Agenda
Northside Cultural Business District Authority Board of Directors

City of Kalamazoo

Thursday, December 19, 2024 6:00 PM

Northside Association for Community Development, 612 N. Park Street.

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF AGENDA

(Action: Motion to approve the agenda)

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Northside Cultural Business District Authority Board meeting on November 21, 2024. **(Action: Motion to approve)**

D. PUBLIC COMMENTS

E. DIRECTOR COMMENTS

F. NEW BUSINESS

1. 2025 Dates for Northside Cultural Business District Authority Meetings

G. UNFINISHED BUSINESS

1. NCBDA Social District Policy

2. NCBDA Step-Aside Policy

H. COMMUNICATIONS AND ANNOUNCEMENTS

I. STAFF REPORTS AND UPDATES

1. October 2024 Financial Report - Kevin Ford

J. ADJOURNMENT

NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY BOARD

November 21, 2024

A meeting of the Northside Cultural Business District Authority (NCBDA) Board of Directors was held on Thursday, November 21st at 612 N Park St.

DIRECTORS PRESENT: Mattie Jordan-Woods, Mayor Anderson, Ricky Thrash, Damian Henderson, Chad Dodd

DIRECTORS ABSENT: Kiar Gamsho, Marilyn Pulley, Matthew Norman, Tami Rey

Also present from the City of Kalamazoo were:

- Kevin Ford, Shared Prosperity Coordinator
- Erin Hahn, Community Investment Administrative Assistant
- Jamie McCarthy, Sustainable Development Coordinator
- Antonio Mitchell, Director of Community Planning and Economic Development
- James Baker, Director of Public Services

Also present from the community were:

- Attorney Jessica Wood
- David Stegink, Fishbeck
- Mae Skinner, Community Member
- Gene Wright, Second Baptist Church
- Deacon Halbert Bates Sr., Second Baptist Church
- Mark Hill, Community Member
- Chevez Marshall, Pastor of Second Baptist Church

The meeting was called to order at 6:01 p.m.

ROLL CALL

Roll call was taken at 6:01 p.m. at it was determined that quorum did not exist.

*Chad Dodd arrived at 6:02 p.m. at which point quorum did exist.

ADOPTION OF AGENDA

Director Thrash motioned to adopt the agenda as presented. Mayor Anderson seconded the motion. A voice vote was taken and there were no objections. The motion passed.

APPROVAL OF MINUTES

1. **Approval of the minutes from the NCBDA Board meeting on July 18, 2024**

   Director Henderson motioned to approve the minutes from the NCBDA Board meeting on July 18, 2024. Director Dodd seconded the motion. A voice vote was taken and there were no objections. The motion passed.

2. **Approval of the minutes from the NCBDA Board meeting on October 10, 2024**

   Director Thrash motioned to approve the minutes from the NCBDA Board meeting on October 10, 2024. Mayor Anderson seconded the motion. A voice vote was taken and there were no objections. The motion passed.

3. **Approval of the minutes from the NCBDA Board meeting on October 17, 2024**

   Director Thrash motioned to approve the minutes from the NCBDA Board meeting on October 17, 2024. Director Dodd seconded the motion. A voice vote was taken and there were no objections. The motion passed.

PUBLIC COMMENTS

Chevez Marshall introduced himself as the Pastor of the Second Baptist Church, stating that he is here representing the Church.

Fred Edison introduced himself as a member of the Historic Preservation Commission, stating that he is interested in the work the NCBDA is doing.

Antonio Mitchell introduced himself as the Director of Community Planning and Economic Development at the City of Kalamazoo, stating that Jae Slaby would be arriving shortly to discuss grant opportunities for the NCBDA.

James Baker introduced himself as the Director of Public Works, stating that if there is time, he brought in some information about tree selection for Ransom Street. He stated that there are 67 more trees that need to be planted on Ransom Street. He stated that the Board was given two packets – one with trees that were already planted on Ransom Street, and another with trees that they would also consider planting. He stated that there are some trees on the intersection of North and Westnedge that are bright red, and are called Freeman Maples, and the City would be happy to plant those as well. Mr. Baker stated that the Board has time to decide on what trees it would like planted, as the trees won't be planted until April 2025. Director Jordan-Woods stated that they would probably have a sub-committee meeting at 622 N Westnedge to discuss further.

Gene Wright introduced himself as from the Second Baptist Church down the street.

Deacon Halbert Bates Sr. introduced himself as from the Second Baptist Church as well.

BOARD COMMENTS

There were no Board comments.

OLD BUSINESS

1. 2025 Draft Budget

Director Jordan-Woods stated that the 2025 draft budget was voted on, and this included $397,000 for grants, as the total budget for the cultural monuments is $400,000. Director Jordan-Woods introduced Jae Slaby, stating that she will provide an update on grant funding for the cultural monuments.

Ms. Slaby introduced herself as the Neighborhood Activator for the City of Kalamazoo. Ms. Slaby stated that just in the last two years, the City has invested $12 million into Ransom Street with a new sewer main, new street, new sidewalks, new street trees, and new street lights. Ms. Slaby stated that now, the City wants to bring a community aspect to the street with the cultural monuments that will help tell the story of underrepresented groups here on the Northside that have left a long-lasting legacy, whether with businesses or their individual contributions.

