

Agenda

Downtown Economic Growth Authority

Board of Directors



City of Kalamazoo

Monday, August 21, 2023

3:00 PM

The Community Room at City Hall - 241 W. South Street

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the meeting of the Downtown Economic Growth Authority Board on July 17, 2023. (**Action: Motion to approve**)

D. REPORTS AND PRESENTATIONS

1. Financial Report

E. DISCUSSION/ACTION ITEMS

1. 203 N Rose, The Iron Works (formerly named Arcadia Lofts) Project RE: BRA Plan and DEGA Step-Aside

F. PUBLIC COMMENTS

G. DIRECTORS' COMMENTS

H. ADJOURNMENT

Board of Directors Regular Meeting Minutes

JULY 17, 2023, 3:00 p.m. | Community Room, Kalamazoo City Hall

PRESENT: Mayor David Anderson, Curt Aardema, Jeff Breneman, Carl Brown, Grant Fletcher, Stephanie Hinman, Matt Hollander, Susan Lindemann, Clarence Lloyd

ABSENT:

STAFF: Aaron Leal, Rebekah Kik, Paul Thuringer, Jerri Burdue, Steve Vicenzi, Jaime Marsman

A. CALL TO ORDER

DIRECTOR LINDEMANN CALLED THE MEETING TO ORDER AT 3:32 P.M

ROLL CALL

PRESENT: Mayor David Anderson
Curt Aardema
Jeff Breneman
Carl Brown
Grant Fletcher
Stephanie Hinman
Matt Hollander
Susan Lindemann
Clarence Lloyd

ABSENT:

EXCUSED:

THE JULY 17, 2023, ATTENDANCE INCLUDING EXCUSED AND UNEXCUSED ABSENCES ARE RECORDED.

B. ADOPTION OF FORMAL AGENDA

DIRECTOR LLOYD MOVED TO ADOPT THE JULY 17, 2023 AGENDA. DIRECTOR BROWN SECONDED. NO OBJECTIONS. MOTION CARRIED.

C. APPROVAL OF MINUTES

It was noted that a last name was incorrect on the minutes sent out and that this has already been corrected.

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JULY 17, 2023, 3:00 p.m. | Community Room, Kalamazoo City Hall

DIRECTOR HINMAN MOVED TO APPROVE THE MAY 15, 2023 MINUTES. DIRECTOR AARDEMA SECONDED. NO OBJECTIONS. MOTION CARRIED.

D. REPORTS AND PRESENTATIONS

1. Financial Report

Mr. Vicenzi shared the May Financial Report. He noted that this was a straightforward month. Director Breneman requested a report from the Downtown Ambassadors with statistical data showing how much garbage has been picked up, how much graffiti has been removed, etc. Director Lindemann stated that they are expecting a report at the next meeting. She affirmed that regular reports would be desired.

Mayor Anderson asked whether there are any areas in the budget that will not be fully expended by the end of the year. Mr. Vicenzi stated that his team is doing a mid-year review.

DIRECTOR BROWN MOVED TO ACCEPT THE FINANCIAL REPORT AS PRESENTED. DIRECTOR FLETCHER SECONDED. NO OBJECTIONS. MOTION CARRIED.

2. Presentation of the annual audit by Maner Costerisan, the DDA and DEGA's external auditor.

Mr. Aaron Stevens from Maner Costerisan presented the audit report. He noted that the same metrics were used for the reports for the DDA Board. The DEGA Board, however, is not in a fund deficit. He reminded the board that the Government Finance Officers Association (GFOA) recommends two months of normal operations be maintained in the general fund as a minimum. He noted that the DEGA has a healthy financial situation. Revenues and expenses were reviewed.

DIRECTOR BRENEMAN MOVED TO ACCEPT THE AUDIT AS PRESENTED. DIRECTOR HOLLANDER SECONDED. NO OBJECTIONS. MOTION CARRIED.

3. Presentation by Deb Droppers, Kalamazoo Experiential Learning Center (KELC)

Ms. Droppers thanked the Board for the opportunity to speak to the Board. She noted that the purpose of the presentation is to bring the Board up to speed about efforts to encourage the public to activate the public spaces downtown.

