, bus rapid transit, light rail and other modes. Make improvements to public transit facilities, including bus stops, bus shelters, and installation of accessibility compliance infrastructure. Support planning of and changes to rail infrastructure downtown, including, but not limited to signals, crossings, and relocations of tracks.
3. *Bicycle infrastructure* – Support further investment in bicycle network Downtown, including, but not limited to coordination of protected bicycle lane pilot programs; extension of bicycle trails throughout Downtown, bicycle share programs; and investment in

bicycle amenities, such as additional and/or improved bicycle parking and signage.

4. *Pedestrian infrastructure* – Coordinate with City to enhance pedestrian safety and mobility, including but not limited to investments in sidewalks, crosswalks, traffic signs and signals, lighting and accessibility compliance. Activate vacant land, property and public space (see Priority 3), and make key streetscape improvements (see Priority 2) throughout the QDA to encourage pedestrian mobility.
5. *Key corridors* – Make improvements along primary gateway corridors into Downtown as identified by the 2025 Imagine Kalamazoo Master Plan, 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans to improve connectivity between the Downtown district and surrounding neighborhoods. Relocate utilities to support execution of corridor improvement strategies and street reconfigurations, including, but not limited to, burying of overhead utilities.
6. *Sidewalk Network* – Improve and maintain the quality of sidewalks and sidewalk network Downtown; assess and implement potential areas for expansion of the existing snowmelt system; identify investments needed consistent with accessibility compliance standards.
7. *Streetscape Elements* – Invest in the addition and maintenance of streetscape amenities, including, but not limited to: updates, improvement and expansion of wayfinding signage; lighting throughout the district; benches, tables, chairs and additional furniture for public use; pedestrian islands; trees, tree pits, planters, hanging baskets and other beautification elements; sustainable streetscape elements including permeable pavers and stormwater mitigation infrastructure.

I. Estimate of the Cost of Development, a Statement of the Method of Financing the Development Plan and the Ability of the DEGA to Arrange the Financing.

Estimates for the projects as referred to above range from \$55.8 million to \$66.2 million. These estimates are tied to projected district revenues calculated at a 3% inflationary growth of the initial assessed value of buildings and parcels in the district. Methods of financing for these projects may include tax increment to be generated from the TIF Plan, including local school taxes and the State Education Tax, to be approved through the Michigan Strategic Fund, bonds, special assessments, state and federal funds, private philanthropy and other sources to fund

the public infrastructure. Consistent with Brownfield Redevelopment Authority policy, local school taxes and the State Education Tax will be held harmless.

Pending approval, Michigan Strategic Fund-approved funds are anticipated to represent 100% of the increment of local school taxes and the State Education Tax in the district for a period of 15 years or until which time contributions reach \$11 million. At that juncture, State of Michigan participation in the plan will be reviewed and assessed for possible extension. State funding for individual development projects will be considered on a case-by-case basis.

J. Designation of the Person or Persons, Natural or Corporate, to Whom All or a Portion of the Development is to be Used, Sold or Conveyed in any Manner and for Whose Benefit the Project is Being Undertaken if that Information is Available to the DEGA.

Currently, there are no private interests, parties or developers to whom commitments have been made by the DEGA to sell, lease or otherwise convey land which it may acquire and clear for private development. Several private developments are contemplated as referred above. It is likely that the DEGA will enter into agreements with each developer of such project to fund or construct the public infrastructure component connected to each project which may include parking ramps, street improvements, sidewalks, storm drainage and the like. The specific terms of such undertakings have not been negotiated with any of the developers.

The DEGA anticipates that any conveyances of properties to private as well as public entities will be on terms and conditions approved by the DEGA board of directors.

K. The Procedure for Bidding for the Leasing, Purchasing or Conveying in Any Manner of all or a Portion of the Development Upon Its Completion.

Those areas within the QDA scheduled for public improvements, presently or in the future, will be retained in the name of either the City, its Building Authority or the DEGA and, when applicable, subject not only to the approval of the board of directors of the DEGA, but also subject to the approval of the City Commission on terms and conditions compliant with the Development Plan.

Disposition of other parcels for private development will be pursuant to practices to be approved by the DEGA and, if needed, the City Commission.

Bidding, purchasing, and procurement policies will be consistent with those of the City of Kalamazoo.

L. Estimates of the Number of Persons Residing in the QDA and the Number of Families and Individuals to be Displaced.

There are approximately 2,500 permanent residents in the QDA. It is anticipated that no families or individuals will be displaced as a result of property acquisition, clearance activities and development of parcels.

M. Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in Any New Housing in the QDA.

As indicated, there is no plan to displace individuals or businesses in the QDA. If these plans should change and entities and individuals will be displaced, the DEGA, in collaboration with the City, will establish a priority for the relocation of persons to be displaced.

N. Provision for the Costs of Relocating Persons and Businesses Displaced by the Development and Financial Assistance and Reimbursement of Expenses.

No displacement of businesses or persons is anticipated as a result of this Development Plan. However, if displacement should occur, financial assistance and reimbursement of expenses by those businesses and individuals to be displaced will be in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, Public Law 91-646.

O. Plan for Compliance with 1972 PA 227; MCL 213.321 to 213.332.

The relocation of any businesses or individuals who may be displaced shall also be carried out in accordance with the statutory requirements and provisions of State of Michigan Act 227 of the Public Acts of 1972. Costs for relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, shall be provided in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, being Public Law 91-646, 42 USC 4601, *et seq.*

P. Amendments to the Development Plan or TIF Plan.

Any amendments to either this Development Plan or TIF Plan shall receive approval by the Board of DEGA and the City Commission.

Q. Schedule to Periodically Review the Effectiveness of the Development Plan.

Progress on the implementation of this Plan will be tracked on an annual basis by DEGA staff or contractors and published as part of an annual report. Both the Development Plan and Tax Increment Financing Plan will be reviewed every five

(5) years to identify any need for revisions. A public work session will be conducted to support this process. Amendments to this Development Plan, if any, will be completed in compliance with Section 22 of the Act.

- R. Other Material that the Authority, Local Public Agency, or Governing Body Considers Pertinent. It is anticipated that the Authority will assume various obligations of the DDA which were incurred in connection with the financing or construction of various public improvements such as streetscape, public space and snowmelt.

III. TAX INCREMENT FINANCING PLAN

- A. Introduction. The activities of the DEGA may be financed through several sources in accordance with Section 14 of the Act. One such source is proceeds of a TIF Plan established under Sections 18 to 20 of the Act.

TIF is a funding technique which utilizes the tax revenues derived from the increase in assessed value of all taxable property within the QDA to secure and pay the costs of public improvements authorized by the Act and needed to carry out the objectives of the Development Plan. Revenues derived from the TIF Plan will be used to pay the actual costs of such improvements or to meet debt service payments on bonds issued by the City, its Building Authority or the DEGA.

- B. TIF Procedure.

1. The TIF procedure, as outlined in the Act, requires approval by the City Commission by adoption of a resolution of a Development Plan and a TIF Plan submitted to it by the DEGA. The approval process of the TIF Plan must comply with Sections 22 and 23 of the Act, to-wit:

- (a) Public Hearing. Before adoption of a resolution approving a Development Plan or TIF Plan, the City must hold a public hearing. At the time set for the public hearing, the City shall provide an opportunity for interested persons to speak and shall receive and consider communications in writing. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits and for consideration of documentary evidence pertinent to the Development Plan and TIF Plan.

Before the public hearing on the TIF Plan, the City shall provide a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the City. The DEGA shall fully inform the taxing jurisdictions of the physical and economic implications of the proposed QDA. The taxing jurisdictions may present their recommendations at the public hearing on the TIF Plan. The DEGA may enter into agreements with the taxing jurisdictions and the City in which the QDA is located to share a portion of the captured assessed value of the QDA. (Section 18(3))

- (b) Notices of Public Hearing. Notice of the time and place of the public hearing must be published twice in a newspaper of general circulation designated by the City. The first notice must be published at least 20 days prior to the scheduled hearing date. The notice must contain all of the information required in Section 22(2) of the Act. Further, at least 20 days prior to the scheduled hearing date, the notice must be posted in at least 20 conspicuous and public

places within the QDA and mailed to all property owners of record in the QDA and by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the TIF Plan is approved.

- (c) Right to Be Heard. At the public hearing on the Development Plan and TIF Plan, the taxing jurisdictions within the QDA may present their recommendations. The City must provide an opportunity for interested persons to speak and shall receive and consider communications in writing. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits and for consideration of documentary evidence pertinent to the Development and TIF Plans. The City shall make and preserve a record of the public hearing, including all data presented at the hearing.
 - (d) Determination of Public Purpose and Approval of Ordinance. After the public hearing on the Development and TIF Plans, the City shall determine whether the Plans constitute a public purpose. If it determines that there is a public purpose, the City, by resolution, shall approve or reject the Development and TIF Plans or approve it with modification based upon the criteria set forth in Section 23 of the Act.
 - (e) Application to the Michigan Economic Growth Authority. Within 60 days after City approval of the Development and TIF Plans, the DEGA intends to make a written request to the Michigan Economic Growth Authority, or its successor, to include within the definitions of tax increment revenues under Section 3 of the Act (a) taxes under the State Education Tax Act (1933 PA 331; MCL 211.901 to 211.906) and (b) taxes levied by local or intermediate school districts under the Revised School Code (1976 PA 451; MCL 380.1 to 380.1852).
2. Procedure for Capture and Tax Increment Revenue. The Act permits the DEGA to capture the increase (“Increment”) that the current assessed value of the QDA exceeds the initial assessed value (IAV) of the QDA. Revenue thus captured may be expended by the DEGA pursuant to the Act and consistent with the Development and TIF Plans. The City and County Treasurers shall transmit the tax increment revenues to the DEGA which shall expend such revenues only upon the terms of the TIF Plan.

The IAV is being established as of December 31, 2017. The IAV is the State Equalized Value of the eligible property on that date, effective for property taxes levied for the fiscal year from January 1, 2018 – December

31, 2018. The Authority will capture the increment on the assessed value growth, including growth from inflation.

C. Estimates of Captured Assessed Value, Impact of TIF on the Assessed Values and Tax Revenues of the Affected Taxing Units.

The taxing units affected by this TIF plan are listed in the table below along with the corresponding millage rate that will be captured and the percent at which it will be captured by the DEGA. The local units participating in this TIF plan each have facilities within the QDA. Kalamazoo Regional Educational Service Agency (KRESA) millages and the Kalamazoo County Housing Millage are not impacted by this plan. **Exhibit 5** shows the current estimates of tax revenue that will be captured within the QDA and eligible State contributions. All revenue projections are estimates only.

Taxing Unit	Millage	DEGA Capture
	2018	(% of incremental growth captured within the QDA)
Central & Kalamazoo County Transit Authorities	1.0645	100%
City of Kalamazoo	13.8000	100%
Kalamazoo County	6.4782	100%
Kalamazoo Public Library	3.9487	50%
Kalamazoo Valley Community College	2.8089	100%

In the event that the DEGA assumes the responsibilities of the Brownfield Redevelopment Authority (BRA) within the QDA boundary, agreements may be entered into with local taxing units to share project-specific tax increment growth consistent with BRA TIF capture policy for reimbursement of eligible activities.

D. Use of Revenues Derived from the DEGA's Share of Captured Assessed Value.

1. General. The tax increment revenues received by the DEGA will be accumulated and held in a Project Fund until such time as there is an amount sufficient to finance public infrastructure projects on behalf of the City or on behalf of private developers as incentives to private development. Revenues received will also be used to pay debt service on bonds which may be issued by the DEGA, the City or the City's Building Authority for development projects. Revenues from the collection of the tax increment will be used annually by the DEGA as it may deem necessary and appropriate in carrying out the purposes of the Development and TIF Plans with the following order of priority:

- (a) To pay into a debt retirement fund, or funds, for all outstanding series of bonds issued pursuant to the Development and TIF Plans in an amount equal to the interest and principal coming due prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.
- (b) To establish a reserve account for payment of principal and interest on bonds issued pursuant to this TIF Plan to the extent required by any resolution authorizing bonds.
- (c) To pay the administrative and legal costs of formulating, adopting and administering the Development Plan and TIF Plan and any subsequent amendments.
- (d) To pay or place in a reserve account revenue for the purpose of paying the cost of completing the public improvements as set forth in the Development and TIF Plans to the extent those costs are not financed from other sources. The reserve fund shall not exceed \$800,000, or roughly six months of operating expenses, unless otherwise allocated to a specific project approved by DEGA Board that is consistent with Development Plan.
- (e) To pay for the public infrastructure improvements the DEGA has committed to a developer as an incentive to the developer's project.
- (f) To reimburse developers and other parties for expenses incurred in the funding of public infrastructure improvements through an agreement with the DDA if such obligations are assumed by the DEGA.

2. Project Uses.

Revenues derived from the captured assessed value will be retained by the DEGA to fulfill the purposes and objectives of the Development Plan, made a part of this TIF plan by reference, and shall be expended by the DEGA for such projects.

In the event that tax increment revenues are greater or less than projection used for the purpose of this TIF Plan, the available funds will be used to complete as much of the Development Plan, as is possible. The Authority will reevaluate, reprioritize, or reallocate revenues based on actual capture and where investment by the Authority will have the most positive impact within the QDA.

3. Project Costs.

The total estimated costs of projects and improvements are outlined in **Exhibit 6.**

E. Bonded and Other Indebtedness to be Incurred.

1. General.

Costs of public infrastructure improvements as described in the Development Plan and TIF Plan are to be financed on a cash basis or through one or more series of bonds or other instruments of debt as capturable tax revenue from private development occurs over the life of the Development and TIF Plans. Revenues in support of debt instruments will come from captured assessed value and other sources. The decision to utilize debt and public bonding as the instrument of debt, the number and timing of bond issues, and the dollar amounts for each bond to be incurred by the DEGA and/or the City shall be determined by the DEGA with approval of the City.

2. Maximum Amount of Bonded Indebtedness.

The Authority anticipates funding the Development plan on a pay-as-you-go basis, or through other internal financing means, however, in some cases these strategies may not be practical. Should bonding be deemed necessary to effectively implement the Development Plan, it will be done subject to any limitation and in accordance with any requirements prescribed by law. Additionally, if bonding is found necessary, the maximum amount of bonded indebtedness or debt capacity will be determined by the City's Financial Officer, in consultation with the City's Financial Advisor and in compliance with the legal debt limits as established by State Law, based on:

- The costs of the projects described in the Development Plan and adjusted for costs born by project partners, grants or other sources;
- The ability of the Authority to make all bond payments based on updated TIF projections, within the duration of the Plan;
- The marketability of such bonds at a competitive and favorable rate; and
- The expenses related to the issuance of the bonds, including all bond fees, attorney fees and associated costs.

Any determination by the City's Finance Officer will be subject to the approval of City Commission.

F. Duration of the TIF Plan.

This TIF Plan shall be in effect for a period of 30 years subject to its adoption on December 3, 2018, and shall terminate on December 3, 2048, unless this Plan is amended to extend or shorten its duration in accordance with MCL 125.2888. State of Michigan participation in this plan shall be limited to a term of 15 years, or until contributions reach \$11 million. At that juncture, State of Michigan participation in the plan will be reviewed and assessed for possible extension. State funding for individual development projects shall be considered on a case-by-case basis.

G. Reports.

The DEGA will submit annually to the City a report on the status of the TIF account and shall comply with the requirements of the Act.

H. Reimbursement of City.

In the event the City issues obligations on behalf of the DEGA, and the City is required in any fiscal year to pay out of its general fund any portion of the debt service on such an obligation, the DEGA shall fully reimburse the City.

Exhibit 1 - Legal Description of the Boundaries and Size of the QDA

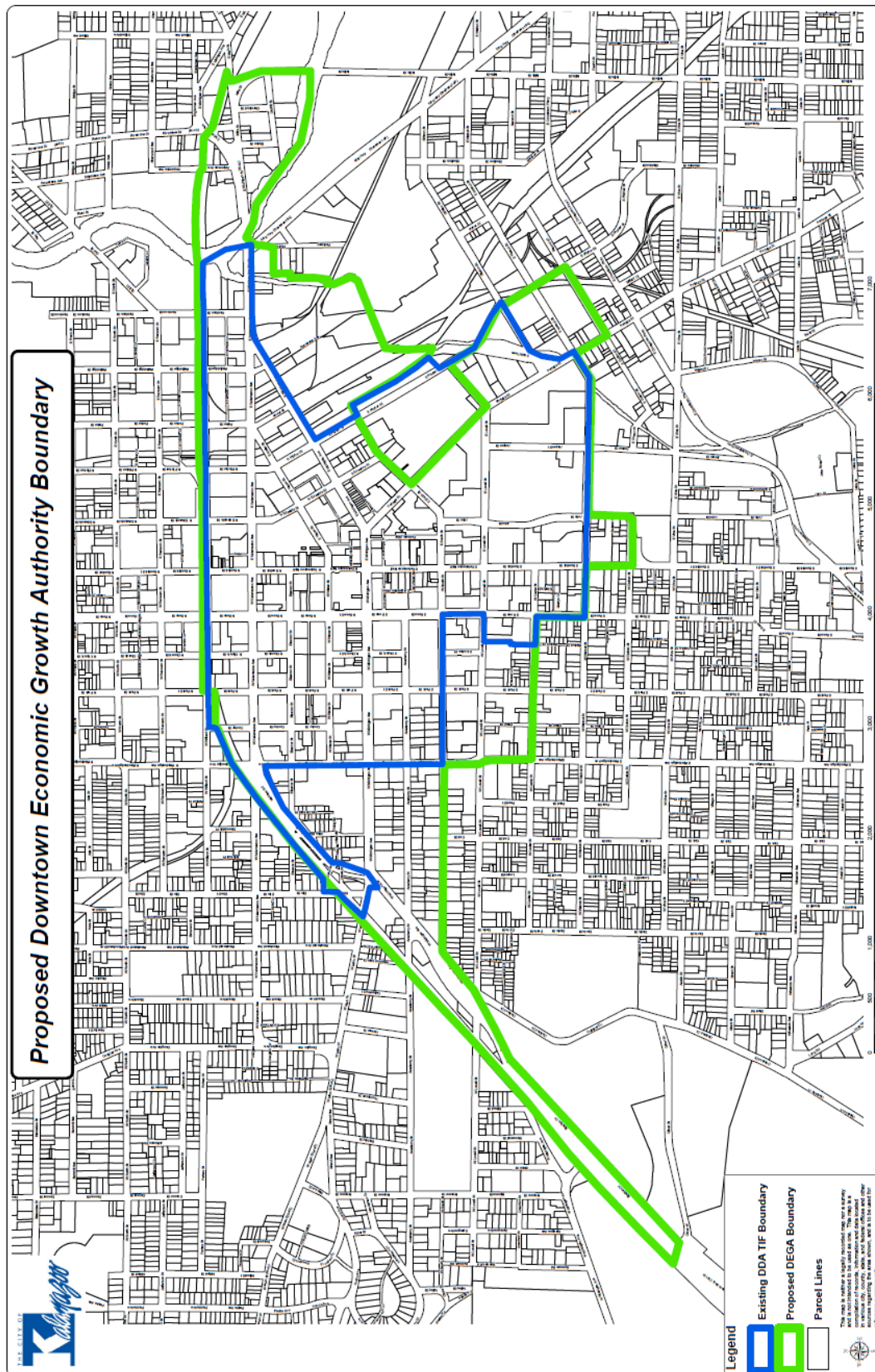
The boundaries commence at the intersection of the westerly right-of-way line of South Westnedge Avenue with the southerly right-of-way line of West Cedar St.; thence EAST along the southerly right-of-way line of West Cedar Street to its intersection with the westerly right of way line of South Rose Street; thence SOUTH along the westerly right-of-way line of South Rose Street to the southerly right-of-way line of Walnut Street; thence EAST along the southerly right-of-way line of Walnut Street to the westerly right-of-way line of Burdick Street; thence SOUTH to the southerly right-of-way line of Dutton Street; thence EAST to the easterly right-of-way line of John Street; thence NORTH to the southerly right-of-way line of E. Walnut Street; thence EAST along the southerly right-of-way line of E. Walnut Street to its intersection with the westerly right-of-way line of Portage Street; thence SOUTH along the westerly right-of-way line of Portage Street to its intersection with the southerly right-of-way line of East Dutton/Second Street; thence EAST along the southerly right-of-way line of Second Street to its intersection with the easterly right-of-way line of Pitcher Street; thence NORTH along the easterly right-of-way line of Pitcher Street to its intersection with the extension of the northerly right-of-way line of East Lovell Street; thence WEST along the northerly right-of-way line of East Lovell Street to its intersection with the easterly right-of-way line of Portage Street ; thence NORTH along the easterly right-of-way line of Portage Street to its intersection with the southerly right-of-way line of South Street; thence EAST along the southerly right-of-way line of South Street to its intersection with the westerly right-of-way line of Pitcher Street; thence EAST along a line being the extension of the southerly right-of-way line of South Street to the westerly right-of-way line of the Grand Elk railroad (formerly the westerly right-of-way line of the Grand Rapids and Indiana Railroad); thence SOUTH along the westerly right-of-way line of the Grand Elk Railroad to its intersection with the centerline of Portage Creek; thence running NORTHEASTERLY downstream along the centerline of Portage Creek to its intersection with southern property line of the parcel known as 140 Parkway Drive; then EAST to the eastern property line of said parcel; thence NORTH along the eastern property line of said parcel to its intersection with the southern property line of the parcel known as 646 East Michigan Avenue; thence EAST along the extension of the southern property line of 646 East Michigan Avenue to the midpoint of Parkway Drive; thence NORTH along the extension of the midpoint of Parkway Drive to its intersection with the southerly right-of-way line of East Michigan Avenue, (being Michigan Trunkline M-43); thence EAST along the southerly right-of-way of East Michigan Avenue to its intersection with the centerline of the Kalamazoo River; thence running upstream and EASTERLY along the centerline of the Kalamazoo River to its intersection with the extended western property line of the parcel known as 151 Mills Street; thence NORTHERLY along said western property line of 151 Mills St to the southerly boundary of the Norfolk Southern Railway right-of-way; thence WESTERLY along the southerly boundary of the Norfolk Southern Railway right-of-way to its intersection with the westerly right-of-way line of the North Park Street; thence SOUTHWESTERLY along the southerly boundary of the Norfolk Southern Railway right-of-way (becoming the Amtrak right-of-way) to its intersection with the extended northerly right-of-way line of Oliver Street; thence SOUTHEASTERLY along the extension of the

northerly right-of-way line of Oliver Street to the southerly right-of-way line of Business Loop 94, known as Stadium Drive/West Michigan Avenue; thence NORTHEASTERLY along the southerly right-of-way line of Business Loop 94 to its intersection with the southerly right-of-way line of West South Street; thence EAST along the southerly right-of-way line of West South Street to its intersection with the westerly right-of-way line of South Westnedge Avenue; thence SOUTH along the westerly right-of-way line of South Westnedge Avenue to the southerly right-of-way of West Cedar Street and the point of beginning.

The identified QDA includes approximately:

ACRES	
Total Acres	422.21
Private Land	189.70
Tax Exempt Land	74.33
Streets, railroads, river, creeks, & ponds	158.18
BUILDING SQUARE FOOTAGE	
Total Building Square Footage	6,390,000
Industrial Building Square Footage	66,100
Office Building Square Footage	1,839,500
Retail & Restaurant Square Footage	3,300,000

Exhibit 2 - Map of the Qualified Development Area



**Exhibit 3 - Existing Land Uses including Brownfield Projects
in the Qualified Development Area**

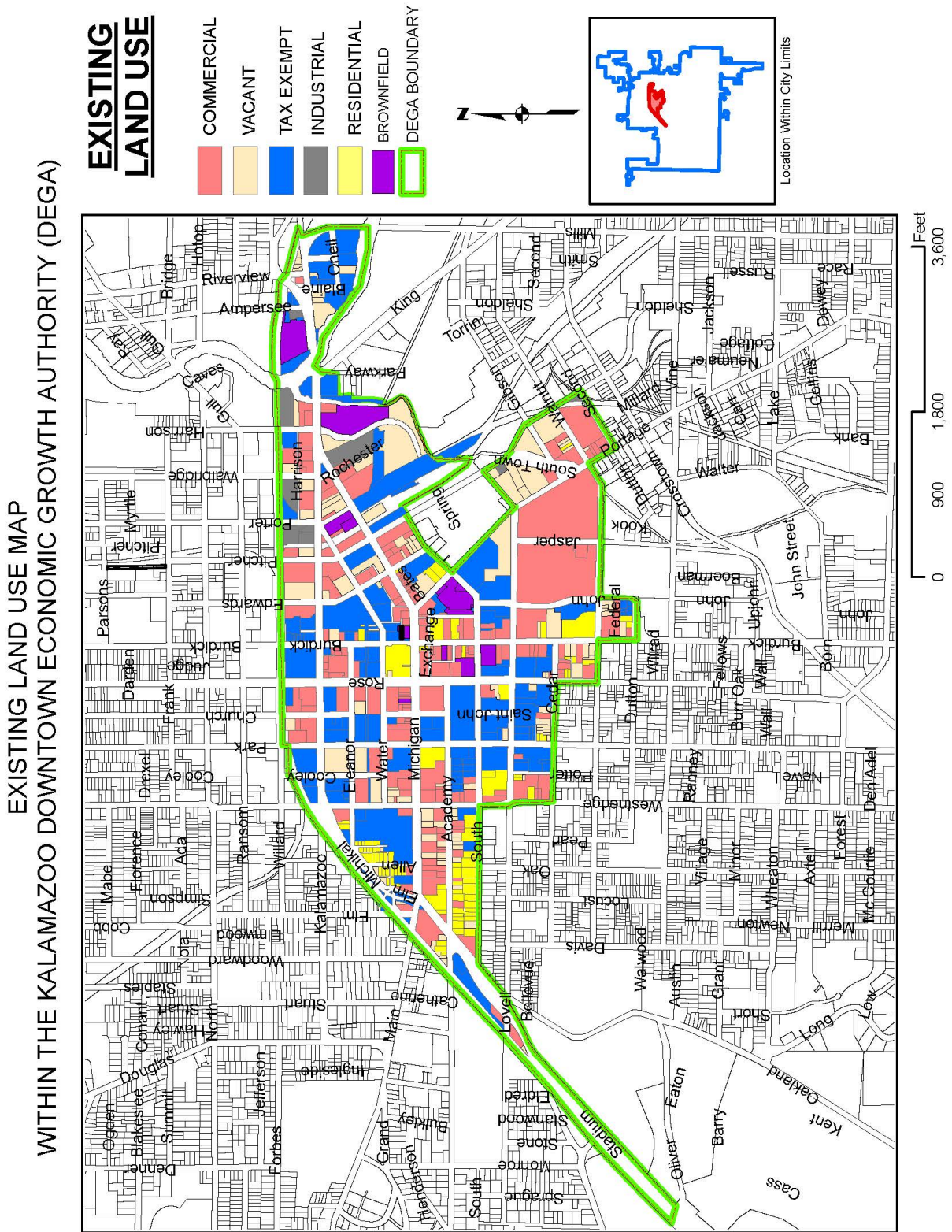


Exhibit 4 - Proposed Land Use Framework in the Qualified Development Area

Exhibit 4A. 2025 Imagine Kalamazoo Master Plan Future Land Use Map

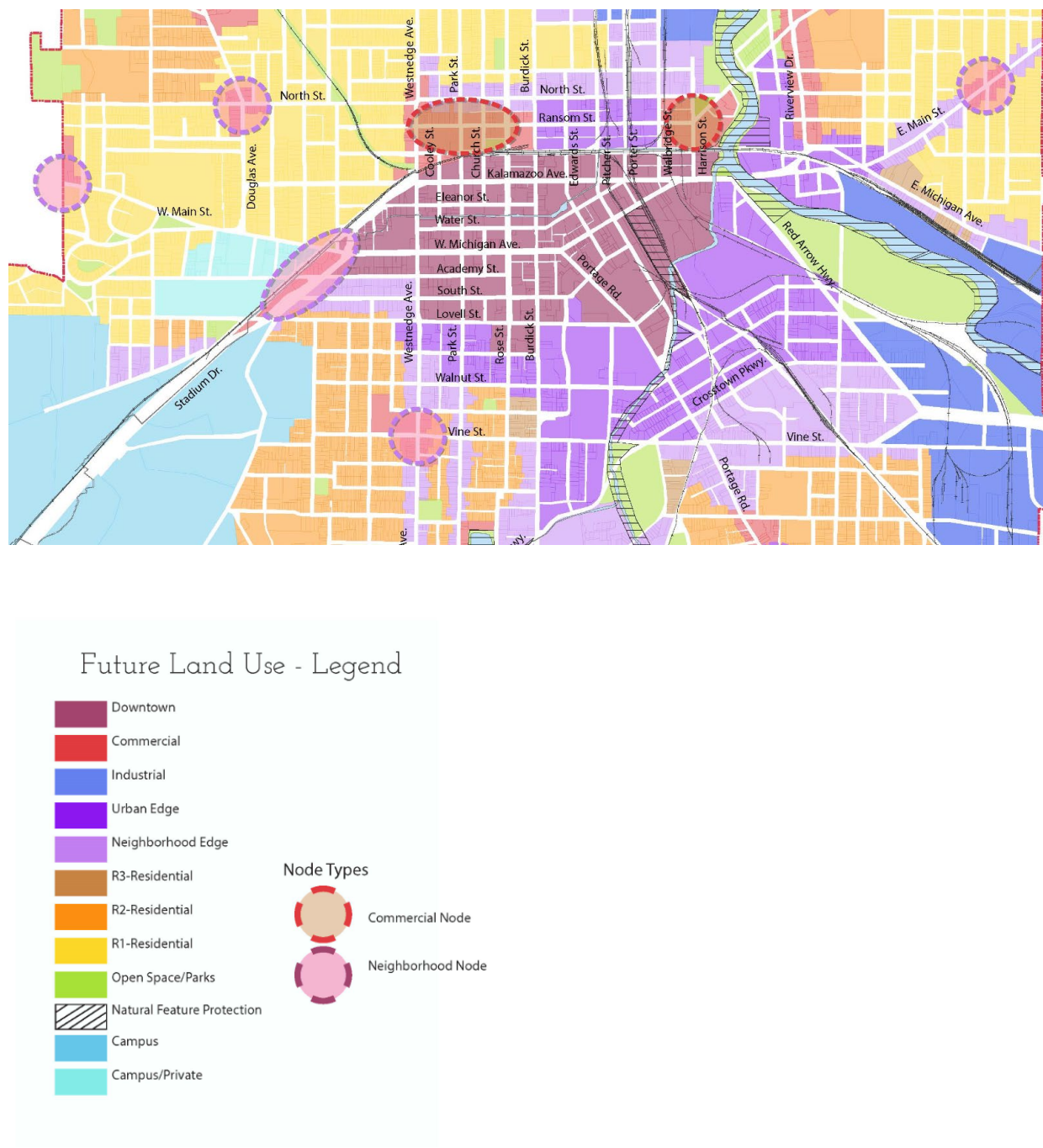
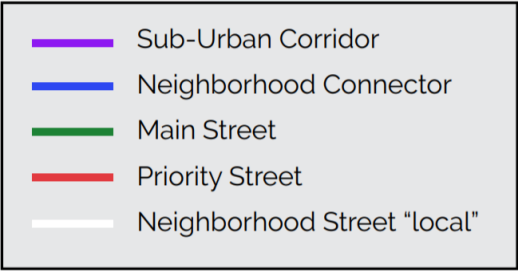


Exhibit 4B. 2025 Imagine Kalamazoo Master Plan Framework of Streets Map



Priority Streets



Main Streets



Neighborhood Connectors



Exhibit 5 - Estimated Tax Increment Financing Revenue

Exhibit 5A. Central and Kalamazoo County Transit Authorities

Kalamazoo Downtown Economic Growth Authority - Estimates					
Central + Kalamazoo County Transit Authorities					
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value Growth	DEGA Tax Capture - CCTA	DEGA Tax Capture - KCTA	TOTAL
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)	(Dollar estimate based on Assessed Value Growth in Downtown District)	(CCTA +KCTA)
Millage			0.75	0.3145	1.0645
2018	131,244,499				
2019	135,181,834	3,937,335	\$ 2,531	\$ 1,061	\$ 3,592
2020	139,237,289	7,992,790	\$ 5,137	\$ 2,154	\$ 7,291
2021	143,414,408	12,169,909	\$ 7,822	\$ 3,280	\$ 11,102
2022	147,716,840	16,472,341	\$ 10,587	\$ 4,439	\$ 15,026
2023	152,148,345	20,903,846	\$ 13,435	\$ 5,634	\$ 19,069
2024	156,712,795	25,468,296	\$ 16,369	\$ 6,864	\$ 23,233
2025	161,414,179	30,169,680	\$ 19,390	\$ 8,131	\$ 27,521
2026	166,256,605	35,012,106	\$ 22,503	\$ 9,436	\$ 31,939
2027	171,244,303	39,999,804	\$ 25,708	\$ 10,780	\$ 36,489
2028	176,381,632	45,137,133	\$ 29,010	\$ 12,165	\$ 41,175
2029	181,673,081	50,428,582	\$ 32,411	\$ 13,591	\$ 46,002
2030	187,123,273	55,878,774	\$ 35,914	\$ 15,060	\$ 50,974
2031	192,736,971	61,492,472	\$ 39,522	\$ 16,573	\$ 56,095
2032	198,519,081	67,274,582	\$ 43,238	\$ 18,131	\$ 61,369
2033	204,474,653	73,230,154	\$ 47,066	\$ 19,736	\$ 66,802
2034	210,608,893	79,364,394	\$ 51,008	\$ 21,389	\$ 72,398
2035	216,927,159	85,682,660	\$ 55,069	\$ 23,092	\$ 78,161
2036	223,434,974	92,190,475	\$ 59,252	\$ 24,846	\$ 84,098
2037	230,138,023	98,893,524	\$ 63,560	\$ 26,653	\$ 90,213
2038	237,042,164	105,797,665	\$ 67,997	\$ 28,513	\$ 96,511
2039	244,153,429	112,908,930	\$ 72,568	\$ 30,430	\$ 102,998
2040	251,478,032	120,233,533	\$ 77,275	\$ 32,404	\$ 109,679
2041	259,022,373	127,777,874	\$ 82,124	\$ 34,437	\$ 116,561
2042	266,793,044	135,548,545	\$ 87,118	\$ 36,532	\$ 123,650
2043	274,796,835	143,552,336	\$ 92,262	\$ 38,689	\$ 130,951
2044	283,040,740	151,796,241	\$ 97,561	\$ 40,911	\$ 138,471
2045	291,531,963	160,287,464	\$ 103,018	\$ 43,199	\$ 146,217
2046	300,277,922	169,033,423	\$ 108,639	\$ 45,556	\$ 154,195
2047	309,286,259	178,041,760	\$ 114,429	\$ 47,984	\$ 162,413
2048	318,564,847	187,320,348	\$ 120,393	\$ 50,485	\$ 170,877
Millage	1.0645	(combined CCTA county-wide millage and KCTA urban millage)			
Initial Assessed Value (IAV)	131,244,499				
Estimated Annual Inflation Rate	1.03				

Exhibit 5B. City of Kalamazoo

Kalamazoo Downtown Economic Growth Authority - Estimates			
<i>City of Kalamazoo</i>			
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value Growth	DEGA Tax Capture
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)
2018	131,244,499		
2019	135,181,834	3,937,335	\$ 46,562
2020	139,237,289	7,992,790	\$ 94,522
2021	143,414,408	12,169,909	\$ 143,920
2022	147,716,840	16,472,341	\$ 194,799
2023	152,148,345	20,903,846	\$ 247,206
2024	156,712,795	25,468,296	\$ 301,184
2025	161,414,179	30,169,680	\$ 356,782
2026	166,256,605	35,012,106	\$ 414,048
2027	171,244,303	39,999,804	\$ 473,032
2028	176,381,632	45,137,133	\$ 533,785
2029	181,673,081	50,428,582	\$ 596,361
2030	187,123,273	55,878,774	\$ 660,814
2031	192,736,971	61,492,472	\$ 727,201
2032	198,519,081	67,274,582	\$ 795,579
2033	204,474,653	73,230,154	\$ 866,009
2034	210,608,893	79,364,394	\$ 938,552
2035	216,927,159	85,682,660	\$ 1,013,270
2036	223,434,974	92,190,475	\$ 1,090,231
2037	230,138,023	98,893,524	\$ 1,169,500
2038	237,042,164	105,797,665	\$ 1,251,148
2039	244,153,429	112,908,930	\$ 1,335,244
2040	251,478,032	120,233,533	\$ 1,421,864
2041	259,022,373	127,777,874	\$ 1,511,082
2042	266,793,044	135,548,545	\$ 1,602,977
2043	274,796,835	143,552,336	\$ 1,697,629
2044	283,040,740	151,796,241	\$ 1,795,120
2045	291,531,963	160,287,464	\$ 1,895,536
2046	300,277,922	169,033,423	\$ 1,998,964
2047	309,286,259	178,041,760	\$ 2,105,496
2048	318,564,847	187,320,348	\$ 2,215,223
Millage	13.8000		
Initial Assessed Value (IAV)	131,244,499		
Estimated Annual Inflation Rate	1.03		

Exhibit 5C. Kalamazoo County

Kalamazoo Downtown Economic Growth Authority - Estimates					
<i>Kalamazoo County</i>					
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value Growth	DEGA Tax Capture - Operating	DEGA Tax Capture - Senior Millage	TOTAL
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)		(Operating + Senior)
Millage					
			6.1282	0.35	
2018	131,244,499				
2019	135,181,834	3,937,335	\$ 20,677	\$ 1,181	\$ 21,858
2020	139,237,289	7,992,790	\$ 41,974	\$ 2,397	\$ 44,372
2021	143,414,408	12,169,909	\$ 63,911	\$ 3,650	\$ 67,561
2022	147,716,840	16,472,341	\$ 86,505	\$ 4,941	\$ 91,446
2023	152,148,345	20,903,846	\$ 109,777	\$ 6,270	\$ 116,047
2024	156,712,795	25,468,296	\$ 133,748	\$ 7,639	\$ 141,386
2025	161,414,179	30,169,680	\$ 158,437	\$ 9,049	\$ 167,486
2026	166,256,605	35,012,106	\$ 183,867	\$ 10,501	\$ 194,369
2027	171,244,303	39,999,804	\$ 210,060	\$ 11,997	\$ 222,058
2028	176,381,632	45,137,133	\$ 237,039	\$ 13,538	\$ 250,577
2029	181,673,081	50,428,582	\$ 264,827	\$ 15,125	\$ 279,953
2030	187,123,273	55,878,774	\$ 293,449	\$ 16,760	\$ 310,209
2031	192,736,971	61,492,472	\$ 322,930	\$ 18,444	\$ 341,373
2032	198,519,081	67,274,582	\$ 353,295	\$ 20,178	\$ 373,473
2033	204,474,653	73,230,154	\$ 384,571	\$ 21,964	\$ 406,535
2034	210,608,893	79,364,394	\$ 416,785	\$ 23,804	\$ 440,589
2035	216,927,159	85,682,660	\$ 449,966	\$ 25,699	\$ 475,664
2036	223,434,974	92,190,475	\$ 484,142	\$ 27,651	\$ 511,792
2037	230,138,023	98,893,524	\$ 519,343	\$ 29,661	\$ 549,004
2038	237,042,164	105,797,665	\$ 555,600	\$ 31,732	\$ 587,332
2039	244,153,429	112,908,930	\$ 592,945	\$ 33,865	\$ 626,810
2040	251,478,032	120,233,533	\$ 631,411	\$ 36,062	\$ 667,472
2041	259,022,373	127,777,874	\$ 671,030	\$ 38,325	\$ 709,355
2042	266,793,044	135,548,545	\$ 711,838	\$ 40,655	\$ 752,493
2043	274,796,835	143,552,336	\$ 753,870	\$ 43,056	\$ 796,926
2044	283,040,740	151,796,241	\$ 797,163	\$ 45,528	\$ 842,692
2045	291,531,963	160,287,464	\$ 841,755	\$ 48,075	\$ 889,830
2046	300,277,922	169,033,423	\$ 887,685	\$ 50,698	\$ 938,383
2047	309,286,259	178,041,760	\$ 934,993	\$ 53,400	\$ 988,393
2048	318,564,847	187,320,348	\$ 983,719	\$ 56,183	\$ 1,039,903
Millage	6.478				
Initial Assessed Value (IAV)	131,244,499				
Estimated Annual Inflation Rate	1.03				

Exhibit 5D. Kalamazoo Public Library

Kalamazoo Downtown Economic Growth Authority - Estimates				
<i>Kalamazoo Public Library</i>				
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value Growth	Estimated Tax Increment Amount	DEGA Capture - 50% Tax Increment Share
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)	
2018	131,244,499			
2019	135,181,834	3,937,335	\$ 13,323	\$ 6,661.62
2020	139,237,289	7,992,790	\$ 27,046	\$ 13,523.09
2021	143,414,408	12,169,909	\$ 41,181	\$ 20,590.40
2022	147,716,840	16,472,341	\$ 55,739	\$ 27,869.73
2023	152,148,345	20,903,846	\$ 70,735	\$ 35,367.45
2024	156,712,795	25,468,296	\$ 86,180	\$ 43,090.09
2025	161,414,179	30,169,680	\$ 102,089	\$ 51,044.41
2026	166,256,605	35,012,106	\$ 118,475	\$ 59,237.37
2027	171,244,303	39,999,804	\$ 135,352	\$ 67,676.11
2028	176,381,632	45,137,133	\$ 152,736	\$ 76,368.01
2029	181,673,081	50,428,582	\$ 170,641	\$ 85,320.67
2030	187,123,273	55,878,774	\$ 189,084	\$ 94,541.91
2031	192,736,971	61,492,472	\$ 208,080	\$ 104,039.79
2032	198,519,081	67,274,582	\$ 227,645	\$ 113,822.60
2033	204,474,653	73,230,154	\$ 247,798	\$ 123,898.90
2034	210,608,893	79,364,394	\$ 268,555	\$ 134,277.49
2035	216,927,159	85,682,660	\$ 289,935	\$ 144,967.43
2036	223,434,974	92,190,475	\$ 311,956	\$ 155,978.08
2037	230,138,023	98,893,524	\$ 334,638	\$ 167,319.04
2038	237,042,164	105,797,665	\$ 358,000	\$ 179,000.23
2039	244,153,429	112,908,930	\$ 382,064	\$ 191,031.86
2040	251,478,032	120,233,533	\$ 406,849	\$ 203,424.43
2041	259,022,373	127,777,874	\$ 432,378	\$ 216,188.79
2042	266,793,044	135,548,545	\$ 458,672	\$ 229,336.07
2043	274,796,835	143,552,336	\$ 485,756	\$ 242,877.77
2044	283,040,740	151,796,241	\$ 513,651	\$ 256,825.73
2045	291,531,963	160,287,464	\$ 542,384	\$ 271,192.12
2046	300,277,922	169,033,423	\$ 571,979	\$ 285,989.50
2047	309,286,259	178,041,760	\$ 602,462	\$ 301,230.81
2048	318,564,847	187,320,348	\$ 633,859	\$ 316,929.35
Millage	3.9487			
Initial Assessed Value (IAV)	131,244,499			
Estimated Annual Inflation Rate	1.03			

