

Agenda

Downtown Development Authority

Board of Directors



City of Kalamazoo

Monday, June 17, 2024

3:00 PM

245 N Rose Suite 100, Kalamazoo, MI 49006

A. CALL TO ORDER/ROLL CALL

B. PURPOSE STATEMENT

The purpose of this Downtown Development Authority is to halt property value deterioration and promote economic growth within its business district, to increase property value. The purpose of this Downtown Economic Growth Authority is to correct and prevent deterioration in residential, commercial, and industrial areas, to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas. The Kalamazoo DDA and DEGA, acting in concert, have set forth the strategic objective of focusing its resources on improving “The First 16 Feet”, a three-dimensional volume of space including buildings ground floor façade, the frontage that exists between the façade and the common space, and the common space that provides access to and through the district.

C. ADOPTION OF FORMAL AGENDA

D. APPROVAL OF MINUTES

1. Approval of the minutes from the meeting of the Downtown Development Authority Board on May 20, 2024. (**Action: Motion to approve**)

E. REPORTS AND PRESENTATIONS

1. Financial Report - Steve Vicenzi, City of Kalamazoo, CFO (**ACTION: Motion to Accept**)

F. DISCUSSION/ACTION ITEMS

1. Resolution to Approve the Sale of Property and Execution of a Real Estate Sales Agreement for the Purchase of Arcadia Creek Parcels (**ACTION: Motion to Adopt**)

G. PUBLIC COMMENTS

H. DIRECTOR COMMENTS

I. ADJOURNMENT

**MINUTES
DOWNTOWN DEVELOPMENT
AUTHORITY
MAY 20, 2024 @ 3:00PM
COMMUNITY ROOM CITY HALL
DRAFT, NOT YET APPROVED**

CALL TO ORDER

Director Lindemann called the meeting to order at 4:00 p.m.

ROLL CALL OF BOARD MEMBERS

Members Present: Mayor David Anderson, Jeff Breneman, Kwame Gyimah, Stephanie Hinman, Matt Hollander, Susan Lindemann, Clarence Lloyd, Jessica Thompson, Steve Glista-Attorney

Members Absent: Curt Aardema - Excused

City Staff: Paul Thuringer, Steve Vicenzi, Karleen Steppenwolf

The May 20, 2024, attendance including excused and unexcused absences are recorded.

APPROVAL OF AGENDA

Director Hollander moved to adopt the May 20, 2024; agenda as presented. Director Breneman seconded. No objections. Motion carried.

APPROVAL OF PREVIOUS MINUTES

Director Hinman moved to approve the April 15, 2024, minutes. Director Lloyd seconded. No objections. Motion carried.

REPORTS AND PRESENTATIONS

1. Financial Report

Mr. Vicenzi shared the Financial Report with the board.

Mayor Anderson moved to accept the financial report as presented. Director Hollander seconded. No objections. Motion carried.

DISCUSSION/ACTION ITEMS

PUBLIC COMMENTS

No Comments

DIRECTOR COMMENTS

No comments

CLOSED SESSION

Mayor Anderson moved to enter a closed session due to MCL 15.268(h), seconded by Director Thompson. No objections. Motion carried.

Director Breneman moved to amend the agenda to vote on closed session business. Director Thompson seconded the motion. No objections. Motion carried.

Director Breneman moved to give Director Lindemann authority to work with Developers and Counsel on final agreement and authorize Director Lindemann to sign the proposal as acceptance of these terms. Director Lloyd seconded the motion. No objection. Motion carried.

ADJOURNMENT

Director Lindemann adjourned the meeting as 4:35pm.

Downtown Development Authority
Statement of Activity
4/30/2024

Total Available Cash \$ 654,271

	2024 Adopted Budget	April	2024 YTD Totals
Revenues:			
Taxes	274,000	102	102
Delinquent Property Taxes		3	3
Payment In Lieu Of Taxes (Pilot)	2,000		188
Interest			-
Other Revenues - Mall Maintenance	59,210		59,210
Total Revenues	335,210	105	59,504
Expenses:			
Professional And Contractual Services	103,000		1,667
Legal Services And Fees	30,000		-
Audit Fees	14,600		-
Utilities	17,000	679	2,439
Administrative Fees	125,000		31,250
Contribution to DEGA	40,000		-
MetroCenter Debt Service	-		-
Tax Appeal Refunds	5,000		-
Total Expenses	334,600	679	35,356
Revenues Less Expenses	610	(574)	24,148

Professional And Contractual Services Budgeted Plan:

Portland Loo Maintenance	5,000
Mall Maintenance	15,000
Wolverine PO	25,000
Mulders	5,000
Banners	2,000
Bridge Inspections	14,000
Bates Alley Maintenance	12,000
Available for Maintenance Projects or Dredging	25,000
Total	103,000

**CITY OF KALAMAZOO
DOWNTOWN DEVELOPMENT AUTHORITY
KALAMAZOO COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE THE SALE OF PROPERTY AND
EXECUTION OF A REAL ESTATE SALES AGREEMENT FOR THE
PURCHASE OF ARACADIA CREEK PARCELS**

Boardmember _____, supported by Boardmember _____,
moved the adoption of the following resolution:

WHEREAS, the City of Kalamazoo Downtown Development Authority (the “DDA”) was created in 1982 by the Kalamazoo City Commission and operates pursuant to the authority of Act 197 of 1975, as recodified in Act 57 of 2018 (“Act 57”); and

WHEREAS, the DDA Board of Directors has the power to contract and purchase goods and services, and to own, buy, and sell property, necessary and incidental to exercise its powers and duties pursuant to Part 2 of Act 57; and

WHEREAS, the DDA finds that it is in the best interest of public and within its authorized powers to sell property that it owns for fair market value, as part of its economic development efforts; and

WHEREAS, a world class sports arena is in the planning stages and expected to be built within the City limits and within the DDA District, and the subject property owned by the DDA is located in the area needed for the anticipated catalyst development.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. That the Real Estate Sales Agreement for the Purchase of Arcadia Creek Parcels (the “Agreement”), in substantially the form attached hereto as Exhibit A is hereby approved.

2. That the DDA authorizes and directs its Chairperson to finalize the terms of the Agreement in conjunction with DDA legal counsel, and to execute the same, and to take such further action as may be necessary or advisable in carrying out this resolution.

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

YEAS: Boardmembers _____

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers _____

RESOLUTION DECLARED ADOPTED.

Dated: _____, 2024

_____, Secretary

CERTIFICATION

I hereby certify that the above is a true and complete copy of a resolution adopted by the Board of the City of Kalamazoo Downtown Development Authority at a meeting held on _____, 2024, 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: _____, 2024

_____, Secretary

EXHIBIT A

Real Estate Sales Agreement for the Purchase of Arcadia Creek Parcels

(Attached)