Ms. Slaby stated that when someone walks down Ransom Street, they should be able to understand what neighborhood they're in and the rich history that is present. Ms. Slaby stated that through this process, the City has been looking at doing additional landscaping elements, and public art such as murals, event-specific and holiday lighting. Director Jordan-Woods stated that these efforts would be for the District as a whole but starting with Ransom Street, as the goal is for people to feel safe walking from place to place in a well-lit area.

Ms. Slaby stated that the City is looking at funding through the Michigan Economic Development Corporation's (MEDC) Revitalization and Placemaking (RAP) Grant. Ms. Slaby stated that the minimum ask is $500,000 to $1 million, and the NCBDA would have to match that dollar amount. Ms. Slaby stated that Verberg Park is looking at doing some additional improvements, through which almost $500,000 will be invested, so the City is hoping to use this as qualifying matching funds as this project will be happening at the same time the NCBDA wants the cultural monuments project to happen. Ms. Slaby stated that the amount of investments into Verberg Park is $473,000, so that leaves an additional $27,000 to be raised. Ms. Slaby stated that the City is also looking at grants from local foundations such as the Irving S. Gilmore Foundation, which is offering a $10,000 grant that could go to support murals along the corridor. The City will be applying for this grant within the next two weeks, and the funds would be awarded as late as January, which would help them meet the MEDC January 30th deadline.

Mr. Baker stated that the City is going to commit an additional $30,000 to lights on Ransom Street next year, which will qualify as a match for this program as well. Director Jordan-Woods stated that Board members and community members would be breaking up into sub-committees in the next couple of months.

UNFINISHED BUSINESS

1. **Brownfield Redevelopment Authority (BRA) Presentation** – Jamie McCarthy, Jessica Wood, and David Stegink

Jamie McCarthy introduced herself as a representative of the City of Kalamazoo, accompanied by Jessica Wood, the attorney working with the city on the project. She mentioned that David Stegink, the BRA consultant from Fishbeck was also present for any inquiries. Ms. McCarthy outlined that the presentation would focus on understanding how tax increment capture works within the district and the process for applicants requesting brownfield incentives for development projects.

Director Jordan-Woods presented the boundaries of the district, which are as follows: Western Boundary: Westnedge Avenue; Southern Boundary: Willard Street (railroad tracks); Northern Boundary: Frank Street; Eastern Boundary: Near Harrison Park and the roundabout. Director Baker confirmed that the total number of blocks within the district was being calculated, with an approximate estimate of 10 blocks.

The handouts provided in the meeting included definitions, explanations, and answers to questions raised at the previous meeting. This material clarified the district's plan, which was adopted on July 18, 2022, and will last for 30 years.

Key points discussed were tax increment capture, in which Board members were briefed on the process of tax increment capture and its implementation within the district, as well as incentives for development projects, in which a detailed explanation was provided regarding the application process for developers seeking brownfield incentives. Projects must be approved by the board to qualify for these incentives.

Ms. McCarthy turned the floor over to Jessica Wood to explain the powers of the Cultural Improvement Authority (CIA) Board. Attorney Wood discussed the statutory framework that authorizes the board to take specific actions, including property acquisition and renovation of public facilities; economic analysis, market research, and public relations campaigns; and coordination of retail programs, facade improvements, and other public infrastructure projects. Attorney Wood emphasized that each activity must align with the authorized goals of the district, which can be referenced in both the statute and the district's plan.

Attorney Wood reviewed the general activities for investment within the CIA district, which include: public improvements (sidewalks, lighting, etc.); economic vitality initiatives, such as supporting resident-owned businesses and creating spaces for skilled trades; and historic preservation and community enhancement projects.

Ms. McCarthy explained the tax increment capture in greater detail, using examples of hypothetical property scenarios within the district. The baseline value for properties was set in 2022, and taxes generated from incremental growth above this baseline would be captured over time. For example, a small commercial building with a taxable value of $50,000 in 2022 might generate modest tax captures initially, but this could increase as the property appreciates or undergoes development.

Ms. McCarthy discussed how new development projects, particularly those requesting Brownfield incentives, are structured. Developers may request incentives to help cover the costs of cleaning up contaminated properties or addressing blight. McCarthy showed an example of a small property potentially increasing in value after redevelopment, highlighting how tax increment capture could rise significantly with new development.

Ms. McCarthy discussed potential models for handling tax capture sharing, with examples of full step-aside (allowing all captured taxes to go to the developer initially) and shared incentives (retaining a small portion for the district's use while still incentivizing the developer).

Ms. McCarthy outlined the application process for developers requesting brownfield incentives. The Downtown Economic Growth Authority (DEGA) provides a reference model for the NCBDA. DEGA requires developers to submit comprehensive information before receiving approval, which includes financial reviews and project evaluations, and ensuring that the developer has a gap in funding and genuinely requires public assistance. The Board was provided with a sample application checklist from DEGA to guide their future evaluations.