Exhibit 5E. Kalamazoo Valley Community College

Kalamazoo Downtown Economic Growth Authority - Estimates			
Kalamazoo Valley Community College			
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value Growth	DEGA Tax Capture
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)
2018	131,244,499		
2019	135,181,834	3,937,335	\$ 9,477
2020	139,237,289	7,992,790	\$ 19,239
2021	143,414,408	12,169,909	\$ 29,294
2022	147,716,840	16,472,341	\$ 39,650
2023	152,148,345	20,903,846	\$ 50,317
2024	156,712,795	25,468,296	\$ 61,304
2025	161,414,179	30,169,680	\$ 72,621
2026	166,256,605	35,012,106	\$ 84,277
2027	171,244,303	39,999,804	\$ 96,283
2028	176,381,632	45,137,133	\$ 108,648
2029	181,673,081	50,428,582	\$ 121,385
2030	187,123,273	55,878,774	\$ 134,504
2031	192,736,971	61,492,472	\$ 148,017
2032	198,519,081	67,274,582	\$ 161,935
2033	204,474,653	73,230,154	\$ 176,270
2034	210,608,893	79,364,394	\$ 191,036
2035	216,927,159	85,682,660	\$ 206,245
2036	223,434,974	92,190,475	\$ 221,909
2037	230,138,023	98,893,524	\$ 238,044
2038	237,042,164	105,797,665	\$ 254,663
2039	244,153,429	112,908,930	\$ 271,780
2040	251,478,032	120,233,533	\$ 289,411
2041	259,022,373	127,777,874	\$ 307,571
2042	266,793,044	135,548,545	\$ 326,276
2043	274,796,835	143,552,336	\$ 345,541
2044	283,040,740	151,796,241	\$ 365,385
2045	291,531,963	160,287,464	\$ 385,824
2046	300,277,922	169,033,423	\$ 406,876
2047	309,286,259	178,041,760	\$ 428,560
2048	318,564,847	187,320,348	\$ 450,894
Millage	2.8089		
Initial Assessed Value (IAV)	131,244,499		
Estimated Annual Inflation Rate	1.03		

Exhibit 5F. Estimated State Contributions

Kalamazoo Downtown Economic Growth Authority - Local and State Estimates							
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value	Local Tax Capture	SET	KPS	Total State Capture	Total Projected DEGA Tax Capture
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus Initial Assessed Value)		(Reimbursed)	(Reimbursed)	(SET + KPS)	
Initial Assessed Value	131,244,499						
2019	135,181,834	3,937,335	\$ 88,151	\$ 20,157	\$ 55,422	\$ 75,579	\$ 163,730
2020	139,237,289	7,992,790	\$ 178,947	\$ 40,918	\$ 112,506	\$ 153,424	\$ 332,371
2021	143,414,408	12,169,909	\$ 272,466	\$ 62,302	\$ 171,303	\$ 233,605	\$ 506,071
2022	147,716,840	16,472,341	\$ 368,791	\$ 84,328	\$ 231,863	\$ 316,191	\$ 684,982
2023	152,148,345	20,903,846	\$ 468,006	\$ 107,015	\$ 294,241	\$ 401,256	\$ 869,262
2024	156,712,795	25,468,296	\$ 570,198	\$ 130,382	\$ 358,489	\$ 488,871	\$ 1,059,069
2025	161,414,179	30,169,680	\$ 675,455	\$ 154,450	\$ 424,666	\$ 579,116	\$ 1,254,571
2026	166,256,605	35,012,106	\$ 783,869	\$ 179,240	\$ 492,827	\$ 672,067	\$ 1,455,936
2027	171,244,303	39,999,804	\$ 895,537	\$ 204,774	\$ 563,034	\$ 767,808	\$ 1,663,345
2028	176,381,632	45,137,133	\$ 1,010,554	\$ 231,074	\$ 635,346	\$ 866,420	\$ 1,876,974
2029	181,673,081	50,428,582	\$ 1,129,021	\$ 258,163	\$ 709,828	\$ 967,991	\$ 2,097,012
2030	187,123,273	55,878,774	\$ 1,251,043	\$ 286,064	\$ 786,545	\$ 1,072,609	\$ 2,323,652
2031	192,736,971	61,492,472	\$ 1,376,726	\$ 314,803	\$ 865,563	\$ 1,180,366	\$ 2,557,092
2032	198,519,081	67,274,582	\$ 1,506,179	\$ 344,403	\$ 946,951	\$ 1,291,354	\$ 2,797,533
2033	204,474,653	73,230,154	\$ 1,639,515	\$ 374,892	\$ 1,030,781	\$ 1,405,673	\$ 3,045,188
2034	210,608,893	79,364,394	\$ 1,776,852			\$ -	\$ 1,776,852
2035	216,927,159	85,682,660	\$ 1,918,308			\$ -	\$ 1,918,308
2036	223,434,974	92,190,475	\$ 2,064,009			\$ -	\$ 2,064,009
2037	230,138,023	98,893,524	\$ 2,214,080			\$ -	\$ 2,214,080
2038	237,042,164	105,797,665	\$ 2,368,654			\$ -	\$ 2,368,654
2039	244,153,429	112,908,930	\$ 2,527,864			\$ -	\$ 2,527,864
2040	251,478,032	120,233,533	\$ 2,691,851			\$ -	\$ 2,691,851
2041	259,022,373	127,777,874	\$ 2,860,758			\$ -	\$ 2,860,758
2042	266,793,044	135,548,545	\$ 3,034,732			\$ -	\$ 3,034,732
2043	274,796,835	143,552,336	\$ 3,213,925			\$ -	\$ 3,213,925
2044	283,040,740	151,796,241	\$ 3,398,494			\$ -	\$ 3,398,494
2045	291,531,963	160,287,464	\$ 3,588,600			\$ -	\$ 3,588,600
2046	300,277,922	169,033,423	\$ 3,784,409			\$ -	\$ 3,784,409
2047	309,286,259	178,041,760	\$ 3,986,092			\$ -	\$ 3,986,092
2048	318,564,847	187,320,348	\$ 4,193,826			\$ -	\$ 4,193,826
TOTAL			\$ 55,836,910			\$ 10,472,330	\$ 66,309,240

Exhibit 6 - Development Plan Priorities, Estimates and Timeline

Priority Area	Description	Estimated Investments		Implementation Timeline		
		\$		\$	Years	
Mobility Improvements		\$	17,000,000	\$	20,500,000	
Vehicles		Low		High	0-5	5-15 15-30
Parking Management	Assess and evaluate parking system and supply/demand; implement improvements to support existing businesses and continued growth and development Downtown; invest in landscaping, lighting, signage and cosmetic improvements to existing surface lots and ramps; develop new parking facilities to accommodate demand arising from new investment in the Downtown; assess and invest in additional, innovative parking solutions, including, but not limited to, valet programs, ride share, car share, and autonomous vehicles. Continue operation of the public parking system in the Downtown for the City's benefit either by assuming the responsibilities of the DDA under the existing Sublease or informally by providing assistance when necessary under the existing Sublease arrangement.	\$	3,000,000	\$	3,500,000	
Street Conversions	Street Conversions – Invest in streetscape and parking infrastructure in coordination with City efforts to convert one-way streets to two-way streets. Invest in intersection reconfigurations, road diets, traffic calming, and other necessary changes to better accommodate all modes of travel.	\$	3,500,000	\$	4,000,000	
Public Transit	Plan for and support transit-oriented development projects. Assess and/or implement additional transit needed, including bus, bus rapid transit, light rail and other modes. Make improvements to public transit facilities, including bus stops, bus shelters, and installation of accessibility compliance infrastructure. Support planning of and changes to rail infrastructure downtown, including, but not limited to signals, crossings, relocations of tracks.	\$	1,500,000	\$	2,000,000	
Bicycles						
Bicycle infrastructure	Support further investment in bicycle network Downtown, including, but not limited to coordination of protected bicycle lane pilot programs; extension of bicycle trails throughout Downtown, bicycle share programs; and investment in bicycle amenities, such as additional and/or improved bicycle parking and signage.	\$	2,000,000	\$	2,500,000	
Pedestrians						
Pedestrian infrastructure	Coordinate with City to enhance pedestrian safety and mobility, including but not limited to investments in sidewalks, crosswalks, traffic signs and signals, lighting and accessibility compliance. Activate vacant land, property and public space (see Priority 3), and make key streetscape improvements (see Priority 2) throughout the QDA to encourage pedestrian mobility.	\$	4,000,000	\$	5,000,000	
Corridors						
Key corridors	Make improvements along primary gateway corridors into Downtown as identified by the 2025 Imagine Kalamazoo Master Plan, 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans to improve connectivity between the Downtown district and surrounding neighborhoods. Relocate utilities to support execution of corridor improvement strategies and street reconfigurations, including, but not limited to, burying of overhead utilities.	\$	3,000,000	\$	3,500,000	
Priority Area Subtotal		\$	17,000,000	\$	20,500,000	
Streetscape Improvements		\$	12,100,000	\$	16,475,000	Years

Streetscape Planning		Low	High	0-5	5-15	15-30
	Create and implement a comprehensive streetscape plan for Downtown.	\$ 100,000	\$ 125,000			
Sidewalk Network						
	Improve and maintain the quality of sidewalks and sidewalk network Downtown; assess and implement potential areas for expansion of the existing snowmelt system; identify investments needed consistent with accessibility compliance standards.	\$ 5,000,000	\$ 7,000,000			
Streetscape Elements						
	Invest in the addition and maintenance of streetscape amenities, including, but not limited to: updates, improvement and expansion of wayfinding signage; lighting throughout the district; benches, tables, chairs and additional furniture for public use; pedestrian islands; increase Downtown tree canopy; install planters, hanging baskets and other beautification elements; sustainable streetscape elements including permeable pavers and stormwater mitigation infrastructure.	\$ 5,000,000	\$ 7,000,000			
Maintenance						
	Engage in ongoing maintenance of streetscape and streetscape elements, existing and to be added.	\$ 2,000,000	\$ 2,350,000			
Priority Area Subtotal		\$ 12,100,000	\$ 16,475,000			

Public Space Investment & Maintenance		Low	High	Years		
Activation		Low	High	0-5	5-15	15-30
Capital Improvements	Invest in permanent structural changes to existing and proposed public spaces Downtown, including Kalamazoo Mall, Arcadia Creek Festival Place and other strategic locations, to create accessible and inviting public spaces. Investments may be allocated toward improvements to waterfront areas along Kalamazoo River, Arcadia Creek and Portage Creek. Investments may also include installation of public facilities such as public restrooms.	\$ 3,000,000	\$ 3,500,000			
Public Art	Commission and/or install engaging public art to create vibrant public spaces Downtown, including, but not limited to, functional public art for transportation infrastructure.	\$ 1,500,000	\$ 1,750,000			
Furniture	Invest in street furniture and related infrastructure to encourage regular use of key public spaces Downtown.	\$ 1,500,000	\$ 2,000,000			
Green Space	Assess need for, acquire, and develop green space Downtown.	\$ 2,000,000	\$ 2,250,000			
Maintenance						
Public Space Maintenance	Maintain existing public spaces within the district boundaries, including, but not limited to, landscaping, furniture and permanent infrastructure.	\$ 1,500,000	\$ 1,600,000			
Storm System Maintenance	Continue to maintain the reconstructed Arcadia Creek storm system and pond areas; provide additional cosmetic enhancements and water features to the creek area and pond site; conduct planning and engineering studies to reduce long-term clean-up costs associated with annual sediment removal efforts; undertake capital improvements to the storm system as required.	\$ 1,500,000	\$ 1,600,000			
Presence						
Ambassador Program	Create an ambassador program Downtown to help make Downtown clean, safe and friendly.	\$ 1,500,000	\$ 1,600,000			
Priority Area Subtotal		\$ 12,500,000	\$ 14,300,000			

Development & Project Support		\$ 10,000,000	\$ 10,750,000	Years		
Project Incentives		Low	High	0-5	5-15	15-30
	Identify development priorities to create and maintain a toolbox of project incentives for new development Downtown. Priorities will include, but are not limited to: Mixed-Use Development; additions to existing buildings; diversification of residential mix and types of housing, including specific incentives targeted at affordable and workforce housing; engagement in workforce development programs.	(project-based TIF dollars)				
Land Acquisition, Redevelopment and Remediation						
	Acquire and/or redevelop land; acquire, redevelop or construct buildings; and support remediation activities at key development sites located within the QDA to further the goals and objectives of the Development Plan.	\$ 5,000,000	\$ 5,250,000			
Information Technology Infrastructure						
	Support planning, site preparation, installation, and maintenance of IT infrastructure, including but not limited to fiber optic, wireless, facilities, and sensors.	\$ 3,000,000	\$ 3,250,000			
Business Development						
	Provide resources and support to existing businesses, including, but not limited to workshops and grant programs.	\$ 2,000,000	\$ 2,250,000			
Priority Area Subtotal		\$ 10,000,000	\$ 10,750,000			
Economic Development Planning & Research		\$ 1,000,000	\$ 1,125,000	Years		
		Low	High	0-5	5-15	15-30
	Commission and conduct research, studies, plans and/or reports to inform and further Downtown development priorities and the implementation of programs, services and initiatives.	\$ 1,000,000	\$ 1,125,000			
Priority Area Subtotal		\$ 1,000,000	\$ 1,125,000			
Additional Programs, Services & Administration		\$ 3,000,000	\$ 3,100,000	Years		
		Low	High	0-5	5-15	15-30
	Implement various components of the Development Plan, 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, the 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans. This may include the continuation of programs established by the DDA, including business retention and recruitment efforts, façade and building rehabilitation programs and improvements, providing services for start-up businesses, marketing and promoting the Downtown area, and support for staffing and execution of all programs, services and initiatives outlines in this plan.	\$ 3,000,000	\$ 3,100,000			
Priority Area Subtotal		\$ 3,000,000	\$ 3,100,000			
TOTAL PLANNED DOWNTOWN INVESTMENT OVER 30 YEARS		\$ 55,600,000	\$ 66,250,000			
PROJECTED TOTAL LOCAL CAPTURE FROM ALL TAXING UNITS OVER 30 YEARS		\$ 55,800,000				
PROJECTED TOTAL STATE CAPTURE OVER 15 YEARS		\$ 10,472,330				
PROJECTED TOTAL CAPTURE OVER 30 YEARS		\$ 66,272,330				

Exhibit 7 - Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-14-300-001	419		AMPERSEE	AVE		State Owned Vacant
06-14-300-005	410		AMPERSEE	AVE		State Owned Vacant
06-14-300-105	416		AMPERSEE	AVE		State Owned Vacant
06-14-306-001	10		MILLS	ST		Land Bank Authority
06-14-306-007	2		MILLS	ST		Land Bank Authority
06-14-306-012	20		MILLS	ST		Land Bank Authority
06-14-307-001	50		MILLS	ST		City BRA held Property
06-14-310-010	350		BLAINE	ST		Land Bank Authority
06-14-311-031	930		ONEILL	ST		County Land Bank Sale
06-14-311-033	910		ONEILL	ST		City BRA held Property
06-14-311-044	922	E	MICHIGAN	AVE		Land Bank Authority
06-14-312-026	74		MILLS	ST		State Owned Vacant
06-14-312-030	1002		ONEILL	ST		Land Bank Authority
06-15-252-001	420	E	MICHIGAN	AVE		Railroad Property
06-15-304-100	459	N	ROSE	ST		City Owned Vacant
06-15-305-004	436	W	KALAMAZOO	AVE		County Property
06-15-305-006	440	W	KALAMAZOO	AVE		Tax Exempt property
06-15-306-012	416	W	KALAMAZOO	AVE		County Property
06-15-310-102	330	N	WESTNEDGE	AVE		WMU/State Improved
06-15-310-103	431	W	KALAMAZOO	AVE		WMU/State Improved
06-15-312-001	335	W	KALAMAZOO	AVE		Tax Exempt property
06-15-313-001	323	N	CHURCH	ST		Tax Exempt property
06-15-313-004	317	W	KALAMAZOO	AVE		County Property
06-15-314-003	201	W	KALAMAZOO	AVE		County Property
06-15-315-106	452		ELEANOR	ST		WMU/State Vacant
06-15-318-006	303	N	CHURCH	ST		County Property
06-15-318-010	250	N	PARK	ST		Hospital Property
06-15-318-011	220	N	PARK	ST		Tax Exempt property
06-15-320-007	231		COOLEY	ST		Tax Exempt property
06-15-321-210	230		COOLEY	ST		Tax Exempt property
06-15-323-005	210	N	PARK	ST		Hospital Property
06-15-326-001	446	N	BURDICK	ST		Religious Use - Exempt
06-15-326-100	450	N	BURDICK	ST		Religious Use - Exempt
06-15-327-003	145	E	KALAMAZOO	AVE		Religious Use - Exempt
06-15-330-100	459	N	BURDICK	ST		City Owned Improved
06-15-331-001	444	N	BURDICK	ST		Religious Use - Exempt
06-15-331-002	440	N	BURDICK	ST		Religious Use - Exempt
06-15-331-003	436	N	BURDICK	ST		Religious Use - Exempt
06-15-331-012	402	N	BURDICK	ST		Religious Use - Exempt
06-15-331-013	426	N	BURDICK	ST		Religious Use - Exempt
06-15-332-010	123	E	KALAMAZOO	AVE		Religious Use - Exempt
06-15-336-005	335	N	BURDICK	ST		Tax Exempt property
06-15-336-105	345	N	BURDICK	ST		PILOT
06-15-340-003	121		ELEANOR	ST		Tax Exempt property
06-15-340-102	232	N	ROSE	ST		Tax Exempt property
06-15-340-201	225	N	KALAMAZOO	MALL		Tax Exempt property
06-15-341-002	228	N	KALAMAZOO	MALL		Tax Exempt property
06-15-341-004	251	N	KALAMAZOO	MALL		College
06-15-341-291	252	N	KALAMAZOO	MALL		City Owned Vacant
06-15-341-301	230	N	KALAMAZOO	MALL	# 101	State Assessed Utility
06-15-342-003	145	E	WATER	ST		City Owned Improved
06-15-345-236	202	N	ROSE	ST		College
06-15-346-001	224	N	KALAMAZOO	MALL		Tax Exempt property

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-15-346-242	201	N	KALAMAZOO	MALL		College
06-15-346-321	222	N	KALAMAZOO	MALL	# 100	Tax Exempt property
06-15-347-247	162	E	WATER	ST		City Owned Improved
06-15-347-301	121	E	WATER	ST		City Owned Vacant
06-15-348-253	180	E	WATER	ST		City Owned Vacant
06-15-351-021	410	W	MICHIGAN	AVE		Federal Government
06-15-353-012	135	N	CHURCH	ST		Religious Use - Exempt
06-15-354-030	232	W	MICHIGAN	AVE		County Brownfield
06-15-357-001	345	W	MICHIGAN	AVE		Religious Use - Exempt
06-15-358-001	315	W	MICHIGAN	AVE		Religious Use - Exempt
06-15-358-002	302		ACADEMY	ST		Religious Use - Exempt
06-15-360-002	477		ACADEMY	ST		Religious Use - Exempt
06-15-360-050	465		ACADEMY	ST		Religious Use - Exempt
06-15-360-051	461		ACADEMY	ST		Religious Use - Exempt
06-15-361-052	447		ACADEMY	ST		Religious Use - Exempt
06-15-361-053	439		ACADEMY	ST		Religious Use - Exempt
06-15-361-054	431		ACADEMY	ST		Religious Use - Exempt
06-15-362-062	212	S	PARK	ST		Religious Use - Exempt
06-15-363-100	200	S	ROSE	ST		Public Park Property
06-15-366-058	438	W	SOUTH	ST		Tax Exempt property
06-15-366-059	426	W	SOUTH	ST		Tax Exempt property
06-15-366-063	224	S	PARK	ST		School Property
06-15-366-158	450	W	SOUTH	ST		Tax Exempt property
06-15-371-002	314	S	PARK	ST		Tax Exempt property
06-15-372-001	347	W	SOUTH	ST		Tax Exempt property
06-15-372-002	333	S	PARK	ST		Tax Exempt property
06-15-373-003	321	W	SOUTH	ST		Religious Use - Exempt
06-15-374-001	241	W	SOUTH	ST		City Owned Improved
06-15-376-005	132	N	KALAMAZOO	MALL		College
06-15-376-010	105	E	MICHIGAN	AVE		Brownfield
06-15-376-011	105	E	MICHIGAN	AVE	REAR	Brownfield
06-15-377-101	128	E	WATER	ST		City Owned Vacant
06-15-379-005	140	S	EDWARDS	ST		City Owned Improved
06-15-382-201	130		PORTAGE	ST		City Owned Improved
06-15-383-200	140		PORTAGE	ST		Brownfield
06-15-386-223	154	S	KALAMAZOO	MALL		Brownfield
06-15-387-300	231		FARMERS	ALY		Brownfield
06-15-387-301	149		FARMERS	ALY		City Owned Vacant
06-15-388-100	180		PORTAGE	ST		Brownfield
06-15-388-101	231	E	SOUTH	ST		Brownfield
06-15-390-210	316	S	KALAMAZOO	MALL		Brownfield
06-15-390-300	277	S	ROSE	ST		Brownfield
06-15-392-202	142	E	SOUTH	ST		City Owned Improved
06-15-392-300	173	E	SOUTH	ST		City Owned Vacant
06-15-394-267	300		PORTAGE	ST		WMU/State Improved
06-15-395-001	128	W	LOVELL	ST		State Assessed Utility
06-15-395-211	315	S	ROSE	ST		Tax Exempt property
06-15-397-198	151	E	LOVELL	ST		City Owned Improved
06-15-402-002	410	E	WILLARD	ST		Railroad Property
06-15-404-007	419		HARRISON	ST		City BRA held Property
06-15-411-271	427	E	MICHIGAN	AVE		Brownfield
06-15-412-001	539	E	MICHIGAN	AVE		Tax Exempt property
06-15-415-114	325	E	MICHIGAN	AVE		Tax Exempt property

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-15-416-122	421	E	MICHIGAN	AVE		Brownfield
06-15-421-200	402	E	MICHIGAN	AVE		Tax Exempt property
06-15-422-003	426	E	MICHIGAN	AVE		Tax Exempt property
06-15-423-002	500	E	MICHIGAN	AVE		Railroad Property
06-15-428-001	667	E	MICHIGAN	AVE		City Owned Vacant
06-15-429-001	813	E	MICHIGAN	AVE		State Owned Vacant
06-15-429-003	701	E	MICHIGAN	AVE		Brownfield
06-15-432-001	645	E	MICHIGAN	AVE		Public Park Property
06-15-433-001	720	E	MICHIGAN	AVE		City Owned Vacant
06-15-435-011	600	E	MICHIGAN	AVE		Brownfield
06-15-437-004	646	E	MICHIGAN	AVE		City BRA held Property
06-15-441-002	140		PARKWAY	DR		City Owned Vacant
06-16-443-029	522		ELEANOR	ST		Tax Exempt property
06-16-444-001	219	N	WESTNEDGE	AVE		Religious Use - Exempt
06-16-445-025	200		ELM	ST		State Owned Vacant
06-16-448-011	206		OLD ORCHARD	PL		Religious Use - Exempt
06-16-448-020	542	W	MICHIGAN	AVE		Religious Use - Exempt
06-16-454-005	800	W	MAIN	ST		Public Park Property
06-16-467-001	824	W	MICHIGAN	AVE		College
06-16-467-002	840	W	MICHIGAN	AVE		Public Park Property
06-16-476-035	706	W	MICHIGAN	AVE		Religious Use - Exempt
06-16-493-008	602	W	SOUTH	ST		Religious Use - Exempt
06-16-494-001	222	S	WESTNEDGE	AVE		Tax Exempt property
06-22-101-002	425	W	LOVELL	ST		Tax Exempt property
06-22-101-004	431	W	LOVELL	ST		Tax Exempt property
06-22-101-013	405	W	LOVELL	ST		Tax Exempt property
06-22-102-001	415	S	PARK	ST		Religious Use - Exempt
06-22-102-002	419	S	PARK	ST		Tax Exempt property
06-22-102-003	301	W	LOVELL	ST		Religious Use - Exempt
06-22-102-004	341	W	LOVELL	ST		Tax Exempt property
06-22-103-002	247	W	LOVELL	ST		Religious Use - Exempt
06-22-104-002	215	W	LOVELL	ST		City Owned Vacant
06-22-106-001	416	W	CEDAR	ST		Tax Exempt property
06-22-106-004	424	W	CEDAR	ST		Tax Exempt property
06-22-109-001	424	S	ROSE	ST		City Owned Vacant
06-22-125-001	133	W	LOVELL	ST		State Assessed Utility
06-22-130-004	116	W	CEDAR	ST		City Owned Improved
06-22-131-002	440	S	BURDICK	ST		City Owned Vacant
06-22-132-002	127	E	CEDAR	ST		Hospital Property
06-22-137-004	105	E	WALNUT	ST		PILOT
06-22-137-006	530		JOHN	ST		PILOT
06-22-147-002	126		FEDERAL	CT		Hospital Property
06-22-147-003	130		FEDERAL	CT		Hospital Property
06-22-147-004	123	E	DUTTON	ST		Hospital Property
06-22-147-063	127	E	DUTTON	ST		Hospital Property
06-22-148-001	622		JOHN	ST		Hospital Property
06-22-148-003	133	E	DUTTON	ST		Hospital Property
06-91-002-117	125	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-002-720	458	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-004-022	541		PORTAGE	ST		Small Business Personal Property Exemption
06-91-005-880	653	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-006-840	350	E	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-008-219	762	W	MAIN	ST		Small Business Personal Property Exemption

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-008-255	433	S	ROSE	ST		Small Business Personal Property Exemption
06-91-009-320	128	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-009-585	491	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-009-628	1040	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-010-190	136	E	MICHIGAN	AVE	7TH & 8TH FL	Small Business Personal Property Exemption
06-91-010-710	124	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-012-364	522	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-013-420	350	E	MICHIGAN	AVE	STE 510	Small Business Personal Property Exemption
06-91-013-618	229	E	MICHIGAN	AVE	# 140	Small Business Personal Property Exemption
06-91-013-663	119	N	CHURCH	ST	STE 202	Small Business Personal Property Exemption
06-91-015-015	471	W	SOUTH	ST	UNIT41B	Small Business Personal Property Exemption
06-91-018-194	234	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-018-990	1000	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-019-820	350	E	MICHIGAN	AVE	STE 225	Small Business Personal Property Exemption
06-91-021-010	502	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-021-567	100	N	EDWARDS	ST	# 100	Small Business Personal Property Exemption
06-91-021-990	122	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-022-621	534		GIBSON	ST		Small Business Personal Property Exemption
06-91-024-310	141	E	MICHIGAN	AVE	# 600	Small Business Personal Property Exemption
06-91-024-377	261	E	KALAMAZOO	AVE	L 400	Small Business Personal Property Exemption
06-91-026-605	121	E	SOUTH	ST		Small Business Personal Property Exemption
06-91-027-574	350	E	MICHIGAN	AVE	STE 516	Small Business Personal Property Exemption
06-91-027-580	141	E	MICHIGAN	AVE	# 500	Small Business Personal Property Exemption
06-91-027-690	519		ACADEMY	ST		Small Business Personal Property Exemption
06-91-028-210	277	S	ROSE	ST	STE5000	Brownfield
06-91-030-232	414	S	BURDICK	ST	STE 300	Small Business Personal Property Exemption
06-91-031-650	179		PORTAGE	ST		Small Business Personal Property Exemption
06-91-031-680	527	S	ROSE	ST		Small Business Personal Property Exemption
06-91-032-410	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-032-645	321	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-032-725	504	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-033-100	223	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-033-196	326	W	KALAMAZOO	AVE	#418-20	Small Business Personal Property Exemption
06-91-033-855	701	E	MICHIGAN	AVE		Brownfield
06-91-034-481	141	E	MICHIGAN	AVE	# 206	Small Business Personal Property Exemption
06-91-034-689	137	N	PARK	ST	STE 203 A	Small Business Personal Property Exemption
06-91-034-707	141	E	MICHIGAN	AVE	# 301	Small Business Personal Property Exemption
06-91-035-360	517	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-036-150	535	S	BURDICK	ST	STE 115	Small Business Personal Property Exemption
06-91-037-866	214	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-038-060	542	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-039-350	338	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-040-570	472	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-041-965	425	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-042-402	605	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-042-630	627	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-044-080	202	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-045-180	229	E	MICHIGAN	AVE	# 340	Small Business Personal Property Exemption
06-91-045-720	229	E	MICHIGAN	AVE	# 340	Small Business Personal Property Exemption
06-91-047-500	309	E	WATER	ST		Small Business Personal Property Exemption
06-91-047-750	633	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-050-646	319	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-050-655	151	S	ROSE	ST	LOWER L	Small Business Personal Property Exemption

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-050-714	137	N	PARK	ST	STE 201 A	Small Business Personal Property Exemption
06-91-050-761	405	W	MICHIGAN	AVE	# 130	Small Business Personal Property Exemption
06-91-050-762	711	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-050-850	475	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-051-013	251	N	ROSE	ST	STE 200	Small Business Personal Property Exemption
06-91-051-016	536	E	MICHIGAN	AVE	300	Small Business Personal Property Exemption
06-91-051-017	350	N	BURDICK	ST	STE 202	Small Business Personal Property Exemption
06-91-051-027	211	E	WATER	ST	STE 401	Small Business Personal Property Exemption
06-91-051-246	141	E	MICHIGAN	AVE	#408	Small Business Personal Property Exemption
06-91-051-248	151	S	ROSE	ST	STE 920	Small Business Personal Property Exemption
06-91-051-260	490	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-051-336	645	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-051-472	436	N	PARK	ST		Small Business Personal Property Exemption
06-91-051-508	472		ACADEMY	ST		Small Business Personal Property Exemption
06-91-051-509	137	N	PARK	ST	STE 102	Small Business Personal Property Exemption
06-91-051-604	459	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-051-693	132	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-051-746	203	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-051-792	326	W	KALAMAZOO	AVE	#209-I	Small Business Personal Property Exemption
06-91-051-974	214	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-051-986	11		MILLS	ST		Religious Use - Exempt
06-91-052-015	250	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-052-136	259	E	MICHIGAN	AVE	STE 225	Small Business Personal Property Exemption
06-91-052-167	107	W	MICHIGAN	AVE	STE 900	Small Business Personal Property Exemption
06-91-052-227	521	E	MICHIGAN	AVE	STE 201	Small Business Personal Property Exemption
06-91-052-272	633	E	WALNUT	ST		Small Business Personal Property Exemption
06-91-052-409	404	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-052-459	423	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-052-475	229	E	MICHIGAN	AVE	# 245B	Small Business Personal Property Exemption
06-91-052-559	350	E	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-052-566	350	E	MICHIGAN	AVE	STE 200	Small Business Personal Property Exemption
06-91-052-631	157	S	KALAMAZOO	MALL	STE 195	Small Business Personal Property Exemption
06-91-052-636	359	S	KALAMAZOO	MALL	# 102	Small Business Personal Property Exemption
06-91-052-894	117	W	SOUTH	ST		Brownfield
06-91-052-923	471	W	SOUTH	ST	UNIT41C	Small Business Personal Property Exemption
06-91-053-003	350	E	MICHIGAN	AVE	STE 435	Small Business Personal Property Exemption
06-91-053-036	336	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-053-042	107	W	MICHIGAN	AVE	STE 700	Small Business Personal Property Exemption
06-91-053-130	108	E	MICHIGAN	AVE		Tax Exempt property
06-91-053-144	543	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-054-175	762	W	MAIN	ST		Small Business Personal Property Exemption
06-91-054-234	326	W	KALAMAZOO	AVE	#313	Small Business Personal Property Exemption
06-91-054-257	225	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-054-258	237	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-054-260	359	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-054-688	262	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-054-704	107	W	MICHIGAN	AVE	STE 803	Small Business Personal Property Exemption
06-91-054-717	177		PORTAGE	ST		Small Business Personal Property Exemption
06-91-054-857	141	E	MICHIGAN	AVE	# 400	Small Business Personal Property Exemption
06-91-055-124	350	E	MICHIGAN	AVE	STE 101	Small Business Personal Property Exemption
06-91-055-137	405	W	MICHIGAN	AVE	# 130	Small Business Personal Property Exemption
06-91-055-145	480	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-055-199	211	S	ROSE	ST		Tax Exempt property

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-055-245	324	N	ROSE	ST		Small Business Personal Property Exemption
06-91-055-323	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-055-508	535	S	BURDICK	ST	STE 255	Small Business Personal Property Exemption
06-91-055-581	125	W	EXCHANGE	PL		Tax Exempt property
06-91-055-710	146	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-055-741	141	E	MICHIGAN	AVE	# 403	Small Business Personal Property Exemption
06-91-055-742	240	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-055-845	408	E	MICHIGAN	AVE		Tax Exempt property
06-91-055-898	414	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-055-939	224	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-055-967	200	E	MICHIGAN	AVE	STE 201	Small Business Personal Property Exemption
06-91-055-975	241	E	MICHIGAN	AVE	STE 235	Small Business Personal Property Exemption
06-91-056-009	407	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-120	132	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-133	166	S	KALAMAZOO	MALL	STE B	Small Business Personal Property Exemption
06-91-056-182	575	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-202	277	S	ROSE	ST		Brownfield
06-91-056-216	336	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-217	126	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-221	346	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-222	111		PORTAGE	ST		Small Business Personal Property Exemption
06-91-056-231	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-056-235	151	S	ROSE	ST	STE 105	Small Business Personal Property Exemption
06-91-056-249	100	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-310	535	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-056-316	100	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-319	140		PORTAGE	ST		Brownfield
06-91-056-320	231	E	SOUTH	ST		Brownfield
06-91-056-321	231		FARMERS	ALY		Brownfield
06-91-056-338	136	E	MICHIGAN	AVE		Tax Exempt property
06-91-056-339	136	E	MICHIGAN	AVE	9TH FL	Tax Exempt property
06-91-056-341	151	S	ROSE	ST	STE 311	Tax Exempt property
06-91-056-342	151	S	ROSE	ST	STE 332	Tax Exempt property
06-91-056-345	323	N	CHURCH	ST		Tax Exempt property
06-91-056-346	513		ELEANOR	ST		Tax Exempt property
06-91-056-347	318	W	MICHIGAN	AVE		Tax Exempt property
06-91-056-348	410	W	MICHIGAN	AVE		Tax Exempt property
06-91-056-349	225	N	ROSE	ST		Tax Exempt property
06-91-056-351	333	S	PARK	ST		Tax Exempt property
06-91-056-355	410	W	MICHIGAN	AVE		Tax Exempt property
06-91-056-356	222	S	WESTNEDGE	AVE		Tax Exempt property
06-91-056-359	222	N	KALAMAZOO	MALL		Tax Exempt property
06-91-056-360	426	S	PARK	ST		Tax Exempt property
06-91-056-398	315	N	BURDICK	ST		Tax Exempt property
06-91-056-399	315	N	BURDICK	ST	STE 500	Small Business Personal Property Exemption
06-91-056-400	345	N	BURDICK	ST		Tax Exempt property
06-91-056-401	348	N	BURDICK	ST		Tax Exempt property
06-91-056-402	436	N	BURDICK	ST		Tax Exempt property
06-91-056-403	448	N	BURDICK	ST		Tax Exempt property
06-91-056-418	401	S	BURDICK	ST		Tax Exempt property
06-91-056-419	420	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-056-420	432	S	BURDICK	ST		Religious Use - Exempt
06-91-056-421	535	S	BURDICK	ST	STE 230	Tax Exempt property

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-056-422	535	S	BURDICK	ST	STE 254	Tax Exempt property
06-91-056-472	431	N	ROSE	ST		Tax Exempt property
06-91-056-484	321	W	SOUTH	ST		Religious Use - Exempt
06-91-056-485	347	W	SOUTH	ST		Tax Exempt property
06-91-056-520	326	W	KALAMAZOO	AVE	#408-9	Small Business Personal Property Exemption
06-91-056-531	326	W	KALAMAZOO	AVE	#422	Small Business Personal Property Exemption
06-91-056-548	326	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-552	326	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-617	141	E	MICHIGAN	AVE	# 101	Tax Exempt property
06-91-056-639	200	N	PARK	ST		Hospital Property
06-91-056-644	125	W	EXCHANGE	PL		Tax Exempt property
06-91-056-699	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-056-710	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-056-738	161	E	MICHIGAN	AVE	# 500	Small Business Personal Property Exemption
06-91-056-756	800	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-056-767	141	E	MICHIGAN	AVE	STE 100	Small Business Personal Property Exemption
06-91-056-784	313	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-056-810	141	E	MICHIGAN	AVE	STE 501	Small Business Personal Property Exemption
06-91-056-812	434	N	CHURCH	ST		Religious Use - Exempt
06-91-056-847	150	N	EDWARDS	ST		Small Business Personal Property Exemption
06-91-056-881	525	E	KALAMAZOO	AVE		Tax Exempt property
06-91-056-883	402	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-056-887	418	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-888	418	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-897	240	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-926	415	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-056-956	137	N	PARK	ST		Small Business Personal Property Exemption
06-91-057-001	330	N	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-057-018	248	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-057-019	502	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-026	151	S	ROSE	ST	STE 104	Tax Exempt property
06-91-057-030	107	W	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-057-038	100	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-064	302	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-070	277	S	ROSE	ST	STE3100	Brownfield
06-91-057-080	201	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-057-089	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-109	151	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-135	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-057-159	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-184	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-057-198	312	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-247	161	E	MICHIGAN	AVE	4TH FL	Small Business Personal Property Exemption
06-91-057-316	350	S	ROSE	ST		Religious Use - Exempt
06-91-057-320	250	N	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-057-321	236	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-057-323	738		ACADEMY	ST		Tax Exempt property
06-91-057-327	221		FARMERS	ALY		Brownfield
06-91-057-358	308	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-391	340	E	MICHIGAN	AVE		Religious Use - Exempt
06-91-057-437	248	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-057-449	425	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-057-462	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-057-482	125	S	KALAMAZOO	MALL	STE 204	Small Business Personal Property Exemption
06-91-057-501	326	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-057-521	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-540	1104	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-057-545	259	E	MICHIGAN	AVE	# 407	Small Business Personal Property Exemption
06-91-057-550	232	W	MICHIGAN	AVE	STE 101	County Brownfield
06-91-057-559	277	S	ROSE	ST	STE 3300	Brownfield
06-91-057-571	244	N	ROSE	ST		Small Business Personal Property Exemption
06-91-057-608	133	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-057-619	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-627	472		ACADEMY	ST		Small Business Personal Property Exemption
06-91-057-632	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-057-670	535	S	BURDICK	ST	STE 215	Small Business Personal Property Exemption
06-91-057-680	125	S	KALAMAZOO	MALL		Tax Exempt property
06-91-057-745	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-763	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-770	410	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-784	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-810	229	E	MICHIGAN	AVE	STE 245A	Small Business Personal Property Exemption
06-91-057-902	141	E	MICHIGAN	AVE	# 402	Small Business Personal Property Exemption
06-91-057-906	611	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-923	630	E	WALNUT	ST		Small Business Personal Property Exemption
06-91-057-964	304	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-057-966	420	N	CHURCH	ST	STE 1	Small Business Personal Property Exemption
06-91-057-988	326	W	KALAMAZOO	AVE	#301	Small Business Personal Property Exemption
06-91-058-019	229	E	MICHIGAN	AVE	# 345	Small Business Personal Property Exemption
06-91-058-064	125	E	MICHIGAN	AVE		Brownfield
06-91-059-002	154	S	KALAMAZOO	MALL		Brownfield
06-91-059-010	300	S	KALAMAZOO	MALL		Brownfield
06-91-059-032	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-059-033	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-059-068	346	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-059-075	321	S	KALAMAZOO	MALL	STE 214	Small Business Personal Property Exemption
06-91-059-081	141	E	MICHIGAN	AVE	STE 300	Small Business Personal Property Exemption
06-91-059-083	161	E	MICHIGAN	AVE	STE 102	Small Business Personal Property Exemption
06-91-059-084	203	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-059-090	229	E	MICHIGAN	AVE	STE 245A	Small Business Personal Property Exemption
06-91-059-092	259	E	MICHIGAN	AVE	STE 305	Small Business Personal Property Exemption
06-91-059-093	259	E	MICHIGAN	AVE	STE 107	Small Business Personal Property Exemption
06-91-059-096	350	E	MICHIGAN	AVE	STE 100	Small Business Personal Property Exemption
06-91-059-099	702	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-060-019	151	S	ROSE	ST	STE 611	Small Business Personal Property Exemption
06-91-060-020	471	W	SOUTH	ST	UNIT41A	Small Business Personal Property Exemption
06-91-060-023	471	W	SOUTH	ST	UNIT42A	Small Business Personal Property Exemption
06-91-060-073	154	S	KALAMAZOO	MALL		Brownfield
06-91-060-122	211	E	WATER	ST	STE 213L	Small Business Personal Property Exemption
06-91-060-123	230	N	KALAMAZOO	MALL	# 101	State Assessed Utility
06-91-060-124	229	E	MICHIGAN	AVE	#240	Small Business Personal Property Exemption
06-91-060-128	326	W	KALAMAZOO	AVE	#121A	Small Business Personal Property Exemption
06-91-060-139	414		WALBRIDGE	ST		Small Business Personal Property Exemption
06-91-060-140	773	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-060-143	402	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-060-148	401	E	MICHIGAN	AVE	STE 100	Small Business Personal Property Exemption

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-060-151	117	W	CEDAR	ST	#B	Small Business Personal Property Exemption
06-91-060-155	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-060-160	180		PORTAGE	ST		Brownfield
06-91-060-182	261	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-060-187	117	W	CEDAR	ST	STE A	Small Business Personal Property Exemption
06-91-060-216	169		PORTAGE	ST		Small Business Personal Property Exemption
06-91-060-244	215	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-060-245	316	S	KALAMAZOO	MALL	STE 104	Brownfield
06-91-060-247	354	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-060-251	344	N	ROSE	ST		Small Business Personal Property Exemption
06-91-060-255	241	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-060-267	242	E	KALAMAZOO	AVE	STE 104	Small Business Personal Property Exemption
06-91-060-281	350	E	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-060-313	701	E	MICHIGAN	AVE		Brownfield
06-91-060-318	447	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-060-342	254	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-060-355	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-060-392	701	E	MICHIGAN	AVE		Brownfield
06-91-060-393	316	S	KALAMAZOO	MALL		Brownfield
06-91-060-414	141	E	MICHIGAN	AVE	#405	Small Business Personal Property Exemption
06-91-060-415	141	E	MICHIGAN	AVE	#406	Small Business Personal Property Exemption
06-91-060-416	141	E	MICHIGAN	AVE	# 602	Small Business Personal Property Exemption
06-91-060-420	259	E	MICHIGAN	AVE	#409	Small Business Personal Property Exemption
06-91-060-421	259	E	MICHIGAN	AVE	#105	Small Business Personal Property Exemption
06-91-060-423	259	E	MICHIGAN	AVE	#208	Small Business Personal Property Exemption
06-91-060-427	350	E	MICHIGAN	AVE	STE 17	Small Business Personal Property Exemption
06-91-060-463	211	E	WATER	ST	STE 201	Small Business Personal Property Exemption
06-91-060-477	121	W	SOUTH	ST		Brownfield
06-91-060-509	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-060-510	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-060-512	251	N	ROSE	ST		Small Business Personal Property Exemption
06-91-060-531	133	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-061-046	600	E	MICHIGAN	AVE	STE C	Brownfield
06-91-061-227	325	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-061-245	121	E	MICHIGAN	AVE		Brownfield
06-91-061-246	161	E	MICHIGAN	AVE	LL2	Small Business Personal Property Exemption
06-91-061-247	214	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-266	729		ACADEMY	ST		Small Business Personal Property Exemption
06-91-061-270	166	S	KALAMAZOO	MALL	STE A	Small Business Personal Property Exemption
06-91-061-272	200	N	PARK	ST		Small Business Personal Property Exemption
06-91-061-292	125	W	EXCHANGE	PL		Small Business Personal Property Exemption
06-91-061-295	350	E	MICHIGAN	AVE	STE 112	Small Business Personal Property Exemption
06-91-061-299	277	S	ROSE	ST	STE 3500	Brownfield
06-91-061-318	527	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-329	300	E	WATER	ST		Brownfield
06-91-061-333	251	N	ROSE	ST	204/205	Small Business Personal Property Exemption
06-91-061-340	323	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-061-362	245	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-365	505	E	KALAMAZOO	AVE	STE 4	Small Business Personal Property Exemption
06-91-061-366	511	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-061-371	113	E	MICHIGAN	AVE		Brownfield
06-91-061-372	141	E	MICHIGAN	AVE	# 203	Small Business Personal Property Exemption
06-91-061-373	141	E	MICHIGAN	AVE	# 602	Small Business Personal Property Exemption

Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-061-374	141	E	MICHIGAN	AVE	# 601	Small Business Personal Property Exemption
06-91-061-375	141	E	MICHIGAN	AVE	# 404	Small Business Personal Property Exemption
06-91-061-376	151	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-379	259	E	MICHIGAN	AVE	# 307	Small Business Personal Property Exemption
06-91-061-382	259	E	MICHIGAN	AVE	# 209	Small Business Personal Property Exemption
06-91-061-383	276	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-384	405	W	MICHIGAN	AVE	STE 130	Small Business Personal Property Exemption
06-91-061-385	405	W	MICHIGAN	AVE	STE 415	Small Business Personal Property Exemption
06-91-061-386	405	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-387	445	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-388	427	E	MICHIGAN	AVE		Brownfield
06-91-061-389	600	E	MICHIGAN	AVE	STE A	Brownfield
06-91-061-400	600	E	MICHIGAN	AVE		Brownfield
06-91-061-415	180		PORTAGE	ST		Brownfield
06-91-061-428	225	N	ROSE	ST		Small Business Personal Property Exemption
06-91-061-435	131	W	SOUTH	ST		Brownfield
06-91-061-454	180		PORTAGE	ST		Brownfield
06-91-061-458	521	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-459	161	E	MICHIGAN	AVE	4TH FL	Small Business Personal Property Exemption
06-91-061-464	348	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-465	107	W	MICHIGAN	AVE	STE 804	Small Business Personal Property Exemption
06-91-061-473	211	S	ROSE	ST		Small Business Personal Property Exemption
06-91-061-480	350	E	MICHIGAN	AVE	STE 220	Small Business Personal Property Exemption
06-91-061-536	505	E	KALAMAZOO	AVE	STE A	Small Business Personal Property Exemption
06-91-061-541	600	E	MICHIGAN	AVE	STE D	Small Business Personal Property Exemption
06-91-061-552	225	W	WALNUT	ST	STE 209	Small Business Personal Property Exemption
06-91-061-553	125	E	KALAMAZOO	AVE	STE 102	Small Business Personal Property Exemption
06-91-061-554	312	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-555	238	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-558	107	E	MICHIGAN	AVE	STE 200	Small Business Personal Property Exemption
06-91-061-559	224	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-560	241	E	MICHIGAN	AVE	STE 235	Small Business Personal Property Exemption



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

PREPARED BY: Tim Dubois, CIO

DATE: 11/14/2018

SUBJECT: AT&T Centrex Contract Bid Ref# 000-00-018.85

RECOMMENDATION

It is recommended that the City Commission approve a renewal two-year contract with AT&T for centrex phone lines in an amount not to exceed \$350,000.

