

## Board of Directors Regular Meeting Minutes

November 20, 2023, 3:00 p.m. | Community Planning & Economic Development, 245 N Rose Street

**PRESENT:** Curt Aardema, Jeff Breneman\*, Kwame Gyimah, Susan Lindemann, Clarence Lloyd

**ABSENT:** Mayor Anderson, Grant Fletcher, Stephanie Hinman, Matt Hollander

**STAFF:** Paul Thuringer, Jaime Marsman

\*Left the meeting early

### A. CALL TO ORDER

**DIRECTOR LINDEMANN CALLED THE MEETING TO ORDER AT 4:55 P.M.**

#### **SWEARING IN OF NEW MEMBERS**

This was accomplished by Scott Borling, City Clerk, at the beginning of the Downtown Development Authority (DDA) Board meeting before Roll Call.

#### **ROLL CALL**

**PRESENT:** Curt Aardema  
Jeff Breneman  
Kwame Gyimah  
Susan Lindemann  
Clarence Lloyd

**ABSENT:** Mayor David Anderson  
Grant Fletcher  
Stephanie Hinman  
Matt Hollander

**EXCUSED:** Mayor David Anderson  
Grant Fletcher  
Stephanie Hinman  
Matt Hollander

**THE NOVEMBER 20, 2023, ATTENDANCE INCLUDING EXCUSED AND UNEXCUSED ABSENCES ARE RECORDED.**

### B. ADOPTION OF FORMAL AGENDA

**DIRECTOR BRENNEMAN MOVED TO ADOPT THE NOVEMBER 20, 2023 AGENDA AS PRESENTED. DIRECTOR LLOYD SECONDED. NO OBJECTIONS. MOTION CARRIED.**

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### C. APPROVAL OF MINUTES

**DIRECTOR AARDEMA MOVED TO APPROVE THE OCTOBER 16, 2023 MINUTES. DIRECTOR LLOYD SECONDED. NO OBJECTIONS. MOTION CARRIED.**

### D. REPORTS AND PRESENTATIONS

#### 1. 266 E Michigan – DEGA Step Aside Request

Matt O'Connor, Developer and Owner of 266 E Michigan (Coney Island building) was present. He gave a brief history of the project to date. Initial plans were for 11 apartments, and the project received CRP support from MEDC along with local incentives. The project, however, was over budget. The project has now shifted into 13 units. Coney Island will remain on the main floor. Mr. O'Connor stated that he may have a potential new owner of what was formerly Ouzos. He was able to secure additional funding through an MEDC RAP Grant and also a grant from Kalamazoo County. They are ready to close on the construction loan in mid-December and are working to update their site plan with the City.

The request today is a modification of their last proposal with a change in scope. Information was included in the packet.

Logan Mulholland from Fishbeck was present to answer questions about the Brownfield Plan. She noted that there are now additional eligible activities in the Brownfield Plan which push the plan to 22 years instead of the original 6. A fact sheet was included. Ms. Mulholland noted that they are working with the City Assessor to update the future taxable value, which may decrease the years of the plan.

Director Lloyd asked what the plan for the first floor was. Mr. O'Connor affirmed that Coney Island will remain. They would like to maintain Ouzo's as a restaurant. Lot 1 is directly behind the space which provides good parking for both retailers and tenants. There is also the possibility of outdoor dining as well.

Mr. O'Connor stated that they are in process with the Historic District Commission as well and will go before that Board in December. Brownfield eligible activities have increased from \$100,000 to over \$300,000.

Director Lindemann noted that this is not a new project coming to the DEGA, but is a project update.

There are 4 units which will be leased at 80-120 AMI.

Director Aardema noted that this is a significant increase in years of the plan. Director Lindemann stated that discussions with the Brownfield Authority will be needed before additional projects of this nature are considered. There was discussion regarding the short-term and long-term effects of these projects upon the DEGA.

Director Lloyd spoke about the importance of activating the first-floor space to enhance the vitality of the downtown area.

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The DEGA Board will vote on this issue in December.

## **2. 2024 DEGA Budget Discussion**

No discussion.

## **3. Financial Report**

Due to the lack of quorum, the Financial Report was not able to be approved.

## **4. Events & Marketing Committee Update**

No members were present.

## **5. Recruitment and Retention Committee Report**

Director Aardema shared committee details. He stated that an inventory of ground-floor uses was prepared and categorized. They are looking at a targeted approach and will begin by looking at vacant spaces. Recruiting will be part of this. They will work with prospective and existing tenants on a tiered scale. The goal is to have a core retail/restaurant corridor. Follow-ups with specific retailers will happen soon.

Director Lindemann spoke about potential funding concepts to support these initiatives.

## **E. DISCUSSION/ACTION ITEMS**

### **1. Service Agreement Between DDA/DEGA and The City of Kalamazoo**

No discussion.

### **2. Amendment to Tax Increment Financing Plan**

This agenda item was tabled due to lack of quorum.

## **F. STAFF UPDATES**

None.

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### **G. PUBLIC COMMENTS**

1. None.

### **H. DIRECTOR'S COMMENTS**

1. Director Lloyd stated that he is looking forward to streamlining and clarifying processes and concepts.
2. Director Gyimah stated that he has many things to learn as a new member of the Board and will be reaching out regarding the Brownfield Plan calculation.
3. Director Lindemann affirmed that the Brownfield Plan is a long game instead of a benefit in the near future. Director Lindemann stated that talks with the City will continue to happen.

### **I. ADJOURNMENT**

**DIRECTOR LINDEMANN ADJOURNED THE MEETING AT 5:20 P.M.**