Ms. McCarthy emphasized the balance between providing incentives for development while ensuring that the district’s long-term financial health is maintained. She stated that Further follow-up materials, including the full list of authorized activities and more detailed tax capture projections, would be shared with the board members.

Director Henderson asked why certain projects do not have to go in front of the NCBDA Board before they are developed. Ms. McCarthy stated that if those projects’ Brownfield Plans began before the foundation of the NCBDA, then they are not required to come before the Board to ask for a step-aside agreement.

Deacon Halbert Bates Sr. asked about the lack of discussion regarding non-profit projects and funding for upgrades. Director Jordan-Woods clarified that typically non-profits are not required to pay taxes. However, if a non-profit owns property that is not being operated as part of its mission (e.g., the building is not being used for its programs), that property may be subject to tax. She provided the example of NACD, which is taxed every year for the senior apartments they own, as their office is not located in those apartments. It was explained that if a church owns land that is developed for purposes other than church operations, such as commercial development, the property would be taxed unless it is directly part of the church's non-profit mission.

The group discussed the possibility of providing incentives for non-profits to fund property upgrades. It was stated that, currently, the committee's plan does not include incentives for providing funding for non-profit upgrades. A subcommittee could vote to set aside funding for such upgrades, but this was not part of the current plan.
It was also noted that Tax Increment Financing (TIF) dollars could not be used for this purpose, as TIF is an economic development tool intended to increase property values and attract new investment.

It was mentioned that while TIF funds couldn't be used, non-profits might have the opportunity to apply for grant funds. The Northside Cultural Business District could potentially support these efforts by writing a letter of support to help non-profits receive funds, even if the property in question is not taxable. The idea was affirmed that the board could vote to support such requests from non-profits within the district.

Acknowledgment was made of the clear and comprehensive explanation provided by Ms. McCarthy and the team. The group was encouraged to spend additional time reviewing the numbers and various scenarios that may affect non-profits.

2. Public Works Trees Presentation – James Baker

Mr. Baker discussed the importance of selecting trees that will enhance the appearance of the corridor, ensuring that the area remains bright and beautiful throughout the year. The initial tree selection was revised to include more vibrant options.

It was decided that a subcommittee would be formed to review tree options further. A plan will be developed and finalized by February to ensure proper placement and selection.

The group discussed potential locations for planting, including Woodward and Kalamazoo Avenue. Specific trees, such as the Freeman Maple, were mentioned as good candidates by Director Thrash.

There was a note of caution to ensure the selected trees are suitable for planting under power lines.

Mae Skinner, a member of the community, mentioned the potential to include more diverse tree species in the area near Second Baptist Church. Director Baker indicated willingness to review and consider this input.

Director Jordan-Woods reported attending an open house regarding Verburg Park and mentioned that there are potential grant opportunities related to climate change initiatives. She stated that at the meeting, a community member brought up the idea of planting lavender and other plants that stay vibrant year-round to encourage more foot traffic and improve the area's environment.

The group discussed addressing stormwater runoff as part of the broader environmental planning efforts. The group discussed forming subcommittees to explore additional grant funding sources to support these environmental initiatives.

STAFF REPORTS AND UPDATES

The group reviewed the September financial report as presented by Kevin Ford, which was noted as similar to previous reports as no money had been spent. The report was not the most current but provided a snapshot of available funds.

COMMUNICATIONS AND ANNOUNCEMENTS

Director Dodd asked when the next Board meeting would be. Director Jordan-Woods confirmed that the December meeting will be held on the third Thursday of the month at NACD at 6:00 PM. The meeting will be kept to an hour to ensure it remains efficient.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Michigan Liquor Control Commission (MLCC)
Constitution Hall, 2nd Floor, 525 W. Allegan St, Lansing, MI 48933
P.O. Box 30005, Lansing, MI 48909
866-813-0011 – www.michigan.gov/lcc

Social District Permit Information For Local Governmental Units

Pursuant to MCL 436.1551, the governing body of a local governmental unit may designate a Social District within its jurisdiction. Qualified licensees whose licensed premises are contiguous to the commons area within the Social District, and that have been approved for and issued a Social District Permit, may sell alcoholic liquor (beer, wine, mixed spirit drink, spirits, or mixed drinks) on their licensed premises to customers who may then consume the alcoholic liquor within the commons area of the Social District.

If a non-profit organization requests a Special License for a location within a Social District commons area, the governing body of the local unit of government shall delineate the portion of the commons area to be utilized exclusively by the Special Licensee and the portion of the commons area to be used exclusively by Social District permittees. The Special License applicant must submit documentation from the local governmental unit, including a clear diagram, with its application.