BACKGROUND

The City currently has approximately 300 centrex phone lines, which are basic, traditional business phone lines. The number of centrex lines has decreased significantly over the past several years with the implementation of a Voice Over Internet Protocol (VOIP) phone system. It is anticipated that this number will continue to fall sharply over the next few years with the continued expansion of the VOIP system into the Public Safety Department and the replacement of centrex lines at water pumping stations through the SCADA improvement project. However, at this time centrex lines are still needed to continue providing services in these areas.

The City has been operating without a contract for AT&T centrex phone lines for several months. To avoid paying the regular "rack rate" for these phone lines the City needs to approve a contract to continue receiving a discounted rate. The proposed contract is a "no commitment" contract that will allow the City to realize instant savings as the number of centrex lines is reduced.

COMMUNITY RESOURCES CONSULTED

No community resources were consulted for this item.

FISCAL IMPACT

The rates in the proposed contract are a continuation of the discounted rates the City is paying under the expired contract. Funds for this contract are budgeted in the line items for phone service in the various departmental budgets.

ALTERNATIVES

The City Commission could choose to not approve the contract. However, the City has been operating without a contract with AT&T for some time and is at risk of incurring a significant price increase.

ATTACHMENTS:

	Type	Description
▢	Contract	Centrex Contract with AT&T



AT&T ILEC CENTREX SERVICE
Pricing Schedule

AT&T MA Reference No. 201109290139

Customer	AT&T
CITY OF KALAMAZOO Street Address: 241 W SOUTH ST City: Kalamazoo State/Province: MI Zip Code: 49007-4707 Country: USA	AT&T ILEC Service-Providing Affiliate
Customer Contact (for notices)	AT&T Sales Contact Information and for Contract Notices ☐ Primary Contact AT&T
Name: LoLinda Jach Title: Senior Systems Analyst, Program Manager Street Address: 241 W SOUTH ST City: Kalamazoo State/Province: MI Zip Code: 49007-4707 Country: , USA Telephone: 269-207-9296 Fax: Email: JachJ@kalamazoocity.org Customer Account Number or Master Account Number: 269 337-8010 148, 269 337-8192 924,269 337-8218 218, 269 337-8708, 269 337-8881 413, 269 337- 8892 470, 269-552-6088 417, 269-552-6493 040,	Name: Jack Tylus Street Address: 502 BEACH ST City: Flint State/Province: MI Zip Code: 48502 Country: USA Telephone: 810-513-3747 Fax: Email: jt5824@att.com Sales/Branch Manager: Isaiah Bzoscie SCVP Name: Dino Perone Sales Strata: LED Sales Region: EAST <u>With a copy to:</u> AT&T Corp. One AT&T Way Bedminster, NJ 07921-0752 ATTN: Master Agreement Support Team Email: mast@att.com
AT&T Solution Provider or Representative Information (if applicable) ☐	
Name: Company Name: Agent Street Address: City: State: Zip Code: Telephone: Fax: Email: Agent Code	

This Pricing Schedule for the service(s) identified below ("Service") is part of the Agreement referenced above.

Customer (by its authorized representative)	AT&T (by its authorized representative)
By:	By:
Printed or Typed Name:	Printed or Typed Name:
Title:	Title:
Date:	Date:

AT&T ILEC CENTREX SERVICE
Pricing Schedule

1. SERVICE, SERVICE PUBLICATION and SERVICE PROVIDER(S)

Service	Centrex Service
Service Provider	The Michigan Bell Telephone Company d/b/a AT&T Michigan
Service Publications	AT&T Michigan Guidebook: http://www.att.com/gen/public-affairs?pid=9700

2. PRICING SCHEDULE TERM, EFFECTIVE DATES

Pricing Schedule Term	☐ 12 months; No Line Commitment ☒ 24 months; No Line Commitment ☐ 36 months; Line Commitment: Select Line Commitment lines*
Pricing Schedule Term Start Date	Pricing Schedule Effective Date
Effective Date of Rates and Discounts	Pricing Schedule Term Start Date.
Rates following the end of Pricing Schedule Term	Applicable month-to-month Service Publication rates
If the number of lines billed in a month is fewer than the Line Commitment, Customer shall pay: Under Utilization Charge = contracted monthly Centrex Line price x (Line Commitment quantity – actual lines billed).	

3. EARLY TERMINATION OF PRICING SCHEDULE

Early Termination Fee	
If Pricing Schedule is terminated before end of Pricing Schedule Term, Customer shall pay: Early Termination Fee = 80% of the Line Commitment x the Monthly Recurring Rate* x the number of remaining months in the Pricing Schedule Term x 50%.	
* "Monthly Recurring Rate" is the sum of Central Local Loop monthly rate and the Intercom monthly rate.	

4. LOCATION OF SERVICE

Service Location (if different than Customer address):

5. RATES AND CHARGES

Total Lines Ordered:	98
Rates:	Applicable Service Publication rates on Effective Date for selected Term
Rate Stabilization:	The Monthly Recurring Rate, and the Optional Feature/Optional Line Feature rates as shown for 36 and 60 month Term Payment Plans in the Service Publication, may vary during the Pricing Schedule Term, but will not exceed applicable rates on the Effective Date.

For internal use only	
Billing Telephone Number for Existing service, if applicable:	(269) 337 – 8010
Program Code:	
Order Type:	☐ New Install ☐ Conversion from Month-to-Month ☒ Renewal ☐ Recast

End of Document



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Christina Anderson, City Planner

PREPARED BY: Rob Bauckham, Senior Development Planner

DATE: 11/19/2018

SUBJECT: New NEZ Homestead Application requests and one transfer request

RECOMMENDATION

It is recommended that the City Commission approve ten new NEZ Homestead Applications in the Vine neighborhood and the transfer of one previously-approved certificate

BACKGROUND

On September 29, 2008, the Kalamazoo City Commission created two Neighborhood Enterprise Zones (NEZs): one homestead NEZ in the Vine neighborhood, and one new construction NEZ in the Edison neighborhood. The Vine NEZs are for new owner/occupants of existing homes, and the Edison NEZs are for owners/occupants of new homes. The purpose of the NEZ program is to provide tax incentives for citizens to own and occupy homes in the designated neighborhoods, and it requires a financial investment by the owner toward improving the property. Successful NEZ applicants receive a reduction in their city property taxes of fifty-percent.

Within each zone, homeowners or builders are required to apply for a certificate for each property in order to obtain the tax benefits. All of the applications received by the City must be approved by the City Commission. The approval takes effect in the following tax year. For example, the applications that are received and approved this year (2018) will take effect on January 1, 2019. Applicants that receive approval can participate in the program for up to ten years.

The City Clerk has received ten applications for new homestead NEZ certificates in the Vine neighborhood, and one application to transfer a previously-approved certificate to a new owner in Vine. The ten new NEZ applications are as follows:

1. 707 Forest Street - Ashley Anne Wick
2. 510 Mc Courtie Street - Steven M. Brown
3. 432 West Dutton Street - Katelin Johnson and David Birkam
4. 611 Potter Street - Trenton Sterner
5. 1109 South Westnedge Avenue - David Dilno
6. 809 West Lovell Street - Claire L. Capshaw
7. 1322 Merrill Street - David P. and Margaret P. Wilson
8. 815 Duffield Court - Olga Tarasev
9. 918 Davis Street - Blake and Karly Bickel
10. 715 Wheaton Avenue - Theodore Linabury

Each of these individuals have purchased the respective homes in the Vine neighborhood and use them as their principal residence. As is required under the program, they have each agreed to spend at least \$500 on improvements to their home within the next three years if the NEZ request is approved. If approved, the certificates for all ten properties would expire on December 30, 2028.

The City Clerk also received an application to transfer a previously-approved homestead NEZ certificate for 829 West Vine Street. The original certificate was approved by the City Commission on December 15, 2016, for Sara Jo Shipley. The property was recently purchased by Jade Sarver, and Ms. Sarver is requesting to have the certificate approval transferred to her. She uses the property as her principal residence and has agreed to spend at least \$500 in improvements in 2019. If approved, the certificate would expire on December 30, 2025.

It is also noted, for informational purposes, that the City Clerk's office is revoking a previously-approved NEZ Homestead Certificate for 444 W. Vine Street. The certificate was approved last year, but the property owner has moved out of the home. Public Act 147 of 1992, which establishes the regulations of the NEZ program in Michigan, indicates that such certificates are automatically revoked when the owner moves out of the home. No request has been received to transfer the certificate. The City Commission is not required to take any action on such revocations.

POLICY CONSIDERATIONS

The NEZ Homestead Certificate Program was established in Kalamazoo in 2008 and has benefited nearly 100 homeowners in the Vine and Edison neighborhoods since that time. Most of these properties were rentals prior to becoming involved in this program. The resulting homeownership has brought more stability to the neighborhoods.

COMMUNITY RESOURCES CONSULTED

As part of the creation of the NEZ program for Kalamazoo in 2008, staff met with a work group that included members of the Historic District Commission, the Planning Commission, the Dangerous Buildings Board, and the Community Development Act Advisory Committee. This group discussed the feasibility and benefits of implementing the NEZ program in the City, and provided its support for it. In addition, staff had conversations with the neighborhoods that were slated to be impacted by the NEZ program and provided several formal presentations to the neighborhood boards. The two neighborhoods (Vine and Edison) were in support of the program. The City Treasurer, Assessor, and other relevant City staff were included in the planning activities and were part of the final decision-making process on the scope of the program for Kalamazoo. The City Commission also held a public hearing to discuss the creation of the NEZ, and provided its support for the program.

FISCAL IMPACT

For new homestead NEZ certificates, the certificate is in effect for 10 years and represents a reduction of 50% of the city taxes for the home. Assuming static housing values and the city millage rate, the city would forego these amounts for the next ten years if the NEZ certificates are approved:

- \$150.19 each year for 707 Forest Street
- \$153.29 each year for 510 Mc Courtie Street
- \$218.38 each year for 432 West Dutton Street
- \$115.49 each year for 611 Potter Street
- \$209.13 each year for 1109 South Westnedge Avenue
- \$96.39 each year for 809 West Lovell Street
- \$181.28 each year for 1322 Merrill Street
- \$88.19 each year for 815 Duffield Court
- \$171.49 each year for 918 Davis Street
- \$199.48 each year for 714 Wheaton Avenue.

The total tax reduction for all ten properties would be \$1,583.31 per year. The benefit of the program is increasing homeownership in the neighborhoods. Homeowners tend to invest in improvements and maintain their homes more than renters. This has a positive impact on the neighborhood.

ALTERNATIVES

The City Commission has the option of not approving the ten new NEZ certificates and the transfer of the previously-approved certificate. The participating neighborhoods have benefited from the NEZ program in having nearly 100 of the homes become owner-occupied. It has enhanced stability in the neighborhoods. It is recommended that the City Commission approve the NEZ certificate requests.

ATTACHMENTS:

	Type	Description
▣	Resolution	Resolution

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO.

**A RESOLUTION APPROVING TEN NEW APPLICATIONS FOR HOMESTEAD
NEIGHBORHOOD ENTERPRISE ZONE CERTIFICATES AND ONE TRANSFER OF
A CERTIFICATE PURSUANT TO PUBLIC ACT 147 OF 1992**

Minutes of a regular meeting of the City Commission of the City of Kalamazoo held on _____, 2018 at 7:00 o'clock p.m., local time at the City Hall.

PRESENT, Commissioners:

ABSENT, Commissioners:

Recitals:

A. The Kalamazoo City Commission adopted the Vine Neighborhood Homestead Neighborhood Enterprise Zone on September 29, 2008 so that residents of the City of Kalamazoo would have the potential to take advantage of residential tax abatements while also providing incentives to encourage neighborhood revitalization; and

B. The City of Kalamazoo is in receipt of ten applications for Homestead Neighborhood Enterprise Zone Certificates for 707 Forest Street (Ashley Anne Wick), 510 McCourtie Street (Steven M. Brown), 432 West Dutton Street (Katelin Johnson and David Birkam), 611 Potter Street (Trenton Stermer), 1109 South Westnedge Avenue (David Dilno), 809 West Lovell Street (Claire L. Capshaw), 1322 Merrill Street (David P. and Margaret P. Wilson), 815 Duffield Court (Olga Tarasev), 918 Davis Street (Blake and Karly Bickel), and 714 Wheaton Avenue (Theodore Linabury), who purchased the respective homes in the Vine Neighborhood Enterprise Zone after September 29, 2008 and are living at the above-listed addresses as their principal residences; and

C. The City of Kalamazoo is also in receipt of an application to transfer a Homestead Neighborhood Enterprise Zone Certificate that was originally approved in 2016 for 829 West Vine Street to Jade Sarver, who purchased the home in the Vine Neighborhood Enterprise Zone and is living in the property as her principal residence.

D. The applicants have indicated that they will invest at least \$500 in property upgrades for their respective homes within the first three years of their residence in the homestead properties.

THEREFORE, IT IS RESOLVED, that 707 Forest Street (parcel number 06-21-446-059 for Ashley Anne Wick), 510 McCourtie Street (parcel number 06-21-449-005 for Steven M. Brown), 432 West Dutton Street (parcel number 06-22-120-008 for Katelin Johnson and David Birkam), 611 Potter Street (parcel number 06-22-121-007 for Trenton Stermer), 1109 South Westnedge Avenue (parcel number 06-22-305-020 for David Dilno), 809 West Lovell Street (parcel

number 06-21-225-006 for Claire L. Capshaw), 1322 Merrill Street (parcel number 06-21-424-002 for David P. and Margaret P. Wilson), 815 Duffield Court (parcel number 06-21-275-030 for Olga Tarasev), 918 Davis Street (parcel number 06-21-273-003 for Blake and Karly Bickel), and 714 Wheaton Avenue (parcel number 06-21-426-002 for Theodore Linabury) will each be awarded a Certificate of Neighborhood Enterprise Zone for ten (10) years (2019 to 2028), allowing each of them to pay the reduced "Neighborhood Enterprise Zone Tax" until such time as:

1. The applicant no longer lives in the above listed address as his/her principal residence, or
2. The applicant is not current in payment of the Neighborhood Enterprise Zone Tax, or
3. Ten (10) years has elapsed from the time of the issuance of the certificate.

BE IT FURTHER RESOLVED, that 829 West Vine Street (parcel number 06-21-259-106 and 06-71-017-002 for Jade Sarver) is awarded a transfer of the previously-approved Certificate of Neighborhood Enterprise Zone for seven (7) years (2019 to 2025), allowing her to pay the reduced "Neighborhood Enterprise Zone Tax" until such time as:

1. The applicant no longer lives in the above listed address as her principal residence, or
2. The applicant is not current in payment of the Neighborhood Enterprise Zone Tax, or
3. Seven (7) years has elapsed from the time of the transfer of the certificate.

The above resolution was offered by Commissioner _____ and supported by Commissioner _____/

AYES, Commissioners:

NAYS, Commissioners:

ABSTAIN, Commissioners:

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on _____, 2018. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by said Act.

Scott A. Borling, City Clerk



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Rebekah Kik, Community Planning and Economic Development Director

PREPARED BY: Marcy Dix, Grants Finance Officer

DATE: 11/5/2018

SUBJECT: Approval of the rehiring of recent City of Kalamazoo retiree, James Graham

RECOMMENDATION

It is recommended that the City Commission approve the rehiring of recent City of Kalamazoo retiree, James Graham, to perform rental housing inspections while multiple inspectors are on leaves of absence, on a part-time and temporary basis for a period ending on or before March 8, 2019.

BACKGROUND

Community Planning and Economic Development (CPED) employs five full-time housing inspectors for its rental housing inspection program. One inspector has been on leave since October 19 and is not expected to return until at least February 2019. Another inspector will be on leave from December 28 until February 2019, leaving only three inspectors to handle an inspection schedule that is always busy. The department's three Code Compliance II inspectors can fill in for Housing Inspectors on a limited basis; however they are busy working on the anti-blight strategy and one is also filling in for the a vacant Code Compliance I position that is currently in the process of being filled. Once this position is filled, the Code Compliance II inspector will continue to assist in this area, training the new hire. In order to meet the current housing and code compliance workloads without imposing longer inspection wait times on landlords or falling behind on addressing blight and trash issues in the city, CPED would like to rehire a recent retiree on a temporary, part-time basis. James Graham retired from the city as a Housing Inspector in 2017. His experience with inspecting rental housing in the city makes him an appropriate choice to serve as a temporary worker in this skilled position.

Because he is currently receiving pension payments, he is limited to work 16 hours per week as a temporary inspector. If approved as a part-time employee, he would work from November 20, 2018, until the two inspectors return to full-time work, no later than March 1. He would earn \$23.89 per hour, the hourly rate he earned when he was previously employed by the city.

POLICY CONSIDERATIONS

City policies allow the rehire of retirees on a temporary basis, with City Commission approval. IRS guidelines will limit Mr. Graham to working no more than 16 hours per week.

COMMUNITY RESOURCES CONSULTED

No community resources were consulted. No engagement actions beyond requesting City Commission approval are needed for this request.

FISCAL IMPACT

The cost of the temporary employee is estimated to cost \$6,600. This is based on 16 hours per week times 16 weeks x 23.89/hour plus payroll taxes. This amount is available within CPED's 2018 budget and 2019 proposed budget.

ALTERNATIVES

The City Commission could choose not to approve the request and have CPED operate only with available full-time inspectors. This option is not recommended because it will cause inspections to be scheduled further out from landlord requests than usual and will delay progress on blight elimination work.



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: Bobby J. Hopewell, Mayor

PREPARED BY: Scott A. Borling, City Clerk

DATE: 11/28/2018

SUBJECT: Appointment and Reappointment to the Historic District Commission

RECOMMENDATION

It is requested that the City Commission approve the Mayor's appointment and reappointment to the Historic District Commission:

- the appointment of **Daniel Kastner** for a term expiring on January 1, 2022.
- the reappointment of **B.J. Shell** for a term expiring on January 1, 2022.

BACKGROUND

City ordinance establishes that the Mayor appoints and re-appoints members to the Historic District Commission (HDC). I have reviewed the Nomination Report for Daniel Kastner and have appointed him to the HDC. In addition, I have reappointed J.B. Shell to a second full term on the HDC. I am now requesting City Commission approval for this appointment reappointment as required by ordinance. The attached *Appointee Nomination Report* describes Mr. Kastner's qualifications.

COMMUNITY RESOURCES CONSULTED

None

FISCAL IMPACT

There is no fiscal impact directly associated with this appointment and reappointment.

ALTERNATIVES

The City Commission could approve the appointment and reappointment, not approve them, or postpone action to a date certain.

ATTACHMENTS:

Type	Description
□	Report HDC Nomination Report



Advisory Boards and Commissions Appointee Nomination Report

City of Kalamazoo

November 21, 2018

RECOMMENDATION

The Historic District Commission (HDC) recommends that the Mayor approve the appointment of **Daniel Kastner** to the Historic District Commission. This would be his first full term and would expire on January 1, 2022. The HDC also recommends that the mayor re-appoint B.J. Shell to a second and final term which would expire on January 1, 2022.

SPECIAL REQUIREMENTS FOR THE POSITION

This position requires no special skills or training beyond the ordinance requirement of “a clearly demonstrated interest in or knowledge of historic preservation.”

SELECTION PROCESS

Applicants Considered

The City Clerk had another active application for the Historic District Commission from Michael Hussar. Mr. Hussar contacted the coordinator on Tuesday November 20 and withdrew his application because he has bought a home outside the city limits and will no longer be eligible..

Interview Process and Final Recommendation

The Historic Preservation Commission reviewed the application of **Daniel Kastner** at their meeting on Tuesday, November 20, 2018 and interviewed her/him. The commission, after discussion at the meeting, voted unanimously to recommend his appointment.

NOMINEE QUALIFICATIONS

Dual Board Memberships

Daniel Kastner is not currently serving on any other city advisory boards.

Residency

Daniel Kastner lives at 904 South Rose in the Rose Place Historic District in the city of Kalamazoo in the Vine neighborhood.

Term Limits

This would be the first appointment to the HDC for the applicant. At the end of this term on January 1, 2022, he would be eligible for re-appointment for one more term.

Training, Experience, Education And Skills

Daniel Kastner is small business owner including Rocket Star Café, 1877 Mopeds, Indigan Mopeds, the Reality Factory Communal Workspace and Factory Coffee. All of his endeavors have been located in historic buildings.

Contribution To Diversity

Daniel Kastner is 35-44 and is of European-American descent.

NOMINATION RATIONALE

The Commission chose this candidate based on her/his past and present involvement with history, historic preservation and enthusiasm for preservation.

CITY CLERK'S CERTIFICATION

The nominee's qualifications regarding dual board memberships, residency, and term limits have been reviewed and verified by the City Clerk's Office.

Scott A. Borling, Deputy City Clerk



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: Scott A Borling, City Clerk

DATE: 11/30/2018

SUBJECT: New Year's Fest Fireworks Permit

RECOMMENDATION

It is recommended that the City Commission approve a request from New Year's Fest of Kalamazoo to publicly display fireworks from the Epic Center Parking Structure on Monday, December 31, 2018 at midnight as part of the annual New Year's Fest event.

BACKGROUND

Pursuant to state law, the New Year's Fest of Kalamazoo has applied for a permit to publicly display fireworks at the Epic Center Parking Structure. The Department of Public Safety has reviewed the request, and Fire Marshal Jim Williams has endorsed the application. The City's Building Authority, as the owner of the Epic Center Parking Ramp, has granted permission for the ramp to be used as the launch site. Finally, New Year's Fest of Kalamazoo has provided the required proof of insurance from the pyrotechnic operator.

COMMUNITY RESOURCES CONSULTED

Outside community input was not required. Public Safety reports previous events at this location have not generated complaints.

FISCAL IMPACT

There is no budgetary impact.

ALTERNATIVES

The City Commission could deny the request based upon the location, size of display, or previous complaints concerning excessive noise. However, location and excessive noise have not been problems at this event in the past



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: James J. Baker, PE Public Services Director and City Engineer

PREPARED BY: Ryan S. Stoughton, Asst. City Engineer - Wastewater

DATE: 10/23/2018

SUBJECT: Contract approval for L.D. Docsa for the construction for the Kalamazoo Water Reclamation Plant's (KWRP) Contract 74 Project Bid Ref# 955-10-147.0

RECOMMENDATION

It is recommended that the City Commission approve a three year Contract and subsequent Purchase Order with L.D. Docsa for the construction for the Kalamazoo Water Reclamation Plant's (KWRP) Contract 74 Project in the amount of \$14,919,200.00.

BACKGROUND

Contract 74 encompasses several process area improvements at the KWRP. Improvements include, odor control remediation at point source generation locations, replacement of a failed influent bar screen used to protect downstream pumping equipment from catastrophic damage, replacement of failing sludge dewatering and dewatered sludge cake conveyance equipment, and new protective coating of failed existing protective equipment coating in a pump gallery.

Odor control remediation is of concern at the KWRP not only for providing a safe working atmosphere for City staff, but also to be a good neighbor by minimizing publically offensive odors beyond the KWRP site that are generated by the KWRP.

Bar screening equipment protects downstream pumping and treatment assets from catastrophic damage caused by large debris within the wastewater stream. Replacement of an existing failed bar screen unit will help reduce the number of existing bar screen equipment bypasses during peak flow events, minimizing the risk of catastrophic failure of downstream assets.

Existing sludge dewatering and dewatered sludge cake conveyance equipment has reached its useful life and has begun to show its age by increased required maintenance costs and decreased performance. A previous sludge dewatering study concluded that Centrifuge technology provides the KWRP the greatest overall efficiency. Dewatered sludge cake conveyance will be replaced with enclosed conveyance equipment reducing the quantity of offensive odors emitted within the building allowing for the installation of smaller HVAC and odor remediation units in comparison to conveyance alternatives.

The decision was made to remove the Lab Renovation line item from this Contract and bid this work scope as an

independent Contract. This decision will provide the City and the Rate Payers the greatest value for our resources.

COMMUNITY RESOURCES CONSULTED

KWRP staff received input concerning odors at the Northside Ministerial Alliance and Northside Association for Community Development. Staff also maintain a call log and document odor complaints.

FISCAL IMPACT

Funding for the Construction phase of this Contract is available via 2018, 2019, 2020, and 2021 FY CIP Project Budgets.

Funding	
FY 2018 Budget.....	\$2,158,663.78
FY 2019 Budget.....	\$6,250,000.00
FY 2020 Budget.....	\$6,000,000.00
FY 2021 Budget.....	<u>\$1,500,000.00</u>
	\$15,908,663.78
Expenses	
Construction.....	\$14,919,200.00
Construction Services & Engineering.....	\$778,000.00
Contingency (1.5%).....	<u>\$211,463.78</u>
	\$15,908,663.78

ALTERNATIVES

This project could be delayed if recommended. Staff review did not identify other practical alternatives for this recommendation.

ATTACHMENTS:

	Type	Description
▣	Aerial Photo	Bid Results Summary

BID RESULTS SUMMARY

PROJECT: Water Reclamation Plant Improvements

- Contract 74

BIDDERS SOLICITED: 116

DATE: October 18, 2018

BIDDERS RESPONDED: 4

MBE/WBE BIDS SOLICITED: 16

MBE/WBE BIDDERS RESPONDED: 0

BID REFERENCE NO: 955-10-147.0

MBE/WBE AWARDED: No

ISSUE DATE: August 30, 2018

BID OPENING: October 12, 2018

APPROVAL REQUIRED: City Commission

FUNDED BY: City

<u>BIDDERS</u>	<u>AMOUNT BID</u>	<u>LOCATION</u>
L.D. Docsa Associates, Inc.	\$14,919,200.00*	Kalamazoo, MI
Grand River Construction, Inc.	\$15,190,700.00*	Hudsonville, MI
Triangle Associates, Inc.	\$15,316,035.00*	Grand Rapids, MI
Davis Construction	\$15,433,823.00*	Kentwood, MI

* Total Amount Bid is with reduction of Item 7.

Purchasing procedures have been followed and City Attorney has reviewed as to form.



Melissa Fuller
*Deputy Director of Mgmt Services/
Purchasing Agent*



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: Clyde J. Robinson, City Attorney

PREPARED BY: Laura J. Echtenaw, Legal Secretary

DATE: 11/14/2018

SUBJECT: City of Kalamazoo Water System Advisory Council Appointments

INFORMATIONAL ITEMS

RECOMMENDATION

It is requested and recommended that the City Commission consider the adoption of an ordinance creating a local Water System Advisory Council;
and approval of the appointment of the following individuals to the Council:

- the appointment of Sidney Ellis for a term expiring on December 31, 2020.
- the appointment of Vern Johnson for a term expiring on December 31, 2019.
- the appointment of Nancy Stoddard for a term expiring on December 31, 2020.
- the appointment of Thomas Wheat for a term expiring on December 31, 2021.

BACKGROUND

In June of this year the Michigan Department of Environmental Quality (DEQ) issued amendments to the lead and copper provisions of its administrative rules. Among the changes is a requirement for public water supply systems that serve a population of 50,000 or more to appoint a local water system advisory council to develop educational material and advise the City as the operator of the system. The City recently received notice from the DEQ that it must have a local water advisory council in place by December 11, 2018. Although there are no explicit sanctions for not meeting the deadline, it is conceivable that State money tied to assisting local communities with complying with the new lead and copper rules could be conditioned on whether an advisory board was timely in place.

The proposed ordinance creates a 7 member council and provides it with the authority required by the DEQ administrative rule. If adopted at the December 3, 2018 City Commission meeting, the ordinance will be given immediate effect so as to be in compliance. Additionally at the December 3, 2018 meeting prospective appointees to the Advisory Council will be presented for confirmation by the City Commission.

POLICY CONSIDERATIONS

IMAGINE KALAMAZOO 2025

Although this Council was not considered as part of the IK 2015 process, its creation and appointment of members is consistent with several established community goals, namely: Safe Community (water management

and delivery); Complete Neighborhoods (healthy environment); Strength through Diversity (engagement with community); Environmental Responsibility (water management) and Good Governance (community outreach).

COMMUNITY RESOURCES CONSULTED

None

FISCAL IMPACT

None

ALTERNATIVES

None, failure to create the Water Advisory Council would put the City out of compliance with a DEQ rule and might impact the ability of the City to receive lead and copper program assistance funds from the State.

ATTACHMENTS:

Type		Description
☐	Ordinances	Emergency Ordinance Creating a Water System Advisory Council
☐	Correspondence	DEQ Letter

CITY OF KALAMAZOO, MICHIGAN

ORDINANCE NO. _____

**AN EMERGENCY ORDINANCE PROVIDING FOR THE CREATION OF A WATER
SYSTEM ADVISORY COUNCIL SO AS TO COMPLY WITH MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY ADMINISTRATIVE RULE**

THE CITY OF KALAMAZOO ORDAINS:

Section 1. Sections 2-105 through 2-108 amending the Article VB of the Administration Code of the Kalamazoo City Code to create a Water System Advisory Council are added to read as follows:

“§2-105 Water System Advisory Council

As required by Michigan Department of Environmental Quality Administrative Rule R 325.10410, the City of Kalamazoo as the operator of a public water supply system that serves a population of 50,000 or more creates and establishes a Water System Advisory Council to serve in an advisory capacity to the Public Services Director.

§2-106 Council Membership

A. The Council shall consist of 7 members, nominated by the Public Services Director and appointed by the City Commission for staggered terms of 3 years, except the initial appointments which shall consist of 2 members whose terms ends December 31, 2019, 3 members whose terms end December 31, 2020, and 2 members whose terms ends December 31, 2021. Members are eligible to serve a maximum of two consecutive terms. Vacancies on the Council shall be filled for the remainder of an unexpired term in the same manner as the original appointment

B. To be eligible for appointment to the Council, an individual shall have a demonstrated interest in or knowledge about lead in drinking water and its effects. At least one member must be a local resident who is a customer of the Kalamazoo public water system and who does not formally represent the interests of any incorporated organization.

C. The Public Services Director or the designee thereof shall be an ex-officio nonvoting member of the Council.

§2-107 Meetings of the Council

A. All business that the Council may perform shall be conducted at a public meeting of the Council and held in compliance with the Michigan open meetings act, 1976 PA 267, MCL 15.261 *et seq.*

B. The first meeting of a Council shall be called by the Public Services Director. At the first meeting, the Council shall elect from its members a Chairperson and such other officers as it considers necessary or appropriate and adopt rules of procedure. After the first meeting, the Council shall meet at least once each calendar year. Meetings of the Council may be called by the Chairperson or the Public Services Director.

C. A majority of the members of the Council shall constitute a quorum for the conduct of business at a meeting. A majority of the members present and serving are required for official action of the Council.

D. A writing prepared, owned, used, in the possession of, or retained by the Council in the performance of an official function is subject to the Michigan freedom of information act, 1976 PA 442, MCL 15.231 *et seq.*

§2-108 Powers and Duties of the Council

A. The Council shall do the following:

(1) Develop plans for continuing public awareness about lead in drinking water, even when the action level is not exceeded.

(2) Review public awareness campaign materials provided by the statewide drinking water advisory council to ensure the needs and interests of the community, considering the economic and cultural diversity of its residents, are addressed.

(3) Advise and consult with the Public Services Director on the development of appropriate plans for remediation and public education to be implemented if a lead action level is exceeded.

(4) Advise and consult with the Public Services Director on efforts to replace private lead service lines at locations where the owner declined service line replacement.

(5) Assist in promoting transparency of all data and documents related to lead in drinking water within the water supply service area.

(6) Collaborate with local community groups to ensure that residents have the opportunity to be involved in efforts to educate the community about lead in drinking water.

B. The Council may independently seek advice, direction, and assistance from the Michigan Department of Environmental Quality or its authorized agent or representative or the statewide drinking water advisory council.

Section 2 Repealer.

All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are repealed.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date.

So as to comply with Michigan Department of Environmental Quality Administrative Rule R 325.10410, and pursuant to Section 13(a) of the City Charter, this ordinance shall take immediate effect from the date of its passage upon the affirmative vote of 5 City Commission members.

CERTIFICATE

The foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Kalamazoo at a regular meeting held on _____,

2018. Public notice was given and the meeting was conducted in full compliance with the Open Meetings Act, (PA 267,1976). Minutes of the meeting will be available as required by the Act, and the ordinance was duly recorded, posted and authenticated by the Mayor and City Clerk as required by the Charter of said City.

Bobby J. Hopewell, Mayor

Scott Borling, City Clerk

f:\ord**



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



C. HEIDI GRETHUR
DIRECTOR

November 5, 2018

Mr. James Ritsema
City of Kalamazoo
241 West South Street
Kalamazoo, Michigan 49007

WSSN: 03520
County: Kalamazoo
Supply: Kalamazoo

Dear Mr. Ritsema:

SUBJECT: Water System Advisory Council Requirements

This is a reminder that your water system is required to create a water system advisory council to advise and assist with the creation of materials and plans to educate your community about the dangers of lead in drinking water. This requirement is the result of recently enacted changes to the lead and copper provisions of the administrative rules promulgated under the Michigan Safe Drinking Water Act, 1976 PA 399, as amended (Act 399).

Per the administrative rules section 325.10410 (7), water supplies serving a population of 50,000 or more, and consecutive systems serving a population of 50,000 or more, shall create a water system advisory council. According to Michigan Department of Environmental Quality (MDEQ) records, your water supply meets these criteria. The purpose of these councils is to improve transparency in your community by developing materials and advising the water system on public awareness and education efforts. Councils must be established by **December 11, 2018** (180 days from the effective date of the rules). Please review the enclosed requirements of R 325.10410(7).

You can expect to receive additional guidance from the statewide Drinking Water Advisory Council in early 2019. In the meantime, please proceed with creating your council by December 11, 2018.

If you have any questions or concerns, please contact Ms. Ariel Zoldan, Environmental Quality Analyst, Technical Support Unit, Community Water Supply Section, Drinking Water and Municipal Assistance Division (DWMAD), at 517-599-5684; ZoldanA@michigan.gov; or Technical Support Unit, DWMAD, MDEQ, P.O. Box 30817, Lansing, Michigan 48909-8311

Sincerely,

Kris Philip, Supervisor
Technical Support Unit
Community Water Supply Section
Drinking Water and Municipal
Assistance Division

enclosure

cc/enc: Mr. Thomas Spitzner, Kalamazoo Public Service Department
Mr. John Paquin, City of Kalamazoo



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Christina Anderson

PREPARED BY: Katie Reilly

SUBJECT: Approval of the Imagine Eastside sub plan as an amendment to the Master Plan

RECOMMENDATION

It is recommended that the City Commission confirm the approval of the Master Plan amendment known as the 2018 Imagine Eastside Plan.

BACKGROUND

Imagine Eastside incorporates feedback received during past planning efforts including a 2008 East Main Corridor Plan and the more recent the Eastside Network (ENet) Quality of Life Plan. These efforts as well as feedback from Imagine Kalamazoo created the basis of the neighborhood plan. This planning effort was led by Kalamazoo Eastside Neighborhood Association (KENA) and ENet. ENet is a collaborative group of services providers, residents, and city staff that live or work on the Eastside.

Imagine Eastside works to serve any and all residents that identify as Eastsiders, even if they are outside of its technical boundary. This plan identifies key topics that residents brought forward including Housing, Community, Youth and Families, Food Access, Parks and Environment, Connectivity, and Commercial. Some of the top priorities identified in the plan include creating more affordable housing options and opportunities for home ownership, increasing responsible landlords, improving bus stops, creating opportunities for youth to have a meaningful and positive impact, and bringing people in neighborhood together.

To address the goals set forth in Imagine Eastside, the plan focuses on collaborative actions that neighborhood residents, the Neighborhood Association, the City, and other community partners can take. This was done to promote collective ownership as well as help move forward projects more quickly. Some of the actions in this plan include increasing awareness of renters' rights and participation in the registered rental program, updating zoning to allow for a mix of housing types while maintaining the existing neighborhood character, and supporting small developers throughout the development process.

POLICY CONSIDERATIONS

The Imagine Kalamazoo 2025 Master Plan calls for the creation of neighborhood plans through a collaborative effort between the Neighborhood, the City, and other stakeholders. City staff has worked closely with KENA, ENet, and residents to understand the neighborhood's vision and goals and to develop actions to achieve them. Imagine Eastside has goals and actions that align with the following Strategic Vision goals: Shared Prosperity,

Connected City, Inviting Public Places, Safe Community, Youth Development, Complete Neighborhoods, Strength through Diversity, Environmental Responsibility, and Economic Vitality.

COMMUNITY RESOURCES CONSULTED

Starting in February 2018, the neighborhood began engagement to complete the plan. The neighborhood held a community meeting March 15th, to confirm and clarify neighborhood goals. After residents provided feedback that another community meeting would not work the neighborhood switched tactics and popped-up at existing events from May to July to confirm what was heard. The pop-up style engagement allowed the neighborhood to reach a more diverse group of residents by leveraging different types of existing events including Movies in the Park, a volunteer park clean-up, and an ISAAC run-walk. Engagement opportunities were promoted through flyers, partners' assistance, and online using Imagine Kalamazoo's and Eastside Neighborhood Association's Facebook accounts.

The neighborhood plan was first presented to KENA's board for comments in June 12, after which drafts of the plan were made available at KENA's offices. The board gave comments on the final draft. The plan was presented to ENet June 21 for comments. On October 20, the completed plan was promoted and made available at the 2nd Annual Eastside Harvest Fest.

FISCAL IMPACT

ALTERNATIVES

The City Commission may decide not to approve the sub plan. However, because of the work the neighborhood and staff put into the creation of this plan, it is recommended that it be approved.

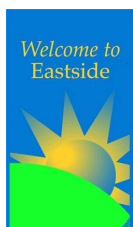
ATTACHMENTS:

	Type	Description
▣	Master Plan	Imagine Eastside Neighborhood Plan
▣	Resolution	Resolution



Imagine Eastside

Neighborhood Plan



KALAMAZOO EASTSIDE
NEIGHBORHOOD ASSOCIATION



THE CITY OF KALAMAZOO

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Acknowledgments

Many people throughout Kalamazoo gave time and expertise to the creation of this plan.

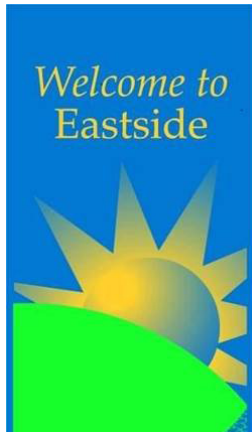
Eastside Network Coalition (ENet)

Established in 2011 the Eastside Network (ENet) is a coalition including residents, businesses, and organizations who meet monthly to work towards making the Eastside Neighborhood a great place to live, work and play.

- Andrew Worden, KENA Board
- Aminah Yahya, Eastwood Resident
- April Ouweelen, KENA Board
- Ben Brown, Eastside Resident
- Ben Chee, Kalamazoo Nature Center
- Ben Ulman, City of Kalamazoo, Public Safety
- Beverly McCall, KENA Board
- Carrie Drake, Building Blocks of Kalamazoo
- Charlie Robertson, Kalamazoo Valley Habitat for Humanity
- Christina Anderson, City of Kalamazoo, CPED
- Dianne Spruill, Eastside Resident
- Dorla Bonner, City of Kalamazoo, CPED
- Dwayne Powell, Jr., City of Kalamazoo, CPED
- Earl Moore, Eastside Resident
- Elena Mireles-Hill, Kalamazoo Community Foundation
- Erin Denay, Open Roads
- Francisco Lopez, Kalamazoo Land Bank
- Goretti Germain, Sister, Congregation of St. Joseph
- Hayward Babineaux, Byce & Associates
- IsaBela Robinson, Pre-K International
- Jeremy Hathcock, Eastwood Resident
- Jill Stephayn, Trenches Church
- Kathleen Kaiser, Sister, Congregation of St. Joseph
- Kelly Clarke, Kalamazoo Land Bank
- Kerria Randolph, Kalamazoo Public Library
- Lorie Grant, Eastside Resident
- Leona Gould-McElhone, Kalamazoo Childrens Chorus
- Lola Amos, Prevention Works
- Margie Magallon, Eastside Resident
- Margot Eder, Sister, Congregation of St. Joseph
- Mary Armitage, Prince of Peace Lutheran, & KENA volunteer
- Matt Lager, Kalamazoo Neighborhood Housing Services
- Meredith Timpson, Eastside Resident
- Michael Watson, Building Blocks of Kalamazoo
- Mike DeWaele, Peace House
- Mike Seals, KENA Board
- Patricia Taylor, Kalamazoo Eastside Neighborhood Association (KENA)
- Patrick Hall, Deacon, KENA Board & St. Mary's Catholic Church
- Patrick McVerry, City of Kalamazoo, Parks & Recreation
- Pete Eldridge, City of Kalamazoo, CPED
- Rebecca "Eddie" DeGraw, Building Blocks of Kalamazoo
- Rebekah Kik, City of Kalamazoo, CPED
- Sam Haywood, KENA Board
- Sam Lealofi, Kalamazoo Center for Youth and Community
- Shawntel Lindsey, New Village Park
- Sylvia Denning, Kalamazoo Valley Habitat for Humanity
- Maggie Bodley, Eastside Resident

Kalamazoo Eastside Neighborhood Association (KENA) Board

- Michael Seals, President
- Pat Hall, Secretary
- Beverly McCall
- Brenda Hughes, Treasurer
- Andrew Worden
- Jennette Tarver
- Sam Haywood
- April Ouweleen
- James Jackson



Eastside Residents

Thank you to all of the residents who helped inform this plan.

City of Kalamazoo

- Kathleen Reilly, Neighborhood Activator
- Amanda Cockroft, Neighborhood Projects Coordinator, LISC AmeriCorps Member



Introduction

During the Imagine Kalamazoo 2025 (IK2025) planning process, neighborhood plans were identified as a need. Neighborhood plans allow the neighborhood to focus on their neighborhood vision and realize the community's Strategic Vision with small-scale or focused planning work. This resident driven process allows neighborhoods to take control of their future. The neighborhood planning process as laid out in the 2025 Master Plan does not have a required focus beyond aligning with the Strategic Vision and 2025 Master Plan goals. Through this process residents are encouraged to think about everything that impacts their daily wellbeing and futures. The resulting plans are comprehensive and leverage collaboration to achieve results..