Ms. Droppers shared information regarding site selection for events including location, reputation of the success of other events, contract flexibility, services and amenities, etc. She affirmed the work and support of the City's Parks & Rec Department. Ms. Droppers stated that they re-examined the process of how to apply for an event and streamlined the application process, and she shared accomplishments based on this work including a monthly schedule report to track site activations.

Ms. Droppers shared the communications process for event approval. She noted that retailers/business owners need to sign off for events on the mall, Alleys, etc. The City approves events at Bronson and Arcadia Creek Festival Site.

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New festivals in 2023 include: Canadiana Fest, Kalamazoo Promise Senior Signing Day (with 48 collegiate booths), Friday Food Truck Festivals and Latinx Festival. Island Festival and Blues Festival are being considered for 2024.

There was discussion regarding liquor licenses and their regulations in regard to site locations such as Bronson Park and the Arcadia Festival Site. The Arcadia Festival Site is the easiest for events to obtain a one-day liquor license. Attorney Wood noted that the social district law has changed recently and now allows special event permits in a social district. Director Breneman noted that an event can have alcohol, without selling it, as Bronson Park is a part of the social district.

Ms. Droppers spoke about the conditions at the Arcadia Festival site. While the infrastructure at that site is wonderful, there needs to be further discussion on safety concerns. It can be challenging for event creators to envision their event at the Festival Site due to the conditions that exist there on a daily basis.

Ms. Droppers affirmed the great work of the downtown retailers. New events are being organized by downtown retailers who have formed an association and are working to create events that build traffic. Ms. Droppers shared ways that the City's Parks & Rec department are supporting downtown events.

Ms. Droppers recommended that the City of Grand Rapids event management program be examined. This is Event Planning 101 which gives event planners the opportunity to learn how to put an event on. Ms. Droppers stated that KELC, as Kzoo Event Academy, is offering to provide 2-hour workshops on event management addressing the following topics: Event Planning 101, How to Manage a Food Truck, and Event Fine Print (applications, permits, insurance, etc).

Ms. Droppers stated that they also have another program called Kalamazoo Digital Media Meetups which is a program run through KELC. They are offering a series of 3 workshops to plan for holiday marketing.

Ms. Droppers stated that they have put together a Downtown Event Guide, a comprehensive event application program and guidelines on how to apply for an event. There is also a brief description of each downtown event site with a description of amenities.

Director Breneman asked what the DEGA Board should be considering to make downtown sites more attractive. Ms. Droppers stated that they should leverage the special events committee to listen for events being requested, identify barriers, and walk through the process of what needs to be included to make the event more seamless. Also, from a policy perspective determine how to give event planners the framework to be successful. Ms. Droppers noted that there is a competitive landscape for events today and encouraged the Board to leverage the passionate people who wish to do events.

Director Aardema questioned if there was an alternative to the Festival Site. Ms. Droppers stated that there really isn't one. She shared that other cities utilize their social district, supporting their downtown businesses.

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There was discussion surrounding the Event Guide that was shared. The Board stated that they would appreciate further details for a comprehensive guide that could also, potentially, include videos. Ms. Droppers noted that the City's website is comprehensive, and the Event Guide does not attempt to duplicate these efforts but rather covers the items that planners may need more information on. The Board stated that their goal would be a one-stop location where a planner could go to have all of their questions answered. The importance of making the Event Planning Guide accessible and digestible to everyone was agreed upon.

There was discussion that the DEGA should be a conduit of events being produced, not necessarily producing events themselves. Director Hollander stated that he would be interested in looking for folks who would like to create vibrant events but currently do not have the knowledge necessary to host an event.

Ms. Droppers explained the services that are supplied by herself and Parks & Rec to assist planners.

E. DISCUSSION/ACTION ITEMS

None.

F. PUBLIC COMMENTS

Jessica Thompson, Owner of Bee Joyful: Ms. Thompson spoke about the role of events and their impact on the downtown retailers. She noted that some events distract from the retailers and that is why they formed an association to create events that benefit both the downtown shops and residents.

Heather Holmer, Owner of Rocket Fizz: Ms. Holmer stated that she wondered about the communication needed to close the street.