The term commons area is defined by MCL 436.1551(8)(a):

> *"Commons area" means an area within a social district clearly designated and clearly marked by the governing body of the local governmental unit that is shared by and contiguous to the premises of at least 2 other qualified licensees. Commons area does not include the licensed premises of any qualified licensee.*

The term qualified licensee is defined by MCL 436.1551(8)(c):

> *"Qualified licensee" means any of the following:*
>
> - *A retailer that holds a license, other than a special license, to sell alcoholic liquor for consumption on the licensed premises. (This includes the following license types: Class C, Tavern, A-Hotel, B-Hotel, Club, G-1, G-2, Brewpub.)*
> - *A manufacturer with an on-premises tasting room permit issued under section 536.*
> - *A manufacturer that holds an off-premises tasting room license issued under section 536.*
> - *A manufacturer that holds a joint off-premises tasting room license issued under section 536.*

A list of all licensees, sorted by county and local governmental unit, may be found on the MLCC website.

The governing body of a local governmental unit may designate a Social District pursuant to MCL 436.1551 under the following conditions:

- Designate a Social District that contains a commons area, as defined in MCL 436.1551(8)(a).
- Establish local management and maintenance plans, including hours of operation, for a commons area.
- Define and clearly mark with signs the designated commons area.
- A governing body of a local governmental unit shall not designate a Social District that would close a road unless the governing body receives prior approval from the road authority with jurisdiction over the road.
- The governing body shall maintain the commons area in a manner that protects the health and safety of the community.

- The governing body may revoke the designation if it determines that the commons area threatens the health, safety, or welfare of the public or has become a public nuisance. Before revoking the designation, the governing body must hold at least 1 public hearing on the proposed revocation. The governing body shall give notice as required under the open meetings act of the time and place of the public hearing before the public hearing.
- The governing body shall file the designation or revocation of the Social District with the MLCC.

Before applying to the MLCC for a Social District Permit, a qualified licensee must first obtain approval from the governing body of the local governmental unit. A fillable resolution for this approval is part of the Social District Permit Application (LCC-208).

Filing the Designation of a Social District with the MLCC

A local governmental unit must file the following items with the MLCC when designating a Social District:

- ☐ A copy of the resolution passed by the governing body designating the Social District and commons area.
- ☐ A copy of the management and maintenance plans, including the hours of operation, established by the local governmental unit for the Social District and commons area.
- ☐ A diagram or map that clearly shows the boundaries of the Social District and commons area. Please indicate the name, address, and location of the qualified licensees that are contiguous to the commons area on the diagram or map.

Submit the items above to:
By Mail: Michigan Liquor Control Commission - P.O. Box 30005 - Lansing, MI 48933
By Fax: (517) 763-0059 By Email: mlccrecords@michigan.gov

Additional sections of the Liquor Control Code for a local governmental unit to consider when establishing a Social District or commons area within a Social District:

MCL 436.1915 **- Possessing or consuming alcoholic liquor on public highway or in park, place of amusement, or publicly owned area; authority of local governmental unit or state department or agency to prohibit possession or consumption of alcoholic liquor; definitions.**

(1) Alcoholic liquor shall not be consumed on the public highways.

(2) Except as provided in subsections (3) and (4), alcoholic liquor may be possessed or consumed in public parks, public places of amusement, or a publicly owned area not licensed to sell for consumption on the premises.

(3) The governing body of a local governmental unit may prohibit by ordinance, order, or resolution the possession or consumption of alcoholic liquor in any public park, public place of amusement, or publicly owned area that is owned or administered, or both, by that local governmental unit. When land is leased from a department or agency of this state, an ordinance, order, or resolution adopted pursuant to this subsection shall be subject to the approval of the department or agency.

(4) A department or agency of this state that administers public lands may prohibit by rule, order, or resolution the possession or consumption of alcoholic liquor on the public land under its jurisdiction.

(5) As used in this section:

(a) "Local governmental unit" means a county, city, township, village, or charter authority.

(b) "Publicly owned area" means an area under the jurisdiction of a local governmental unit.

MCL 436.1913(1), (2), & (5) - Prohibited conduct; unlicensed premises or place; unlawful consumption of alcoholic liquor; exceptions; construction of section; “consideration” defined.

(1) A person shall not do either of the following:

(a) Maintain, operate, or lease, or otherwise furnish to any person, any premises or place that is not licensed under this act within which the other person may engage in the drinking of alcoholic liquor for consideration.

(b) Obtain by way of lease or rental agreement, and furnish or provide to any other person, any premises or place that is not licensed under this act within which any other person may engage in the drinking of alcoholic liquor for consideration.

(2) A person shall not consume alcoholic liquor in a commercial establishment selling food if the commercial establishment is not licensed under this act. A person owning, operating, or leasing a commercial establishment selling food which is not licensed under this act shall not allow the consumption of alcoholic liquor on its premises.

(5) As used in this section, "consideration" includes any fee, cover charge, ticket purchase, the storage of alcoholic liquor, the sale of food, ice, mixers, or other liquids used with alcoholic liquor drinks, or the purchasing of any service or item, or combination of service and item; or includes the furnishing of glassware or other containers for use in the consumption of alcoholic liquor in conjunction with the sale of food.