East Main Street Corridor Plan

The East Main Corridor Plan was created in 2008 by Williams and Works. Due to the Recession this plan was never implemented. Many of the same issues addressed in that plan remain today. The recommendations from this plan heavily influenced the commercial goals set forth in the 2018 Neighborhood Plan.

Quality of Life Plan

The Quality of Life Plan was created by E-Net. The purpose of this plan was to "create a blueprint that will improve the quality of life in the neighborhood." It covers everything from building a stronger sense of community to business development. Many of the goals from this plan were carried forward to the Neighborhood Plan.



The Eastside Neighborhood began its planning process by recognizing past planning efforts. East Main Street Corridor Plan (2008) which has a focus on the main commercial corridor in the neighborhood and the ENet Quality of Life Plan (2014) which focused on community building, youth and housing. Upon reviewing these plans, it was determined that many of the goals and actions in them were still relevant. This combined with Eastside Neighborhood IK2025 input provided a clear starting point for neighborhood discussions.

To confirm that what was heard during past planning efforts ENET and KENA held a community meeting. Nearly 40 residents attended, providing some new ideas, confirming priorities, and learning more about some of the efforts happening in the area. That information was used to draft goals and actions to work toward the Eastside that residents envisioned. From June through August the goals and draft

plan were made available for the community review and comment online, at KENA, and during popup engagement. This effort has resulted in the Imagine Eastside Plan.

Eastside Resident on the Imagine Eastside: E-Net Quarterly Resident Meeting

"I had a wonderful time... meeting new people...seeing old friends...learning new ideas...great food...getting an opportunity to share ideas about our neighborhood..."



Strategic Vision Alignment



Imagine Kalamazoo Strategic Vision Alignment

Strategic Vision Goal	Shared Prosperity	Connected City	Inviting Public Places	Environmental Responsibility	Safe Community	Youth Development	Complete Neighborhoods	Strength Through Diversity	Economic Vitality	Good Governance
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Imagine Eastside Neighborhood Plan Goals

Housing

Create Opportunity for More Affordable Homeownership and More Affordable Housing Options in General							•			
Address Needs in Housing Maintenance and Upgrades				•			•			
Increase Responsible Landlords	•				•		•			

Connectivity

Create or Install Safe and Accessible Infrastructure (sidewalks, crosswalks, curb ramps)		•	•		•		•			
Improve Lighting through the Neighborhood		•	•		•		•			
Implement Traffic Calming Treatments On Main Corridors And Slow Traffic On Neighborhood Streets		•	•		•		•			
Improve Bus Stops (Signage, shelters, lighting, benches, etc.)		•	•				•			

Community

Bring People Together in the Neighborhood (block projects, community events)	•		•					•		
Identify and Celebrate Resident Skills							•	•		
Create and Install Public Art			•				•	•		
Develop Volunteer Capacity and Mentality in the Neighborhood								•		
Build Sense of Community (Neighborhood Branding and Signs)			•				•		•	



Strategic Vision Goal	Shared Prosperity	Connected City	Inviting Public Places	Environmental Responsibility	Safe Community	Youth Development	Complete Neighborhoods	Strength Through Diversity	Economic Vitality	Good Governance
Youth & Families										
Improve After School Opportunities	●					●				
Keep Kids in School and Remove Barriers to Participation	●					●				
Increase Literacy and Encourage Parent as First Teacher	●					●				
Create Opportunity for Youth to Have a Meaningful and Positive Impact on Eastside	●					●				
Create Accessible Job Training Opportunities	●					●			●	
Food Access										
Increase Amount of Edible Planting (trees, gardens, etc.) and Support Existing Community Gardens				●			●			
Support, Promote, and Advocate for Programs that Increase Access and Affordability of Healthy Foods in the Neighborhood (Double Up Food Bucks, Fresh Food in Corner Stores, CSAs, Food Pantries, etc.)	●						●			
Develop Partnerships to that Increase Healthy Eating and Cooking Knowledge and Access (KVCC, PFC, etc.)	●						●			
Parks & Environment										
Increase Greenspace, Tree Canopy, and Address Other Environmental Issues (Increase the sustainability and environmental friendliness of neighborhood)				●						
Enhance and Connect Neighborhood Parks and Trails		●	●							
Commercial										
Redevelop commercial corridors (E. Main, Riverview)							●		●	
Increase Access to Financial, and Financial Education Resources								●	●	
Increase Business Engagement							●		●	

Housing

VISION: Eastside is a neighborhood that provides multiple housing options for all residents and prioritizes accessibility and affordability.

1

Create More Affordable Housing Options and Opportunity for Homeownership

Residents have noted that Eastside housing stock is single family homes that are full of character and at least half of it is 80 years old. Residents want more affordable housing in the neighborhood and a greater variety of options. It is important to the neighborhood that the existing character be preserved while housing efforts move forward.

2

Address Community Needs in Housing Maintenance and Upgrades

Supporting ADA improvements, remediation efforts, and green upgrades to homes will help create housing that is both more affordable (from things like decreasing energy and water bills) and that meets the needs of residents. Supporting everyday maintenance such as lawn upkeep and minor repairs will help homeowners avoid needing more support later on.

3

Increase Responsible Landlords

Nearly half of Eastside residents rent. Residents expressed and prioritized a need for better landlords and safer housing conditions for renters.

HAPPENING NOW

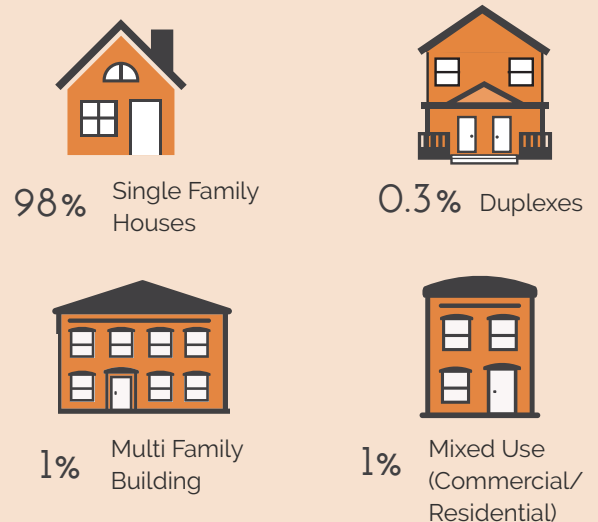
Some work toward these goals is already happening with the Kalamazoo County Land Bank's small home project on Phelps. The project will re-establish lost housing stock and include high quality natural elements and art.

Existing Eastside Character

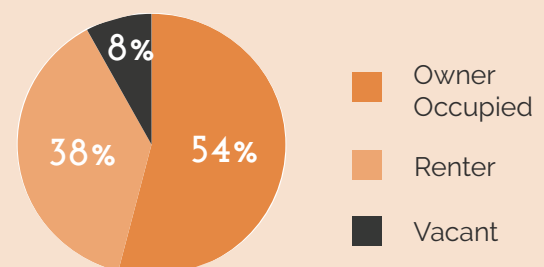


These houses show some of the existing character of the neighborhood. Throughout engagement residents emphasized the importance of preserving the character of the neighborhood while creating more housing and ownership options.

Eastside Housing By the Numbers



Source: Complete Neighborhoods Research, Kalamazoo College Student Group



Source: ACS 2016 Survey

Housing Goals & Actions



ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Create More Affordable Housing Options and Opportunity for Homeownership				PRIORITY GOAL	★
Allow For Multiple Housing Types And Different Scales	Show support at Commission meetings for new zonings as they come up		Update Zoning Ordinance to allow a mix of housing types that meet the needs of Eastside residents while maintaining the existing character.	2018-2019	\$
Build More Housing That Can Be Acquired At Affordable Rates	- Support small scale, local developers to fill in gaps with "missing middle" housing types - Identify and support resident developers, attend trainings - Show support at Commission meetings for new projects as they come up	- Build housing –Habitat, KCLBA - Select and acquire sites - Create design that matches neighborhood need and character - Hire builders (preferably local)	- Support developments - Assist in site selection and acquisition - Help project navigate City review process - Provide trainings for residents to learn how to do small scale development - Consider incentives for development that meets a stated need in Eastside	Ongoing	\$\$\$
Create Or Expand Home Buying Programs	Increase knowledge of and participation in existing programs though outreach to neighbors	Increase knowledge of and participation in existing programs through increased marketing and outreach - KNHS, Habitat	Assist with outreach efforts	Ongoing	Staff Time
Prioritize rehabilitation of housing. Demolish And Remove Homes That Cannot Be Rehabilitated	Report any blighted buildings to KENA and the City	- Identify and demolish homes – Habitat, KCLBA, KENA - Identify homes that are inhabitable and cannot be rehabilitated - Hire contractor to demolish the property - Do something with the now vacant property. Could be a temporary use like a pocket park while funding is secured to do a permanent use.	- Identify and demolish homes - Identify homes that are inhabitable and cannot be rehabilitated - Hire contractor to demolish the property - Do something with the now vacant property. Could be a temporary use like a pocket park while funding is secured to do a permanent use.	Ongoing	\$\$\$

ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Address Community Needs in Housing Maintenance and Upgrades					
Create And/Or Expand Home Repair Programs For Critical Repairs And Remediating Environmental Hazards	Increase knowledge of and participation in existing programs though outreach to neighbors	- Increase knowledge of and participation in existing programs through marketing and outreach. - Expand existing home repair programming to meet demand – Habitat	Incorporate informational materials into City mailings and home inspections.	Short – spreading Long – Expanding programs information	\$\$
Create Homes That Are, Or Assist In Upgrading Existing Homes To ADA Compliance	When program is established, assist in outreach to neighbors	- Build homes – Habitat, KCLBA ◊ Select and acquire sites to build ADA accessible homes ◊ Create design that is accessible but also matches existing neighborhood character ◊ Build homes - preferably hiring local/neighborhood talent - Develop Program – Habitat ◊ Identify common needs (ramps, lower counters, etc.) ◊ Identify partners and funding sources ◊ Create process to participate and advertise to neighborhood	- Support developments ◊ Assist in site selection and acquisition ◊ Help project navigate City review process - Support Program ◊ Assist needs assessment ◊ Explore ways to support funding ◊ Assist in outreach to residents	Ongoing	\$\$\$
Create Home Improvement Trainings For Residents To Learn Home Owning And Maintenance Basics	Share any construction or skilled trades abilities with the neighborhood. Volunteer to lead or assist in a training	- Develop Trainings - ENET, CHW ◊ Identify most common maintenance needs that can be addressed DYI ◊ Identify partners (City, hardware stores, etc.) ◊ Identify funding ◊ Host trainings	Support training development ◊ Identify most common maintenance needs ◊ <i>Incorporate trainings into inspections?</i> ◊ Assist in identifying funding and staff ◊ Host trainings	Short Term	\$\$

ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Increase Responsible Landlords				PRIORITY GOAL	★
Ensure Properties Are Being Maintained	- Inform the City when properties appear to need an inspection - Increase knowledge of and participation in existing programs through outreach to neighbors	- Increase awareness of Registered Rental program through outreach to community - Explore a creating a program to support property repairs for responsible landlords - Explore options to help renters purchase and repair the homes they rent that become foreclosed or condemned	- Increase participation in the Registered Rental Program - Increase Awareness through marketing and outreach - Pilot a program that lifts up owners that keep their properties maintained. Including exploring a stepped decrease in inspection cost. - Host a listing of rentals and their status on City website - Explore a creating a program to support property repairs for responsible landlords - Explore options to help renters purchase and repair the homes they rent that become foreclosed or condemned	Mid – Long Term	
Educate Renters On Their Rights	Share information and resources with neighbors	Create education material that can be distributed to renters - ENET	Distribute informational material to renters during inspections and make available online	Short	\$

Goal & Action Tables Legend

★ Priority Goal

Goals with a star next to them were identified by the community as a top priority during the goal confirmation phase of engagement.

Costs

Costs follows the same breakdown as the master plan. Where possible, funding sources are listed.

\$ - Low Cost

\$\$ - Moderate Cost

\$\$\$ - Significant Project Cost

\$\$\$\$ - Significant Planning & Construction Cost

Timeline

Timeline is based on whether a project is in motion or planned, or not started. If it is in motion or planned a year for completion is listed (2019, 2020, etc.). If an action is new from this plan it may have Short, Mid, of Long instead of a date. If something is a project that doesn't necessarily have an end date it is listed as ongoing

Short - approximately between 0-2 years

Mid - approximately between 3-5 years

Long - approximately 5+ years

Connectivity

VISION: Eastside is a neighborhood that is easy to navigate at any time of day with infrastructure that is comfortable and safe to use.

1

Create or Install Safe and Accessible Infrastructure (sidewalks, crosswalks, curb ramps)

The ultimate goal is to have sidewalks that serve all of Eastside. Residents prioritized locations that are either amenities or the streets that are the easiest connections to the bus system and other parts of the City.

2

Improve Lighting throughout the Neighborhood

Improving lighting will increase the sense of safety in the neighborhood at night. Lighting leading to St. Mary's, East Main, and bus stops were the focus areas identified through engagement. In more residential areas smaller, pedestrian scale lights were something residents would like to explore further.

3

GOAL 3: Improve Bus Stops (Signage, shelters, lighting, benches, etc.)

Eastside has many access points to bus service. Installing shelters or benches, and signs that provide service information will make using the bus easier and more appealing for residents.

Eastside Sidewalk Conditions

The Fall of 2017 a class from Kalamazoo College analyzed neighborhood completeness as defined by IK2025 in Eastside. They found that

- 85% of Eastside is covered by sidewalks
- 31% of existing sidewalks are damaged or difficult to pass over

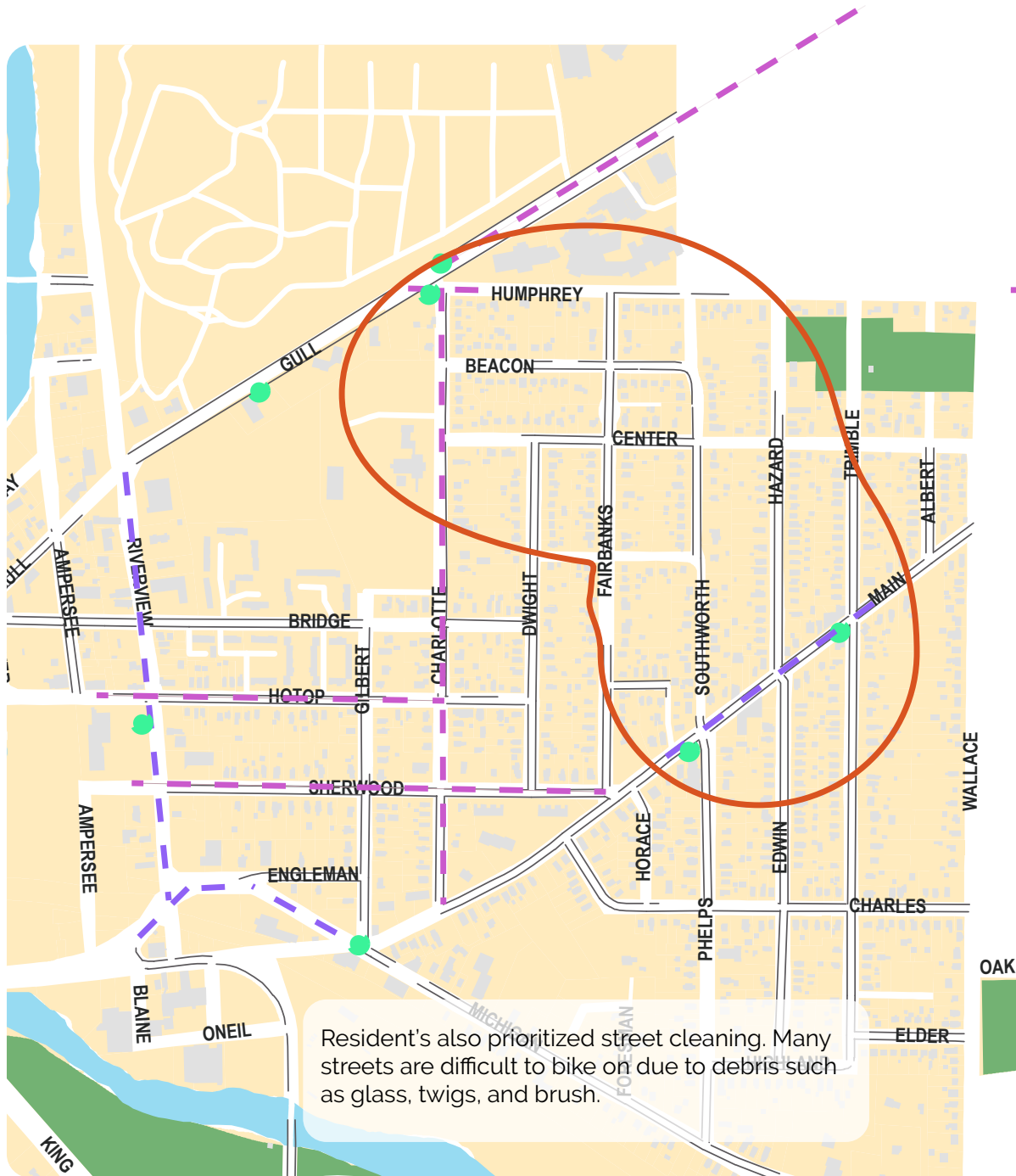
4

Implement Streetscaping/ Complete Street Treatments on Main Corridors and Slow Traffic on Neighborhood Streets

Eastside would like to invest in the commercial corridors to make them safer, more welcoming, and appealing. By implementing traffic calming and bike infrastructure along E. Main, Riverview, and the southeast corner of the neighborhood the commercial corridors will be improved. It will also be easier for residents to access downtown and other parts of the City when using non-motorized transportation.

HAPPENING NOW

Metro is currently working on a study of bus stops. This study should be complete fall of 2018 and will inform signage, stop location, and shelter location.



LEGEND

-  Key area that residents would like to see investment in, especially lighting and sidewalk repair and installation
-  Streets where residents prioritized safer crossings, traffic calming, and/or bike infrastructure when possible
-  Bus stops where residents would like to have seating, lighting, informational signage, and when possible shelters
-  Existing sidewalks in Eastside
-  Streets where residents would like to see streetscaping

Connectivity Goals & Actions



ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Create or Install Safe and Accessible Infrastructure (sidewalks, crosswalks, curb ramps)					
Install Bike Infrastructure On E. Main, Charlotte, Sherwood, And Michigan			Install bike lanes and other bike infrastructure	Short	\$
Update or Install New Sidewalks To Meet ADA Compliance Prioritizing Areas around St. Mary's and E Main Commercial Node	Ensure homeowners are willing to accept responsibility of sidewalk maintenance outside of their properties		Invest in sidewalks prioritizing areas around St. Mary's and E. Main Commercial Node	Mid	\$\$
Improve Nonmotorized Crossings on Gull Road and Riverview at Key Locations Including Borgess Hospital		Create signed bike route to singalized crossing at Gull Road in partnership with Township	• Install appropriate crossing infrastructure at identified areas. • Make a clear route for safely crossing Gull. • Advocate for safe non-motorized crossings on state trunklines	Long Term	\$\$
Improve Lighting Throughout The Neighborhood					
Improve Street Lighting Prioritizing Areas Around St. Mary's, E. Main Commercial Corridor, and Northeast area of neighborhood.			Install, repair, or improve street lighting with priority to a .25 mile area around St. Mary's and the E. Main Node	Mid	\$\$
Install Pedestrian Scale Lighting In Front Yards	Leave porch lights on at night	• Develop program that assists residents in yard or porch light installation (solar or electric) – BB through block action groups • Start Campaign to leave on porch lights at houses that have them – BB		Ongoing	\$\$

ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Improve Bus Stops (Signage, Shelters, Lighting, Benches, Etc.)				PRIORITY GOAL	★
Install Signs At Bus Stops That Provide Schedule And Route Information	Attend Metro meetings to provide information on sign design	Design and install Signs - Metro	Help coordinate engagement and continue to support bus stop improvement projects	Short	\$
Improve Bus Stops With Benches And Shelters	Volunteer to help build and install benches at bus stops	Organize effort to build benches for neighborhood bus stops - KENA Install Shelters and support bench installation efforts - Metro	• Help coordinate and continue to support bus stop improvement projects	Mid	\$/\$\$
Implement Traffic Calming Treatments On Main Corridors And Slow Traffic On Neighborhood Streets					
Install Traffic Calming Measures on neighborhood streets prioritizing Sherwood, Charlotte, Hotop, And Dwight	Volunteer to help install interim traffic calming measures on identified streets	Install interim traffic calming (tactical urbanism) with safety approval from City- ENET	Formalize the review and installation of traffic calming infrastructure on neighborhood streets	Short term	\$-\$\$
Install Elements That Help Slow Traffic And Place-Make On Riverview And The E. Main Node	Volunteer to help plant any streetscaping that may be installed		Design and install pedestrian friendly infrastructure in identified areas	Long	\$\$\$

Community

VISION: Eastside has strong social capital in the neighborhood and all "Residents say I am a proud Eastsider". (Quality of Life Plan)

1

Bring People Together in the Neighborhood (block projects, community events)

Community events and projects will help Eastside residents stay engaged while sharing their talents and skills with the neighborhood. This will help bring neighbors together to build the cohesion, connections, and resilience of the neighborhood.

2

Identify and Celebrate Resident Skills

Eastside residents have many skills. Through lifting up those skills neighbors may be able to learn something new, hire neighbors, and create implement projects that will improve the neighborhood.

3

Develop Volunteer Capacity and Mentality in the Neighborhood

In order to enact this plan, community leaders are going to need help from residents. Cultivating volunteerism will not only help put this plan into action, it will also help residents build stronger connections with their neighbors.

4

Create and Install Public Art

Public art can help define a neighborhood. It can also help residents express themselves, their culture and heritage, and pride in their neighborhood. Residents can inform and help install public art, building a sense of place and community.

5

Build Sense of Community (Neighborhood Branding and Signs)

Similar to public art, neighborhood branding and signage helps define the neighborhood. Branding can express the history, the future, and highlight the people of the neighborhood. Residents can help inform branding, helping to further build a sense of belonging and community.

HAPPENING NOW

Since discovering residents from Burke Acres do not at times feel that Eastside events are for them, ENET has made a concerted effort to include them. An example being a carpool that was made available to get to the March ENET Imagine Eastside Community Meeting.



2018 Summer Spruce Up, Sherwood Park

Community Goals & Actions



ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Bring People Together in the Neighborhood (block projects, community events)					PRIORITY GOAL ★
Initiate 3-4 Block Work Projects That Meet The Needs Of The Residents	Volunteer for block projects	- Organize and manage project process – Building Blocks - Support Building Blocks as needed – KENA, KNHS	Assist with volunteers and other project support such as refuse collection	Short	\$
Define and Establish 2-3 Common Meeting Places	- Identify places and venues - Encourage/use existing places	Determine the type of meeting place and amenities needed. Develop the spaces – Habitat, St. Mary's, KENA	- Create list of existing places - Help identify potential locations	Mid	\$\$
Ensure Information On Community Events Is Welcoming And Reaching All Residents On The East Side Of Kalamazoo Including Burke Acres And Eastwood	Help spread event and program information to neighbors	- Establish strong communication networks in surrounding communities – KENA & ENET - Create materials that make events feel open to all eastsiders – KENA, ENET - Provide transportation to events when needed – KENA, New Village, ENET	Help disseminate event information	2018	\$
Identify and Celebrate Resident Skills					
Host A Skill Building Fair For All Residents	Volunteer to help at event, have a booth showcasing a skill, or help with outreach to neighbors	- Organize and host Fair – Habitat - Assist in event planning and help advertise – ENET, KENA	Assist with outreach	Mid	\$
Residents Identify And Create Projects And Social Events	Volunteer to identify and implement projects or events	Create program to facilitate project identification and management – Habitat, ENET, KENA, BB		Mid	\$\$
Host Annual Celebration to Recognize Resident Projects and Contributions	Nominate neighbors or projects that have had a positive impact on the neighborhood	Organize and Host event - ENET	Assist with outreach	Mid	\$

ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Develop Volunteer Capacity and Mentality in the Neighborhood					
Develop Training and Leadership Mentoring Program	Sign-up for training if interested in taking on leadership role in Eastside	Develop and manage program - BB, ENET, KENA	Support program development and participant identification	Mid	\$
Create and Install Public Art					
Install Murals Along E. Main	Volunteer to help install murals	Identify walls that can be painted, get property owner approval when needed, acquire materials and artist – Habitat, KCLBA, KENA	Assist with location identification and advertising events	First mural - 2018	\$
		Help organize residents and advertise events around murals - ENET			
Use Rail Viaduct As An Opportunity For Public Art Installation	Volunteer to help clean and install art	- Work with Rail companies and MDOT to get appropriate permissions and make needed agreements - Acquire materials and artist-ENET	Help identify contacts and move process as needed	Long	\$\$
Install Free Little Libraries	Volunteer to host a little library on your property, help construct the libraries, and/or donate books to neighborhood little libraries	Acquire materials, organize residents to build and install libraries - ENET, BB		Ongoing	\$
Build Sense of Community (Neighborhood Branding and Signs)					
Install Entry signs	Provide feedback on sign design and materials	Design, acquire, and install entry signs at E. Main, Riverview, and Gull Rd. - ENET	Guide project through City review and required permitting process	Mid	\$\$
Install neighborhood branded signage.	Place yard signs in yards	- Determine if the KENA logo is the logo for the Neighborhood as a whole – KENA, ENET - If Not – Design logo and slogan and acquire banners – ENET		Mid	\$

Youth & Families

VISION: Eastside is a neighborhood that invest in youth and works to ensure youth are set-up to have a bright future.

1

Improve After School Opportunities

To help set up kids for future success, Eastside wants to ensure they are engaged and cared for at all times. Out of school activities will help give kids something to do, build their knowledge and skills, and prepare them for adulthood.

2

Keep Kids in School and Remove Barriers to Participation

In most cases, in order for kids to be set-up for future success they need to attain a GED. Ensuring that barriers to school participation are addressed such as alternatives to detention will help ensure more Eastside youth make it to a GED.

3

Increase Literacy and Encourage Parent as First Teacher

Being able to read opens many doors for individuals. Supporting student and parent literacy will help ensure the families in Eastside can thrive.

4

Create Opportunity for Youth to Have a Meaningful and Positive Impact on Eastside

Having a meaningful opportunity helps youth learn responsibility and provides a sense of belonging and place.

HAPPENING NOW

Peace House has created a Youth Council for their organization. The Youth Council influences decisions of the organization.

5

Create Accessible Job Training Opportunities

Trainings for youth and adults will increase the opportunities available to them. The more opportunities that are accessible, that many more families have a chance to find work.

All Things Possible

City program that takes kids on college visits, exposes them to different careers, and other day trips. Done in Partnership with Prevention Works, KVCC, Wet Paint and Palette, Lighting Kicks, KAMSC, Rhythm Expressions, Kimberlite Books, Bangtown Productions, YWCA, Strengths Finder, and Radically Me Literacy

Youth & Families Goals & Actions



ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Improve After School Opportunities					
Inventory Existing Youth Programs		Coordinate with KYDNet to get this information – ENET, KYDNET		Short	No
Expand Capacity of After school Programs	Provide feedback on the best way to communicate opportunities with families in Eastside	Determine where capacity is needed (advertisement, travel, personnel, etc.) and work to fill those needs – Peace House, Eastside Youth Strong, ENET	Whenever possible provide support to programs in outreach and travel	Mid	\$\$
Promote or Market Opportunities for Youth	Join network and encourage neighbors to join	Develop a communication network and way to connect families to opportunities – ENET		Short	\$
Create A System to Refer Youth to the Best Match		Coordinate with KYDNet to develop system (an online platform, internal referral program, and staff in person) – Eastside Youth Strong, Peace House, ENET	Assist in system development and ensure City youth programs are included in platform	Long	\$\$\$
Keep Kids in School and Remove Barriers to Participation					
Understand Barriers Kids Face When attending School	Encourage youth to participate and provide feedback on barriers	Survey Students and Hold Focus Group to Understand What Might Keep Them From School – ENET, KENA		Mid	\$
Create and Advocate for School Meditation Program In Elementary Schools		Develop program and Pilot – Gryphon Place, Northeastern Elementary Help Advocate for Program – ?		Ongoing	\$\$
Increase Literacy and Encourage Parent as First Teacher					
Develop Literacy Events in Eastside	Participate in events	Develop and Host Events – ENET, Kalamazoo Literacy Council, Peace House, KENA		Short term	\$

ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Create Opportunity for Youth to Have a Meaningful and Positive Impact on Eastside					PRIORITY GOAL ★
Create Eastside Youth Center		Determine Feasibility – KENA, ENET		Long	\$
Create Special Youth Seats On Boards of Organizations That Serve Eastside	Help identify and encourage youth to take leadership roles in the community	Create the seats/ roles – ENET		Short	
Create Accessible Job Training Opportunities					
Create or Expand Programs Teaching Soft Skills (typing, timeliness, ethics, personal finances)	Participate in trainings, volunteer to lead trainings	Develop programs – KENA	Support Program Development and Implementation Where Possible	Mid	\$\$
Develop Youth Skills Development Course and Paid Internship with Different Careers	Help outreach to neighbors and encourage youth to participate in program	Create Partnerships and Develop Program – KENA, ENET	Disseminate Information about existing City programs, ensure programs are accessible to all	Short	\$
Create Shuttle Or Connection to Existing Trainings for Adults	Volunteer to drive a carpool to events	Determine Feasibility of Shuttle Using ENET member Vans or car pooling	Determine Feasibility of a Shuttle Program through partnership with Metro	Long	\$\$\$

Food Access

VISION: Eastside is a healthy, active community where residents have easy, affordable access to fresh foods.

1

Increase Amount of Edible Planting (trees, gardens, etc.) and Support Existing Community Gardens

Eastside already has a few community gardens. Supporting those that exist and helping residents to create more will help increase the accessibility of fresh food to residents. It will be important to determine maintenance of the gardens.

2

Support, Promote, and Advocate for Programs that Increase Access and Affordability of Healthy Foods in the Neighborhood (Double Up Food Bucks, Fresh Food in Corner Stores, CSAs, Food Pantries, etc.)

From advocating for fresh food in corner stores, to promoting double up food bucks and supporting food banks, there are a number of ways Eastside can work on getting year round access to affordable healthy food..

3

Develop Partnerships to that Increase Healthy Eating and Cooking Knowledge and Access (KVCC, PFC, etc.)

Along with access to fresh healthy foods, understanding nutrition, ways to cook and ways to preserve food will help make healthy eating more approachable and accessible to all.

2018 Food Access in Eastside



COMMUNITY GARDEN



FOOD PANTRY



GROCERY



EASTSIDE NEIGHBORHOOD BOUNDARY

Food Access Goals & Actions



ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Increase Amount of Edible Planting (trees, gardens, etc.) and Support Existing Community Gardens					
Plant fruit trees	Volunteer to help plant and maintain trees	Plant trees on organization property – KENA, St. Mary's	Review Parks for installation of Fruit Trees	Mid	\$\$
Support Existing Gardens	Volunteer at local gardens to help with maintenance or management	Survey Existing Community Gardens, Understand needs and how to support them - ENET		Short	No
Establish Urban Farm		Work with KVCC to Understand Best Place to site the Farm, Maintenance, Long Term Sustainability – ENET, KVCC	Assist with Land Acquisition	Mid	\$\$\$
Provide indoor vegetable growing kits.	Use kit to grow food indoors	Develop kits and distribute to residents – Common Ground, BB, KENA		Short	\$
Support, Promote, and Advocate for Programs that Increase Access and Affordability of Healthy Foods in the Neighborhood (Double Up Food Bucks, Fresh Food in Corner Stores, CSAs, Food Pantries, etc.)					
Support and Promote Existing Food Pantries	Volunteer to drive carpool, donate food stuffs to the food pantries	Help Advertise, create carpool, and organize donations – ENET		Short	\$
Support the Establishment and Promotion of Double Up Food Bucks Program at Local Grocery Stores	Advocate with grocers to establish the program, help inform neighbors of the program	Work with grocers to establish program, advertise program - ENET	Help get the word out about the program	Short	\$
Explore The Possibility of a Mobile Fresh Food Truck or Delivered CSA		Work with People's Food Co-op to determine feasibility and identify potential farmers - ENET		Mid	\$\$
Advocate and Promote Fresh Food Options In Corner Stores	Advocate with store owners for fresh food in their stores	Work with Store Owners, and People's Food Co-op to get fresh food in their stores - ENET		Mid	\$\$
Develop Partnerships to that Increase Healthy Eating and Cooking Knowledge and Access (KVCC, PFC, etc.)					
Bring Nutrition, Cooking, and Preserving Classes to Eastside	Participate in classes	Work with KVCC to bring courses to KENA – ENET, KENA, KVCC		Short term	\$

Parks & Environment

VISION: Eastside is a neighborhood that is resilient to weather events and easy access to parks that serve all residents.

1

Increase Greenspace, Tree Canopy, and Address Other Environmental Issues (Increase the sustainability and environmental friendliness of neighborhood)

During rain events the streets behind the County building flood. Installing green stormwater infrastructure will help address this recurring issue and increase the safety and health of residents. Expanding tree canopy and green spaces can also have positive impacts on the health of residents

2

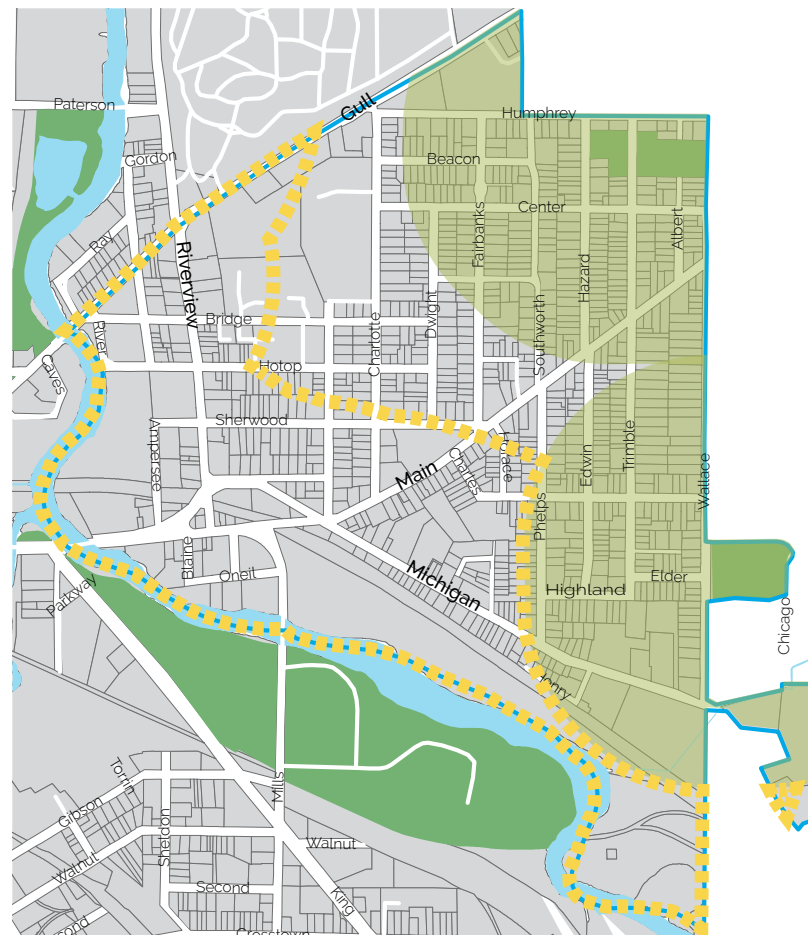
Enhance and Connect Neighborhood Parks and Trails

There is a large portion of the neighborhood that is within walking distance to parks. The western portion of the neighborhood's access to the parks within walking distance is hindered by barriers including crossing heavy traffic and passing under the train overpass. Access to parks for Eastside residents can be greatly increased by addressing these barriers and creating more connections.

HAPPENING NOW

Rockwell Park is getting new equipment the summer of 2018

2018 Eastside Park Access



1/4 Mile Walking Distance to Parks in Neighborhood



1/4 Mile Walking Distance to Parks Outside of Neighborhood



Eastside Neighborhood Boundary

Parks & Environment Goals & Actions



ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Increase Greenspace, Tree Canopy, and Address Other Environmental Issues (Increase the sustainability and environmental friendliness of neighborhood)					
Install Green Stormwater Infrastructure Along Riverview, Michigan, And Humphrey	- Attend trainings and disconnect down spouts - Plant native species that absorb a lot of water in yards	- Provide trainings and materials on how to disconnect down spouts and install rain barrels – ENET - Increase the amount of permeable surface in areas that flood frequently – ENET	- Install green stormwater infrastructure along Riverview - Increase the amount of permeable surface in areas that flood frequently - Plant trees that are highly absorbent in the Right of Way where possible	Long	\$\$\$
Install Micro-Gardens Throughout The Neighborhood	- Install a micro-graden in your yard - Encourage and help your neighbors install micro-gardens	Provide materials and organize effort to plant gardens – ENET		Mid	\$\$
Enhance and Connect Neighborhood Parks and Trails					
Improve Rockwell Park	Volunteer for efforts to clean-up and improve parks	Install bike rack and benches – ENET	- Repair and Repaint, and upgrade bathrooms, parking and lighting - Repair Tennis Court and Basketball court	Mid	\$\$
Create safer and clearer connections to trails and parks so residents are with in 1/4 mile distance of a park or greenspace	Volunteer for efforts to clean-up and improve parks	Install welcome and directional signs at park and trail entrances – ENET	- Assist with locating and installing signs - Create safer non-motorized connections from Eastside to nearby parks	Mid	\$\$

Commercial

VISION: Eastside is served by two vibrant and welcoming commercial corridors that support local businesses while meeting the needs of residents.

1

Redevelop commercial corridors (E. Main, Riverview)

Rehabilitating existing storefronts and filling in gaps on the corridor with new development will help make the corridors more appealing to business owners and shoppers alike. To ensure the development that occurs is aligned with resident's vision zoning will need to promote walkable development.

2

Increase Access to Financial and Financial Education Resources

Investing in the commercial corridor is going to take a lot of capital, both for infrastructure and business improvements. Along with access to capital, building knowledge of tools available, how to use them, and how to apply will help business owners leverage investment better.

3

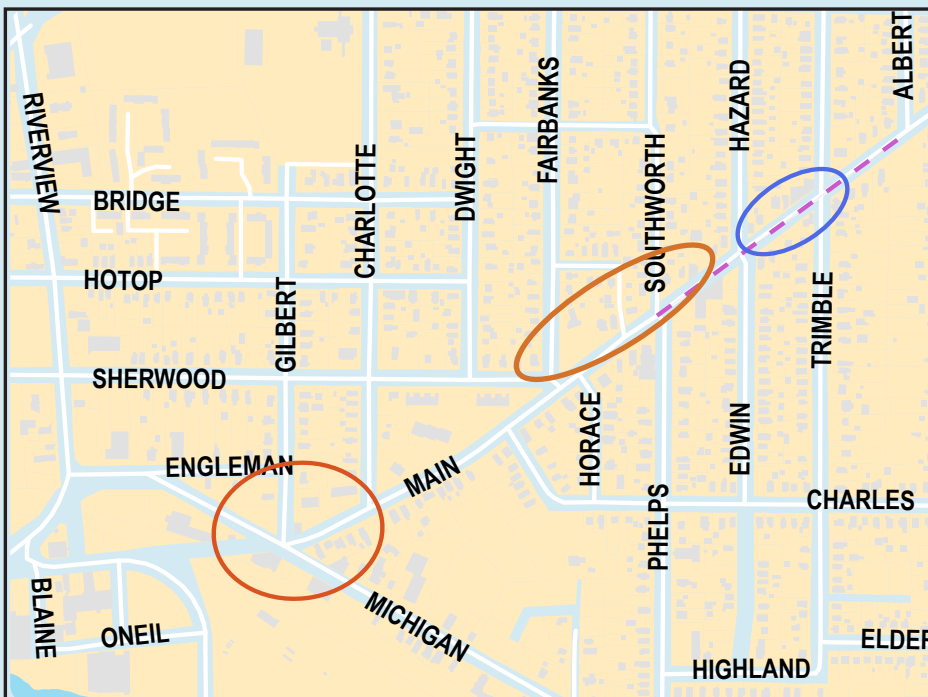
Increase Business Engagement

By increasing business engagement, Eastside will have a better understanding of barriers to business on the corridor, connect business owners to resources, and increase investment in the corridor.

HAPPENING NOW

The City of Kalamazoo is in the process of developing a small business incubator that will provide support for Kalamazoo small business owners and entrepreneurs

Eastside Commercial Corridors



LEGEND

-  Key area where residents prioritized building facade improvement
-  Key area where residents would like to focus on safety and feeling safer when visiting the corridor
-  Residents identified 2-4 story mixed use and commercial buildings as appropriate for this area

Commercial Goals & Actions



ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Redevelop commercial corridors (E. Main, Riverview)					
Improve Lighting On E. Main From Trimble To Phelps	Install lights outside of your business	Assist business owners with installing lights – ENET	- Work with consumers to install new lighting - Monitor existing lighting for repairs	Mid	\$\$
Improve Facades On E. Main From Trimble To Phelps	Participate in facade program		Provide Mini Grants to Business Owners Willing to improve Facades	Mid	\$\$\$
Install Streetscaping Along E. Main, Riverview, And Michigan To Enhance The Commercial Corridor And Walkability	Volunteer to help with plantings	Plant native flowers and trees – ENET	Work to create a streetscape for E Main and Riverview including trees and flowers	Long	\$\$\$
Research Programs That Help Increase The Security Of Commercial Corridors		Research programs and determine which to pursue further – ENET		Mid	Time
Increase Access to Financial and Financial Education Resources					
Create Prototype Nonprofit Credit Union		Create the Nonprofit Credit Union – Habitat		Long	\$\$\$
Assess Feasibility of State Enabled Development Tools and Establish Best Option	Support Tool Establishment at Public and Commission Meetings	Support Tool Establishment – ENET	Research Tools and Establish Best Option	Mid	\$\$

ACTION	RESIDENT	KENA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Increase Business Engagement					
Develop Business Association for Eastside	If a business owner or aspiring business owner, participate in business association	Establish Relationship and Communication pathways, organize business association meetings on a regular basis – KENA, Deacon Pat	Assist with connecting to Business owners, best practices, and updates on City programs such as the Business Incubator	Short	\$
Host Small Business Events	Attend events to learn more about resources available to support your business and network with other business owners	Organize and Host Events – KENA	Support event through providing information and assisting with outreach to relevant parties	Ongoing	\$
Prepare commercial spaces to be move in ready for small businesses.	Participate in development trainings	• Help identify neighborhood entrepreneurs and connect them with property owners • Help property owners connect to funding opportunities – KENA	• Provide development trainings. • Explore grants to rehab storefronts.	Long	\$\$\$

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. XX-XX

**A RESOLUTION AFFIRMING THE ADOPTION OF A SUB-PLAN TO
THE CITY OF KALAMAZOO'S COMPREHENSIVE PLAN
(THE NORTHSIDE NEIGHBORHOOD PLAN)**

Minutes of a regular meeting of the City Commission of the City held on **Date, at time.**, local time, at the City Hall.

