

Roll Call

A neighborhood meeting of the Kalamazoo City Commission was held on Monday, October 15, 2018 at 6:00 p.m. in the Community Room at City Hall, 241 W. South Street.

COMMISSIONERS PRESENT:

Mayor Bobby J. Hopewell
David Anderson
Don Cooney
Eric Cunningham
Shannon Sykes
Jack Urban

COMMISSIONERS ABSENT:

Vice Mayor Erin Knott

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

Commissioners
Excused

Commissioner Anderson, seconded by Commissioner Sykes, moved to excuse the absence of Vice Mayor Knott. With a voice vote the motion passed.

Communications

An opportunity was given for miscellaneous communications, but no communications were offered.

Neighborhood
Communications

Neighborhood communications were received next.

Representatives from the following neighborhood associations were present and addressed the City Commission:

Northside Association for Community Development

Mildred Smith, President
Mattie Jordan-Woods, Executive Director

Oakwood Neighborhood Association

Marcia Wallace, President
Cheryl Lord, Executive Director
Christopher Bovid, President of the Woods Lake Association

Northside
Association for
Community
Development

The Northside Association for Community Development (NACD) representatives:

- reported on the mixed use development project at Park and North Streets including the partnerships involved and opportunities for jobs and job training associated with the project.
- distributed and reviewed a site plan of the Park/North Street project and a document entitled *FY 2018 Income Limits Documentation System*.
- stated NACD had raised \$900,000 of \$1.4 million for property acquisition and noted a restaurant, the former Harper Funeral Home, and two auxiliary structures had already been purchased.

- highlighted recent updates to the Association's communication tools, including a new website and e-newsletter, and stated The Underground was providing content for these new tools.

Northside Association
for Community
Development (cont'd)

The Oakwood Neighborhood representatives:

- distributed and reviewed copies of the September/October edition of the *Oakwood Times Newsletter*.
- reported the Association had benefited from 5,333 volunteer hours thorough September with a value of \$55,000.
- stated the Association was using Community of Christ Church on Amherst Avenue to host the after school program.
- indicated the Trunk or Treat event on October 27th would be the last opportunity for residents to review and comment on the proposed Oakwood Neighborhood Plan.
- reported the Association's annual capital campaign would take place in November, and the Holiday Party would happen on December 9th.
- stated the Association was working with the Parks and Recreation and Community Planning and Economic Development Departments to upgrade the McDivitt Tot Lot in 2019.
- reported there were disagreements between the Association and the City over the neighborhood's boundaries.

Oakwood
Neighborhood
Association

In response to a question from Commissioner Urban, Mr. Bovid stated the Oakwood Neighborhood boundaries had been included in the Association's Articles of Incorporation since the 1940's, and he explained that people who lived on the east side of Oakland Drive considered themselves part of Oakwood.

Regarding the proposed sale of City-owned parcels on Oakland Drive to Consumers Credit Union, Mr. Bovid reported the credit union gave a good presentation to the adjacent neighborhood associations. Mr. Bovid stated the neighborhoods agreed the City should sell this property, and the site needed to be developed. Mr. Bovid stated the credit union agreed to work on the aesthetics of the development, but the neighborhoods still had concerns about the placement of the drive-through lane, the site plan review process, and environmental contamination on the property. Mr. Bovid stated the neighborhoods did not want retaining walls on the site or physical supports going into the hillside. Mr. Bovid stated the neighborhoods wanted to ensure the credit union did things right when they cleaned up the site. Mr. Bovid expressed opposition to language in the purchase agreement requiring tentative site plan approve prior to closing on the property.

City Manager Ritsema reported the following language had been added to the business meeting agenda regarding the sale of the Oakland Drive properties: "...and direct the City Manager to work with the Purchaser

Oakwood
Neighborhood
Association (cont'd)

and the adjoining neighborhoods to incorporate the recommendations of the 'Joint Statement of Adjoining Neighborhoods' (dated October 12, 2018) into the tentative and final site plan review process prior to construction, to the extent permitted by law."

Mr. Bovid stated there were some concerns that the last phrase in the agenda language – "to the extent permitted by law" – could be used as a loophole. Mr. Bovid stated he would like the credit union to be forced to engage property owners and neighborhoods early in process. Mr. Bovid stated he might recommend an ordinance amendment to require community engagement prior to a developer applying for site plan approval.

Commissioner Urban stated full transparency about land transactions could be difficult because making knowledge public could drive up costs. Commissioner Urban stated there needed to be an expectation of developers for transparency and engagement with property owners and neighborhood associations.

Citizen Comments

When an opportunity was given for citizen comments, the following people addressed the City Commission:

Alan Loveridge, non-resident, offered suggestions for addressing the needs of homeless people. A copy of Mr. Loveridge's written remarks were filed with the papers for this meeting.

Commissioner
Comments

An opportunity was given for miscellaneous comments by City Commissioners, but no comments were offered.

Adjournment

The meeting adjourned at 6:39 p.m.

Respectfully submitted,

Scott A. Borling
City Clerk

For City Commission approval on November 5, 2018

Approved by: _____

Bobby J. Hopewell, Mayor
Dated: November 5, 2018

*This page was left
blank intentionally.*