Downtown Kalamazoo Social District and Commons Area(s)

Management and Maintenance Plan

Operation:

1. The Social District and Commons Areas shall be open for operation daily from 10am to midnight.
2. No tents or lighting shall be installed within the Social District or Commons Area(s) without City permission.
3. No amplified sound shall be used in the Social District or Commons Areas without City permission.
4. Umbrellas may be installed but shall not be mechanically fastened to street or sidewalk surfaces.
5. Dogs are permitted in the Social District and Commons Areas (the City's leash laws still apply, as does the obligation to pick up after your dog).

Access:

1. Pedestrian access shall be maintained to all buildings in the Social District and Commons Areas as required by the City of Kalamazoo.
2. Emergency access shall be maintained to all adjacent properties in the Social District and Commons Areas as required by the City of Kalamazoo.

Alcohol:

1. Alcoholic beverages are allowed in the Commons Area(s) only in accordance with a Social District Permit issued by the Michigan Liquor Control Commission (MLCC), any accompanying MLCC regulations, and City of Kalamazoo requirements.
2. Alcoholic beverages shall only be purchased at the licensed premises of a Social District Permit holder and must be consumed in designated Commons Areas.

Seating, Tables, and Related Furnishings:

1. The Downtown Economic Growth Authority will maintain any seating, tables, and related furnishings that have been purchased and deployed by KDP within the Social District.
2. Seating, tables, and related furnishings that have been provided by individual Social District Permit Holders shall be the sole responsibility of the Social District Permit Holders and must comply with ADA accessibility requirements. Under certain circumstances, Social District Permit holders may use public space for seating, tables, and related furnishings. Interested Social District Permit holders must contact Kalamazoo Downtown Partnership for necessary reviews and municipal approvals.
3. Related furnishings are defined as planters, fencing, spatial delineators or other elements that are deployed as part of a seating expansion within the Social District.

1. Downtown Economic Growth Authority in consultation with the City will provide signage that designates the Commons Area(s) and Commons Area(s) boundaries.
2. Existing City of Kalamazoo sign ordinances are still applicable within Social District and Commons Area(s)

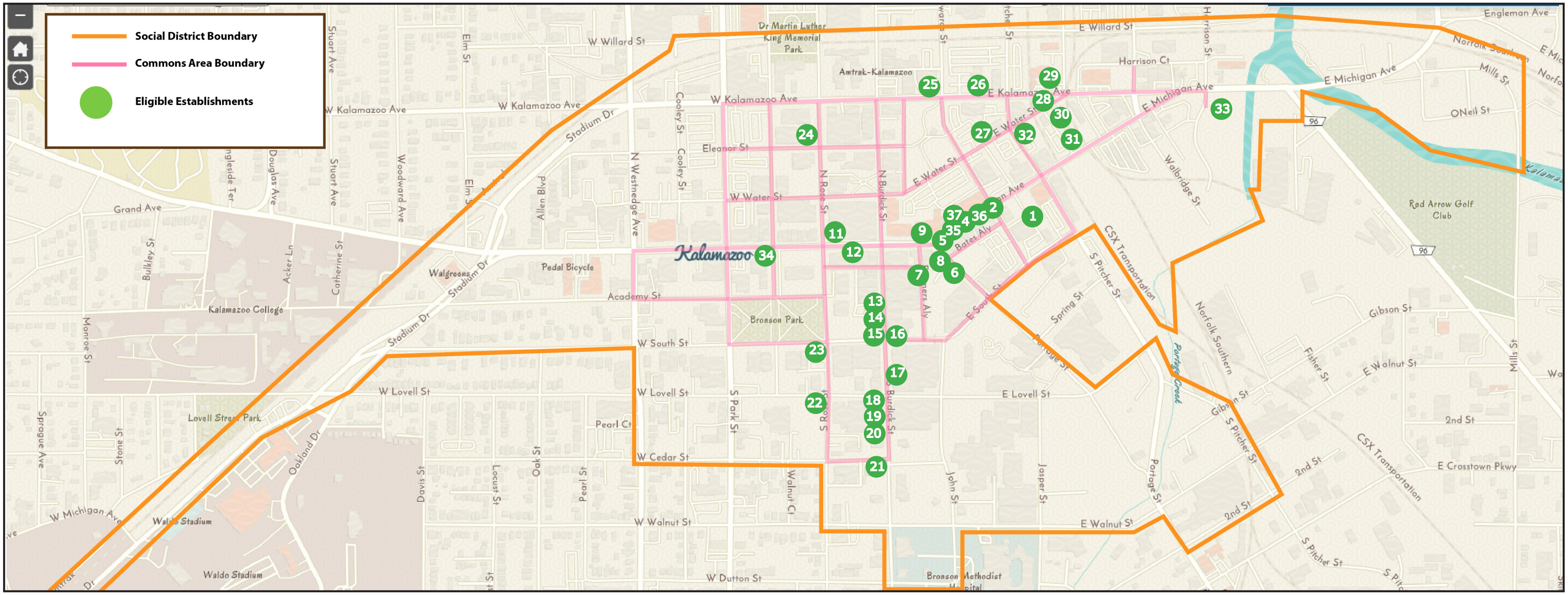
Trash and Recycling:

1. Downtown Economic Growth Authority will provide temporary trash cans and/or recycling cans within Commons Area(s) and at Commons Area boundaries and will maintain these trash cans and/or recycling cans and conduct trash removal operations at these locations for the duration of the Social District and Commons Area operation so long as it is economically feasible to do so.
2. At locations where existing trash cans are already installed, Downtown Economic Growth Authority and City of Kalamazoo will continue their current maintenance and trash removal operations.