PRESENT, Commissioners:

ABSENT, Commissioners:

WHEREAS, the Comprehensive Plan is a living document intended to be amended and updated with changing conditions; and

WHEREAS, the Imagine Eastside Neighborhood Plan has been reviewed by neighboring townships and jurisdictions, as well as the Kalamazoo County Metropolitan Planning Commission, and was received favorably by those jurisdictions; and

WHEREAS, pursuant to Michigan Planning Enabling Act (PA 33 of 2008) the Kalamazoo City Planning Commission held a public hearing on October 4th, 2018, and recommended unanimously to the City Commission to confirm the approval of the sub plan

WHEREAS, the Imagine Eastside Neighborhood Plan constitutes a public purpose, and:

- a. The sub plan is consistent with the Imagine Kalamazoo Strategic Vision and Imagine Kalamazoo 2025 Comprehensive Plan. Elements of the plan seek to promote economic vitality, create complete neighborhoods, and create inviting public places which are stated goals of the Comprehensive Plan; and
- b. This sub plan was created with a large amount of public input from those who live, work, and own property in the area; and
- c. The Eastside Neighborhood of Kalamazoo is a geographic area less than the entire planning jurisdiction, and has unique physical characteristics that necessitate a more intensive planning process;

NOW, THEREFORE, BE IT RESOLVED:

The Imagine Eastside Neighborhood Plan sub-plan to the City of Kalamazoo's 2025 Comprehensive Plan, as recommended by the Planning Commission and City Administration, is hereby approved.

The above resolution was offered by XXX and seconded by XXX.

AYES: Commissioners

NAYS: None

ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on date. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

Scott A. Borling
Acting City Clerk



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Rebekah Kik, Community Planning and Economic Development Director

PREPARED BY: Katie Reilly

SUBJECT: Confirmation of approval of the *2018 Imagine Vine Neighborhood Plan* sub plan as an amendment to Master Plan

RECOMMENDATION

It is recommended that the City Commission confirm the approval of the Master Plan amendment known as the 2018 Imagine Vine Plan.

BACKGROUND

Imagine Vine is the culmination of feedback from Imagine Kalamazoo engagement, an extensive analysis of existing conditions, and six months of continued engagement. This plan identifies key topics that residents brought forward including Housing, Community, Parks and Sustainability, Connectivity, and Commercial. Some of the top priorities identified in the plan include creating a stable supply of affordable housing, developing tools to assist property owners in maintenance or improvements to their homes, promoting local arts and music, improving communication between residents and Vine Neighborhood Association, and improving walkability. To address the goals set forth in Imagine Vine the plan focuses on collaborative actions that neighborhood residents, the Neighborhood Association, the City, and other community partners can take. This was done to promote collective ownership as well as help move forward projects more quickly. Some of the actions in this plan include changing zoning to allow for things like mixed use developments, accessory dwelling units, and green roofs. The plan also calls for an analysis of tools to support affordability such as the establishment of a Community Land Trust or Historic TIF District.

Planning Commission approved the sub plan and recommended its confirmation October 4, 2018.

POLICY CONSIDERATIONS

Imagine Kalamazoo 2025 calls for the creation of neighborhood plans through a collaborative effort between the Neighborhood, City, and other stakeholders. City staff has worked closely with VNA and residents to understand the neighborhoods vision and goals, and to develop actions to achieve them. Imagine Vine has goals and actions that align with the following Strategic Vision goals: Shared Prosperity, Connected City, Inviting Public Places, Safe Community, Youth Development, Complete Neighborhoods, Strength through Diversity, Environmental Responsibility, Economic Vitality, and Good Governance.

COMMUNITY RESOURCES CONSULTED

Starting in February the neighborhood began engagement to complete the plan. A variety of tactics were used including community meetings, surveys, pop-up engagement, focus groups, and special events. A coalition of partners was also brought together to discuss how the plan and ways to move goals forward collectively. Engagement opportunities were promoted in the neighborhood newsletter, through flyers, and online using Imagine Kalamazoo’s and Vine Neighborhood Association’s facebook.

The neighborhood hosted an Art Hop event September 7 to celebrate the completion of the plan. At this event residents were able to see the goals and actions of plan as well as participate in a community art project that related to the neighborhood plan. This is event was promoted online, through flyers in the commercial area, and at the Movie in the Park that occurred the week before.

ALTERNATIVES

The City Commission may chose to not confirm the approval of the Imagine Vine Plan; however, due to the work put in by the neighborhood and staff it is recommend that the plan be confirmed.

ATTACHMENTS:

	Type	Description
▣	Master Plan	Imagine Vine Plan
▣	Resolution	Resolution



Imagine Vine

Neighborhood Plan



VINE NEIGHBORHOOD
ASSOCIATION



THE CITY OF KALAMAZOO

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Acknowledgments

Many people throughout Kalamazoo gave time and expertise to the creation of this plan, nearly 200 voices total.

Community Partners

- Patrick McVerry, City of Kalamazoo Parks & Recreation
- Kim Cummings, Building Blocks
- Rebecca Degraw, Building Blocks
- Matt Lager, Kalamazoo Neighborhood Housing Services (KNHS)
- Christina Anderson, City of Kalamazoo CPED
- Erin Denay, Open Roads Bike Program
- Ryan Shank, City of Kalamazoo Public Safety
- David Boysen, City of Kalamazoo Public Safety
- Shaun Wright, Community Home Works
- James Baker, City of Kalamazoo Public Services
- Matt Lechel, OnePlace
- Sally Reynolds, Douglas & Son, Fruit of the Vine
- Jason Morris, Douglas & Son
- Carrie Drake, Building Blocks
- Chris Moore, Kalamazoo Collective Housing
- Emily Kastner, Read and Write Kalamazoo (RAWK)
- Sonja Dean, Local Initiative Support Corporation
- Med Blinkiewicz, Kalamazoo Youth Development Network (KYD Net)
- Kevin Ford, City of Kalamazoo CPED
- Sharon Ferraro, City of Kalamazoo CPED
- Peter Aerts, City of Kalamazoo Parks & Recreation
- Jodi Michaels, Vine Resident
- Jeremy Cole, Neighborhood Builders LLC
- Debra Miller, City of Kalamazoo CPED

Vine Neighborhood Association (VNA) Board

- Christina Smith
- Erin Bensinger
- Margaret Wilson
- Jasmine Kyon
- Olga Tarasev
- Matt Milcarek
- Marc Ferraro
- Jarad Selner
- Jamor James
- Sarah Ruggles
- Bob Miller
- Rebecca "Eddie" Degraw
- Cylis Snow
- Jenn Nap
- Steve Walsh

MSU Planning Practicum Class

- Kayla Turner
- Brad Gately
- Alex Riguardi
- Sean Walbridge
- Hunter Whitehill

Vine Residents

Thank you to all of the residents who helped inform this plan.

City of Kalamazoo

- Kathleen Reilly, City of Kalamazoo CPED
- Amanda Cockcroft, City of Kalamazoo CPED

Introduction

During the Imagine Kalamazoo 2025 (IK2025) planning process, neighborhood plans were identified as a need. Neighborhood plans allow the neighborhood to focus on their neighborhood vision and realize the community's Strategic Vision with small-scale or focused planning work. This resident driven process allows neighborhoods to take control of their future. The neighborhood planning process as laid out in the 2025 Master Plan does not have a required focus beyond aligning with the Strategic Vision and 2025 Master Plan goals. Through this process residents are encouraged to think about everything that impacts their daily wellbeing and futures. The resulting plans are comprehensive and leverage collaboration to achieve results.

The Vine Neighborhood is the oldest and most central of the neighborhoods. It is south of downtown, east of Western Michigan University and west of Bronson Methodist Hospital. In total, Vine is approximately 1 square mile in size. Vine Neighborhood has a population of approximately 5,572 (Esri Business Analyst, 2017), and is one of the most dense neighborhoods in the City.



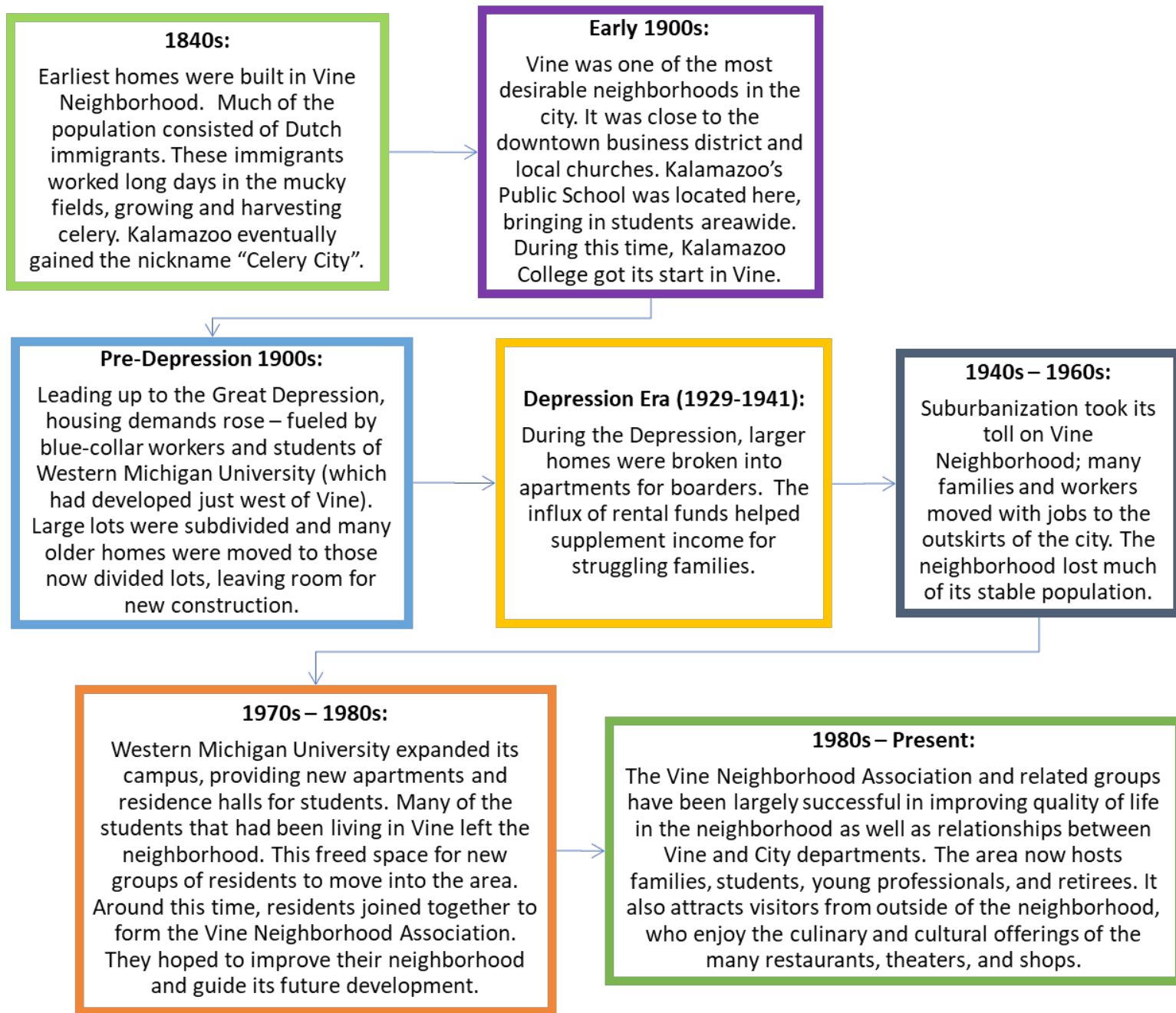


Table 1.4 Neighborhood Historical Timeline: Generated with help from Sharon Ferraro, Historic Preservation Coordinator, and Steve Walsh, Executive Director of VNA (2018)

Neighborhood Planning Process



1 Review previous plans & engagement

In January, Vine launched a survey to learn more about what people like best about Vine and where they saw room for improvement. This survey feedback combined with the Vine Village Plan as well as Vine Neighborhood IK2025 input established a clear starting point for discussions.



2 Engage community to create neighborhood vision

Vine brought together a group of businesses, organizations, and residents to serve as their coalition. The coalition had their first meeting in February to help clarify common themes that had been pulled from previous engagement as well as inform what work was already being done in those areas. In February 2018 Vine Neighborhood Association held a community meeting, with nearly 60 residents in attendance, to confirm priorities with residents, share information on the efforts happening in the area, and provide an opportunity for residents to give input on new ideas. Topics discussed at this meeting included zoning,



parks & gardens, walkability, on-street parking, defining vine, and 2018 construction projects. Vine also held focus group meetings to dive deeper into topics that weren't discussed at the community meeting, but were identified as topics that needed to be discussed at that meeting. Focus groups were help on the topics of housing and youth.

3 Draft goals & neighborhood plan

Combining all past information and plans, as well as new input heard from residents at the February community meeting, goals and actions were drafted. The goals were drafted to be Specific, Measurable, Achievable, Realistic, and Timely (S.M.A.R.T.) and align with the Strategic Vision. The goals and actions were then structured into a draft of the neighborhood plan.

4 Confirm goals & neighborhood plan

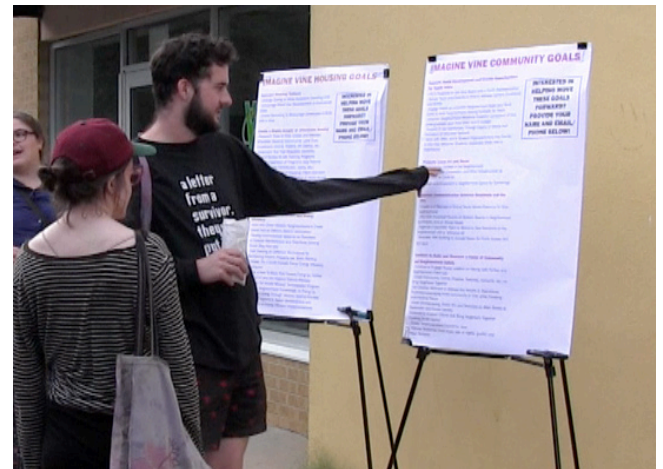
Through pop up engagement at neighborhood events and an online survey, Vine residents were able to give feedback on the plan goals to confirm that the goals are what the community wants and to identify anything that might be missing. During the September Art Hop in the Vine residents had the opportunity to review and celebrate the draft plan.

5 Neighborhood plan goes to Planning Commission

Once the goals and Imagine Vine Neighborhood Plan are finalized by Vine, the plan will go to the Planning Commission to seek approval as an amendment to the Imagine Kalamazoo 2025 Master Plan.

6 Complete action steps to turn the vision into reality!

After the plan is approved, Vine neighborhood, the City, and other partners will get to work on carrying out the actions in the plan starting with a Quick Win Project.



Strategic Vision Alignment



Strategic Vision Goal	Shared Prosperity	Connected City	Inviting Public Places	Environmental Responsibility	Safe Community	Youth Development	Complete Neighborhoods	Strength Through Diversity	Economic Vitality	Good Governance
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Imagine Vine Neighborhood Plan Goals

Housing

Increase housing options							•			
Create a stable supply of affordable housing							•	•		
Develop tools to assist property owners in understanding, navigating, and funding maintenance or improvements to their homes; including historic structures and energy efficiency				•			•			

Community

Support Youth Development and create opportunities for youth voice	•					•				
Promote local arts and music			•					•		
Improve communications between residents and Vine Neighborhood Association										•
Continue to build and maintain a sense of community in the neighborhood		•	•				•	•	•	

Connectivity

Improve sidewalk conditions to help promote greater walkability		•	•							
Improve Neighborhood safety through street lighting		•	•	•	•		•			
Slow Traffic along major corridors		•	•		•					
Create Uniform and easy to understand parking regulations		•	•						•	
Improve the neighborhood connectivity to the rest of Kalamazoo		•							•	



Strategic Vision Goal	Shared Prosperity	Connected City	Inviting Public Places	Environmental Responsibility	Safe Community	Youth Development	Complete Neighborhoods	Strength Through Diversity	Economic Vitality	Good Governance
Environment, Parks, & Food Access										
Increase access to healthy food options							•			
Improve network of edible landscaping			•				•			
Improve biodiversity and sustainability in parks and open spaces				•						
Increase outdoor recreation opportunities in Vine							•			
Commercial										
Stimulate local business growth and economic vitality in Vine									•	
Initiate a branding campaign for the Vine Neighborhood							•		•	

Goal & Action Tables Legend

★ Priority Goal

Goals with a star next to them were identified as a top priority by the community during the goal confirmation phase of engagement.

Costs

Costs follows the same breakdown as the master plan. Where possible, funding sources are listed.

\$ - Low Cost

\$\$ - Moderate Cost

\$\$\$ - Significant Project Cost

\$\$\$\$ - Significant Planning & Construction Cost

Timeline

Timeline is based on whether a project is in motion or planned, or not started. If it is in motion or planned a year for completion is listed (2019, 2020, etc.). If an action is new from this plan it may have Short, Mid, of Long instead of a date. If something is a project that doesn't necessarily have an end date it is listed as ongoing

Short - approximately between 0-2 years

Mid - approximately between 3-5 years

Long - approximately 5+ years

Housing

VISION: Develop housing opportunities that meet the needs of Vine's diverse population.

1

Increase Housing Options

By increasing housing types Vine hopes to make more opportunities for homeownership, affordability, and keep some of the younger residents in the neighborhood.

2

Create a stable supply of affordable housing

Vine seeks to implement tools and programs that will create a stable and affordable housing supply for residents.

3

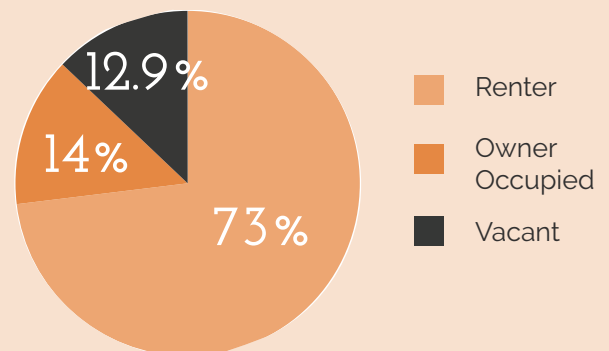
Develop tools to assist property owners in understanding, navigating, and funding maintenance or improvements to their homes; including historic structures and energy efficiency

Vine is mostly covered by historic districts. While this is an asset to the neighborhood it is also challenging for residents to navigate the process to make improvements as well as afford improvements. Vine seeks to increase awareness of existing tools and programs, and create new programs and tools that will support residents in making improvements and maintenance to their homes.

HAPPENING NOW

Neighborhood Enterprise Zone expanded to cover more of the Vine neighborhood. NEZ's help property owners fund home improvements and repairs.

Vine Housing By the Numbers



Affordability in Vine

Median household income in Vine is \$22,359. A general rule of thumb is that housing should cost no more than 30% of its annual income. Therefore a person with an income of \$22,359 could afford to pay approximately \$559 on rent each month. There are some rental units available at this price, but the majority exceeds \$1,000 (based on Zillow February 2018).

Using the median home value in Vine, \$89,483, and assuming a 10% down payment and 30- year fixed mortgage, it was calculated that a monthly mortgage payment would be \$623. This too exceeds the 30% affordability threshold. (MSU student calculations)

Housing Goals & Actions



ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Increase Housing Options					
Change zoning to allow for accessory dwelling units	Attend zoning meetings to provide input and show support	Attend zoning meetings to provide input and show support, help in outreach and education to residents - VNA	Change zoning to allow for accessory dwelling units	2019	Time
Encourage mixed use developments in commercial areas	Attend zoning meetings to provide input and show support	Attend zoning meetings to provide input and show support, help in outreach and education to residents - VNA	Change zoning to allow for mixed uses in nodes and commercial corridors	2019	Time
Create marketing to encourage developers to come and build infill in Vine		Develop marketing materials - VNA	Share any relevant data that would help create materials	Mid	\$
Create a stable supply of affordable housing PRIORITY GOAL ★					
Research tools to help create and maintain affordable housing (CLT, inclusionary zoning, Historic TIF District etc.)		Complete research on different tools that may be used in the Vine - VNA	Complete legal and economic analysis to understand feasibility of tools	Mid	Time
Implement tools that research uncovers	Attend any relevant community meetings and show support	Collaborate with City to implement the chosen tool - VNA	Implement the tool that is decided on	Mid	\$
Expand access to job training programs	Take advantage of job training programs, provide input on barriers to participation	Develop partnerships to help increase awareness and access to existing job training programs - VNA, Metro	Explore partnerships to increase job training access for residents	Long	\$\$
Support expansion of programs that promote homeownership (rent-to-own, loans, etc.)	Help inform neighbors of programs that are available	Increase awareness of existing programs through outreach to residents- KNHS, VNA	Provide information on programs once a year by including in mailing such as from the curb	Mid	\$

ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Enact a Truth-in- Sale of Housing (TISH) ordinance.	Provide input and support ordinance enactment	Provide input and support ordinance enactment	Draft and enact ordinance	2020	Time
Promote and expand participation in home buying programs that encourage employees of large Kalamazoo companies to buy in Vine		Develop partnership to help promote program and attract new residents - VNA, Bronson, WMU, K College	Ensure staff are aware of programs supporting purchasing a home in the City	Mid	\$

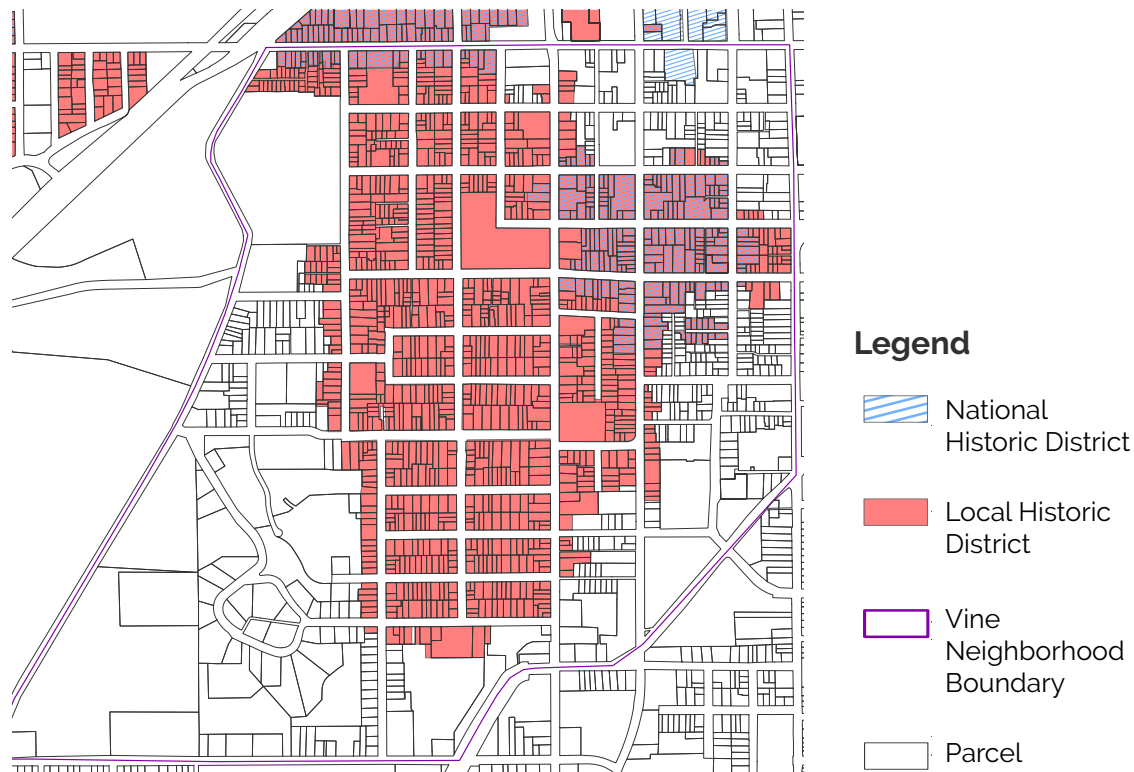
Develop tools to assist property owners in understanding, navigating, and funding maintenance or improvements to their homes; including historic structures and energy efficiency

PRIORITY GOAL ★

Work with other historic neighborhoods to create central hub of historic district information	Utilize the hub to get needed information, tell neighbors about the resource, provide feedback on additional information that would be helpful	Partner with other historic districts to create informational materials • Create list of contractors • Explanation of approval process with steps • Tips and tricks for maintaining property -VNA	Provide information and other resources available to historic district home owners	2019	Time
Develop informational material on processes for external maintenance and distribute (existing simple steps how-tos)	Provide feedback on processes involved in housing that are confusing or unknown	Gather resident feedback on current process and experience, share information with City	Take information collected and create one-page descriptions and or how-tos	Mid	Time
Host trainings on different techniques for maintaining historic property (ex. Brick pointing, windows, etc) could include some energy efficiency	Participate in trainings	Partner to host trainings on how to maintain historic property - VNA	Develop trainings with partners	Mid	\$\$
Create a how to book that covers fixing up homes (out and in) and the historic district process.	Provide feedback on book	Provide feedback on book - VNA	Develop book	Long	\$\$

ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Develop Old House Wizard/ Ambassador Program to create neighborhood knowledge on fixing up homes and going through historic district process	Volunteer to be a "Wizard"	Organize volunteers to be "Wizards" - VNA	Develop program to train "wizards" and supply them with the information needed to be an effective ambassador	Mid	\$\$
Expand programs to assist homeowners with installation of energy efficient implementations	Participate in programs and inform neighbors of the opportunities	Expand marketing and outreach to ensure residents know about existing opportunities - CHW, VNA	Support expanded outreach, include information in Welcome packets	Short	\$

2018 Vine Historic Districts



Community

VISION: Vine offers unique opportunities for all ages to feel a part of the Vine community. Residents are aware of all community news and events.

1

Support Youth Development and create opportunities for youth voice

Vine has slowly been gaining more and more families with kids or young couples. To ensure that all residents needs and interest are met Vine is looking to better understand what youth want and to create opportunities for meaningful engagement.

2

Promote local arts and music

Vine has a vibrant community full of artists talented in many medias, including infamous house music shows in basements. Vine sees this as a true asset and wants to help it thrive, and leverage it to encourage continued investment in the community.

3

Improve communications between residents and Vine Neighborhood Association

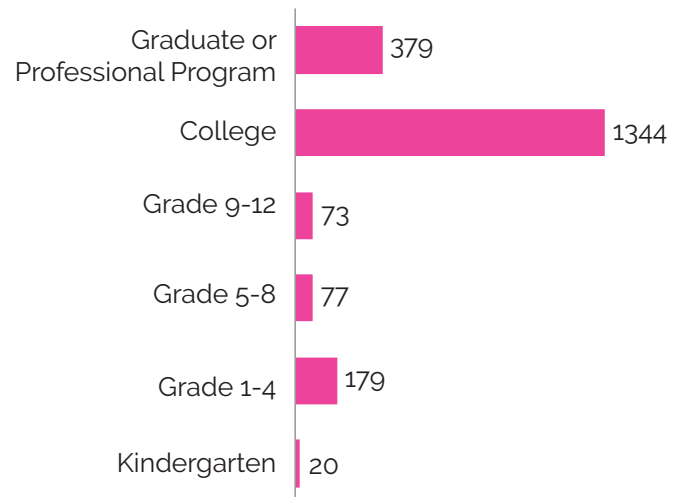
Vine wants to ensure that Vine Neighborhood Association is resident's go to for community news and updates. Residents that know about the Neighborhood Association see it as an asset, the community wants to build on that and make sure VNA is an asset to all residents.

4

Continue to build and maintain a sense of community in the neighborhood and neighborhood safety

When asked about Vine, residents often say that the community is one of the biggest attractions to living here. Vine wants to continue to build that social capital and support efforts that create an even stronger sense of community and promote neighborhood safety.

Enrollment in Vine



SOURCE: ESRI 2011-2015 ACS

HAPPENING NOW

Vine Neighborhood Association has partnered with the Kalamazoo Youth Development Network to better understand how to serve Vine youth.

Community Goals & Actions



ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Support youth development and create opportunities for youth voice					
Fill 2 positions on the Vine Board with a youth representative.	Help identify and encourage Vine youth to serve on the Board	- Change bylaws to allow for youth representation – VNA - Identify Vine youth to sit on board – KYD Network, VNA		2019	Time
Survey youth and parents in Vine to address current conditions and needs.	Take the KYD Net Survey and encourage neighbors to participate	Distribute KYD Network survey to Vine families – KYD Network, VNA		Summer 2018	Time
Engage RAWK as a current neighborhood asset and work jointly to hold neighborhood writing contest for youth.	Encourage youth to participate, volunteer to support event	Organize writing contest to show-off Vine Youth talent in the Newsletter – RAWK, VNA		Short	Time
Establish Neighborhood Relations Coalition composed of one undergraduate student each from WMU and K College.	Volunteer to sit on the board	- Work to establish board, identify students and residents to participate. – K College, WMU, VNA - The Coalition should identify projects that will build student and resident relations		Short	\$
Support El Sol Elementary School through inquiry of needs and formation of volunteer network.		- Develop relationship with El Sol – KYD Network, VNA - Work with VNA and KYD Network to identify ways that El Sol could be supported – El Sol		Mid	Time
Work with WMU and K student organizations to host events in Vine that welcome students (especially those new to Kalamazoo)	Volunteer to help organize and run events	- Develop relationship with student groups and plan event(s) – VNA - Work with VNA to host student event(s) – RSOs	Assist with identifying the appropriate permits and help shepherd through process	Long	\$

ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Promote local arts and music				PRIORITY GOAL	★
Hold an art contest in the neighborhood.	- Submit art - Volunteer to help with event	- Organize and host an art contest for local artists - VNA, neighborhood partners - Install winning artwork in Neighborhood (either at VNA/ partner locations or in public space) - VNA	- Assist with permitting to display art in the public right-of-way and other event related permits - Assist with permitting for permanent art installation as needed	Short	\$
Use sidewalks, crosswalks and other infrastructure as canvasses for local art.		Organize local artists to install art on city approved surfaces -VNA	Create program/ policy that allows for sidewalk, intersection, crosswalk, and other infrastructure to have artistic elements installed within certain parameters	Mid	\$
Design and implement a neighborhood space for gatherings.	Provide input on space design and community needs for the space	Identify sites, create design proposal, and implement - VNA	Assist with site plan review process and help shepard through	Long	\$\$\$
Improve communications between residents and the Vine Neighborhood Association				PRIORITY GOAL	★
Create and maintain a strong social media presence for Vine Neighborhood.	Follow VNA on social media platforms	Create a committee or board role in charge of social media and communications - VNA Board	Use City and Imagine Kalamazoo social media to support growth in VNA presence	Mid	Time
Advertise important events on bulletin boards in neighborhood businesses and on social media.		Distribute flyers to local businesses and develop system to share neighborhood events on social media - VNA	Provide VNA with any event information	Short	Time
Organize a volunteer team to welcome new residents to the neighborhood with a 'welcome kit'.	Volunteer to be a part of the welcome team	Organize welcome team - VNA Develop welcome kit and distribute to Vine residents - Welcome team		Short	Time
Renovate the VNA building to include a space open for public access M-F, 8am-5pm.		Organize fundraising campaign, develop site plan, and complete renovations	Assist with navigating site plan review and help shepard through process	Long	\$\$\$

ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Continue to build and maintain a sense of community and neighborhood safety					
Continue to engage house leaders on having safe parties and neighborhood clean-ups	Volunteer to help with clean-ups	Continue to engage house leaders and organize neighborhood clean-ups - VNA	Coordinate refuge pick-up for clean-ups	Short	Time
Create community events (parades, festivals, concerts, etc.) to bring neighbors together	Volunteer to help organize or staff events	Organize and host events with community partners - VNA, community partners	Assist with any permits or processes needed for events	Mid	\$\$
Use creative methods to address any vacant or abandoned properties leveraging artist community in Vine while creating more inviting places	Use creative methods (plants, lights, art) to mitigate blight	Use creative methods (plants, lights, art) to mitigate blight - VNA, Building Blocks	Assist with any permissions needed	Short	\$
Install Streetscaping, public art, and benches on main roads in neighborhood to placemake and create identity	Volunteer to help build benches, plant trees, or complete other place making activities Organize an effort to do some place making	Identify neighborhood artists to create public art, work with city to site and install art Build benches, and acquire trees to place along main corridors - VNA	Assist with right of way or other permissions needed to install public art, plant trees or place benches. Install streetscaping in prioritized areas.	Mid	\$\$
Continue to support efforts that bring neighbors together creating social capital	Contact VNA about an event or project you would like to lead in the neighborhood	Support organization and resident lead efforts that build the sense of community		Short	Time
Create a tenant- landlord council for Vine.	Participate in Council	Organize council and host meetings - Building Blocks, VNA		Mid	Time
Address nuisances (loud music late at night, graffiti) and illegal behavior	Join the Neighborhood Watch, encourage neighbors to join.	Raise awareness of existing Neighborhood Watch and encourage participation	Attend board meetings for safety check-ins	Short	Time

Connectivity

VISION: Vine has clear and safe infrastructure for all users to navigate Vine with ease.

1

Improve sidewalk conditions to help promote greater walkability

Though Vine is almost completely covered with sidewalks, several of those sidewalks are in great disrepair and are difficult to pass over in a wheel chair or with a stroller. Making repairs to the sidewalk system and the installation of safe crossings in key locations is one of the top priorities for Vine residents.

2

Improve Neighborhood safety through street lighting

To increase the walkability and safety in Vine residents would like to see more lighting. It is important to residents that the lighting does not produce excess light pollution in the neighborhood.

3

Slow Traffic along major corridors

Vine has a number of very busy, fast moving streets that cut through the neighborhood. Residents would like to see traffic slowed and the pedestrian prioritized, particularly at key locations such as the neighborhood commercial node, schools, and parks.

4

Create Uniform and easy to understand parking regulations

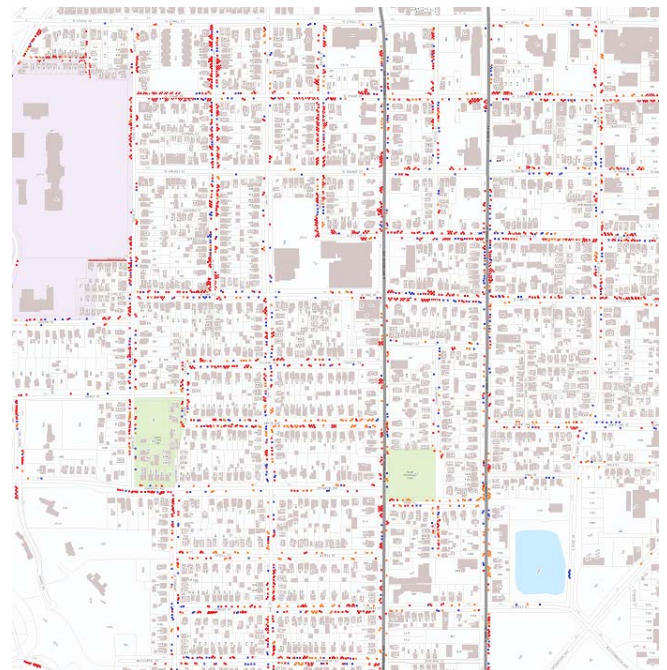
Vine neighborhood has 22 different parking regulations. This can be confusing and difficult to navigate for residents and visitors. Residents would like to see a uniform and comprehensive approach to parking in the neighborhood.

5

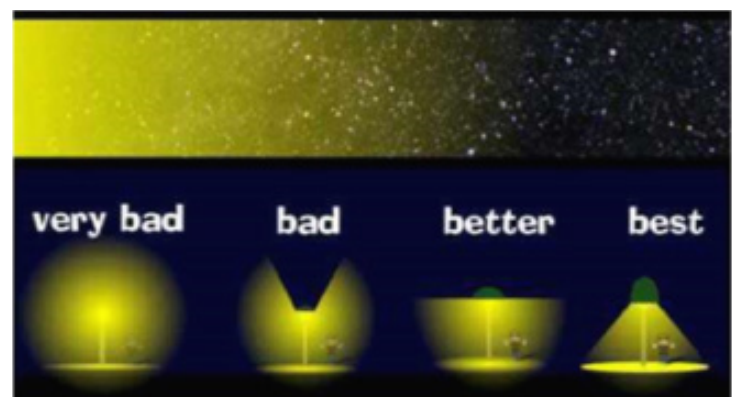
Improve the neighborhood connectivity to the rest of Kalamazoo

Residents would like to see more infrastructure for bikes, particularly north south connections, and improved bus stops. This will help residents access other parts of the City and for Kalamazoo residents to more easily access Vine.

Vine 2017 Sidewalk Audit



Total 3,480 Sidewalk squares need repair



BEST PRACTICES LIGHTING: FUTURISM (2013).

Connectivity Goals & Actions



ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Improve sidewalk condition and connections to help promote greater walkability				PRIORITY GOAL	★
Prioritize and make improvements to sidewalks leading to the new grocery store, around schools, and leading to downtown using resident and walkability assessment to identify target areas.	Continue to inform VNA of sidewalk issues as they arise	Update sidewalk assessment with major changes or every few years- VNA	Repair and improve sidewalks in target areas	Mid	\$\$
Install a Rapid Response Flashing Beacon or other crossing signal on Howard to make a safer connection to Maple Middle.			Install enhanced crosswalk across Howard near Maple Middle	Mid	\$\$
Design a safer crossing for pedestrians and cyclist at Michigan, Oakland, Stadium and Lovell intersection			Study, design, and install a safer crossing for the intersection	Long	\$\$\$\$
Install pedestrian crossing refugee at Crosstown and Park			Study, design, and install refugee	Mid	\$\$\$
Research heated sidewalks and conduct feasibility study including: cost analysis and identifying priority areas for implementation and funding options.		Partner with WMU to have preliminary research and study done by students	Provide information as needed	Short	Time
Apply for Safe Routes to School for El Sol and Maple Middle	Participate in surveys and other feedback opportunities	Support outreach efforts and City application	Apply for those schools, work with public schools to complete the process	Mid	\$
Paint crosswalks and install pedestrian crossing signs where added visibility is needed connecting to schools, commercial areas, and parks			Paint crosswalks and install signs	Mid	\$

ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Improve neighborhood safety through improved lighting					
Prioritize lighting leading to and in the neighborhood commercial node, schools, and parks		Assist in researching and submitting grants for sustainable lighting - VNA	Install street lights designed to shine specifically on sidewalk and street, in priority locations	Long	\$\$
Install crosswalk reflectors to major intersections.			Install cross walk reflectors	Short	\$
Encourage home owners to leave porch lights on throughout the night.	Leave porch light on, encourage neighbors to do the same	Create porch light campaign to encourage neighbors to leave their lights on, research funding opportunities to provide porch or yard lights to residents – VNA, Building Blocks		Short	\$
Limit light pollution by Installing fixtures that are fully shielded.		Research potential sustainability or dark sky grants to support shielded light installation	Install shielded lights throughout the neighborhood	Mid	\$\$
Slow traffic along major corridors					
Install planted medians at Westnedge and Park		Complete process to install medians - MDOT Assist in maintaining medians/ plants - VNA	Work with MDOT to install medians, particularly in commercial areas of the corridors	Long	\$\$\$
Plant trees and paint decorative crosswalks along Lovell into downtown		Organize artists and volunteers to paint crosswalks and acquire and plant trees - VNA	Assist in getting needed permissions and technical assistance. Assist in Acquiring trees	Short	\$
Install curb bump outs on Westnedge in commercial node		Complete process to install bump-outs - MDOT	Work with MDOT to Install bump outs	Mid	\$\$
Add Speed tables or elevated crosswalks at intersections that are major pedestrian crossings	Volunteer to help with pedestrian study/ counts	Work with WMU to conduct a preliminary pedestrian study	Use preliminary study to guide site decisions, install the best option for pedestrian safety	Long	\$\$\$

ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Create uniform and easy to understand parking regulations in Vine					
Determine resident preferences for day and night parking	Participate in parking meeting	Engage residents on preferences - VNA	Assist in engagement efforts	Short	Time
Work with City and Traffic Board to develop new parking plan for Vine based on feedback gathered	Attend traffic board to talk about parking in Vine	Attend traffic board to talk about parking in Vine - VNA	Use resident feedback to inform new parking regulations	Short	Time
Install new signage in accordance with newly created parking plan		Inform residents of parking changes	Install new signs, inform residents of new parking regulations	Short	\$
Improve the neighborhood connectivity to the rest of Kalamazoo					
Implement buffered bike lanes along Westnedge and Park		Help inform residents of improvements - VNA	Install buffered bike lanes	Mid	\$\$
Install bike lanes on Vine and Lovell		Help inform residents of improvements - VNA	Paint bike lanes	Short	\$
Install a protected bike lane or shared use path on Howard		Help inform residents of improvements - VNA	Install the best option for safe cycling on Howard	Long	\$\$
Install branded wayfinding signage directing to downtown, the farmer's market, Vine Corners, and campus. Install bike route signs on Forest, Merrill, Davis, and Wheaton		Work with City to design, purchase, and install signs	Provide technical assistance and right of acquisition	Mid	\$
Improve bus stops to include seating, lighting, shelters where possible, and signage with route information.	Attend community meetings to provide feedback on bus system and stops	Improve bus stops with informational signs, shelters and lighting- Metro	Support ADA bus stop improvement	Mid	\$\$
Research route, transfer, and frequency improvements to the bus system		Complete study - Metro		Long	\$\$
Install bike racks in commercial areas	Provide feedback on locations for bike racks	Purchase and install bike racks - VNA	Assist in siting and right of way acquisition	Short	\$
Incorporate bicycle education into projects, do more bicycle education for cyclist and motorist	Attend event, help spread word about event to neighbors	Partner with bike advocates to create an event and educational material to increase awareness of bicycle safety - VNA	Support event	Short	\$

Environment, Parks, & Food Access

VISION: Vine is a sustainable, biodiverse area with spaces and programming that meet the needs and interest of residents, while ensuring residents have access to fresh food.

1

Increase access to healthy food options

A new grocery store will be opening at the southern end of Vine. Though this development will greatly increase resident's access to fresh and healthy foods, Vine residents want to do more to increase access to affordable and healthy foods.

2

Improve network of edible landscaping

Vine would like to take advantage of unused spaces to increase access to food. Whether it is in the tree lawn, in parks, or even on roofs, residents want to ensure any possible space is used for growing healthy, fresh foods.

3

Improve biodiversity and sustainability in parks and open spaces

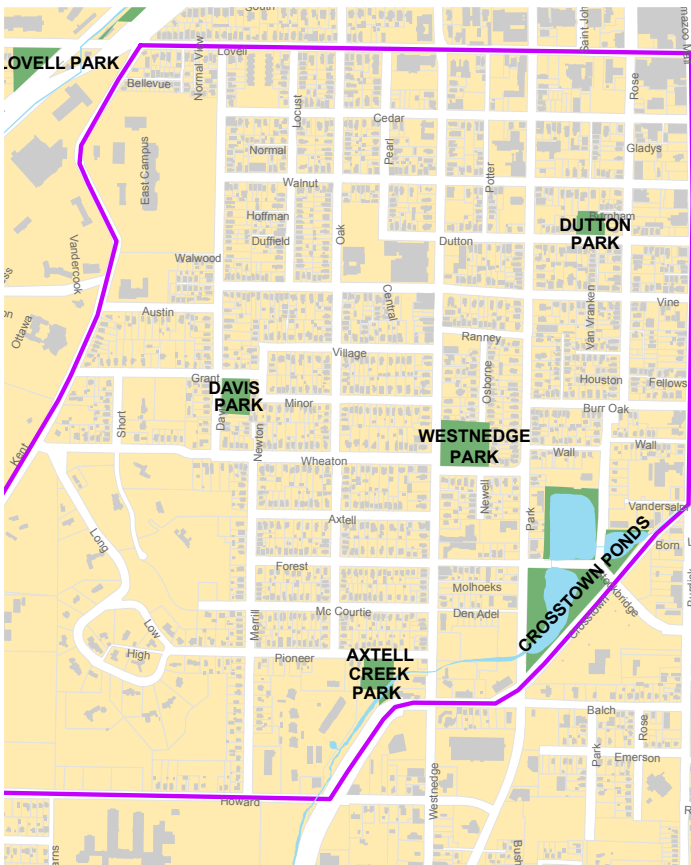
Vine is environmentally conscious and would like to encourage native plantings to support the environment and native wildlife.

4

Increase Outdoor recreation opportunities in Vine

Vine residents would like to be able to take better advantage of the parks to its south, Axtell and Crosstown ponds. Vine would also like to see more programming that encourages a healthy lifestyle and generally gathering community.

Vine Parks



Legend

- Park
- Vine Boundary

HAPPENING NOW

Davis Park will reopen in the summer of 2018 with a new skate park. The skate park was something Vine residents expressed strong desire for during Imagine Kalamazoo.