G. DIRECTOR'S COMMENTS

1. Director Hollander acknowledged Mr. Vicenzi's excellent financial statements and thanked him for his great work on this.
2. Director Hinman stated that there is a Parks & Recs survey currently happening.
3. Director Aardema remarked on the amount of new residents downtown. He noted that another role of events is creating a sense of neighborhood for these residents.
4. Director Lloyd stated that Summer Restaurant Week starts on Thursday. He thanked Ms. Droppers and the downtown retailers for their participation in this.
5. Director Brown shared information on the new lighting installation in the extension of Exchange/Bates Alley. He thanked Ms. Kik for her work on this. He also thanked the downtown retailers on their grassroots work to do the things that support their businesses. He affirmed that the DEGA is here to assist.
6. Director Lindemann affirmed Director Brown's comments and affirmed the good work of the downtown retailers.

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H. ADJOURNMENT

DIRECTOR LINDEMANN ADJOURNED THE MEETING AT 4:47 P.M.

DRAFT

**Downtown Economic Growth Authority
6/30/2023 Trial Balance**

Assets

Cash	\$ 345,799
Receivables	-
Due From Primary Government	-
Due from Grants Fund	-
Taxes Receivable	-
Total Assets	\$ 345,799

Liabilities

Accounts Payable	\$ 64,620
Deferred Taxes Receivable	-
Deferred Revenue - Accounts Receivable	-
Total Liabilities	64,620

Fund Balance

Fund Balance	281,179
Total Liabilities & Fund Balance	\$ 345,799

	2023 Adopted Budget	June Totals	2023 YTD Actuals
Revenues			
Taxes	\$ 292,702		\$ 280,776
Event Fees	-	100	2,100
Event Sponsorships	424,500		150
Transfers In	80,000		-
Interest And Rentals	-	83	83
Total Revenues	797,202	183	283,109
Expenses			
Professional And Contractual Services	568,700	69,050	198,204
Legal Services And Fees	7,500		4,921
Insurance Services	8,500		-
Operating Supplies	10,500		-
Garbage Disposal	49,100	3,964	23,403
Repairs	-		3,575
Community Promotion	10,000	8,000	18,000
Audit Fees	12,900		5,900
Tax Appeal Refunds	5,000		-
Administrative Fees	125,000		-
Restricted For Debt Service	-		-
Total Expenses	\$ 797,200	\$ 81,014	\$ 254,003
Revenues Less Expenses	\$ 2		\$ 29,106

Informational:

Transfers In

Holiday Events Grant Given To The City, Utilized By DEGA

Professional And Contractual Services

Ambassador Contract	339,500
Winter Events	151,000
Summer Events	67,000
Miscellaneous	11,200

Garbage Disposal

Big Belly Contract	42,900
Waste Disposal	6,200

Long Term Debt

City Of Kalamazoo 2019 Loan	300,000
City Of Kalamazoo 2020 Loan	700,000

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October 17th, 2022, 3:00 p.m. | Community Room, Kalamazoo City Hall

PRESENT: Mayor David Anderson, Jeff Breneman, Carl Brown, Stephanie Hinman, Susan Lindemann,

ABSENT: Grant Fletcher, Matt Hollander, Ryan Wieber

STAFF: Rebekah Kik, Antonio Mitchell, Steve Vicenzi, Jaime Marsman

I. CALL TO ORDER

DIRECTOR LINDEMANN CALLED THE MEETING TO ORDER AT 3:03 P.M.

II. ROLL CALL

PRESENT: Mayor David Anderson
Jeff Breneman
Carl Brown
Stephanie Hinman
Susan Lindemann

ABSENT: Grant Fletcher
Matt Hollander
Ryan Wieber

EXCUSED: Grant Fletcher
Matt Hollander
Ryan Wieber

THE OCTOBER 17, 2022, ATTENDANCE INCLUDING EXCUSED AND UNEXCUSED ABSENCES ARE RECORDED

III. CONSENT AGENDA

- A. MINUTES – September 19, 2022 Regular Meeting
- B. ADOPTION OF AGENDA

Director Lindemann asked if there were any corrections to the minutes as presented.

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DIRECTOR BRENEMAN MOVED TO ADOPT THE OCTOBER 17, 2022 CONSENT AGENDA. DIRECTOR BROWN SECONDED. NO OBJECTIONS. MOTION CARRIED.

IV. FINANCIAL REPORT

It was noted that the trial balance is a different format for the Financial Report than was seen in the past. Director Breneman asked if there was any information on the new format of the trial balance. Mr. Vicenzi stated that more detail can be added as requested/needed, and that the old report format posed a number of challenges.