Review:

1. The Management and Maintenance Plan shall be included in any future Social District reviews conducted by the City of Kalamazoo or other entities.
2. Downtown Econmic Growth Authority shall be included in any review and consulted on any revisions to the Social District and Management and Maintenance Plan.
3. Alcoholic beverages consumed in Commons Areas are required to be in designated cups per the requirements of the MLCC and the City of Kalamazoo.
4. Social District Permit holders are responsible for the sale of alcohol on their licensed premises in accordance with their individual Social District Permits and all MLCC rules and regulations, including confirming the consumer's identification and age, and prohibiting the sale of alcohol to intoxicated parties.
5. The City Manager is authorized to exclude from the Social District any premises authorized by the Michigan Liquor Control Commission under a special license during the effective period of the special license.
6. During regular patrols, Kalamazoo Department of Public Safety will monitor Commons Area(s) as assigned for compliance with MLCC and City of Kalamazoo rules and regulations.
7. Downtown Economic Growth Authority staff and/or contractors will also monitor Commons Areas and report compliance issues to the proper authorities so long as it is economically feasible to do so.
8. Additional commons areas may be considered at a future date by City Commission.

Downtown Kalamazoo Commons Area Locations



1 Entertainment District
Wild Bull
District Square
Loft 310

2 Coney Island

4 Green Top Tavern

5 Saugatuck Brewing Co

6 Stamped Robin

7 Xperience

8 LFG

9 WL Social House

10 Barrio

11 Radisson Plaza Hotel

12 Junglebird

13 Principle

14 Rustica

15 Taco Bob's

16 Roca

17 The Hub

18 The Grazing Table

19 The State Theatre

20 Harvey's on the Mall

21 Papa Pete's

22 Factory Coffee

23 Park Club

24 Kalamazoo Hotel Partners DBA Hilton

25 Tin Can Bar

26 Shakespeare's Pub

27 Kalamazoo Beer Exchange

28 Water Street Coffee Joint

29 Bell's Brewery

30 HopCat

31 Maru Sushi

32 Old Dog Tavern

33 600 Kitchen and Bar

34 Crawlspace Comedy Theatre

35 High Dive Kitchen & Bar

36 Sit and Stay Winery

37 Crafted Copper

Downtown Kalamazoo Social District and Commons Area(s)

Qualified Licensees

MAP #	MAP NAME	LARA BUSINESS ID	ACCOUNT NAME	DBA	ADDRESS	CITY APPROVED
1	Entertainment District	140780	Piano Bar, LLC	Monaco Bay and Wild Bull	300 E Michigan Ave Kalamazoo, MI 49007-3833	8/3/2020
2	Coney Island	140871	Coney Island Lunch, Inc.	Coney Island Lunch	266 E Michigan Ave Kalamazoo, MI 49007-3910	8/3/2020
4	Green Top Tavern	248853	Green Top, LLC	N/A	250 E Michigan Ave Kalamazoo, MI 49007-3910	8/3/2020
5	Saugatuck Brewing Co.	274972	Saugatuck Brewing Company, Inc.		200 E Michigan Ave Kalamazoo, MI 49007-3961	8/3/2020
6	Stamped Robin	248951	Bird Nest, LLC	The Stamped Robin	128 Portage St Kalamazoo, MI 49007-4802	8/3/2020
7	Xperience	275595	Guess Who's Dancing Fitness, LLC	Luxury Escapes	125 S Kalamazoo Mall Ste 106, Kalamazoo, MI 49007-4852	1/17/23
8	LFG	0262314	L.F.G. Bar LLC	L.F.G. Bar	116 Portage St Kalamazoo, MI 49007-4802	8/3/2020
9	WL Social House	225791	Blue Eyes Group, LLC	The Wine Loft	161 E Michigan Ave Kalamazoo, MI 49007-3926	8/3/2020
10	Barrio	279242	Kzoo Tacos, LLC	Barrio	215 E Michigan Ave, Kalamazoo, MI 49007-3909	6/3/2024
11	Radisson Plaza Hotel	132610	Greenleaf Hospitality Group, Inc.	Radisson Plaza at Kalamazoo Center	120 W Michigan Kalamazoo, MI 49007	8/3/2020
12	Junglebird	274239	Junglebird Ventures LLC		155 W Michigan Ave, Kalamazoo, MI 49007-3997	9/6/22
13	Principle	238969	Noble Experiment LLC	Principle	230 S Kalamazoo Mall Ste 100 Kalamazoo, MI 49007-4838	8/3/2020
14	Rustica	221402	Rustica LLC	Rustica	236 S Kalamazoo Mall Kalamazoo, MI 49007-4838	8/3/2020
15	Taco Bob's	232336	Bandak, Inc.	Taco Bobs	248 S Kalamazoo Mall Kalamazoo, MI 49007-4838	8/3/2020
16	Roca	272852	Clear Haze LLC	Roca	247 S Kalamazoo Mall, Kalamazoo, MI 49007-4812	1/18/22
17	The Hub	279918	The Union, LLC	The Hub	359 N Burdick St Kalamazoo, MI 49007-3829	10/16/23
18	The Grazing Table	276254	Truly Kind, L.L.C.	468 Wine	402 S Burdick St, Kalamazoo, MI 49007-5218	9/19/22