Environment & Food Access Goals & Actions



ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Increase access to healthy food options					
Build Hoop house on vacant lot where community garden is at 615 S. Westnedge.	Volunteer to help build and maintain hoop house(s)	Work collaboratively to fund and build the hoop house – Common Ground, VNA	Help with any site plan needs	Short	\$\$
Collaborate with Westnedge Market to incorporate fresh food options.	Advocate for fresh foods in the Market	Develop partnerships to advocate with Westnedge Market for fresh food options – Farmer's Market, KVCC, Common Ground, VNA		Short	Time
Provide indoor vegetable growing kits.	Use kit to grow food indoors	Develop kits and distribute to residents – Common Ground, Building Blocks, VNA		Short	\$
Set up a carpool system for grocery shopping.	Volunteer to drive or help manage carpool	Organize volunteers to carpool to grocery stores – Building Bocks, VNA		Short	Time
Attract food truck(s) for events or on a fixed schedule.		Create schedule of events in Vine – VNA, partners	Help connect VNA to food trucks to create a schedule	Short	Time
Improve network of edible landscaping					
Modify zoning ordinance to allow rooftop gardens by right on qualified buildings.	Volunteer to help plant and maintain garden	If a qualified building, install rooftop garden on VNA – VNA	Change zoning to allow roof top gardens on specific building types	2019	Time
Encourage neighborhood schools with gardens to hold gardening and cooking classes for neighborhood families.	Attend classes	Develop partnership with schools and those who would provide classes – El Sol, Phoenix High, KVCC		Long	\$\$
Use social media to market Vine as a progressive neighborhood dedicated to public health and sustainability.		Develop marketing and promote on social media		Short	Time

ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Plant edible landscaping in underutilized pocket parks, vacant lots, and intersections (including the linear park at the intersection of Lovell and Oakland).	Volunteer to help plant and maintain gardens	Develop partnership and volunteer base to plant and maintain edible landscaping – Common Ground, Building Blocks, VNA	Help with any right-of way permissions that may be needed Assist with any site plan processes that may be needed	Short	\$
Support existing tool-sharing shed to expand so that residents collectively own equipment needed for maintenance of edible landscaping.	Use the tool share, volunteer to help manage it	Work with existing gardens and partners to increase amount of tools and if needed additional storage locations - Common Grounds, VNA	Help with any site plan processes or permits that may be needed	Mid	\$\$
Improve biodiversity and sustainability in parks and open spaces					
Plant native and/or maintain trees that provide shading.	Volunteer to help plant	Work with City and residents to identify trees and locations for additional plantings – VNA	Assist with tree acquisition and planting	Long	\$\$
Implement 'no-mow' zones in passive parks like Westnedge and future pocket parks.		Help spread information about no-mow zones and their purpose – Common Grounds	Create and implement policy	Short	Time
Create recommended landscape standards that promote native species.	Follow standards once created	Work with WMU and K to develop standards , distribute to neighbors, develop program that helps those interested change the landscaping at their home - WMU, K College, VNA	Encourage developers use the standards when thinking about landscaping	Mid	Time
Install educational pieces in parks to inform residents about the importance of sustainability and biodiversity.	Volunteer to help install signs	Work with partners to develop educational signs and install them – WMU, K College, Common Grounds, VNA	Assist with identifying sites that could use educational signs, help site the signs	Mid	\$

ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Increase outdoor recreation opportunities in Vine Neighborhood					
Initiate a neighborhood/city-wide effort to clean-up Crosstown Parkway Ponds to allow for such uses as fishing, kayaking, or Stand Up Paddle- Boarding.	Volunteer to help clean-up	Assist in organizing any clean-up efforts and finding volunteers – Building Blocks, VNA	Organize a clean-up effort and create installations that will help keep the ponds clean like preventing stormwater run-off	Long	\$\$\$
Install outdoor exercise equipment or establish a fitness trail in Davis Street Park or other suitable location.	Use the equipment, provide feedback on how it works	Develop partnership with gardens to place equipment – VNA, Common Grounds	Install some exercise equipment in parks	Mid	\$\$
Increase park programming, incorporating such activities as: yoga, movie nights, environmental education camps, and outdoor boot camps.	Participate in events	Organize exercise classes from local nonprofits or businesses to be hosted at parks in Vine, Partner with local groups to create other outdoor opportunities - VNA	Assist with any permits or permissions needed to use parks for events	Mid	\$

Commercial

VISION: Vine has thriving businesses and a strong sense of place.

1

Stimulate local business growth and economic vitality in Vine

Vine already has some great businesses and continues to gain more, there are some actions that can be taken to support businesses and attract new businesses into some of the remaining vacant store fronts. One issue businesses in Vine face in particular on the southern edge is storm water management.

2

Initiate a branding campaign for the Vine Neighborhood

Vine neighborhood is known for many things; the student ghetto, the restaurants, the historic houses, the community. Vine would like to highlight the many great things there are about living in the neighborhood and to better define its boundaries.

Current Vine Neighborhood Branding



HAPPENING NOW

Midtown Market, a new grocery store, and Ace hardware are moving into 412 Howard – just south of Vine.

New businesses continue to choose Vine. SWAY hair salon recently opened in Vine Corners

Property Assessed Clean Energy (PACE)

PACE helps commercial, industrial, and nonprofit property owners make energy and water efficiency upgrades as well as renewable energy improvements to their building. PACE financing works through special assessments on the property.

It is a County wide program run through Lean & Green Michigan.

Find out more at :
<https://leanandgreenmi.com/index>

Commercial Goals & Actions



ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Stimulate local business growth and economic vitality in Vine					
Change zoning code to allow for the use of projecting signs outside of the CBD.		Create a partnership with local artist and makers to partner with businesses to create projecting signs once allowed - VNA	Change the zoning ordinance to allow for projecting signs in commercial nodes	2018	Time-\$
Create refurbishment program for businesses that need assistance with building repairs, maintenance, and façade improvements.		Explore different funding options to create a program (maybe a historic TIF district) - VNA	Explore different funding options to create a program (maybe a historic TIF district) and set-it up	Long	\$\$\$
Change zoning code to allow both commercial and residential first floor uses outside of commercial node	Attend Commission meetings and voice support for zoning changes	Support zoning changes - VNA	Change zoning	2019	Time
Assist commercial property owners with Property Assessed Clean Energy applications		Create workshop for commercial property owners to understand process for PACE - VNA	Create workshop for commercial property owners to understand process for PACE	Mid	Time
Review height of neighborhood commercial developments to allow up to four stories. Consider taller heights near downtown.	Provide feedback and support zoning changes at commission	Provide feedback and support zoning changes at commission - VNA	Change zoning	2019	Time
Promote walkable mixed use developments on key corridors, such as Burdick and Westnedge	Provide feedback and support zoning changes at commission	Provide feedback and support zoning changes at commission - VNA	Change zoning	2019	Time
Prepare Commercial Spaces to Be Move In Ready for Small Businesses	Participate in development trainings	Help identify neighborhood entrepreneurs Help property owners connect to funding opportunities - VNA	Provide development trainings Explore grants to rehab storefronts	Long	\$\$\$

ACTION	RESIDENT	VNA & COMMUNITY PARTNERS	CITY	TIMELINE	COSTS
Initiate a branding campaign for the Vine Neighborhood					
Design a new logo for Vine, representing the new vision	Provide feedback on logo	Engage community to determine if new logo is needed, develop new logo if needed - VNA		Short	Time
Install banners along Crosstown, Oakland, Howard, and Burdick		Create banners and install along main corridors - VNA	Assist with Banner installation	Mid	\$
Host a city-wide event showcasing Vine	Volunteer to help with the event	Organize event, partners, and volunteers- VNA, Building Blocks	Assist with permit process and any permissions needed	Mid	\$
Establish a program to reinforce history and stories of Vine.	Attend events, vounteer to help organize events	Partner with local historians to do walking tours, home tours, and develop story-telling signs to install around the neighborhood to highlight Vine's history - VNA		Short	Time
Add "Welcome to Vine" and wayfinding signs at major commercial areas on Westnedge and along the neighborhood periphery.		Work with residents to design sign, work with city to site sign – Building Blocks, VNA	Assist with site selection and needed permissions	Short	\$

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. XX-XX

**A RESOLUTION AFFIRMING THE ADOPTION OF A SUB-PLAN TO
THE CITY OF KALAMAZOO'S COMPREHENSIVE PLAN
(THE NORTHSIDE NEIGHBORHOOD PLAN)**

Minutes of a regular meeting of the City Commission of the City held on **Date, at time.**, local time, at the City Hall.

PRESENT, Commissioners:

ABSENT, Commissioners:

WHEREAS, the Comprehensive Plan is a living document intended to be amended and updated with changing conditions; and

WHEREAS, the Imagine Vine Plan has been reviewed by neighboring townships and jurisdictions, as well as the Kalamazoo County Metropolitan Planning Commission, and was received favorably by those jurisdictions; and

WHEREAS, pursuant to Michigan Planning Enabling Act (PA 33 of 2008) the Kalamazoo City Planning Commission held a public hearing on October 4th, 2018, and recommended unanimously to the City Commission to confirm the approval of the sub plan

WHEREAS, the Imagine Vine Plan constitutes a public purpose, and:

- a. The sub plan is consistent with the Imagine Kalamazoo Strategic Vision and Imagine Kalamazoo 2025 Comprehensive Plan. Elements of the plan seek to promote economic vitality, create complete neighborhoods, and create inviting public places which are stated goals of the Comprehensive Plan; and
- b. This sub plan was created with a large amount of public input from those who live, work, and own property in the area; and
- c. The Vine Neighborhood of Kalamazoo is a geographic area less than the entire planning jurisdiction, and has unique physical characteristics that necessitate a more intensive planning process;

NOW, THEREFORE, BE IT RESOLVED:

The Imagine Vine Plan sub-plan to the City of Kalamazoo's 2025 Comprehensive Plan, as recommended by the Planning Commission and City Administration, is hereby approved.

The above resolution was offered by **XXX** and seconded by **XXX**.

AYES: Commissioners

NAYS: None

ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on **date**. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

Scott A. Borling
Acting City Clerk



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Rebekah Kik, Director Community Planning and Economic Development

PREPARED BY: Christina Anderson, City Planner

DATE: 11/26/2018

SUBJECT: Natural Features Protection Moratorium Resolution

RECOMMENDATION

It is recommended that the City Commission adopt a resolution issuing a moratorium on rezoning and variance requests and new building permits for projects that require Site Plan approval on properties with the Natural Features Protection designation as mapped on the Land Development Map in the 2025 Master Plan, except those properties under the oversight of the Michigan Department of Environmental Quality (MDEQ), Michigan Department of Natural Resources (MDNR), United States Environmental Protection Agency (EPA), or City of Kalamazoo Brownfield Redevelopment Authority (BRA). This moratorium would be effective immediately and be in place for a period of up to six (6) months.

The moratorium will give city staff the time necessary to finalize a policy and development standards to ensure consistent, cohesive, and sensible development in alignment with the 2025 Master Plan and Strategic Vision.

BACKGROUND

Natural Features are defined in the 2025 Master Plan as areas with existing natural features that should be protected through such methods as development ordinances, conservation easements, or land acquisition. The action items in the 2025 Master Plan require that the City work with property owners, key stakeholders, and conservation-minded organizations to achieve the long-term protection of these areas for such ends as public enjoyment and environmental health. Development that occurs near these designations will need to complete a thorough analysis of the natural features and the proposed project in order to mitigate potential negative impacts. The specifics of this analysis require review checklists, data, and standards that do not currently exist in the Zoning Ordinances or Site Plan Review Process.

Like previous master plans, appropriate future land uses are described and mapped. It is important to note that future land use designations are not the same as zoning districts. They are designations on a plan that provide guidance on appropriate land uses if a parcel were to be redeveloped in the future. The designation of Natural Features Protection was placed to guide future Zoning Ordinance updates and development policies to achieve the goals of the 2025 Master Plan.

POLICY CONSIDERATIONS

The 2025 Master Plan envisioned a more sustainable and resilient City of Kalamazoo in alignment with the City's Strategic Vision. The Strategic Vision goal of Environmental Responsibility for a green and healthy city was elaborated into goals and sub-goals that staff has been working toward throughout 2018. For Natural Features Protection, an environmental technical steering committee was formed to assist with recommendations, policy development, and further mapping of Natural Features Protection. This committee, which will meet again in early 2019, set the groundwork for the NFP policy and standards.

Goals and actions from the IK @ Work Chapter that align with Natural Features Protection and are used to guide staff work plans are listed below:

Develop, adopt, and maintain a Climate Action Plan and track progress.

- Determine what low-impact development standards can be incorporated into the Zoning Ordinance and are appropriate for the City based on context.

Prepare for Climate Resilience; Protect Natural Features throughout the City for well-head protection, watershed, erosion, urban forest, tree canopy, wildlife refuge, agriculture, and restoration along Kalamazoo River and Creek corridors.

- Evaluate the open space needs of the city in order to mitigate flooding and climate change expectations; Prepare guidelines for areas where environmental restoration is identified.
- Consider the built-out environment and evaluating vacant lands or new projects as they relate to protection including but not limited to: restoration of wetlands, forest, and daylighting creeks.
- Revise landscape standards to increase buffers and preserve woodlands/slopes where neighborhood edge areas abut established residential areas.
- Pursue the acquisition or protection of sensitive environmental areas through a range of techniques, such as conservation easements, deed restrictions, transfer of development rights, land conservancy donations, transfer to foundations or public bodies.
- Expand on inventory of natural features and open space to frame green ways and classify priority areas to unify neighborhood green way plans across the city for connectivity.

Increase the percentage of sustainable buildings; include low impact best practices in zoning ordinance.

- Inventory available land (vacant and abandoned) and identify strategies to preserve for open space or incentivize for infill development. Pre-package sustainable development approval.

COMMUNITY RESOURCES CONSULTED

Community input related to environmental responsibility and natural features protection from the Imagine Kalamazoo 2025 Master Plan process was incorporated in the Future Land Development Map and the IK @ Work plan. The importance of Natural Features Protection remains a consistent comment from residents. There is a strong desire within the community to establish a policy and development standards to guide development of land within the Natural Features Protection areas.

The technical steering committee met twice in the spring of 2018 and will continue to meet into 2019 to guide and support City efforts on Natural Features Protection. Further outreach is necessary with the wider community prior to finalizing the policy. This outreach will follow the Public Participation Plan developed during Imagine Kalamazoo to ensure the community's ability to review and provide input.

FISCAL IMPACT

It is possible that the City will forego some site plan review, zoning review and permit fees during the moratorium. No other direct fiscal impact is expected for adopting this resolution.

ALTERNATIVES

The City Commission has the alternative of not approving the moratorium resolution. In that case, it is possible that irreversible, environmental damaging could occur as staff and stakeholders discuss the proper regulations for Natural Features Protection over the next six months.

ATTACHMENTS:

Type	Description
------	-------------

- ▣ Resolution NFP Resolution
- ▣ Resolution SV - Env Responsibility
- Map –
- ▣ Future Master Plan - Future Land Development Map
Land Use
- ▣ Master IK@Work - Environmental Responsibility
Plan

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING A SIX MONTH MORATORIUM ON DEVELOPMENT OF PARCELS DESIGNATED WITH THE NATURAL FEATURES PROTECTION OVERLAY IN THE 2025 MASTER PLAN

Minutes of a regular meeting of the City Commission of the City held on December 3, 2018, at 7:00 o'clock p.m., local time, at the City Hall.

PRESENT, Commissioners:

ABSENT, Commissioners:

WHEREAS, the City of Kalamazoo's 2025 Master Plan designates a future land use category entitled Natural Features, defined as an area with existing natural features, including such features as creeks, flood plains, stands of large trees, and slope that should be protected...; and

WHEREAS, the City has committed to working with property owners, key stakeholders, and conservation minded organizations to achieve the long term protection of these areas. Development projects near these designated areas will need to complete a thorough analysis of the natural features and the proposed project to mitigate potential negative environmental impacts; and

WHEREAS the City Commission finds it necessary to establish a Natural Features Protection review policy and process with development standards, to ensure consistent, cohesive, and sensible development in alignment with the 2025 Master Plan and the Strategic Vision, specifically the Environmental Responsibility goal; and

WHEREAS, the City Commission concludes that during the pendency of this review process and creation of development standards it could be counterproductive and inconsistent with the finally adopted Natural Features Protection policy should development occur on properties with the Natural Features designation; and

WHEREAS, the City Commission further concludes that, there should be a deferral of review and action on all zoning and variance requests and new building permits for projects that require Site Plan Review on properties with the Natural Features Protection

designation as mapped on the Land Development Map in the 2025 Master Plan and determines that the process for study, consideration and creation of the Natural Features Protection review policy and process with development standards may take up to six (6) months;

NOW THEREFORE BE IT RESOLVED that the City Commission of the City of Kalamazoo declares that a moratorium is effective immediately for a period of up to six (6) months regarding zoning and variance requests and new building permits for projects that require Site Plan Review on properties with the Natural Features Protection designation as mapped on the Land Development Map in the 2025 Master Plan except those properties under the oversight of the Michigan Department of Environmental Quality (MDEQ), Michigan Department of Natural Resources (MDNR), United States Environmental Protection Agency (EPA), or City of Kalamazoo Brownfield Redevelopment Authority (BRA).

BE IT FURTHER RESOLVED that, for a period commencing on the date of this Resolution and terminating no later than six (6) months from the date of this Resolution, there shall be no consideration, processing or other action taken by a City entity, official, and/or agent on building permits or any request for a variance or rezoning or other zoning approval regarding for properties with the Natural Features designation in the 2025 Master Plan except as noted above.

BE IT FURTHER RESOLVED that the City Planning Commission, along with City Planners and City officials, shall forthwith proceed to study Natural Features Protection as outlined in the 2025 Master Plan and discussed through the Imagine Kalamazoo 2025 process, to create a Natural Features Protection review process and policy setting forth standards addressing proposed and future development to minimize the impact to existing natural features.

The above resolution was offered by _____ and supported by _____.

AYES, Commissioners:

NAYS, Commissioners:

ABSTAIN, Commissioners:

RESOLUTION DECLARED _____.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on _____, 2018. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

Scott Borling, City Clerk

RES\BILLBOARD MORITORIUM
1-11-13

SUSTAINABILITY & CONSERVATION

Promote conservation of natural resources by incentivizing and implementing sustainable practices, energy efficiency, and alternative energy solutions; provide education and leadership to ensure natural resources are preserved for future generations.

WATER MANAGEMENT

Manage groundwater, stormwater, and wastewater safely and responsibly to minimize pollution and ensure reliable access to clean, safe drinking water.

HEALTHY FOOD ACCESS

Expand residents' and businesses' access to locally grown, procured, and processed food through urban agriculture, food business development, farmers' markets, and local policy strategies to protect food security.

EFFICIENT PUBLIC TRANSPORTATION

Invest in an environmentally responsible public transit network that meets the needs of the community.

ENVIRONMENTAL RESPONSIBILITY

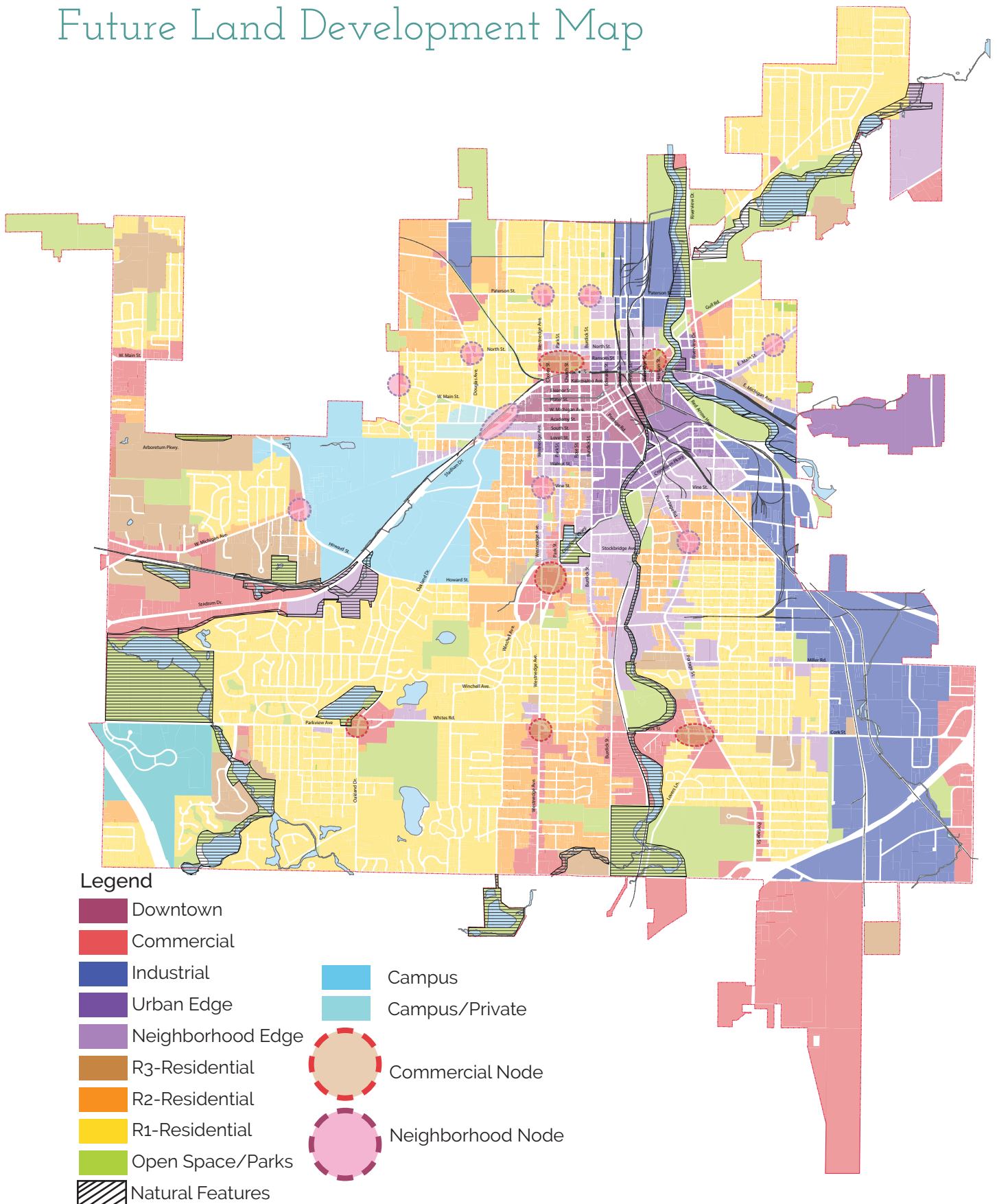
RESPONSIBLE REDEVELOPMENT

Encourage sustainable community redevelopment and rehabilitation practices that address blighted buildings, and preserve and protect historic properties.

WASTE MANAGEMENT

Provide trash collection and solid waste management services that encourage community-wide recycling, reuse, and reduction of waste.

Future Land Development Map



walking paths are priority in a Node with slowed vehicle traffic from driveways and within parking lots. Supporting reduced parking requirements, alternative parking arrangements, and Transportation Demand Management (TDM) strategies to reduce the area dedicated to parking and increase area dedicated to employment, housing, parks, public art, or other amenities. On-street parking is preferred to off-street and will count toward any parking minimums.

Building Placement. The placement of buildings is almost as critical as their uses. Creating a continuous and inviting walkable street requires building closely up to the sidewalk. In new development areas, placement for wider sidewalks that allow cafes, sandwich board signage, and other street furniture is desired. The building facade should have large clear windows and have clear accessible entry from both the parking areas and sidewalk.

Land Use. Nodes are critical walkable destinations for everyday use. Development can include commercial, office, and residential to create mixed-use areas that provide for increased housing and transportation choices, and the creation of vibrant places to serve local residents for daily needs.

Open Space. Development plans in nodes should incorporate public spaces (squares, plazas, etc.) into private developments to encourage social interaction, particularly where such spaces promote relationships between businesses, residents, and visitors. Open space should be designed with the node in mind, and not on a lot-by-lot project basis.

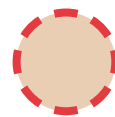
2.3 Future Land Development Map

Downtown

Allows high-density residential uses and compact combinations of pedestrian-oriented retail, office, and entertainment. Active uses (e.g. retail) are desired on the ground floor of Priority Streets and on corners. First floor residential and less active uses may be permitted on other street types within Downtown.

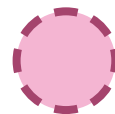
Commercial

Permits a wide range of retail, office, and entertainment uses. Residential may be incorporated into commercial areas to create a mixed-use area or serve as a transition to lower density residential. Mixing of uses may be horizontal or vertical. Active uses (e.g. retail) are encouraged on the ground floor, particularly at key intersections (nodes), corners, and along the front property lines.



Commercial Node

A large footprint walkable mixed-use area designed to provide a wide range of commercial uses, focused on meeting daily needs, and scaled to serve multiple neighborhoods. Housing, retail, restaurant, and office are permitted. Development must follow Node design standards to support the intent as a walkable and vibrant commercial area.



Neighborhood Node

Smaller footprint neighborhood serving walkable mixed-use area of commercial uses. The node is

designed to provide a range of uses focusing on daily needs for the local population of a neighborhood. It can include housing, retail, restaurant, and office uses, but at a smaller scale than those in the Commercial Node. Development within the node must follow design standards to support its intent as a walkable vibrant asset within a neighborhood.

Urban Edge

Allows for a mix of medium-scale uses in areas serving as transitions along more intense Downtown, commercial, or industrial development areas. It is often located on high-capacity transit corridors or at the intersection of transportation corridors. An expanded range of uses are permitted including light industrial maker spaces, commercial, office, and medium to high-density residential. Development is intended to attract employees and residents. Uses can include specialty retail, artist studios, food and beverage production/retail spaces that can attract regional customers.

Neighborhood Edge

This land use allows for a mix of zoning districts that respond to neighborhood context. The land uses contain small-scale neighborhood development. The zoning district can include single family to medium density residential, small footprint retail, offices, restaurants, and non-auto service-oriented development. Development can occur in a variety of buildings types - traditional commercial buildings and residential structures that have been converted to contain commercial uses.

Industrial

Accommodates industrial development and limited

supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment - it requires management of setbacks, access, and environmental mitigation.

There are three residential designations. They are context based and represent a sliding scale of intensity.

R1-Residential

Lowest intensity residential development.

R2-Residential

Medium intensity residential development.

R3-Residential

Highest intensity residential development.

Open Space/Parks

Land or water areas generally free from development. Primarily used for park and recreation purposes, but may also indicate private or public open spaces reserved for natural resource conservation.

Natural Features

An area with existing natural features, including creeks, floodplains, stands of large trees, and slope, that should be protected through such methods as conservation easements or land acquisition. The City will work with property owners, key stakeholders, and conservation minded organizations to achieve the long term protection of these areas for such ends as public enjoyment and environmental health. Development that occurs near these designations will need to complete a thorough analysis of the natural features and the proposed project to mitigate potential negative impacts.

Campus

Campus/Private Institution

Allows the development of one user or multiple similar uses on a large site. Typically includes multiple buildings and a street network. Campus-Private Institution requires the development and approval by the City of a site specific master plan.

2.4 Transportation Framework

The Transportation Framework aims to achieve a comprehensive, multimodal network designed with the adjacent land development in mind. Kalamazoo is very close to being a built-out community. Achieving a comprehensive transportation network cannot be accomplished by simply adding new streets. It requires making the best use of the existing network and changing the view of streets from simply a thoroughway to valuable public space.

Complete Streets Network. Planning for the use of streets should take into consideration the network of desired destinations - Downtown, Nodes, schools, parks, neighborhoods and access to them. A Complete Street network considers access to destinations by all transportation means: pedestrians, bicycling, and vehicles (bus, car, truck, semi-tractor trailer). This approach will allow for the evaluation of street design that connects the gaps in the network for all modes of transportation.

Inviting Public Places. Street right-of-way is one of the largest public realms in the city with nearly 25% of land used in Kalamazoo. One function of streets are for moving people from one location to another. The pedestrian areas (sidewalks, wide shoulders, shared use paths) are valuable public spaces that establish the character of an area, act as gateways, and encourage socialization and commerce.

Future street maintenance and construction in Kalamazoo will consider a Complete Streets policy to evaluate network connectivity for all users, design for low speeds, take into account location within a neighborhood, and the access needs of the adjacent development. To reflect the integrated placemaking approach of land use and transportation a Framework of Streets has been developed..

Framework of Streets. This framework considers streets as they traverse the city, and the relationship to land use as it changes to get people in and around Kalamazoo. The design of the site, buildings, and public way respond to the transportation mode priorities (i.e., pedestrian, bicycle, or vehicular traffic) for the area. Furthermore, a Complete Streets policy will guide the network strategies that meet the goal to serve all users, connect neighborhoods, and calm traffic.

The Framework of Streets outlines five Street Types and primary non-motorized routes. The Street Types are informed by the land use designations in the Land Development Plan, each having a unique intent and set of design and development parameters. A street may change it's character as it meets the needs of the land use - for example a street may have it's beginning in a neighborhood and move into a small neighborhood Node. The changes may be subtle as you leave the neighborhood and as you get closer to the Node such as, buildings moving closer to the street, sidewalks getting wider, and more frequent on-street parking. Each street listed in the table below works together with other streets in the city to create our transportation network. (Figure 3)



Environmental Responsibility

A green and healthy city.

Mitigate stormwater run off, erosion, and contamination of water.

ACTION	LEAD	PARTNER	TIMELINE	FUNDING	METRICS
Incentivize low impact development on building sites to create rain gardens, preserve Natural Features, restore wetlands, and plant trees.	CP&D	ED/BRA	Long Term	\$\$	Gallons diverted, # of new sustainable buildings
Design new street right-of-way to greatest extent possible to include green infrastructure (rain gardens, pervious pavement, and other stormwater mitigation designs).	Public Services	CP&D	Long Term	\$\$\$	Gallons diverted, miles built

Plan and create a policy for invasive species mitigation.

ACTION	LEAD	PARTNER	TIMELINE	FUNDING	METRICS
Use site plan review to include on the environmental checklist monitoring known Japanese Knotweed locations.	CP&D	Public Services	Winter 2018	Staff Time	# of sites identified
Create mitigation plan for Japanese Knotweed disposal and monitoring; Due Care	CP&D	Public Services	Winter 2018	Staff Time	# of sites mitigated

Increase use of renewable energies throughout the City.

ACTION	LEAD	PARTNER	TIMELINE	FUNDING	METRICS
Create revolving loan fund for clean energy improvements.	ED	Public Services	2019	\$\$\$-\$\$\$\$	# of improvements
Explore citywide green energy purchasing policy.	Public Services	ED	2019	break even	Decrease spending

Develop, adopt, and maintain a Climate Action Plan and track progress.

ACTION	LEAD	PARTNER	TIMELINE	FUNDING	METRICS
Establish risk assessment levels for the City for green house gas emissions	Public Services	ECC, Nature Center, WMU	2019	\$	ICLEI
Determine what low-impact development standards can be incorporated into the Zoning Ordinance and are appropriate for the City based on context	Public Services, CP&D	ECC, Nature Center, WMU	2019	\$	Adopted revisions

Prepare for Climate Resilience; Protect Natural Features throughout the City for well-head protection, watershed, erosion, urban forest, tree canopy, wildlife refuge, agriculture, and restoration along Kalamazoo River and Creek corridors.

ACTION	LEAD	PARTNER	TIMELINE	FUNDING	METRICS
Evaluate the open space needs of the city in order to mitigate flooding and climate change expectations; Prepare guidelines for areas where environmental restoration is identified.	Public Services	CP&D, ED, ECC, KNC	2019	\$	Map areas; Acres protected
Consider the built environment needs: heating/cooling "stations" or locations withing the City; storm shelters.	CP&D	ECC, Neighborhoods	2019/20	\$	Map affected areas; determine locations
Consider the built-out environment and evaluating vacant lands or new projects as they relate to protection including but not limited to: restoration of wetlands, forest, and daylighting creeks.	CP&D	ED, Land Bank, Public Services, MDEQ, DNR	2018/19	\$-\$	Adopt zoning revisions, Map affected areas; determine locations
Revise landscape standards to increase buffers and preserve woodlands/slopes where neighborhood edge areas abut established residential areas.	CP&D	Parks, Public Services, ECC	2018/19	Staff Time	Adopt zoning revisions
Pursue the acquisition or protection of sensitive environmental areas through a range of techniques, such as conservation easements, deed restrictions, transfer of development rights, land conservancy donations, transfer to foundations or public bodies.	CP&D	Parks, Public Services, ECC, MDEQ, DNR Neighborhoods, Property Owners, KNC	2018/19	Staff Time	Adopt zoning revisions, Map affected areas; determine locations
Expand on inventory of natural features and open space to frame green ways and classify priority areas to unify neighborhood green way plans across the city for connectivity.	Parks	KNC, DNR, CP&D	2019/20	Staff Time	Update Parks Master Plan
Increase the tree canopy throughout the City along streets in Downtown and Neighborhoods; Evaluate the City by neighborhood to determine species for infill strategy.	Public Services	Parks and Recreation, Nature Center	Summer 2019	\$	Tree cover % and time line to be developed

Increase the percentage of sustainable buildings; include low impact best practices in zoning ordinance.

ACTION	LEAD	PARTNER	TIMELINE	FUNDING	METRICS
Incentivize sustainable development in administrative and site review processes by allowing projects by right or with minimal review.	CP&D	ED, Public Services, ECC	2019	Staff Time	Adopted Revisions to Ordinance
Bonuses for density, parking exemptions, and fees for developers to use renewable energies, locate near transit, and achieve a green building certification.	CP&D	ED	2019	Staff Time	Adopted Revisions to Ordinance
Evaluate requirements such as east/west facing orientation, stormwater practices, maximum impervious surfaces, and allowance for wind, solar, and geothermal energy.	CP&D	ED	2019	Staff Time	Adopted Revisions to Ordinance
Evaluate city building and renovation projects to meet green building standards (such as LEED) that provide long term payback on investment.	CP&D	ED	2019	Staff Time	Adopted Revisions to Ordinance
Inventory available land (vacant and abandoned) and identify strategies to preserve for open space or incentivize for infill development. Pre-package sustainable development approval.	CP&D	ED	2019	Staff Time	Adopted Revisions to Ordinance

Reduce dependence on fossil fuels and prepare for alternative transportation.

ACTION	LEAD	PARTNER	TIMELINE	FUNDING	METRICS
Evaluate fleet purchases or leases that include hybrid or electric vehicles.	Management Services	City Departments	2020	\$\$\$	# of hybrids; gas \$\$ saved
Complete the gaps/missing connectivity between neighborhoods throughout the city for pedestrian, bicycle, and recreational Non-Motorized Plan implementation.	CP&D	ED	Long Term	\$\$\$\$	Complete 2+ miles annually.
Expand the urban trail system to connect neighborhoods, Downtown, and surrounding municipalities.	CP&D, Public Services, Parks	ED, DKI, Neighborhoods	Long Term	\$\$\$\$	Complete 2+ miles annually.



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

PREPARED BY: Steve Brown, FFE Coordinator, Resource Specialist

DATE: 10/30/2018

SUBJECT: Amendment to the Foundation for Excellence Bylaws

RECOMMENDATION

It is recommended that the Commission approve removal of reference to a "Grant Making Committee" in Section 6.02 of the bylaws and direct staff to coordinate with Legal Counsel to advance the item to "the Michigan Attorney General's Charitable Trust Division or its successors," as required in the Articles of Incorporation.

BACKGROUND

Following discussion among the Finance Committee at its July 16, 2018, meeting, Director Ritsema directed staff to consult with Legal Counsel about the possibility of removing the single reference to a "Grant Making Committee" in Section 6.02 of the Foundation for Excellence (FFE) Bylaws (p.15), as no such committee was intended in the final crafting of the FFE purpose or operations and will cause confusion in the future. This matter was subsequently presented to the Executive Committee at its October 3, 2018, meeting and to the Board of Directors, which approved the alteration by a unanimous vote at their October 22, 2018, meeting. Below are requirements for altering the Bylaws from the Articles of Incorporation.

ARTICLE XI - AMENDMENTS; RULES AND POLICIES

Section 11.01 Amendments.

A. Subject to its Articles of incorporation, the Corporation's Bylaws may be altered or amended by the affirmative vote of three quarters (3/4) of all Directors then in office, which must include the affirmative vote of a majority of the City Directors present at the meeting, provided a quorum exists and that notice of the meeting has been given to all Directors at least twenty one (21) days before the meeting together with a copy of the proposed amendment.

The type of notice shall be that which is allowed for a regular meeting of the Board of Directors, as provided in Section 4.06A.

B. Any such amendment to these Bylaws can only be effective with the concurrence of the City Commission and the approval of the Michigan Attorney General's Charitable Trust Division or its successors.

ALTERNATIVES

No alternatives have been identified by the Foundation for Excellence Board of Directors.

ATTACHMENTS:

Type	Description
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- ▢ Background Material Foundation for Excellence Bylaws
- ▢ Background Material Articles of Incorporation

BYLAWS
of
KALAMAZOO FOUNDATION FOR EXCELLENCE

Effective: _____, 2017

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**BYLAWS
OF
KALAMAZOO FOUNDATION FOR EXCELLENCE**
(A Michigan Nonprofit Corporation)

ARTICLE I - OFFICES

Section 1.01 **Name.** The name of the corporation is as stated above (hereinafter referred to as the "Corporation").

Section 1.02 **Resident Agent and Registered Office.** The Resident Agent and Registered Office of the Corporation shall be a person and a location in the State of Michigan stated in the Articles of Incorporation. The Board of Directors, with the approval of the Kalamazoo City Commission (the "City Commission"), may change the Resident Agent and/or Registered Office at any time.

The Board of Directors may authorize the Corporation to qualify to do business in such foreign states as the Board of Directors determines are necessary for the Corporation to conduct its affairs.

The Board of Directors may designate the Corporation's resident agent and/or registered office in any State, and may change this at any time. Upon any change in the resident agent or registered office of the Corporation in any State, the President shall cause to be filed in such State an appropriate form containing the name of the new resident agent and/or new address of the registered office and such other information as may be required to accomplish the change.

Section 1.03 **Business Offices.** The Corporation may have business offices at such places as the Board of Directors may determine.

ARTICLE II - PURPOSE

Section 2.01 **General.** The purposes of the Corporation are as set forth in Article II of the Articles of Incorporation of the Corporation.

ARTICLE III - ORGANIZATION

Section 3.01 **Organization.** The Corporation shall be a non-stock corporation, organized on a directorship basis pursuant to the Michigan Nonprofit Corporation Act, P.A. 162 of 1982, and any amendments thereto ("Act").

Section 3.02 **Subject to Laws.** The Corporation is a nonprofit corporation formed by the City Commission of the City of Kalamazoo pursuant to MCL 117.4o of the Home Rule City Act (P.A. 1909, No. 279, §4o) and is subject to all local, state and federal laws that apply to the City of Kalamazoo (sometimes referred to as the "City"). The Corporation is a "public body" for purposes of Michigan's Open Meetings Act ("OMA"), MCL 15.261-.275 and is subject to

the terms of the OMA. The Corporation is a “public body” for purposes of Michigan’s Freedom of Information Act (“FOIA”), MCL 15.231-.246 and is subject to the terms of the FOIA.

ARTICLE IV - BOARD OF DIRECTORS

Section 4.01 **Functions.** Except as specifically provided in the Corporation’s Articles of Incorporation or these Bylaws, the business and affairs of the Corporation shall be managed by or under the direction of its Board of Directors. All rights, powers, duties and responsibilities relative to the management and control of the Corporation’s property, activities and affairs are vested in the Board of Directors. In addition to the power and authority expressly conferred upon it by these Bylaws and the Articles of Incorporation, the Board of Directors may take any lawful action on behalf of the Corporation which is not by law or by the Articles of Incorporation or by these Bylaws required to be taken by some other party.

The persons who serve on the Board of Directors are referred to as “Directors.”

Unless specifically authorized by the Board, a Director serving on the Board of Directors shall not become involved in the day-to-day operations of the Corporation or ask any staff member to conduct any task that has not been authorized by the Board.

The Directors shall have the right, with the advice and consent of the City Commission to select, hire, supervise and fire an Executive Director for the Corporation who shall be responsible for the Corporation’s day-to-day operations in consultation with the Corporation’s Officers, including the hiring and termination of employees and agents (if any) to carry out the work of the Corporation, establishing their duties, and performing any duties and functions as are specified by the Board or by any person to whom the Board has given authority to supervise and direct the Executive Director.

To obtain the “advice and consent” of the City Commission requires that the Board of Directors provide such information to the City Commission as it may request about the action to be taken and that the City Commission give its prior approval to this action before it is acted upon by the Board of Directors.

With respect to obtaining the City Commission’s advice and consent concerning the selection, hiring, supervision and firing of an Executive Director, the Board of Directors shall provide the City Commission with information it requests about potential candidates to be hired for an Executive Director position, and about the Executive Director’s job performance and about any plan to terminate the employment of the Executive Director. The Board of Directors shall not take action to hire or fire the Executive Director or significantly alter the duties of this position until after this is first approved by the City Commission.

The Corporation shall be responsive to the needs of the City of Kalamazoo. This requires that the Officers and Directors of the Corporation maintain a close and continuous working relationship with the City Commission, as required by the Corporation’s Articles of Incorporation.

Section 4.02 **Number, Selection.**

Until the Corporation is recognized as a tax exempt organization by the Internal Revenue Service, the Incorporators shall constitute the Board of Directors of the Corporation. Upon such recognition by the Internal Revenue Service, and within sixty (60) days of receipt of the actual written notice from the Internal Revenue Service of such tax-exempt status, a regularly elected Board of Directors shall be constituted in the manner set forth in these Bylaws and the Articles of Incorporation.

The Board of Directors shall then consist of fifteen (15) members. The number of Directors may be increased or decreased only with the concurrence of the Michigan Attorney General Charitable Trust division or its successor.

The Directors serving on the fifteen (15) member Board of Directors shall be elected by those persons who signed the Corporation's Articles of Incorporation (the "Incorporators") from those persons whom the City Commission has nominated to fill these positions using the procedure set forth below. Thereafter all Director positions, except those of the *Ex officio* Directors, shall be filled by vote of the Board of Directors following nomination by the City Commission.

If within sixty (60) days of receipt of the written notice from the Internal Revenue Service of tax-exempt status, the Incorporators have not been provided with the names of all persons who are to be elected to serve on the fifteen (15) member Board of Directors, the Incorporators shall elect those persons who have been nominated by the City Commission even though they may number less than fifteen.

A. **City Directors.** The City Directors consist of (1) the Mayor of the City of Kalamazoo and the City Manager of the City of Kalamazoo (these positions are referred to as "*Ex officio* Positions," and the persons holding these *Ex officio* Positions are referred to as "*Ex officio* Directors") who shall have full voting and participatory rights as Directors, (2) two (2) persons who are current Commissioners on the City Commission (the Commissioners who are elected to the Board are referred to as the "Commission Directors"), and (3) one person nominated and elected by the City Commission who shall be chosen from the Kalamazoo community, who shall not be directly connected to any of the Stakeholder Groups or their members (the "At-Large City Director"), nor be an employee or elected official of the City.

For the first fifteen (15) member Board of Directors, upon the incorporation of the Corporation, the City Commission shall provide the Incorporators with the names of the *Ex officio* Directors, the Commission Directors and the At-Large City Director and the initial term of office for the Commission Directors and the At-Large City Director. The Incorporators shall elect those persons as part of the first fifteen (15) member Board of Directors to the terms designated for each.

As the initial terms of office for the Commission Directors and the At-Large City Director expire or as positions held by Commission Directors or the At-Large City Director become vacant or are about to become vacant, all future appointments to these positions shall be made by the City Commission. The City Commission shall nominate people to be considered to

fill the position(s) of Commission Director and/or At-Large City Director and shall vote to nominate persons to fill any vacant positions.