Director Hinman noted that a balance needs to be struck between transparency and reporting. Mr. Vicenzi stated that the former system was very different from the system that the City uses.

Mr. Vicenzi affirmed that there will be budget-to-actual reports after the transition fully takes place.

V. DISCUSSION/EDUCATION ITEMS

A. Restaurant Week Discussion – Chamber Request

Clarence Lloyd, Director of Southwest Michigan First presented a proposal related to Kalamazoo Restaurant Week's brand and assets.

Southwest Michigan First is requesting to take ownership of Kalamazoo Restaurant Week brand and assets. In addition, the Southwest Michigan First Chamber will look to build on the success of Kalamazoo Restaurant Week and to develop a countywide collaboration.

Mr. Lloyd stated that this would offer a successful and responsible handoff to a trusted event organization stakeholder who also serves the downtown business community. This will result in a reduction of contracts to manage while still ensuring a high-quality event that serves mutual constituents. Mr. Lloyd stated that he believes that to retain this event in the absence of a sufficient and/or known organizer would be to encourage additional criticism related to the recent organizational transitions.

Mr. Lloyd stated that Restaurant Week has gone through a journey from a DKI-owned initiative initially which was then contracted with another organization to execute. The domain, however, has always remained the same. Ten years ago, when DKI could no longer afford to pay for the event, the Downtown Kalamazoo Retail Association (DKRA) took it over. The initiative grew under this new organization. A cocktail competition was added, the website was updated, the event expanded into summer, etc. DKRA gave the initiative back to DKI and then it was turned over to another event organizer, which did not go as smoothly as customers were used to. Mr. Lloyd stated that by bringing this back to Southwest Michigan First, it would restore the growth trajectory. The goal is for this to become and remain Downtown Kalamazoo Restaurant Week and also apply this to other counties in the area so that there will be similar events in Portage, etc. - on separate weeks. They feel confident that this will serve downtown well and can also be applied to other communities. Because they are expanding outside downtown, other larger brands can be approached for sponsorships.

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Kalamazoo Restaurant Week now consists of a winter week and a summer week, along with the Cocktail Competition. These would remain connected.

The cook-offs, both chili and salsa can be/remain uncoupled from Kalamazoo Restaurant Week and can operate successfully without regard to the timing of Kalamazoo Restaurant Week. Of course, if desired, the events can still make reference to one another and work together as needed. Domains are available for many varieties of downtown-Kalamazoo-cookoffs-chili-salsa all for very small investments. Restaurant Week needs its own website as it is quite complex.

Mr. Lloyd stated that this will allow Downtown Kalamazoo to stand out as a leader in the culinary and nightlife scene when positioned next to other communities. This isn't possible when there is nothing positioned alongside. Also, the food scene in our County is growing in focus and attractiveness, encourages visitor spending, encourages the growth of existing food and beverage and has the potential to increase the number of diners more broadly. Mr. Lloyd stated that the Chamber of Southwest Michigan First is in a unique position to take on the challenge of evolving Kalamazoo Restaurant Week to continue to grow its impact.

Director Breneman affirmed the idea of keeping the weeks separate. He noted that there are many great restaurants in the City that are not in downtown. When would they get highlighted? Mr. Lloyd stated that this is still under consideration. There are meetings set up inviting other restaurateurs to assist in answering the questions together.

There was discussion as to whether this could be an option to do a two-year agreement with evaluation after two years to verify that things are flowing smoothly.

It was noted that today's presentation was for discussion and informational purposes. No action will be taken today.

Director Brown requested timeline information. Mr. Lloyd affirmed that the meeting with the restaurateurs will be held the first week of November. Director Breneman stated that he would be inclined to support this initiative/request and stated that he hopes restaurants outside of Kalamazoo can also be considered. Director Brown noted that it is not the DDA's role to own programming forever, but to partner with strong resources/partners. Director Hinman noted that she has confidence in Southwest Michigan First and their vision.

VI. ACTION ITEMS

A. Arcadia Lofts Project Waiver

Ms. Kik stated that Mr. Wenzel is here to present and answer any questions regarding the Arcadia Lofts Project Waiver request. PlazaCorp has also presented to the Projects and Finance Committee. The request is that the DDA/DEGA step aside so that PlazaCorp can do a Brownfield Plan. At the discussion with Projects & Finance, it was also discussed whether the Brownfield could assist DEGA by terminating the Brownfield Plan early.