Downtown Kalamazoo Social District and Commons Area(s)

Qualified Licensees

MAP #	MAP NAME	LARA BUSINESS ID	ACCOUNT NAME	DBA	ADDRESS	CITY APPROVED
19	The State Theatre	2775	Mardi Gras Enterprises, Inc.	Harvey's on the Mall & State Theatre	404 S Burdick St Kalamazoo, MI 49007-5218	8/3/2020
20	Harvey's on the Mall	167340	Harvey's Operating Co., LLC	Harvey's on the Mall	416 S Burdick St Kalamazoo, MI 49007-5218	8/3/20
21	Papa Pete's	6036	Julie Enterprises, Inc.	Blue Dolphin	502 S Burdick St Kalamazoo, MI 49007-5219	8/3/20
22	Factory Coffee			Factory Coffee	205 W. Lovell St, Kalamazoo, MI 49007	6/6/22
23	Park Club	8219	Park Club	Park Club	219 W South St, Kalamazoo, MI 49007-4707	11/16/20
24	Kalamazoo Hotel Partners	270005	Kzoo Hotel Partners, LLC (An Indiana Limited Liability Company)		303 N Rose St, Kalamazoo, Mi 49007	11/16/20
25	Tin Can Bar	245279	Tin Can Kalamazoo, LLC		167 E Kalamazoo Ave, Kalamazoo, MI 49007-5845	11/16/20
26	Shakespeare's Pub	142634	Aloha Kalamazoo, LLC	Shakespeare's Pub	241 E Kalamazoo Ave, Kalamazoo, MI 49007-3868	11/16/20
27	Beer Exchange	224140	Beer Exchange, LLC	Beer Exchange	211 E Water St Kalamazoo, MI 49007	2/19/24
28	Water street Coffee Joint	264173	DT Water Street, LLC		315 E Water St, Kalamazoo, MI 49007-3818	11/16/20
29	Bell's Brewery	281453	New Belgium Brewing Company, Inc. DBA Bell's Brewery	Bell's Brewery	355 E Kalamazoo Ave, Kalamazoo, MI 49007-3807	11/16/20
30	Hop Cat	243660	Hopcat-Kalamazoo, LLC	HopCat	300 E Water St, Kalamazoo, MI 49007-5811	11/16/20
31	Maru Sushi	242343	Maru Kalamazoo, LLC	Maru Sushi and Grill	427 E Michigan Ave, Kalamazoo, MI 49007-3813	11/16/20
32	Old Dog Tavern	215819	Mule House, INC.	The Old Dog	402 E Kalamazoo Ave, Kalamazoo, MI 49007-3810	11/16/20
33	600 Kitchen	243415	600, LLC	600 Kitchen & Bar	600 E Michigan Ave, Kalamazoo, MI 49007-4908	11/16/20
34	Crawlspace Comedy Theatre	276591	Crawlspace Theatre Productions, L3C	Crawlspace Theater Productions L3C	315 W Michigan Ave, Kalamazoo, Mi 49007-3782	6/20/23
35	High Dive Kitchen & Bar	278264	Beastro Two, LLC	High Dive Kitchen & Bar	214-224 E Michigan Ave, Kalamazoo, Mi 49007	2/20/23
36	Sit and Stay Winery	283409	Sit and Stay Winery LLC		260 E Michigan Ave Kalamazoo, MI 49007	12/18/23

Downtown Kalamazoo Social District and Commons Area(s)

Qualified Licensees

MAP #	MAP NAME	LARA BUSI-NESS ID	ACCOUNT NAME	DBA	ADDRESS	CITY APPROVED
37	Crafted Copper	283600	Crafted Copper Partners LLC	Crafted Copper	229 E Michigan Ave Kalamazoo, MI 49007	9/16/24
n/a		244106	Gull Lake Restuarant Group II, LLC	Fuze	224 E Michigan Ave Kalamazoo, MI 49007-3973	8/3/20
n/a		129329	359 Corporation	Epic Bistro	359 N Burdick St Kalamazoo, MI 49007-3829	8/3/20
n/a		233491	Tibbs Brewing Company, Inc.	Tibbs Brewing Company	402 S Burdick St Kalamazoo, MI 49007-5218	8/3/20
n/a		167641	Food Dance Cafe, Inc.	Food and Dance Cafe	407 E Michigan Ave Kalamazoo, MI 49007-	11/16/20
n/a		160919	Irene E. Kokkinos, L.L.C	Vintner’s Cellar Winery of Kalamazoo	260 E Michigan Ave Kalamazoo, MI 49007-3910	8/3/2020
n/a		246299	Decatur Tastings LLC	Final Gravity Brewing Co.	246 N Kalamazoo Mall Kalamazoo, MI 49007-3828	8/3/2020