B. **Stakeholder Directors.** The Board of Directors shall consist of ten (10) positions reserved for Stakeholder Directors. The City Commission shall nominate the Stakeholder Directors using the following procedure:

1. Each Stakeholder Director shall represent one of the eight groups/sectors (each group is herein referred to as a "Stakeholder Group"). Each Stakeholder Group shall be composed of individuals, organizations and businesses that play important roles in the City of Kalamazoo. It is the intent of the Corporation that the Stakeholder Directors be of current relevance to the City of Kalamazoo and be primarily the product of local leadership and control. From time to time, the Board may recommend to the City Commission the restructuring and identification of Stakeholder Groups to reflect this intent.

2. A Governance Facilitator such as the Kalamazoo Community Foundation shall be responsible for coordination, identification, and selection of persons as Stakeholder Directors to be nominated to the Board of Directors of the Corporation for election as Directors. Members comprising each Stakeholder Group shall be convened by the Governance Facilitator at least 60 days prior to the Corporation's Annual Meeting, or as otherwise provided in these Articles, for the purpose of caucusing to reach consensus on the representatives whom the Governance Facilitator shall present to the City Commission as recommended candidates at least 30 days prior to the Annual Meeting of the Corporation, to elect Directors. The Governance Facilitator shall conduct the Stakeholder recommendation process to achieve diversity across sectors, diverse perspectives, and abilities to conduct the duties of the Board.

3. In turn, the City Commission shall make the formal nomination from those recommended representatives of each Stakeholder Group constituency to the Board of Directors for election pursuant to the Articles of Incorporation or Bylaws. The City Commission shall review the candidates' qualifications and shall formally nominate them to serve as Stakeholder Directors on the Board of Directors. The City Commission may vote to reject any recommended candidate, in which case the Governance Facilitator shall propose a new candidate for the City Commission to review and to nominate as a Stakeholder Director.

4. For the first fifteen (15) member Board of Directors, using the procedure described above, the names of the persons selected to be the City Directors and Stakeholder Directors shall be communicated to the Incorporators together with the initial term of office for each Stakeholder Director, and the Incorporators shall elect these persons as the initial City Directors and Stakeholder Directors for designated staggered terms. After the initial fifteen (15) member Board of Directors has been elected by the Incorporators, all future elections of Stakeholder Directors shall be made as described above.

5. If a Stakeholder Director's term of office as a Director is about to expire or if the Director's position held by a Stakeholder Director is vacant or about to become

vacant, the Stakeholder Group that nominates persons to this Director position shall be convened by the Governance Facilitator. The nominee can be the person who is currently serving as a Stakeholder Director, provided, however, that this person is not barred from being reelected and serving an additional term, as described in Section 4.04 hereinafter.

6. The Governance Facilitator shall prepare and adopt a procedure for selecting Stakeholder nominees. If a Stakeholder Group fails to nominate a candidate for a Stakeholder Director position, then the Governance Facilitator may propose a nominee to fill the Stakeholder Director position.

7. Initially the Stakeholder Directors, for the purpose of the Articles of Incorporation and Bylaws, shall include representation from the following community constituencies:

a. Affinity Organizations Stakeholder. The stakeholder representing local affinity organizations as may be identified from time to time by the City Commission, shall be drawn from a group of persons representing nonprofit organizations whose mission or purpose as stated in its Articles of Incorporation is to advocate for and/or provide supportive services to local families and individuals; provided, however, the representative shall not include a person from any of the other Stakeholder Groups as herein identified.

b. Arts Community Stakeholder. The stakeholder from the local arts community shall be drawn from a local nonprofit art, music or performing arts organization.

c. Business/Banking Stakeholder. The stakeholder representing the business and banking community shall be a respected business person whose principal place of business is located in the City of Kalamazoo. Preference shall be given to someone involved in banking and financial institutions that have a significant corporate presence in the City of Kalamazoo, which may include national banks, state chartered banks, state chartered trust banks, and credit unions.

d. Education Stakeholder. The education stakeholder shall be drawn from local educational institutions including, but not limited to, Kalamazoo Public Schools, Kalamazoo Valley Community College, Kalamazoo College, Western Michigan University (including the Stryker School of Medicine and Cooley Law School), and other private educational institutions as may be identified from time to time by the City Commission.

e. Faith-Based Organizations Stakeholder. The faith-based organizations stakeholder shall include local ministers or laypersons from local religious institutions, churches, mosques, synagogues, and such other faith-based providers of religious and social services as may be identified from time to time by the City Commission.

f. Healthcare Stakeholder. The healthcare stakeholder shall be drawn from representatives of Borgess Hospital Corporation, Bronson Methodist Hospital, and other major providers of healthcare services operating within the City of Kalamazoo as may be identified from time to time by the City Commission.

g. Housing Sector Stakeholder. The housing sector stakeholder shall be drawn from nonprofit and for-profit entities whose core function or purpose is the provision of affordable housing.

h. Neighborhood Stakeholder. The three (3) neighborhood stakeholders shall be drawn from persons living in three neighborhoods in the City of Kalamazoo with an organized neighborhood association. Best efforts shall be made to seek stakeholders from the various neighborhoods on a revolving basis, with priority given to those neighborhoods where at least 51% of households have incomes at or below 80% of the area median income. No organized neighborhood association shall have more than one (1) representative on the Board at one time.

Section 4.03 **Qualifications.**

At least nine (9) Directors shall be residents of the City of Kalamazoo.

The At-Large City Director shall be a registered elector of the City of Kalamazoo.

A Stakeholder Director shall be a resident of the City of Kalamazoo or an employee, officer, director, or executive of a Stakeholder business or entity.

No person may serve as a City Director or Stakeholder Director if he or she is a disqualified person as defined by the Code or its Regulations, a person who could cause the Corporation to be determined a private foundation, or a person in default to the City of Kalamazoo.

Section 4.04 **Terms of Office.**

Those City Directors who are *Ex officio* Directors shall serve on the Board of Directors for as long as they hold the position that makes them *Ex officio* Directors. This may result in an *Ex officio* Director serving on the Board of Directors for an indeterminate period of time. If a person ceases to hold a position that allows him or her to be an *Ex officio* Director (regardless of how this occurs or the reason for such action), such person shall immediately cease to be an *Ex officio* Director and shall cease to serve on the Board of Directors. When this person's replacement is chosen or elected this replacement shall assume the *Ex officio* Director position held by his/her predecessor.

Each Commissioner elected as a Commission Director shall serve a term established by the City Commission, but which shall not be longer than such Commissioner's current term of office as a Commissioner. If a person ceases to be a City Commissioner, either through expiration of his or her term of office as a Commissioner or otherwise, this person shall also

cease to be a Commission Director and this person's position as Commission Director shall become vacant and the City Commission shall appoint a Commissioner to serve as Commission Director. If a Commissioner who previously served as a Commission Director is reelected to the City Commission, he or she may be reelected to the Board of Directors as a Commission Director. There is no limit on the length of time that a Commission Director can serve on the Board; provided, however, the Commission may adopt a resolution to limit the length of time that a Commissioner can serve on the Board of Directors.

Those persons elected as Stakeholder Directors and as the At-Large City Director (the Stakeholder Directors and At-Large City Director are collectively referred to as the "General Directors" and individually as a "General Director") shall each serve on the Board for a three (3) year term with the terms of one-third of the General Directors expiring each year. To accomplish this, one-third of the initial General Directors shall serve for a one year term; one-third shall serve for a two year term and one-third shall serve for a three year term, with the City of Kalamazoo, acting through the City Commission, designating which of the initial General Directors will serve terms of one, two or three years. As the terms of the General Directors expire, those persons elected to fill these positions shall be elected for three (3) year terms. The City Commission, using the procedure set forth in Section 4.02, shall nominate to elect and/or appoint General Directors to fill the positions that are vacated or about to become vacant.

If, at the end of a General Director's scheduled term of office, the City Commission has not nominated a candidate to fill this Director's position, either by renomination of the current General Director (if the General Director can be reelected and is not subject to term limits as provided herein) or by nomination of a new person recommended by the Governance Facilitator to serve in this position, the General Director shall continue to serve until the Board of Directors votes to fill this position.

A General Director may serve two (2) consecutive three year terms. Except as provided herein, after a General Director has served two (2) consecutive three year terms, this General Director must wait one year before he/she can be reelected or reappointed as a General Director. If a General Director serves two (2) consecutive full terms, but one of these terms is less than three (3) years, then this General Director may be reelected for a third consecutive term of three (3) years and then must wait one year before he/she can be reelected or reappointed as a General Director.

Section 4.05 **Meetings.**

The Board of Directors may, by resolution, set the date, time and place for regular meetings of the Board as is necessary to conduct the business of the Corporation. The Board shall use its best efforts to meet at least three (3) times per year, including the annual meeting.

The annual meeting of the Board of Directors of the Corporation shall be held in April of each year on a date, time and place determined by the Board of Directors. The Board shall also meet in September or October for the purpose of determining the amount of the grant that the Corporation shall make to the City of Kalamazoo for the upcoming fiscal year. A Board decision on the amount of the grant to be made to the City of Kalamazoo shall be made on or before October 31 of each year so that the City Manager can incorporate the amount of the grant into the proposed budget for the City's upcoming year that will be prepared in November.

Payment of the grant shall be made by the Corporation to the City in cash on or before February 15 of each year.

The Board shall not schedule a meeting for a day that the City's business offices (City Manager, Treasurer, Assessor, and Clerk) are closed to the public, including weekends and holidays scheduled by the City, or for a date on which elections are scheduled. At any meeting, the Board may consider any business that is properly brought before the meeting. If less than a quorum of Directors attends a previously scheduled meeting, then the matters that were to be considered at such meeting may be taken up by the Board at any later regular or special meeting.

Special meetings of the Board of Directors may be called by the Secretary of the Corporation upon the request of the President or two (2) of the Directors.

Meetings of the Board of Directors shall be open to the public, as required by the OMA (except for closed sessions permitted by the OMA). Meetings shall be held in a place available to the general public.

Those persons attending a meeting may exercise those rights established by the OMA, subject to such reasonable rules and regulations that are established by the Board that are consistent with the OMA, including rules and regulations to minimize the possibility of disrupting the meeting.

Section 4.06 **Notice of Meetings.** Public notice of the date, time and place of a meeting of the Board shall be given by the secretary of the Corporation or such other officer designated by the Board. The notice shall contain such information as is required by the OMA and shall be posted at the locations and within the times required by the OMA based on the type of meeting being held (e.g., regular, special, rescheduled, recessed).

In addition to the public notice of a meeting, Directors shall be given notice of any meeting as follows:

A. For a regular meeting (including the meetings to be held in April, September or October), notice of the date, time and place of the meeting must be given at least ten (10) days before the date of the meeting through any combination of the following: (i) notice given personally, either orally or in writing, including notice given by telephone by speaking directly with the Director in person; (ii) notice given by electronic transmission (as described in Section 10.05 below); (iii) notice given by mail that contains proper postage; or (iv) notice given through a reputable overnight courier.

B. For a meeting that is not a regular meeting, notice of the date, time and place of the meeting shall be given to Directors on or before the time that the notice for the meeting is posted for purposes of the OMA. In no event, shall the notice be given less than eighteen (18) hours before the scheduled starting time of the meeting. The notice under this Section 4.06B shall be given through any combination of the following: (i) notice given personally, either orally or in writing, including notice given by telephone by speaking directly with the Director in person; or (ii) notice given by electronic transmission (as described in Section 10.05 below).

If a purpose of any Director meeting is to vote to amend the Corporation's Articles of

Incorporation or Bylaws, then notice of the meeting shall be given to all Directors as stated in Section 11.01.

The notice of a meeting sent to the Directors may include such other documents and materials as may be relevant to the topics to be discussed and/or voted on at the meeting, with any of the Officers or the Executive Director deciding what documents and materials to include for each meeting.

If the Board decides that a Director may participate in a meeting by conference call, this shall be stated in the notice of the meeting, together with instructions that the Director can use to join the meeting by conference call.

Notwithstanding the foregoing, no notice need be given to any person who submits a signed waiver of notice before or after a meeting.

Section 4.07 **Resignation.** A Director may resign at any time by giving written notice to the Board or to the President or Secretary of the Corporation. Unless otherwise specified in the resignation, the resignation shall take effect upon receipt, and the acceptance of the resignation shall not be necessary to make it effective.

If an opening on the Board results from the resignation of a Commission Director or the At-Large City Director, a replacement may be nominated by the City Commission. If an opening on the Board results from the resignation of a Stakeholder Director, the Stakeholder Group that nominated the Stakeholder Director who resigned shall replace this person and present its recommended replacement to the City Commission, which shall act as provided in Section 4.02 above.

Section 4.08 **Removal.** A Commission Director and the At-Large City Director may be removed as a Director at any time at the direction of the City Commission, and a replacement may be appointed by the City Commission.

A Stakeholder Director may be removed at any time with or without cause if at least seventy five percent (75%) of the total number of Directors vote in favor of such removal. Upon the removal of a Stakeholder Director, the Governance Facilitator may recommend a replacement from the same Stakeholder Group that nominated the Stakeholder Director who was removed to the City Commission, which shall act on these as provided in Section 4.02 above.

Section 4.09 **Quorum.** The physical presence of a majority of the total number of Directors at the location of the meeting shall constitute a quorum for the transaction of business. Directors who participate in the meeting through conference call or other types of remote communication shall not be counted in determining if a quorum is present. In the absence of a quorum, a majority of the Directors present may reschedule a meeting for a date certain. Notice of the rescheduled meeting shall be given pursuant to the terms of these Bylaws and the OMA.

Section 4.10 **Voting.** All decisions of the Board of Directors and all deliberations of the Board of Directors constituting a quorum shall be subject to the OMA.

The vote of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors unless a greater vote is required by law, by the Articles

of Incorporation or by these Bylaws. Directors must be present in person to vote (including being present by conference call or other means of remote communication). No proxy voting is allowed and Directors cannot send persons to act in their place and Directors may not vote by phone poll or other means that does not require a meeting of the Board of Directors.

Section 4.11 **No Action by Written Consent.** All decisions of the Board of Directors and committees shall be made at a meeting open to the public. The Board of Directors and any committee created by these Bylaws or by the Board of Directors are not permitted to take action to approve any matter by any form of written consent.

Section 4.12 **Increasing the Number of Directors.** The number of Directors may be increased or decreased only with the concurrence of the Michigan Attorney General's Charitable Trust division or its successor.

Section 4.13 **Compensation of Directors.** A Director, as such, shall not be compensated for the performance of services for the Corporation, but may, by resolution of the Board of Directors, receive reasonable reimbursement for actual, reasonable, and necessary expenses incurred by the Director in his or her capacity as a Director. A Director may also be compensated for duties or services he/she performs that are beyond the scope of his/her duties as a Director, with the payment being subject to the provisions of Article VIII below.

Section 4.14 **Discharge of Duties.** A Director or Officer shall discharge the duties of that position in good faith with the care an ordinarily prudent person in a like position would exercise under similar circumstances and in a manner he or she reasonably believes is in the best interests of the Corporation. In discharging his or her duties, a Director or Officer is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by any of the following:

A. one or more Directors, Officers, or employees of the Corporation, or of a domestic or foreign corporation or business organization under joint control or common control, whom the Director or Officer reasonably believes to be reliable and competent in the matters presented;

B. legal counsel, public accountants, engineers, or other persons as to matters the Director or Officer reasonably believes are within the person's professional or expert competence;

C. a committee of the Board of which he or she is not a member if the Director or Officer reasonably believes that the committee merits confidence.

A Director or Officer is not entitled to rely on information described in subsections (a), (b) or (c) above if he or she has knowledge concerning the matter in question that makes reliance otherwise unwarranted.

If a Director or Officer is subject to the Uniform Prudent Management of Institutional Funds Act, MCL 451.921 to 451.931 (the "UPMIFA"), the Director, in discharging his/her duties under such act shall conform to the standards of the UPMIFA .

Section 4.15 **Directors' Liability for Corporate Actions.** Directors who vote for or concur in any of the actions described in Section 551(1) of the Act, including, making a loan to a Director or Officer of the Corporation or to a subsidiary that is contrary to the Act, are jointly and severally liable to the Corporation for its benefit or for the benefit of its creditors for any legally recoverable injury suffered by the Corporation or those creditors as a result of the action in an amount that does not exceed the difference between the amount paid or distributed and the amount that lawfully could have been paid or distributed. A Director is not liable under this section if he or she complied with the requirements of Section 542 of the Act.

Section 4.16 **Presumption of Director's Concurrence in Absence of Dissent.** If a Director is present at a meeting of the Board of Directors, or an executive committee of which he or she is a member, and action on a corporate matter referred to in Section 4.15 of this Article is taken at that meeting, the Director is presumed to concur in that action unless his or her dissent is entered in the minutes or unless he or she files a written dissent to the action with the person acting as secretary of the meeting before or promptly after the adjournment of the meeting. The right to dissent does not apply to a Director who voted in favor of the action.

A Director, who is absent from a meeting of the Board of Directors or an executive committee of which he or she is a member, and action on a corporate matter described in Section 4.15 is taken at that meeting, the Director is presumed to concur in the action unless he or she files his or her dissent with the secretary of the Corporation within a reasonable period of time after he or she has knowledge of the action.

Section 4.17 **Minutes of Meetings.** Minutes shall be taken for all meetings of the Board of Directors and committees. The minutes shall document the action taken at the meeting, when it was taken and who made the motions and the decisions that were made and any information required to show how decisions complied with any policies of the Corporation, including the conflict of interest and compensation policies. The person who records such minutes shall use his or her best efforts to prepare written minutes and circulate these to the Board or committee by the later of the following dates: the next meeting of the Board or committee or sixty (60) days after the date of the meeting.

Section 4.18 **Report to Directors.** The Corporation, at least once each calendar year, shall prepare or have prepared a report of the Corporation for the preceding fiscal year and present the report at the annual meeting of the Board of Directors and such other times as the Board may direct. The report shall include all of the following for the Corporation's preceding fiscal year:

- A. Its income statement.
- B. Its year-end balance sheet, including trust funds and funds restricted by donors or the Board.

C. Its statement of source and application of funds, if the Corporation prepared that statement.

D. Any other information required by the Act.

E. A written notice addressed to the City Manager and Mayor of the City of Kalamazoo describing the type and amount of all of the support the Corporation provided to the City during the Corporation's taxable year immediately preceding the taxable year in which the written notice is provided.

F. A copy of the Corporation's Form 990, "Return of Organization Exempt from Income Tax", or other annual information return required to be filed under Section 6033 of the Internal Revenue Code.

G. An annual report from the City Manager of the City of Kalamazoo to reflect its use of funds received from the Corporation for the previous fiscal year and a report regarding projects and initiatives undertaken with the funds distributed by the Corporation.

The report may be distributed by electronic transmission or by making the report available for electronic transmission. If the report is distributed electronically, the Corporation shall provide the report in written form to a Director on request.

On or before the date that the report is provided to the Corporation, a copy of the report shall be provided to the City Commission and to such person(s) as the City Commission may designate.

Section 4.19 Examination of Books and Records. A Director may examine any of the Corporation's books and records for a purpose reasonably related to his or her position as a Director. A Director wishing to examine any books and records shall submit a notice to the Secretary of the Corporation that he or she wishes to examine books and records and attempt to reasonably describe the books and records to be inspected. The Corporation shall use its best efforts to gather the requested books and records for examination. The examination shall take place at the office of the Corporation, unless the Board or President selects another location that is reasonably near to the Corporation's office. The Corporation shall allow the examination to be conducted within a reasonable period of time following receipt of the notice from the Director asking to examine the books and records. The Board may adopt additional procedures for the examination of books and records by a Director.

ARTICLE V - OFFICERS

Section 5.01 Officers. The Officers of the Corporation shall be a President, a Treasurer and a Secretary and may include the office of Vice President, which is optional (the preceding positions are referred to collectively as the "Officers"). The Officers shall be elected by the Board of Directors at its first meeting and at each annual meeting thereafter. The Board of Directors of the Corporation may from time to time elect or appoint other Officers including Vice Presidents, Assistant Treasurers and Assistant Secretaries, as the Board may deem advisable, and such Officers shall have such authority, and shall perform such duties as from time to time may be prescribed by the Board of Directors. Any two or more offices, except that

of President and Secretary, may be held by the same person. In addition to the powers and duties of the Officers of the Corporation as set forth in these Bylaws, the Officers shall have such authority and shall perform such duties as from time to time may be determined by the Board of Directors. No Officer shall execute, acknowledge or verify any instrument in more than one capacity if the instrument is required by law or the Articles of Incorporation or Bylaws to be executed, acknowledged or verified by two (2) or more Officers.

Each Officer shall be elected for a term extending until the next annual meeting of the Board of Directors or until his or her resignation or removal.

In voting to elect Officers, each Officer position shall be elected by a plurality of the votes cast at an election.

Section 5.02 **President.** The President shall be the chief executive officer of the Corporation. The President shall preside at all meetings of the Board of Directors. Unless otherwise provided by resolution of the Board of Directors, the President shall have the power and authority, on behalf of the Board of Directors, to perform all acts, execute and deliver all documents, contracts, instruments, papers and certificates of every conceivable kind and character and take all steps that the President may deem necessary or desirable to effectuate the actions and policies of the Board. The President shall also perform such other duties and functions as shall be assigned to him or her from time to time by the Board of Directors. He or she shall be *ex officio*, a member of all standing committees.

Section 5.03 **Vice President.** The position of Vice President is optional and is not required. The Board of Directors may create one or more Vice President positions and elect persons to fill these positions. A Vice President shall have such powers and perform such duties as shall from time to time be assigned by these Bylaws or by the Board of Directors. In the event the President is absent, unavailable or no longer in office, then the Vice President shall perform the duties and exercise the powers of the President (if there is more than one Vice President, then the Vice President designated by the Board to perform the duties of the President shall serve in place of the President); however, the Vice President shall not terminate or change the duties of any employees, change any committee appointments, or undertake any other material action normally performed by the President unless the Board approves or unless the Board officially elects the Vice President as President.

Section 5.04 **Secretary.** The Secretary shall give, or cause to be given, notice of all meetings of the Board, and all other notices required by law and these Bylaws. The Secretary shall have the responsibility for maintaining the official minutes and records of the Corporation, except such financial records that are the responsibility of the Treasurer, which shall at all times remain the property of the Corporation and be open to inspection by any Officer. The Secretary shall perform such other duties as may be assigned by the President or the Board. The Secretary may utilize the services of the staff of the Kalamazoo City Clerk when performing these duties (especially matters requiring compliance with the OMA), and may also appoint an Assistant Secretary.

Section 5.05 **Treasurer.** The Treasurer shall have the responsibility for the financial records of the Corporation, which shall at all times remain the property of the Corporation and be open to inspection by any Officer. The Treasurer shall be responsible for the

receipt, custody and disbursement of the Corporation's funds, under procedures, rules and orders established by the Board. The Treasurer shall report the financial condition of the Corporation at meetings of the Board and such other reports as may be directed by the Board or President. The Treasurer shall also assist in preparing the report described in Section 4.18 that is to be presented at the annual meeting of the Board. The Treasurer may utilize the services of the City of Kalamazoo Finance Director when performing these duties.

Section 5.06 **Giving of Bond by Officers.** All Officers of the Corporation, if required to do so by the Board of Directors, shall furnish bonds to the Corporation for the faithful performance of their duties, in such penalties and with such conditions and security, as the Board shall require. The Corporation shall assume the cost of providing any bond required hereunder.

Section 5.07 **Compensation of Officers.** No Officer of the Corporation shall be compensated for the performance of services for the Corporation, but may, by resolution of the Board of Directors, be reimbursed for actual, reasonable and necessary expenses incurred in his or her capacity as an Officer.

Section 5.08 **Resignations.** Any Officer may resign at any time by giving written notice to the Board of Directors or to the President of the Corporation. Any such resignation shall take effect at the time specified therein; and, unless otherwise specified therein, the resignation shall be immediately effective on receipt and acceptance of such resignation shall not be necessary to make it effective.

Section 5.09 **Removal.** Any of the Officers designated in Section 5.01 of this Article V may be removed by the Board of Directors, with or without cause, whenever in its judgment the best interests of the Corporation will be served thereby, by the vote of a majority of the total number of Directors.

Section 5.10 **Vacancies.** If there is a vacancy in any Officer position, the vacancy may be filled by the Board of Directors. Any person elected to fill a vacancy shall serve until the next election of Officers by the Directors and shall exercise the full power and authority of the Officer position to which he/she is elected.

Section 5.11 **Discharge of Duties; Reliance on Reports.** An Officer shall discharge his or her duties as an Officer, and shall be entitled to rely on reports, etc., in the same manner as specified for a Director in Section 4.14.

ARTICLE VI - COMMITTEES

Section 6.01 **General.** In addition to those committees specifically required to be established by these Bylaws, the Board of Directors may designate standing committees and special committees with such duties and powers as it may provide in order to carry out the programs and purposes of the Corporation.

All committees shall provide advice and/or recommendations to the Board of Directors on matters involving the purpose and/or objective of the committee. Committees shall not exercise any of the power or authority of the Board of Directors and shall not make decisions, as this is defined in the OMA. All decisions shall be made by the Board of Directors.

All committees shall perform under the direction of the Board of Directors those functions described in these Bylaws or determined from time to time by the Board. If a committee is created by the Board of Directors, the Board resolution that creates the committee shall state the purposes of the committee, the terms and qualifications of committee members, and the ways in which committee members are selected and removed. Membership on committees can include individuals who are and are not Directors or Officers of the Corporation.

The President, with the consent of the Board of Directors, shall designate the persons to serve on each committee, fill vacancies on committees, and serve as Chairperson of the committee. Each committee shall make such reports of its activities to the Board of Directors as the Board may request. Each member of a committee serves at the pleasure of the Board and may be removed at any time by vote of the Board of Directors.

The City Commission shall have the right to designate one or more persons to serve on committees.

Section 6.02 **Finance.** A Finance Committee shall be established which shall include the Corporation's Treasurer, the City's Finance Director, or similar position (or a person appointed by the City's Finance Director), the City Manager and two (2) Stakeholder Directors. This committee shall: recommend short and long term financial goals for the Corporation; prepare on a timely basis and monitor an annual budget for the Corporation that is aligned with the Corporation's purpose and priorities; recommend financial policies and ensure compliance with those financial policies adopted by the Board of Directors; make recommendations on the deposit and/or investment of the Corporation's funds; identify short-term and long-term financial challenges before they become urgent issues; review the performance of investments and make recommendations on changes in investments and investment advisors; recommend the selection of an auditor to prepare annual audited financial statements, 990s and other reports and tax filings and meet with the auditor to review and discuss these; meet prior to the September meeting of the Board of Directors to review the Corporation's finances and speak with representatives of the City of Kalamazoo to discuss its need for funding for the upcoming year and its plans for aspirational projects and make a recommendation to the Board of Directors on the amount of a grant that the Corporation shall make that year to the City of Kalamazoo based on any written agreement among the City, the Corporation and the major donors to the Corporation and any gift instruments under which donors have made donations to the Corporation. In addition to meeting prior to the September Board of Directors meeting the Finance and Grant Making Committee may meet at other times as it determines is necessary or as may be requested by the Board of Directors or the President.

If it believes it is necessary, the Finance Committee may create an investment subcommittee and an audit subcommittee and establish their mission and purpose and rules of operation and assign to them various duties concerning the investment and management of the Corporation's assets and the work with the Corporation's auditor.

Section 6.03 **Executive Committee.** An Executive Committee shall be established which shall include the President, Treasurer, Secretary, and a City Director and a representative of the Finance Committee (in addition to the Treasurer). The Executive Committee shall meet prior to the scheduled Board of Directors meetings in April, September or October to prepare the agendas for these meetings and to plan for these meetings and make recommendations to the

Board on matters concerning the Corporation and its operations and programs. The Executive Committee may meet at other times as it determines is necessary or as may be requested by the Board of Directors or the President. The Executive Committee shall undertake such matters as may be assigned to it by the Board of Directors and also identify strategic issues for Board discussion, recommend committees that should be created, work to develop and recruit new leadership on the Board and make recommendations to the Board on best governance practices that can be implemented by the Board of Directors.

Section 6.04 **Powers.** Any committee shall exercise such powers and perform such duties as are permitted by the Act and stated in these Bylaws or as the Board of Directors may, from time to time authorize; however, no committee shall have the power or authority to:

- A. Amend the Articles of Incorporation.
- B. Adopt an agreement of merger or conversion.
- C. Amend the Bylaws of the Corporation.
- D. Fill vacancies in the Board of Directors.
- E. Declare a distribution authorized under Section 301 of the Act.
- F. Take any other action prohibited by law, the Articles of Incorporation or these Bylaws.

Section 6.05 **Rules for Committees.** The Board of Directors may adopt rules regarding the conduct of committees and their meetings, including rules for the calling of meetings, quorum requirements and voting. To the extent it is not inconsistent with the rules adopted by the Board of Directors or the requirements of these Bylaws that apply to committees, each committee may establish its own rules to govern the conduct of its activities.

ARTICLE VII - INDEMNIFICATION OF OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS

Section 7.01 **Indemnification: Claims by Third Parties.** The Corporation shall, to the fullest extent permitted by law, indemnify in full any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Corporation) by reason of the fact that he or she is or was a Director, Officer, employee, nondirector volunteer or agent of the Corporation or is or was serving at the request of the Corporation as a director, officer, partner, trustee, employee, nondirector volunteer or agent of another foreign or domestic corporation, business corporation, partnership, joint venture, trust or other enterprise, whether for profit or not, against expenses, including attorneys' fees, judgments, penalties, fines, and amounts paid in settlement actually and reasonably incurred by the person in connection with such action, suit or proceeding if he or she acted in good faith and in a manner he or she reasonably believed to be in or not opposed to the best interests of the Corporation, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not of itself

create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in or not opposed to the best interests of the Corporation and, with respect to any criminal action or proceeding, had reasonable cause to believe that the conduct was unlawful.

Section 7.02 **Actions by or in Right of the Corporation.** The Corporation shall, to the fullest extent permitted by law, indemnify in full any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of the Corporation to procure a judgment in its favor by reason of the fact that he or she is or was a Director, Officer, employee, nondirector volunteer or agent of the Corporation or is or was serving at the request of the Corporation as a director, officer, partner, trustee, employee, nondirector volunteer, or agent of another foreign or domestic corporation, business corporation, partnership, joint venture, trust, or other enterprise, whether for profit or not, against expenses, including actual and reasonable attorneys' fees, and amounts paid in settlement incurred by the person in connection with the action or suit if he or she acted in good faith and in a manner he or she reasonably believed to be in or not opposed to the best interests of the Corporation. However, indemnification shall not be made for a claim, issue, or matter in which the person has been found liable to the Corporation unless and only to the extent that the court in which the action or suit was brought has determined upon application that, despite the adjudication of liability but in view of all circumstances of the case, the person is fairly and reasonably entitled to indemnification for expenses which the court considers proper.

Section 7.03 **Expenses.** To the extent that a Director, Officer, employee, nondirector volunteer or agent of the Corporation has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Sections 7.01 and 7.02 of this Article or in defense of any claim, issue or matter in the action, suit or proceeding, the Corporation shall indemnify such person against expenses (including actual and reasonable attorneys' fees incurred in connection with the action, suit or proceeding and in any action suit or proceeding brought to enforce the mandatory indemnification provided herein.

Section 7.04 **Determination of Indemnification.** Except as otherwise provided in Section 564a(5) of the Act, unless ordered by the court, the Corporation shall indemnify a Director, Officer, employee, nondirector volunteer or agent under Sections 7.01 and 7.02 only if authorized in the specific case based on a determination that indemnification of the Director, Officer, employee, nondirector volunteer or agent is proper in the circumstances because that person has met the applicable standard of conduct set forth in Sections 7.01 or 7.02 and based on an evaluation that the expenses and amounts paid in settlement are reasonable. The Corporation shall make a determination and evaluation under this Section in one of the following ways:

A. By a majority vote of a quorum of the Board of Directors consisting of Directors who are not parties or threatened to be made parties to the action, suit, or proceeding.

B. If the Board of Directors is unable to obtain a quorum under subdivision (A), then by majority vote of a committee that is duly designated by the Board and that consists solely of two or more Directors who are not at the time parties or threatened to be made parties to the action, suit or proceeding.

C. By independent legal counsel in a written opinion, which counsel shall be selected in one of the following ways: (i) By the Board of Directors or a committee of directors in a manner prescribed in subdivision (A) or (B); or (ii) If a quorum of the Board of Directors cannot be obtained under subdivision (A) and a committee cannot be designated under subdivision (B), by the Board of Directors.

In the designation of a committee under subsection (B) or in the selection of independent legal counsel under subsection (C)(ii), all Directors may participate.

The Board of Directors shall authorize payment of indemnification in any of the ways permitted by Section 564a(4)(a) of the Act.

Section 7.05 **Indemnification for Limited Liability of Director.** To the extent that the Corporation's Articles of Incorporation eliminate or limit the liability of a Director under Section 209(1)(c) of the Act, the Corporation shall indemnify the Director for expenses and liabilities described in that subsection without a determination that the Director has met the standard of conduct set forth in Sections 7.01 or 7.02. Any indemnification under this Section is subject to the restrictions and limits set forth in Section 564a(5) of the Act.

Section 7.06 **Advancement of Expenses.** The Corporation may, in the complete discretion of the Board of Directors, pay or reimburse the reasonable expenses incurred by a Director, Officer, employee, nondirector volunteer or agent of the Corporation or a person that is or was serving at the request of the Corporation as a director, officer, partner, trustee, employee or agent of another domestic corporation, foreign corporation, domestic business corporation, foreign business corporation, partnership, limited liability company, joint venture, trust or other enterprise, whether for profit or not, that is a party or threatened to be made a party to an action, suit or proceeding in advance of final disposition of the proceeding if the person furnishes the Corporation a written agreement executed personally or on the person's behalf, to repay the advance if it is ultimately determined that the person did not meet the standard of conduct, if any, required by the Act for the indemnification of a person under the circumstance. Such an agreement must be an unlimited general obligation of the Director, Officer, employee, nondirector volunteer or agent but may be unsecured. The Corporation may accept such agreement without reference to the financial ability of the person to make repayment.

The Corporation shall evaluate the reasonableness of advances under this Section in the manner described in in Section 7.04 above and make an authorization of payment in any of the ways permitted by Section 564a(4)(a) of the Act.

Section 7.07 **Partial Indemnification.** If an Indemnitee seeks indemnification under Section 7.01 or 7.02 for a portion of expenses including attorneys' fees, judgments, penalties, fines, and amounts paid in settlement, but not for the total amount thereof, the Corporation shall if the Indemnitee meets the requirements of Section 7.04, indemnify the Indemnitee for the portion of the expenses, judgments, penalties, fines, or amounts paid in settlement for which the Indemnitee is entitled to be indemnified.

Section 7.08 **Liability Insurance.** The Corporation shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, employee, nondirector volunteer, or agent of the Corporation, or that is or was serving at the

request of the Corporation as a director, officer, partner, trustee, employee, nondirector volunteer or agent of another foreign or domestic corporation, foreign or domestic business corporation, limited liability company, partnership, joint venture, trust or other enterprise, for profit or nonprofit, against any liability asserted against the person and incurred by the person in that capacity or arising out of the person's status as such, whether or not the Corporation has the power to indemnify the person against liability under the provisions of the Act, as amended.

If the Corporation's Articles of Incorporation include a provision that eliminates or limits the liability of a Director under Section 209(1)(c) of the Act, the Corporation may purchase insurance on behalf of a Director from an insurer owned by the Corporation, but insurance purchased from that insurer may insure a Director against monetary liability to the Corporation only to the extent to which the Corporation could indemnify the Director under Section 564a of the Act.

Section 7.09 **Definitions.** For purposes of this Article VII, the terms "corporation", "fines", "other enterprises", "serving at the request of the Corporation" shall be defined as set forth in the Act.

Section 7.10 **Articles of Incorporation Control.** The provisions contained in this Article VII are intended to augment, clarify or detail the indemnification of Officers, Directors, employees and agents except as provided to the contrary in the Articles of Incorporation, which Articles shall be controlling.

ARTICLE VIII - CONFLICTS OF INTEREST

Section 8.01 **Provisions Regarding Payment of Compensation and Property Transfers; Conflicts of Interest.** The Corporation's Directors, officers, managers and key employees interact and do business with members of the community served by the Corporation. While acting on behalf of the Corporation, they have a duty to not advance their personal interests and to conduct their affairs in a manner that will avoid conflicts of interest with the Corporation.

The Board of Directors shall create and enforce a Conflicts of Interest Policy that establishes policies and procedures for determining when a Director, Officer or other person has a conflict of interest and which specifies procedures for reviewing, voting upon and performing any contract or transaction with such an interested person or with an entity in which such person has an interest.

At a minimum any conflict of interest policy must take into consideration the requirements of: (a) Section 301 of the Act, which prohibits a corporation from making a direct or indirect transfer of money or other property or incurring indebtedness to or for the benefit of its directors or officers without adequate consideration, and (b) Internal Revenue Code Section 4958 and the Treasury Regulations promulgated thereunder, which prohibits "excess benefit transactions" between the Corporation, as an entity that is tax exempt under Internal Revenue Code Section 501(c)(3), and persons who are Disqualified Persons (as defined in Code Section 4958 and the Treasury Regulations promulgated thereunder) or between the Corporation and a domestic or foreign corporation, domestic or foreign business corporation, firm or association of any type or kind, in which one or more Disqualified Persons are directors, employees or are

otherwise interested. This requires that payments under a compensation arrangement must be reasonable and transfers of property or the right to use property must be at a fair market value.

In making a decision involving whether a compensation arrangement is reasonable or whether a transfer of property or the right to use property is at fair market value, the Board of Directors shall use its best efforts to try and meet the rebuttable presumption that the transaction or contract is not an excess benefit transaction, as described in Treasury Regs. §53.4958-6, including: (i) that the compensation arrangement or the terms of the property transfer be approved in advance by the Board of Directors, or other authorized body, that is composed entirely of individuals who do not have a conflict of interest with respect to the compensation arrangement or property transfer; (ii) before the Board of Directors (or other authorized body) votes to approve this contract or transaction, the Board of Directors (or other authorized body) shall attempt to obtain appropriate data as to comparability from which it can determine if the compensation arrangement in its entirety is reasonable or the property transfer is at fair market value; (iii) the person who is the subject of the conflict of interest shall not be present during the discussion and shall not vote on the transaction; and (iv) at the meeting where the vote is taken, the Board of Directors (or other authorized body) must contemporaneously document how it reached its decisions, by including in the minutes of the meeting:

- A. the terms of the transaction and the date it was approved;
- B. the members of the Board of Directors (or other authorized body) who were present during the debate on the transaction that was approved and who voted for it;
- C. the comparability data obtained and relied upon and how the data were obtained;
- D. any actions taken with respect to consideration of the transaction by anyone who is otherwise a member of the Board of Directors (or other authorized body) but who had a conflict of interest with respect to the decision on the transaction; and
- E. if the Board of Directors (or other authorized body) determines that reasonable compensation for a specific arrangement or fair market value in a specific property transfer is higher or lower than the range of comparability data obtained, the Board (or other authorized body) must record the basis for its determination.

To the extent additional guidance is needed by the Board of Directors regarding transactions involving persons with an interest in a contract or transaction involving the Corporation or about requirements and/or procedures under Internal Revenue Code Section 4958 or the Regulations for Code Section 4958, the Board shall consult legal counsel for insight and guidance regarding the requirements of Section 4958 and its Regulations and to determine the steps it should take to meet the requirements for the rebuttable presumption.

ARTICLE IX - FISCAL POLICIES

Section 9.01 **Fiscal Year/Accounting Methods.** The fiscal year of the Corporation shall be consistent with the fiscal year for the City. The Board of Directors shall also determine the particular accounting methods and principles to be followed by the Corporation.

Section 9.02 **Management of Funds.** Endowment funds received by the Corporation pursuant to a gift instrument shall be managed consistent with the standards set forth in the uniform prudent management of institutional funds act, MCL 451.921 *et seq.*

Section 9.03 **Amount of the Annual Distribution to the City.** The Corporation shall make an annual distribution to the City authorized by majority vote of Board of Directors members present at a meeting and voting, provided that a quorum is present, in an amount that is:

A. Equal to the difference between the amount that the City would have received in real estate tax and personal property tax revenue for the fiscal year-in-question calculated using a millage rate of 19.2705 mills (\$19.2705 per \$1000 of taxable value) less the amount of real and personal property taxes that the City is budgeted to receive for the fiscal year-in-question under the City's proposed millage rate, so as to provide the City a tax rate that is correlative to other municipalities in the Kalamazoo area, plus,

B. \$4 million for budget fiscal 2019 and thereafter adjusted annually by the Municipal Cost Index developed by the *American City & County Magazine*, or another credible model addressing the price of the unique market basket of goods and services purchased by local governments, so as to address the structural revenue imbalance to City finances due to the shortcomings of Michigan's municipal finance system, and

C. Additional annual distributions may be approved and made by the Corporation if requests are (i) consistent with the purposes set forth in Article II in the Articles of Incorporation of this Corporation; and, (ii) consistent with donor intent as specified in the Statement of Donor Intent. Distributions to multi-year or exceptional programs or projects shall continue to be part of the distributions allowed in this Section 9.03 until their completion as provided in the original request and shall be included in the distribution amount under Section 9.03 C. In the event that a requested distribution to the City under this Section 9.03C is not approved, the reasons for disapproval are to be set forth in writing which shall be based on a determination by a majority of the Board of Directors membership that the requested distribution would be (i) detrimental to the continued fiscal health of the Corporation and/or (ii) inconsistent with the Statement of Donor Intent executed on a date contemporaneous with the Articles of Incorporation.

Section 9.04 **Required Distribution.** The Corporation by an affirmative vote of its Board of Directors membership present at a meeting and voting, provided that a quorum is present at the meeting where the vote is held, shall authorize a distribution to the City of an amount which is at least 3.5% of the fair market value of the Corporation's investment assets, or the amount of the annual distribution to the City contained at Section 9.03, whichever is greater.

Section 9.05 **Payment of Annual Distribution.** The Corporation shall tender its annual distribution to the City by February 15 of each year.

Section 9.06 **Third Party Fiduciary.** A third party fiduciary, such as the Kalamazoo Community Foundation, shall be engaged to act as custodial agent for the assets of the Corporation. Further, such fiduciary may provide space for the meetings of the Board of Directors of the Corporation.

ARTICLE X - MISCELLANEOUS PROVISIONS

Section 10.01 **Contracts, Conveyances, Etc.** Unless otherwise directed by the Board of Directors, all conveyances, contracts and instruments of transfer and assignment shall be specifically approved by the Board of Directors and shall be executed on behalf of the Corporation by such Officers or agents as may be specifically authorized by the Board of Directors.

Section 10.02 **Execution of Instruments.** Unless otherwise designated by the Board of Directors, all Corporation instruments and documents including, but not limited to, checks, drafts, bills of exchange, acceptances, notes or other obligations or orders for the payment of money shall be signed by such Officers of the Corporation as from time to time are designated by resolution of the Board of Directors. The Board of Directors may also require that checks or drafts be signed by two (2) or more persons.

Section 10.03 **Borrowing.** No loans or borrowings and no renewals of any loans or borrowings, or pledges of assets, grant of a security interest in assets, or guaranty of indebtedness owed by a third party, or issuance of bonds or other obligations, except those entered into in the ordinary and normal course of business, shall be entered into by the Corporation or contracted on behalf of the Corporation except as authorized by the Board of Directors of the Corporation after receiving the advice and consent of the City Commission, as described in Section 4.01. When authorized to do so, any Officer or agent of the Corporation may effect loans and advances for the Corporation from any bank, trust company or other institution or from any firm, Corporation or individual, and for such loans and advances may make, execute and deliver promissory notes or other evidences of indebtedness and liabilities of the Corporation. When authorized to do so, any Officer or agent of the Corporation may pledge, hypothecate or transfer, as security for the payment of any and all loans, advances, indebtedness and liabilities of the Corporation any and all stocks, securities and other personal property at any time held by the Corporation and to that end may endorse, assign and deliver the same. The authority contained in this Section 10.03 shall be express and confined to specific instances.

Section 10.04 **Deposits.** All funds of the Corporation not otherwise employed shall be deposited from time to time to the credit of the Corporation in such banks, trust companies, credit unions or other depositories as the Board of Directors may select (collectively a "Depository"). Any Depository must meet the qualifications established by the City, from time to time, for the deposit of its own funds. For the purpose of deposit and for the purpose of collection for the account of the Corporation, checks, drafts and other orders for the payment of money which are payable to the order of the Corporation shall be endorsed, assigned and delivered by such person or persons and in such manner as may from time to time be designated by the Board of Directors.