Mr. Wenzel stated that this is the former Vermuelen Furniture Building. This is the historic building at 203 N Rose. They will maintain the front first-floor historic space and repurpose it for a restaurant. The remainder of the building will be residential conversion. They are planning to provide 76 residential units through adaptive re-use and a 3-story mixed-use addition. Mr. Wenzel stated that PlazaCorp is

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committed to Kalamazoo. He noted that this is in good proximity to new and upcoming development. Mr. Wenzel noted that this project would activate the courtyard and its close proximity to Arcadia Creek and the Kalamazoo River Valley Trail. This will be a conversion of office to residential with some commercial. There will be a three-story mixed-use addition for a total of 76 total residential units with 17,000+ sq feet of commercial space. This will be a \$21 million + investment. PlazaCorp is working with Brownfield Redevelopment and Green Globe Certification. Mr. Wenzel stated that they are working with potential contractors and are excited to move forward.

Ms. McCarthy provided information on a handout regarding TIF projections. Ms. McCarthy stated that this project has been well-received by the Projects & Review Committee.

Ms. McCarthy stated that this property is in the DEGA district, and the DEGA Board has first right to capture for this project. She noted that this project is also unique as it does already have existing value within the DEGA district. The existing value is approximately \$1.3 million, which is almost \$200,000 higher than when the DEGA district was created.

Ms. McCarthy stated that the Brownfield Plan would bring about \$1 million to the project to assist with brownfield costs and activities. After the project is complete, the City Assessor's office has given a conservative estimate of \$3.15 million in taxable value. This will allow the Brownfield to capture approximately \$100,000/year. The Brownfield Board would be comfortable recommending 10 years with capture of about \$1 million to fill the financing gap and reimburse the developer for their costs. Ms. McCarthy stated that, under state statute, the Brownfield Authority can take an additional 5 years of capture into their revolving fund before it returns to the previous taxing jurisdictions. These dollars are used to incentive other projects coming forward.

Ms. McCarthy shared the steps in the approval process. The first step is to inquire with the DEGA Board to see if they are willing to step aside and allow the Brownfield Authority to capture instead. The resolution before the Board today states that the timeline is not more than 15 years. She noted that City Staff would be able to suggest to the Brownfield Board to not take the entire five years of additional tax capture. She noted that after the Brownfield Plan is done, the DEGA would capture the new value that is created.

Ms. Kik noted that timing is important. If the project is finished before the end of the calendar year, this could affect the projections of the years ahead. She noted that there could be a year gap depending on when it was completed. We can ask the Assessor for five-year projections in case there is a year gap/lag.

Director Brown noted the impact of delayed TIF capture on the DDA/DEGA for previous projects. Director Lindemann noted that this is one of the reasons behind shortening the Brownfield five-year capture. This idea came through a partnership through the DEGA and the BRA. The Brownfield used to wait for the last 5 years capture finances but now utilizes a 10% administrative cost throughout the project which would enable them to waive a portion of the last five years of BRA capture.

Mayor Anderson asked how the future value was determined? Ms. McCarthy affirmed that the City Assessor's office puts together the future value estimates. It was noted that the development cost is significantly higher than the increase in immediate taxable value, but the long-term strategy is based on many years of increasing taxable value.

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Mr. Wenzel noted that this will be a recurring issue to come before the DEGA Board over the next several years and encouraged the DEGA to develop a tool to assist with this.

Mr. Wenzel affirmed that the front of the main historic building will remain the same.

Mr. Wenzel stated that they are looking for 10% workforce/affordable housing units (approximately 7 units). The type/location of these units has not yet been determined. The courtyard would be maximized for outside placemaking space with a portion for the restaurant and a portion for the tenants.

It is still being determined whether they will be able to utilize Historic Tax Credits.

Ms. McCarthy stated that the BRA gives 18-24 months for start-date/groundbreaking with 36 months for completion and these dates are built into a development agreement. These can be amended if necessary as requested by the developer. Capture would start as early as 2024. Mr. Wenzel affirmed that they are ready to begin construction hopefully yet this Fall.

