

Board of Directors Regular Meeting Minutes

February 19, 2024, 3:00 p.m. | Community Planning & Economic Development, 245 N Rose Street

PRESENT: Mayor David Anderson, Curt Aardema, Jeff Breneman, Grant Fletcher, Kwame Gyimah, Matt Hollander, Clarence Lloyd

ABSENT: Stephanie Hinman, Susan Lindemann

STAFF: Paul Thuringer, Jerrid Burdue, Jaime Marsman, Chelsie Downs-Hubbarth, Jared Chambers

A. CALL TO ORDER

DIRECTOR FLETCHER CALLED THE MEETING TO ORDER AT 3:01 P.M

Director Fletcher read the Purpose Statement.

PRESENT: Mayor David Anderson
Curt Aardema
Jeff Breneman
Kwame Gyimah
Grant Fletcher
Matt Hollander
Clarence Lloyd

ABSENT: Stephanie Hinman
Susan Lindemann

EXCUSED: Stephanie Hinman
Susan Lindemann

THE FEBRUARY 19, 2024, ATTENDANCE INCLUDING EXCUSED AND UNEXCUSED ABSENCES ARE RECORDED.

B. ADOPTION OF FORMAL AGENDA

DIRECTOR HOLLANDER MOVED TO ADOPT THE FEBRUARY 19, 2024 AGENDA AS AMENDED. DIRECTOR LLOYD SECONDED. NO OBJECTIONS. MOTION CARRIED.

C. APPROVAL OF MINUTES

DIRECTOR AARDEMA MOVED TO APPROVE THE DECEMBER 18, 2023 MINUTES. DIRECTOR HOLLANDER SECONDED. NO OBJECTIONS. MOTION CARRIED.

D. REPORTS AND PRESENTATIONS

1. Financial Report

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Mr. Burdue was present to go through the Financial Report. The DDA Debt Service will be discussed at the March Finance Committee meeting. A budget amendment may be requested at a later date.

DIRECTOR BRENEMAN MOVED TO ACCEPT THE FINANCIAL REPORT AS PRESENTED. DIRECTOR AARDEMA SECONDED. NO OBJECTIONS. MOTION CARRIED.

E. DISCUSSION/EDUCATION ITEMS

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

Attorney Wood stated that this has been before the Board previously. The only change from the previous approval is found on Page 1, Section: Agreement, Item #2, Specific Services. A clause was added to state *"Without limiting the statutory powers given to the DDA/DEGA in Act 57 in any way, and as authorized by DDA/DEGA Boards,"*. This clarifies that the DDA/DEGA does not have the ability to contract away statutory authority.

Director Lloyd asked what would happen to the Agreement if the DDA/DEGA were to support additional staff in the future? Attorney Wood stated that an amendment to the agreement would be needed should there be staff hired.

DIRECTOR LLOYD MOTIONED TO APPROVE THE SERVICE AGREEMENT BETWEEN THE DDA/DEGA AND THE CITY OF KALAMAZOO AS AMENDED. DIRECTOR BRENEMAN SECONDED. NO OBJECTIONS. ROLL CALL VOTE

2. Adoption of a resolution recommending approval of the application from Old Skool Bars LLC for a Redevelopment District Liquor License located at 125 S Kalamazoo Mall, within the City's existing Downtown Development

Rob Peterson was present to speak regarding the liquor license. Mr. Peterson is a real estate agent specializing in commercial business. He shared that the lease is with a local operator for the previous Union space. This will result in multiple new jobs, a new business on a primary corner of the downtown Kalamazoo Mall, and a new concept from an existing operator. There is an investment of at least \$200,000 to the space which is mostly cosmetic. They plan to expand the outdoor area as well.

Director Lloyd asked for further details on what their entertainment options would be. Mr. Peterson said that this would be food and beverage services, pinball, skeeball, and pool tables. The idea is to capture patrons of other entertainment venues to give them additional things to do afterwards to keep the economic activity downtown. Hours will likely be 5:00 p.m. to Midnight, depending on the market. The owner is interested in participating in the alley activation but will do outside seating on the mall. The windows on the alley-side open into the alley. They are hoping to open soon.

Director Gyimah asked if the operator had parking concerns and questioned what impact this business will have on parking. Mr. Peterson stated that there are no parking concerns and shared that ramps are not currently full in the evening hours.

Director Breneman noted the historic significance of the flooring of the back entrance.

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DIRECTOR HOLLANDER MOTIONED TO RECOMMEND THE APPROVAL AND ISSUANCE OF THE APPLICATION FROM OLD SKOOL BARS LLC FOR A REDEVELOPMENT DISTRICT LIQUOR LICENSE LOCATED AT 125 S KALAMAZOO MALL, WITHIN THE CITY'S EXISTING DOWNTOWN DEVELOPMENT. DIRECTOR LLOYD SECONDED. ROLL CALL VOTE.

F. PUBLIC COMMENTS

1. None.

G. DIRECTOR COMMENTS

1. Mayor Anderson:
 - i. Mayor Anderson requested that Mr. Peterson give a short presentation about the development across the street.
 1. Mr. Peterson shared that a new bakery would be opening in the next few weeks. The owner, Meka Philips, is a graduate of the Can-Do Kitchen. She will be doing coffee and baked goods. She has received a Façade and Whitebox grant from the City.
 - ii. Mayor Anderson stated that the City Commission would be considering the budget funding for the upgrades at the Arcadia Creek Festival site and encouraged Board members to share their thoughts with City Commissioners.

H. ADJOURNMENT

1. **DIRECTOR FLETCHER ADJOURNED THE MEETING AT 3:30 P.M.**