Section 10.05 **Method of Giving Notices.** Any notice required by statute or by these Bylaws to be given by the Corporation to the Directors, Officers or other person entitled to receive notice (a "Recipient"), unless otherwise provided herein or in any statute, shall be given by any of the methods permitted by these Bylaws. It is not required to use a specific type of notice, even if requested by the person who is sending or receiving the notice. The Corporation may use more than one method of notice in any instance.

When a notice or communication is required or permitted by these Bylaws to be given by mail, it shall be mailed, except as otherwise provided in these Bylaws or the Act, to the Recipient at his or her last known address on record with the Corporation. The notice or communication is given by mail when deposited, with proper postage prepaid, in a post office or official depository under the exclusive care and custody of the United States postal service. The mailing shall be by first class mail except where otherwise provided in the Act.

Notice by telephone shall be deemed given when it is told directly to the Recipient; it shall not be sufficient to leave notice on an answering machine or with a family member of the Recipient.

Notice by reputable overnight courier shall be addressed to the address which the Corporation has on record for the Recipient, which notice is deemed to be given on the business day following the day such notice is delivered to the courier in a prepaid envelope.

For purposes of these Bylaws, the term "electronic transmission" shall be defined to mean any form of communication that meets all of the following:

- A. It does not directly involve the physical transmission of paper.
- B. It creates a record that may be retained, retrieved and reviewed by the Recipient; and,
- C. It may be directly reproduced in paper form by such recipient through an automated process.

This includes, without limitation, notice given by facsimile telecommunication and electronic mail and other methods approved for use by the Board of Directors.

When a notice or communication is permitted by the Act to be given by electronic transmission, the Corporation may send notice using such means of electronic transmission as it selects and may send it to any electronic address or telephone number that is registered to the Recipient, except as provided below. The notice or communication is given when electronically transmitted to the Recipient at an electronic address or telephone number registered to the Recipient. If a Recipient notifies the Corporation in writing that he or she does not want to receive notice by electronic transmission or if a notice sent by electronic transmission is reported to be undeliverable or not sent, then the Corporation shall use another form of notice when sending notices to this Recipient. If a Recipient notifies the Corporation in writing that he or she wants to receive notice only pursuant to certain a type(s) of electronic transmission or only wants electronic transmissions sent to certain electronic addresses or telephone numbers, the Corporation shall comply with this request, provided that the Corporation is not required to use a method of electronic transmission that has not been approved for use by the Board of Directors.

An affidavit of the Secretary or other agent of the Corporation that the notice has been given by a form of electronic transmission shall, in the absence of fraud, be prima facie evidence of the giving of such notice by the form stated in the affidavit.

The Corporation may select those forms of electronic transmission that it wishes to utilize for sending and receiving notices and other communications. The Corporation may also rescind, modify or limit the use of any method of electronic transmission for sending and receiving notices. A Director and any other person entitled to send or receive a notice or communication is limited to sending and receiving notice and other communications to and from the Corporation only through those forms of electronic transmission approved by the Board of Directors. A Director or other person may not require that the Corporation use a form of electronic transmission that the Board of Directors has not elected to use.

Section 10.06 **Corporate Seal.** The Corporation shall have the right to adopt a corporate seal.

Section 10.07 **Headings and Parenthetical Insertions.** The Article and Section headings included in these Bylaws have been used solely for convenience and shall in no event act as or be used in conjunction with the interpretation of these Bylaws.

Section 10.08 **Severability.** Each and every paragraph, sentence, term and provision of these Bylaws shall be considered severable in that, in the event a court finds any paragraph, sentence, term or provision to be invalid or unenforceable, the validity and enforceability, operation, or effect of the remaining paragraphs, sentences, terms, or provisions shall not be affected, and these Bylaws shall be construed in all respects as if the invalid or unenforceable matter had been omitted.

Section 10.09 **Conflict with Statute.** In the event any Article or Section of these Bylaws shall conflict with the Michigan Non-Profit Corporation Act, the Act shall control.

ARTICLE XI - AMENDMENTS; RULES AND POLICIES

Section 11.01 **Amendments.**

A. Subject to its Articles of Incorporation, the Corporation's Bylaws may be altered or amended by the affirmative vote of three quarters (3/4) of all Directors then in office, which must include the affirmative vote of a majority of the City Directors present at the meeting, provided a quorum exists and that notice of the meeting has been given to all Directors at least twenty one (21) days before the meeting together with a copy of the proposed amendment.

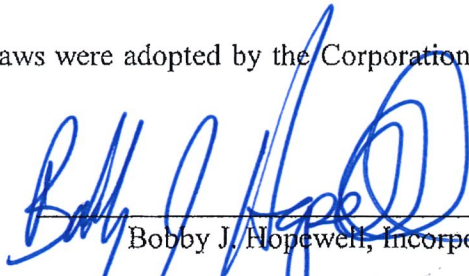
The type of notice shall be that which is allowed for a regular meeting of the Board of Directors, as provided in Section 4.06A.

B. Any such amendment to these Bylaws can only be effective with the concurrence of the City Commission and the approval of the Michigan Attorney General's Charitable Trust Division or its successors.

Section 11.02 **Rules, Regulations and Policies.** The Directors may adopt additional rules, regulations and policies, general or specific, for the conduct of meetings, and additional rules, regulations and policies, general or specific, for the conduct of the affairs of the Corporation provided, however, no such additional rule, regulation or policy shall be inconsistent with or in contravention of any provision of the Articles of Incorporation or these Bylaws.

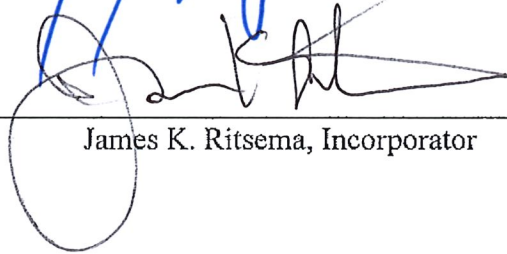
We certify that the foregoing Bylaws were adopted by the Corporation on the 25th day of August, 2017.

Date: August 25, 2017



Bobby J. Hopewell, Incorporator

Date: August 25, 2017



James K. Ritsema, Incorporator

I certify that the foregoing Bylaws were ratified by the Board of Directors of the Corporation on the _____ day of _____, 2017

Date: _____, Secretary

16096011

STATE OF MICHIGAN
MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
CORPORATIONS, SECURITIES COMMERCIAL LICENSING BUREAU
LANSING, MICHIGAN
ARTICLES OF INCORPORATION
OF
KALAMAZOO FOUNDATION FOR EXCELLENCE
(A Michigan Nonprofit Corporation)

Acting pursuant to MCL 117.4o of the Home Rule City Act (P.A. 1909, No. 279, §4o), the City Commission of the City of Kalamazoo, Michigan (the "City Commission"), by Resolution No. 17-48, adopted at its regular meeting of August 21, 2017, has authorized the formation of Kalamazoo Foundation for Excellence (the "Corporation") and has designated the incorporators, signing below, to execute these Articles of Incorporation to incorporate the Corporation as a nonprofit corporation under the Michigan Nonprofit Corporation Act, MCL 450.2101 *et. seq.* as amended (the "MNCA") subject to the following provisions:

ARTICLE I

The name of the Corporation is: Kalamazoo Foundation for Excellence.

ARTICLE II

A. The purposes for which the Corporation is organized are:

1. To be organized, and at all times to be operated, exclusively for the benefit of, to perform the functions of, or to carry out the purposes of the City of Kalamazoo, Michigan (the "City of Kalamazoo;" sometimes referred to as the "City"), a governmental unit described in Sections 170(b)(1)(A)(v) and 170(c)(1) of the Internal Revenue Code of 1986 (the "Code").

2. The Corporation shall only provide support to the City of Kalamazoo and shall not provide support of any kind, direct or indirect, to any other person, business, entity, corporation (nonprofit or profit) or organization. This shall not prevent the City of Kalamazoo from using funds it receives from the Corporation to make grants to third parties if the City Commission determines that such grants will further those priorities and objectives set forth in subsection (B) below.

B. To conduct the following activities in support of the City of Kalamazoo:

1. To solicit and receive contributions, grants and donations of cash, property and other items.

2. To create a fund into which will be deposited contributions and donations (both great and small), grants, and other revenues received by the Corporation and from this fund to annually pay a grant or grants directly to the City of Kalamazoo of such amounts as is consistent with the terms of (a) any written agreement among the City of Kalamazoo, the Corporation, and the initial major donors to the Corporation, including a Memorandum of Understanding, dated October 24, 2016 by, between and among the City of Kalamazoo, William D. Johnston and William U. Parfet, and (b) any gift instruments under which donors have or will make donations to the Corporation.

3. To receive, invest, manage, and administer the fund from which the Corporation will pay the grant(s) to the City described in subsection (B)(2) above.

4. To buy, own, sell, manage, invest, receive, administer, mortgage, pledge and lease real estate, personal property, and other assets.

5. To hire or engage, consistent with its Bylaws, any employees, agents and/or volunteers to conduct any and all such activities and to exercise any and all such powers as are necessary to the achievement of the foregoing and in furtherance of the purposes of the Corporation set forth herein.

C. The funds paid to the City by the Corporation may be used by the City Commission, in its discretion, for any of the following purposes consistent with its adopted budget:

1. To accomplish priorities established, from time to time, by the City Commission to set the course for the City of Kalamazoo's future direction, including, but not limited to, the following priorities (a) create long-term fiscal stability/sustainability given new realities; (b) build a high performance organizational culture by engaging the workforce; (c) create a shared vision/future direction using intentional community engagement; (d) continue to provide exceptional "core" municipal services; and (e) foster collective action to reduce unacceptable poverty-especially among children.

2. To provide budget stability to the City of Kalamazoo resulting from the City's reduction of the *ad valorem* tax rate on real and personal property located in the City and the loss or reduction in payments by the State to the City.

3. To provide for aspirational projects which the City of Kalamazoo wishes to undertake, based on the recommendations of the City Manager and approval of the City Commission, after receiving resident and stakeholder input, including the input derived from current and future visioning processes such as Imagine Kalamazoo 2025, that are intended to develop a shared vision for the Kalamazoo community, create its future direction and identify the resources needed to advance and achieve those ongoing

visions. The aspirational projects may include, but are not limited to (a) develop and commit resources to address generational poverty, promote youth development and remove barriers to employment opportunities for youth, under-employed and unemployed individuals, and persons seeking re-entry to the Kalamazoo community; (b) address capital and human infrastructure improvement and/or maintenance needs as identified by ongoing studies and by the City of Kalamazoo's designated Capital Improvement Program; and (c) develop and implement neighborhood improvement efforts and projects which reimagine and reinvest public spaces to attract and connect people.

4. To perform any of the following activities in furtherance of and in support for those purposes listed above:

a. At the request of the City Commission and within any limits established by the City Commission, to work with the City Manager to explore budgetary savings that may be realized by shared service delivery with regional governmental units, educational institutions, and private partners.

b. At the request of the City Commission and within any limits established by the City Commission, to work with the City Manager to develop best practices and measures intended to show the impact of grants made by the Corporation on the efforts and initiatives of the City to achieve the priorities established from time to time by the City Commission, with the assistance of the Corporation for the future direction of the City of Kalamazoo.

Unless the City Commission gives its prior written consent, the Corporation shall not engage in any activity other than those described in this Article.

D. The Corporation shall be responsive to the needs of the City of Kalamazoo. This requires that the officers and Directors of the Corporation maintain a close and continuous working relationship with the City Commission. To satisfy this requirement, the City Commission shall have a significant voice in the investment policies of the Corporation, the timing of the distribution of funds by the Corporation to the City, the manner in which the Corporation makes funds available to the City and in otherwise directing the use of the income and assets of the Corporation; provided, however, that such funds may be awarded upon a demonstration by the City through its budgeting process that such distribution of funds is consistent with the goals and needs of the City, as reflected by these Articles. The City Commission may appoint City employees and agents to work with and to obtain such information from the Corporation as the City Commission believes it may need in order to provide the City Commission with the significant voice required by this Section.

The provisions of this Article II D are modeled after the Responsiveness Test established by the Internal Revenue Service in Treasury Regulation 1.509(a)-4(i)(3) and the proposed Regulations thereunder. These Treasury Regulations and their interpretations by the Internal Revenue Service and the courts shall be used to interpret the terms of this Article II and establish the relationship that must exist between the City and the Corporation.

E. The Corporation shall make the rights, privileges, and activities of its programs as well as services, employment, and volunteer participation available to persons regardless of their actual or perceived race, color, religion, national origin, sex, age, height, weight, marital or family status, physical or mental disability, sexual orientation or gender identity or any other status that is protected by the State of Michigan or federal law or by ordinance adopted by the City Commission for the City of Kalamazoo.

F. The Corporation is organized exclusively to perform those charitable, religious, educational, and scientific purposes permitted under Section 501(c)(3) of the Code or corresponding provision of any future federal tax code, including the making of gifts and contributions to the City of Kalamazoo that are made exclusively for public purposes.

Notwithstanding any other provision of these Articles, the Corporation shall not carry on any activity not permitted to be carried on: (1) by an organization which is described in Section 501(c)(3) of the Code and which is exempt from federal income tax under Code Section 501(a) or (2) by an organization, contributions to which are deductible under Code Section 170(c)(2).

G. The Corporation shall not participate in or intervene in (including the publishing or distribution of statements relating to) any political campaign on behalf of or against any candidate for public office.

H. No substantial part of the activities of the Corporation shall be in attempt to influence legislation or the approval or defeat of a ballot proposal.

I. The Directors of the Corporation and the Corporation as an institution shall not knowingly support any organization whose purpose or activities are terrorist in nature or subversive to the national security of the United States of America or its populace.

ARTICLE III

A. The Corporation is organized upon a nonstock basis.

B. The assets which the Corporation possess are:

Real Property — None

Personal Property — None

C. The Corporation is organized on a Directorship basis.

The City of Kalamazoo shall nominate all Directors to serve on the Corporation's Board of Directors, as described in the Corporation's Bylaws, as these may be amended from time to time.

D. The Corporation is intended to have a perpetual existence.

ARTICLE IV

Until the Corporation is recognized as a tax exempt organization by the Internal Revenue Service, the Incorporators shall constitute the Board of Directors of the Corporation. Upon such recognition by the Internal Revenue Service, and within sixty (60) days of receipt of the actual written notice from the Internal Revenue Service of such tax-exempt status, a regularly elected Board of Directors shall be constituted in the manner set forth in these Articles of Incorporation and the Bylaws of the Corporation.

The Board of Directors shall then consist of fifteen (15) members. The number of Directors may be increased or decreased only with the concurrence of the Michigan Attorney General Charitable Trust division or its successor.

The Directors serving on the first fifteen (15) member Board of Directors shall be elected by those persons who signed the Corporation's Articles of Incorporation (the "Incorporators") from those persons whom the City Commission has nominated to fill these positions using the procedure set forth below. Thereafter all Director positions, except those of the *Ex officio* Directors, shall be filled by vote of the Board of Directors following nomination by the City Commission.

A. **City Directors.** The City Directors consist of (1) the Mayor of the City of Kalamazoo and the City Manager of the City of Kalamazoo (these positions are referred to as "*Ex officio* Positions," and the persons holding these *Ex officio* Positions are referred to as "*Ex officio* Directors") who shall have full voting and participatory rights as Directors, (2) two (2) persons who are current Commissioners on the City Commission (the Commissioners who are elected to the Board are referred to as the "Commission Directors"), and (3) one person nominated and elected by the City Commission who shall be chosen from the Kalamazoo community, who shall not be directly connected to any of the Stakeholder Groups or their members (the "At-Large City Director"), nor be an employee or elected official of the City.

For the first fifteen (15) member Board of Directors, upon the incorporation of the Corporation, the City Commission shall provide the Incorporators with the names of the *Ex officio* Directors, the Commission Directors and the At-Large City Director and the initial term of office for the Commission Directors and the At-Large City Director. The Incorporators shall elect those persons as part of the first fifteen (15) member Board of Directors to the terms designated for each.

As the initial terms of office for the Commission Directors and the At-Large City Director expire or as positions held by Commission Directors or the At-Large City Director become vacant or are about to become vacant, all future appointments to these positions shall be made by the City Commission. The City Commission shall nominate people to be considered to fill the position(s) of Commission Director and/or At-Large City Director and shall nominate persons to fill any vacant positions.

B. **Stakeholder Directors.** The Board of Directors shall consist of ten (10) positions reserved for Stakeholder Directors. The City Commission shall nominate the Stakeholder Directors using the following procedure:

1. Each Stakeholder Director shall represent one of the eight groups/sectors (each group is herein referred to as a “Stakeholder Group”). Each Stakeholder Group shall be composed of individuals, organizations and businesses that play important roles in the City of Kalamazoo. It is the intent of the Corporation that the Stakeholder Directors be of current relevance to the City of Kalamazoo and be primarily the product of local leadership and control. From time to time, the Board may recommend to the City Commission the restructuring and identification of Stakeholder Groups to reflect this intent.

2. Governance Facilitator shall have, among other things, the following duties.

a. Governance Facilitator and First Election. The Incorporators shall contract with a third-party entity, such as the Kalamazoo Community Foundation, to act as a Governance Facilitator which Governance Facilitator shall be responsible for the coordination, identification, and selection of persons as Stakeholder Directors to be recommended to the City Commission for nomination to the first fifteen (15) member Board of Directors and election by the Incorporators.

b. Governance Facilitator and Subsequent Elections. Thereafter the Board shall contract with a Governance Facilitator to convene each Stakeholder Group for which there will be a vacancy at least 60 days prior to the Corporation’s Annual Meeting, or as otherwise provided in these Articles, for the purpose of caucusing to reach consensus on the representatives whom the Governance Facilitator shall present to the City Commission as recommended candidates at least 30 days prior to the Annual Meeting of the Corporation, to nominate Directors.

c. Governance Facilitator; Scope of Work. The Governance Facilitator shall conduct the Stakeholder recommendation process to achieve diversity across sectors, diverse perspectives, and abilities to conduct the duties of the Board.

3. In turn, the City Commission shall make the formal nomination from those recommended representatives of each Stakeholder Group constituency to the Board of Directors for election pursuant to the Articles of Incorporation or Bylaws. The City Commission shall review the candidates’ qualifications and shall formally nominate them to serve as Stakeholder Directors on the Board of Directors. The City Commission may vote to reject any recommended candidate, in which case the Governance Facilitator shall propose a new candidate for the City Commission to review and to nominate as a Stakeholder Director.

4. For the first fifteen (15) member Board of Directors, using the procedure described above, the names of the persons selected to be the City Directors and Stakeholder Directors shall be communicated to the Incorporators together with the initial term of office for each Stakeholder Director, and the Incorporators shall elect these

persons as the initial City Directors and Stakeholder Directors for designated staggered terms. After the initial fifteen (15) member Board of Directors has been elected by the Incorporators, all future elections of Stakeholder Directors shall be made as described above.

5. If a Stakeholder Director's term of office as a Director is about to expire or if the Director's position held by a Stakeholder Director is vacant or about to become vacant, the Stakeholder Group that nominates persons to this Director position shall be convened by the Governance Facilitator. The nominee can be the person who is currently serving as a Stakeholder Director, provided, however, that this person is not barred from being reelected and serving an additional term, as described in Article IV D hereinafter.

6. The Governance Facilitator shall prepare and adopt a procedure for the selection of prospective Stakeholder nominees. If a Stakeholder Group fails to nominate a candidate for a Stakeholder Director position, then the Governance Facilitator may propose a nominee to fill the Stakeholder Director position.

7. Initially the Stakeholder Directors, for the purpose of the Articles of Incorporation and Bylaws, shall include representation from the following community constituencies:

a. Affinity Organizations Stakeholder. The stakeholder representing local affinity organizations as may be identified from time to time by the City Commission, shall be drawn from a group of persons representing nonprofit organizations whose mission or purpose as stated in its Articles of Incorporation is to advocate for and/or provide supportive services to local families and individuals; provided, however, the representative shall not include a person from any of the other Stakeholder Groups as herein identified.

b. Arts Community Stakeholder. The stakeholder from the local arts community shall be drawn from a local nonprofit art, music or performing arts organization.

c. Business/Banking Stakeholder. The stakeholder representing the business and banking community shall be a respected business person whose principal place of business is located in the City of Kalamazoo. Preference shall be given to someone involved in banking and financial institutions that have a significant corporate presence in the City of Kalamazoo, which may include national banks, state chartered banks, state chartered trust banks, and credit unions.

d. Education Stakeholder. The education stakeholder shall be drawn from local educational institutions including, but not limited to, Kalamazoo Public Schools, Kalamazoo Valley Community College, Kalamazoo College, Western Michigan University (including the Stryker School of Medicine and Cooley Law

School), and other private educational institutions as may be identified from time to time by the City Commission.

e. Faith-Based Organizations Stakeholder. The faith-based organizations stakeholder shall include local ministers or laypersons from local religious institutions, churches, mosques, synagogues, and such other faith-based providers of religious and social services as may be identified from time to time by the City Commission.

f. Healthcare Stakeholder. The healthcare stakeholder shall be drawn from representatives of Borgess Hospital Corporation, Bronson Methodist Hospital, and other major providers of healthcare services operating within the City of Kalamazoo as may be identified from time to time by the City Commission.

g. Housing Sector Stakeholder. The housing sector stakeholder shall be drawn from nonprofit and for-profit entities whose core function or purpose is the provision of affordable housing.

h. Neighborhood Stakeholder. Three (3) neighborhood stakeholders shall be persons living in three neighborhoods in the City of Kalamazoo with an organized neighborhood association. Best efforts shall be made to seek stakeholders from various neighborhoods on a revolving basis, with priority given to those neighborhoods where at least 51% of households have incomes at or below 80% of the area median income. No neighborhood shall have more than one Neighborhood Stakeholder representative on the Board at any time.

8. It is the intent of the Corporation that the Stakeholder Directors be of current relevance to the City of Kalamazoo and be primarily the product of local leadership and control. From time to time the Board may recommend to the City Commission, without need of amending this Article, the restructuring and identification of Stakeholder Groups to reflect this intent.

C. Qualifications. At least nine (9) members of the Board of Directors shall be residents of the City of Kalamazoo.

The At-Large City Director shall be a registered elector of the City of Kalamazoo:

A Stakeholder Director shall be a resident of the City of Kalamazoo or an employee, officer, director, or executive of a Stakeholder business or entity. No person may serve as a City Director or Stakeholder Director if he or she could cause the Corporation to be determined to be a private foundation pursuant to Internal Revenue Code Section 501(c)(3), corresponding provisions of any future Code, its related provisions and Regulations. No person may serve on the Board who is in default to the City of Kalamazoo.

D. Terms of Office. Those City Directors who are *Ex officio* Directors shall serve on the Board of Directors for as long as they hold the position that makes them *Ex officio*

Directors. This may result in an *Ex officio* Director serving on the Board of Directors for an indeterminate period of time. If a person ceases to hold a position that allows him or her to be an *Ex officio* Director (regardless of how this occurs or the reason for such action), such person shall immediately cease to be an *Ex officio* Director and shall cease to serve on the Board of Directors. When this person's replacement is chosen or elected this replacement shall assume the *Ex officio* Director position held by his/her predecessor.

Each Commissioner elected as a Commission Director shall serve a term established by the City Commission, but which shall not be longer than such Commissioner's current term of office as a Commissioner. If a person ceases to be a City Commissioner, either through expiration of his or her term of office as a Commissioner or otherwise, this person shall also cease to be a Commission Director and this person's position as Commission Director shall become vacant and the City Commission shall appoint a Commissioner to serve as Commission Director. If a Commissioner who previously served as a Commission Director is reelected to the City Commission, he or she may be reelected to the Board of Directors as a Commission Director. There is no limit on the length of time that a Commission Director can serve on the Board; provided, however, the Commission may adopt a resolution to limit the length of time that a Commissioner can serve on the Board of Directors.

Those persons elected as Stakeholder Directors and as the At-Large City Director (the Stakeholder Directors and At-Large City Director are collectively referred to as the "General Directors" and individually as a "General Director") shall each serve on the Board for a three (3) year term with the terms of one-third of the General Directors expiring each year. To accomplish this, one-third of the initial General Directors shall serve for a one year term; one-third shall serve for a two year term and one-third shall serve for a three year term, with the City of Kalamazoo, acting through the City Commission, designating which of the initial General Directors will serve terms of one, two or three years. As the terms of the General Directors expire, those persons elected to fill these positions shall be elected for three (3) year terms. The City Commission, using the procedure set forth in Article IV B, shall nominate to elect and/or appoint General Directors to fill the positions that are vacated or about to become vacant.

If, at the end of a General Director's scheduled term of office, the City Commission has not nominated a candidate to fill this Director's position, either by renomination of the current General Director (if the General Director can be reelected and is not subject to term limits as provided herein) or by nomination of a new person recommended by the Governance Facilitator to serve in this position, the General Director shall continue to serve until the Board of Directors votes to fill this position.

A General Director may serve two (2) consecutive three year terms. Except as provided herein, after a General Director has served two (2) consecutive three year terms, this General Director must wait one year before he/she can be reelected or reappointed as a General Director. If a General Director serves two (2) consecutive full terms, but one of these terms is less than three (3) years, then this General Director may be reelected for a third consecutive term of three (3) years and then must wait one year before he/she can be reelected or reappointed as a General Director.

ARTICLE V

The Corporation is to be financed by gifts, grants, contributions, donations, dues, investment income and revenues, earnings, and fees from its activities.

ARTICLE VI

- A. The address and the mailing address of the initial registered office is:

c/o City Attorney's Office
241 West South Street
Kalamazoo, MI 49007

- B. The name of the initial resident agent at the registered office is:

Clyde J. Robinson, Esq.

ARTICLE VII

The names and addresses of the Incorporators are as follows:

<u>Name</u>	<u>Residence or Business Address</u>
Bobby J. Hopewell, Mayor City of Kalamazoo	241 West South Street Kalamazoo, MI 49007
James K. Ritsema, City Manager City of Kalamazoo	241 West South Street Kalamazoo, MI 49007

The above-named Incorporators have been authorized to execute these Articles of Incorporation by Resolution No. 17-48 adopted by the City Commission of the City of Kalamazoo in regular session on August 21, 2017, acting pursuant to MCL 117.4o of the Home Rule City Act (P.A. 1909, No. 279, §4o).

ARTICLE VIII

No part of the net earnings of the Corporation shall be distributed to, or inure to the benefit of, any Director or Officer of the Corporation, any member of the City Commission of the City of Kalamazoo, any Stakeholder or any contributor, member or individual as prohibited by Code Section 501(c)(3), except that the Corporation may pay reasonable compensation for services rendered and make reasonable payments in furtherance of the purposes set forth in Article II hereof.

ARTICLE IX

- A. To the fullest extent permitted under the MNCA as the same presently exists or may hereafter be amended, a director and a volunteer officer of the Corporation shall not be

personally liable to the Corporation or its members for money damages for any action taken or any failure to take any action as a director or volunteer officer, except liability for any of the following:

1. The amount of a financial benefit received by a director or volunteer officer to which he or she is not entitled.
2. Intentional infliction of harm on the Corporation or its members.
3. A violation of Section 551 of the MNCA.
4. An intentional criminal act.
5. A liability imposed under Section 497(a) of the MNCA.

B. To the fullest extent permitted under Section 209(1)(d) of the MNCA, as the same currently exists or may hereafter be amended, the Corporation assumes all liability to any person other than the Corporation for all acts or omissions of a volunteer director occurring on or after the date on which this Article IX becomes effective in accordance with the pertinent provisions of the MNCA, incurred in the good faith performance of the volunteer director's duties as such. Pursuant to Section 541(6) of the MNCA, as the same presently exists or may hereafter be amended, a claim for monetary damages for a breach of a volunteer director's duty to any person other than the Corporation shall not be brought or maintained against the volunteer director, but such a claim shall be brought or maintained instead against the Corporation, which shall be liable for any breach of the volunteer director's duty, except as provided herein.

C. In addition to the Corporation's assumption of liability pursuant to subsection B above, to the fullest extent permitted under Section 209(1)(e) of the MNCA, as the same currently exists or may hereafter be amended, the Corporation assumes the liability for all acts or omissions of each volunteer director, each volunteer officer or any other volunteer occurring on or after the date that this Article IX becomes effective in accordance with the pertinent provisions of the MNCA if all of the following are met:

1. The volunteer was acting or reasonably believed he or she was acting within the scope of his or her authority.
2. The volunteer was acting in good faith.
3. The volunteer's conduct did not amount to gross negligence or willful and wanton misconduct.
4. The volunteer's conduct was not an intentional tort.
5. The volunteer's conduct was not a tort arising out of the ownership, maintenance, or use of a motor vehicle for which tort liability may be imposed as provided in Section 3135 of the Insurance Code of 1956, 1956 PA 218, MCL 500.3135.

Pursuant to Section 556 of the MNCA, as the same currently exists or may hereafter be amended, a claim for monetary damages for a volunteer director, volunteer officer or other volunteer's acts or omissions shall not be brought or maintained against a volunteer director, volunteer officer or other volunteer. The claim shall be brought and maintained against the Corporation.

D. The terms "volunteer director" and "volunteer" shall have the same definitions as set forth in the MNCA, as the same currently exists or may hereafter be amended.

The term "volunteer director" is defined in the MNCA to mean a director who does not receive anything of more than nominal value from the Corporation for serving as a volunteer director other than reasonable per diem compensation and reimbursement for actual, reasonable, and necessary expenses incurred by the volunteer director in his or her capacity as a volunteer director.

The term "volunteer" is defined in the MNCA to mean an individual who performs services for a corporation, other than services as a volunteer director, who does not receive compensation or any other type of consideration for the services other than reimbursement for expenses actually incurred.

Any repeal, amendment or other modification of this Article IX shall not adversely affect any right or protection of a director, officer or other volunteer of the Corporation existing at the time of such repeal, amendment or other modification. If the MNCA is amended, after this Article IX becomes effective, then the liability of directors, officers and other volunteers shall be eliminated or limited to the fullest extent permitted by the MNCA as so amended.

ARTICLE X

In the event of the dissolution of the Corporation, after the Corporation has paid or made provision for the payment of the Corporation's liabilities, all of the Corporation's assets, real and personal, shall be distributed to an organization or organizations as the Board of Directors may select, with the concurrence of the Michigan Attorney General's Charitable Trust Division or its successor, which organization or organizations are described in Section 501(c)(3) of the Code, as exempt from federal income tax under Section 501(a) of the Code or corresponding provisions of any subsequent federal income tax laws and are organized, and at all times to be operated, exclusively for the benefit of, to perform the functions of, or to carry out the purposes of the City of Kalamazoo.

Any such assets not so disposed of, for whatever reason, shall be disposed of by order of the Circuit Court for the County of Kalamazoo to such organization or organizations, as said Court shall determine, which are described in Section 501(c)(3) of the Code, as exempt from federal income tax under Section 501(a) of the Code or corresponding provisions of any subsequent federal income tax laws and are organized, and at all times to be operated, exclusively for the benefit of, to perform the functions of, or to carry out the purposes of the City of Kalamazoo. If the Court is not able to find a qualifying organization, the assets shall be distributed to the Kalamazoo Community Foundation to be used by it exclusively for a public purpose in the City of Kalamazoo.

ARTICLE XI

In the event that the Corporation is determined to be a "private foundation," as that term is defined in Section 509(a) of the Code, then for the purpose of complying with the requirements of Section 508(e) of the Code, the Corporation shall:

A. Distribute such part of its income and such part of its capital as may be required by law for each taxable year at such time and in such manner as not cause the Corporation to become subject to the tax on undistributed income imposed by Section 4942 of the Code as it exists today or as it may be later modified.

B. Not engage in any act of self-dealing as defined in Section 4941 of the Code.

C. Not retain any excess business holdings as defined in Section 4943 of the Code.

D. Not make any investments in such manner as to subject it to tax under Section 4944 of the Code.

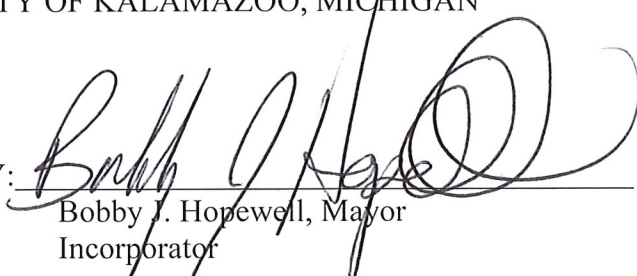
E. Not make any taxable expenditure as defined in Section 4945 of the Code.

ARTICLE XII

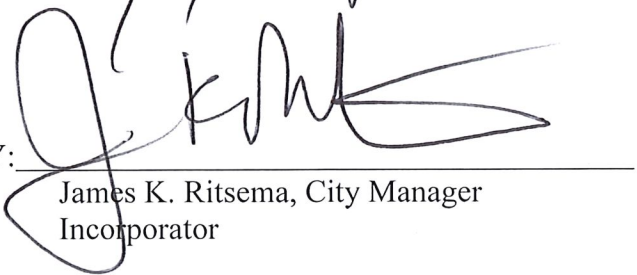
These Articles of Incorporation, as they now exist and as they may be further amended, may be amended upon unanimous vote of the Board of Directors and the concurrence of the City Commission and the Michigan Attorney General's Charitable Trust Division or its successor. This reservation of powers to the City Commission is granted pursuant to MCL 450.2209(f) and is intended to limit the discretion or powers of the Corporation's Board of Directors on those specific matters which are to be decided by the City Commission or on which the City Commission has the power to act.

IN WITNESS WHEREOF, the undersigned, the Incorporators of the above-named Corporation, have signed these Articles of Incorporation on the day 21st of August, 2017.

CITY OF KALAMAZOO, MICHIGAN

BY: 

Bobby J. Hopewell, Mayor
Incorporator

BY: 

James K. Ritsema, City Manager
Incorporator



After filing return to:

Clyde J. Robinson, Esq.
c/o David M. Thoms, Esq.
Warner Norcross & Judd LLP
401 East Michigan Avenue
Suite 200
Kalamazoo, MI 49007



Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

PREPARED BY: Kathleen Reilly

SUBJECT: Report out on Draft Complete Streets Policy.

RECOMMENDATION

Information only, for discussion and input. No action recommended.

BACKGROUND

The need for complete streets was identified through the Master Planning process. This policy was created jointly by Planning and Public Services staff with community input. This policy focuses on equitable access for all citizens regardless of age, ability, race, or income. To ensure uniform application of the policy, a checklist to assess projects was also created.

POLICY CONSIDERATIONS

Complete streets align with many strategic vision goals including Connected City, Inviting Public Spaces, Environmental Responsibility, Safe Community, Complete Neighborhoods, and Economic Vitality. The creation of a complete street policy is also an identified in Imagine Kalamazoo at Work.

COMMUNITY RESOURCES CONSULTED

The Complete Street Coalition was engaged to inform policy focus and design. The policy was also presented to stakeholders in October for feedback.

FISCAL IMPACT

This policy will help to ensure that dollars are invested in infrastructure projects that are considering all users, the impact on the City's transportation network, and following design best practices.

ALTERNATIVES

The alternative is to follow the current streets planning procedures through the Kalamazoo Area Transportation Study and Michigan Department of Transportation.

ATTACHMENTS:

Type	Description
□	Presentation Complete Streets Presentation

Connected City

Complete Streets Policy Updates
December, 2018



Connected City in IK 2025



- **Connected City Principles**

Accessible – Comfortable – Connected – Convenient – Engaging – Vibrant

- **Transportation Framework**

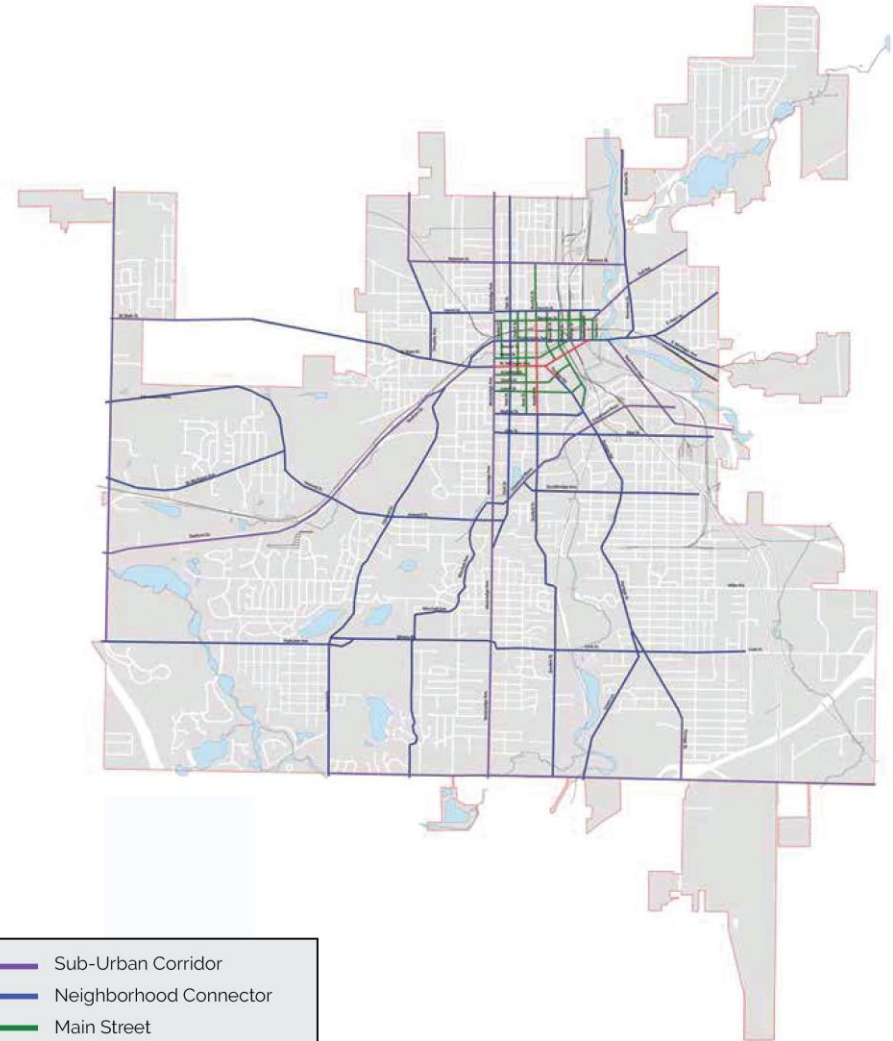
- **Complete Street Network:** A Complete Street Network considers access to destinations by all means of transportation. It evaluates street design for how it fills in gaps in the network.
- **Inviting Public Places:** Streets make up nearly 25% of land use in Kalamazoo. Street design should consider all of the uses of the street from transportation to a place for socialization and gathering.

Connected City in IK 2025



Street Framework

1. **Sub-Urban Corridor** – 3 to 5 lanes with speeds from 30-45 mph
2. **Neighborhood Connector** – 2 to 4 lanes with speeds from 25-35 mph
3. **Main Street** – 2 to 3 lanes with speeds from 20-25 mph. Main Streets primarily serve pedestrians
4. **Priority Street** – 2 to 3 lanes with speeds from 20-25 mph. Priority Streets are downtown and have high standards for streetscaping
5. **Neighborhood Street** – 2 lanes with speeds under 30 mph
6. **Primary Non-Motorized Route** – No motorized vehicles allowed



- Sub-Urban Corridor
- Neighborhood Connector
- Main Street
- Priority Street
- Neighborhood Street "local"

Complete Street Policy



- **IK at Work**

- Adopt Complete Street Policy to align street design, reconstruction, and maintenance with IK 2025 Street Types

Vision

The City of Kalamazoo envisions a connected network of safe streets that provides convenient access to all parts of the city. City streets are designed for equitable access, comfort, and mobility of any and all users regardless of ability, age, income, or race.

Strategic Vision Alignment



Complete Street Policy: How it works



Complete Street Committee

A committee of City staff, Metro staff, and KATS Staff will review all projects whether new, maintenance, or reconstruction using the Complete Street Checklist

Complete Street Checklist

A tool that will be used to ensure uniform application of the policy on all street projects. Checklist considers street type, context, the network as a whole, and other factors to assess street design for completeness.

Exemption

Reasons for Exemption:

1. Specific users prohibited by law
2. Cost or impact is excessively disproportionate to the need
3. Historic, cultural, or other artifacts would be harmed

Exemption Process:

1. Complete Street Committee review and recommendation to Planning Commission
2. Planning Commission approves or denies exemption
3. City Commission has final authority to approve or deny exemption

Complete Street Policy: Community Engagement



Advisory Committee

Consist of residents, advocates, and a planning commissioner.

- Provide Complete Street Committee with up-to-date recommendations on national best practices
- Lead outreach and educational efforts in the community
- Provide guidance on project prioritization for equitable access across the city.

Community Meetings

This policy strongly encourages that a minimum of two meetings be held for each project. At a minimum, community meetings should be held when the projects are being submitted for funding.

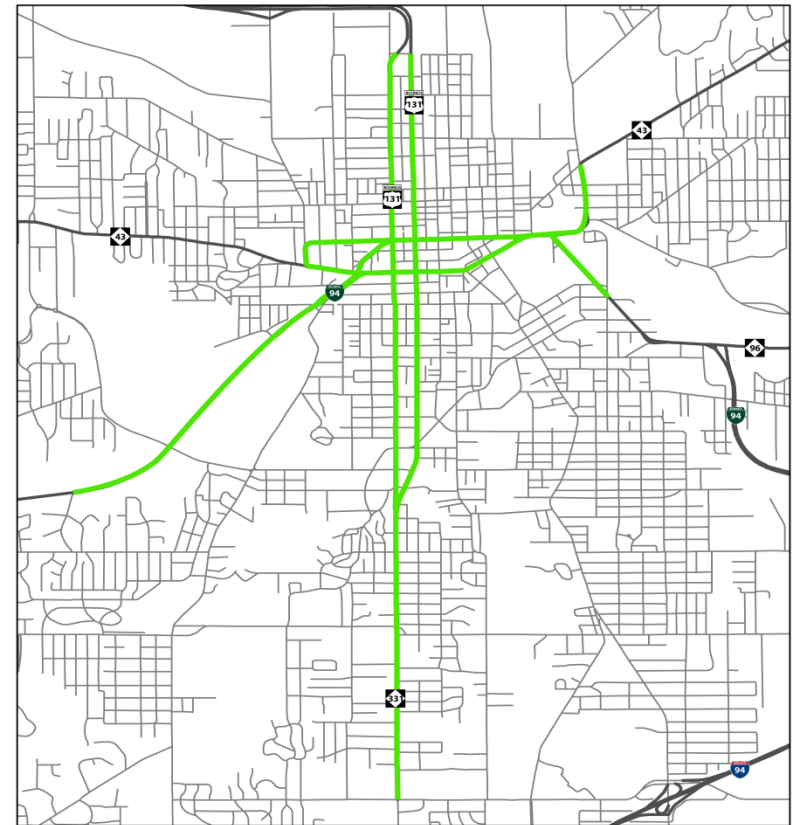
Connected City: Other Projects



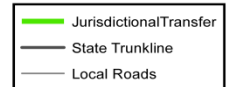
- **Crosswalk Ordinance**

Cars will have to yield the right-of-way to pedestrians at marked and unmarked crosswalks. Pedestrians will have to yield the right-of-way to cars outside of crosswalks.

- **Jurisdictional Transfer**



0 0.25 0.5 1 Miles



How Does This Help Kalamazoo Become a Connected City?



Complete Street Policy will work to make a transportation network that is accessible for all users to access all parts of the City

The Updated Crosswalk Ordinance will help to give pedestrians more control in the right-of-way and enhance safety and comfortability when walking in Kalamazoo

The Jurisdictional Transfer is needed so that we can create the Downtown and streets residents envisioned in Imagine Kalamazoo



STREETS CAN BE INVITING PLACES OF **SOCIAL CONNECTIVITY** AS WELL AS A TRANSPORTATION NETWORK



imagine
kalamazoo
2025