Parking needs that are built into the plan are at least 1 space per unit. This will be accommodated in the parking structure or in the area. Ms. McCarthy noted that this area is parking-exempt.

MAYOR ANDERSON MOVED TO APPROVE THE WAIVER. DIRECTOR BROWN SECONDED. NO OBJECTIONS. MOTION CARRIED.

B. Kalamazoo Experiential Learning Center Contract

The Kalamazoo Experiential Learning Center (KELC) contract was attached to the packet that was sent. Director Lindemann noted that this has been underway for some time.

DIRECTOR BRENEMAN MOVED TO APPROVE THE CONTRACT. DIRECTOR HINMAN SECONDED. NO OBJECTIONS. MOTION CARRIED.

Director Brown asked if any bills have been received regarding this contract? Ms. Kik stated that we have not yet received invoices.

VII. PACKET ATTACHMENTS

- A. DEGA TB 09.30.2022
- B. Arcadia Lofts - DEGA.DDA Presentation 9.23.22 (TIF INFO) (1)
- C. CoK for KELC Agreement v2

VIII. PUBLIC COMMENTS

- A. None.

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IX. BOARD COMMENTS

A. None.

X. ADJOURNMENT

A. DIRECTOR LINDEMANN ADJOURNED THE MEETING AT 4:10 P.M.

**DOWNTOWN ECONOMIC GROWTH AUTHORITY
CITY OF KALAMAZOO
RESOLUTION NO. _____**

***A Resolution to Forego Tax Capture Related to the Arcadia Lofts
Project for a Specified Period of Time to Enable the Brownfield Authority to
Capture***

WHEREAS, the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et seq., and now recodified within Public Act 57 of 2018 (the “Act”), authorized the City to establish a corridor improvement authority and to designate the boundaries of an authority corridor improvement development area provided certain criteria required by the Act had been met for the purpose of correcting and preventing deterioration in business districts, encouraging historic preservation and promoting economic growth; and

WHEREAS, on October 15, 2018, the Kalamazoo City Commission voted to create the Kalamazoo Downtown Economic Growth Authority (the DEGA) under the Act to allow for a new method of financing activities associated with the continued growth, maintenance, administration, and programming of downtown Kalamazoo; and

WHEREAS, since the DEGA is in its initial phases of growth, and funds to support development in the DEGA district are not yet fully established, the DEGA and the City of Kalamazoo Community Planning and Economic Department have collaborated with the Brownfield Redevelopment Authority (BRA) to use BRA TIF to support development in the DEGA for the short-term, to ensure growth continues in the district, in certain circumstances; and

WHEREAS, in order to do that, pursuant to the Act, the DEGA amended its TIF plan in order to have the option to forego capture of tax increment in its district on selected parcels so that

the BRA can capture tax increment on those parcels to better support eligible activities on new development projects in the DEGA district; and

WHEREAS, a development has been proposed involving the adaptive re-use of Arcadia Lofts, a commercial office space that will be redeveloped into a commercial and residential mixed-use development located at 203 North Rose Street in the City of Kalamazoo (the “Project”); and

WHEREAS, the DEGA would like to consider foregoing capture relating to the Project for a specified period of time.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. The DEGA shall forego its capture of tax increment revenues generated solely from the Project parcels for a period of not longer than fifteen years, after which the DEGA shall capture.

2. The DEGA hereby requests that the BRA consider terminating its capture of DEGA tax increment revenues generated by the Project parcels prior to the expiration of the five year revolving fund capture period so that the DEGA may recommence its capture of tax increment revenues sooner.

3. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

YEAS: Boardmembers Mayor David Anderson, Jeff Breneman, Carl Brown, Stephanie Hinman, Susan Lindemann

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers Grant Fletcher, Matt Hollander, Ryan Wieber

RESOLUTION DECLARED ADOPTED.

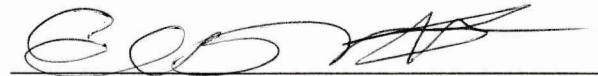
Dated: October 17, 2022

CARL BROWN, Secretary

CERTIFICATION

I hereby certify that the above is a true and complete copy of a resolution adopted by the Board of Directors of the Downtown Economic Growth Authority of the City of Kalamazoo at meeting held on October 17, 2022, and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: 1 / 20 / 2023 1



Carl Brown, Secretary