NCBDA Step-Aside Project Information Request Form

1. **Description of Project Concept.**
   Attach visual aids (e.g., photographs or drawings showing before and after).
2. **Project Approval Process Status**
   Please describe the current stage of approval in all departments (e.g., "Part 1 application submitted to BRA," "undergoing site plan process," etc.).
3. **Projected Increase in Taxable Value**
   a. **Initial Taxable Value when NCBDA District was Established:**
   b. **Current Taxable Value:**
   c. **Anticipated Taxable Value Upon Project Completion:**
4. **NCBDA Capture Analysis**
   Assuming a 100% step aside, what is the estimated capture lost to the Authority. We can calculate the impact of a partial step aside (e.g., 80-20) from this information.
5. **Housing Component**
   a. **Is housing a component of the project?** ☐ Yes ☐ No
   b. **If yes, indicate the type:** ☐ Rental ☐ Sales
   c. **Does the project include affordable housing?** ☐ Yes ☐ No
   d. **Does the project include work force housing?** ☐ Yes ☐ No
   e. **If yes, provide details:**
      i. **Total Number of Units:** ______________
      ii. **Percentage Breakdown**:
         1. **Affordable:** __________%
         2. **Workforce:** __________%
         3. **Market Rate:** ________%
6. **Job Creation**
   a. **Number of Jobs Created:**
      i. **Full-time:** ____________
      ii. **Part-time:** ___________
   b. **Type of Employment**: ☐ Permanent ☐ Temporary
   c. **Describe the Anticipate Wage Ranges**:
7. **Other Incentives.**
   Please list any incentives considered or applied for (local, state, federal). Which have been secured?
8. **Developer Total Investment**
   a. **Total Investment Amount:**

Policy Document: NCBDA AND BRA AGREEMENTS

1. Purpose

This policy outlines the formal process for the Northside Cultural Business District Authority (NCBDA), a Corridor Improvement Authority formed pursuant to Part 6 of Public Act 57 of 2018, as amended, to consider entering into tax increment sharing agreements with the Brownfield Redevelopment Authority (BRA) in the context of specific project support and remediation activities within the NCBDA's established Tax Increment Financing (TIF) District, in a cooperative effort to enhance economic and environmental redevelopment.

2. Background

Recognizing the overlapping goals of NCBDA and BRA, this policy is established to facilitate NCBDA consideration, at its discretion, of tax increment sharing in certain circumstances, on a case-by-case basis, in favor of BRA, for targeted redevelopment projects within the designated NCBDA district. A recent legislative amendment to the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, expressly authorizes tax increment sharing agreements with entities like the NCBDA.

3. Scope

This policy covers project support and remediation activities within the NCBDA District identified for BRA management, including environmental remediation and infrastructure development. The BRA can sometimes support eligible activities and unlock resources beyond what a Corridor Improvement Authority can support and that sharing of increment foster economic growth.

4. Mechanism & Implementation

City staff shall inform the NCBDA board when a Developer has applied to the City seeking BRA reimbursement for a proposed project on property located within the NCBDA District. If NCBDA agrees to consider sharing, Developer requesting reimbursement shall, in conjunction with City staff, present detailed information related to the project to the NCBDA Board for consideration at a public meeting. Generally, the NCBDA will receive the presentation at one Board meeting and will not vote on the sharing request until the next NCBDA board meeting, although NCBDA may, in its discretion, vote to approve a sharing request at the same meeting at which the presentation is given. The NCBDA may, in its discretion, require that a portion of the BRA administrative fee be shared with the NCBDA in consideration of a sharing agreement. NCBDA and BRA will, following approval from their respective Boards of Directors, memorialize any increment sharing through an interlocal agreement detailing key terms, including but not limited to, duration and commitments by the developer.

5. Compliance

Activities under this policy will comply with state laws, local ordinances, and regulations governing NCBDA and BRA authority.

6. Amendments

This policy may only be amended to reflect legal, policy, or redevelopment needs, following actions by the NCBDA and BRA Boards of Directors.

7. Effective Date

The policy, and any amendments hereto, shall become effective only upon approvals by NCBDA and BRA Boards.

Revenue and Expenditure by Fund
City of Kalamazoo
Fiscal Year: 2024 Through Period: 10

	Budget	Actual
FUND: 245 NORTHSIDE CULTURAL BUSINESS DIST AUTH		
REVENUES		
245-728-00.000-405.000 LOCAL TAX CAPTURE	10,858.00	11,514.58
TOTAL REVENUES	10,858.00	11,514.58
EXPENDITURES		
245-728-00.000-727.002 MEETING SUPPLIES	200.00	26.98
245-728-00.000-727.003 POSTAGE	200.00	0.00
245-728-00.000-801.000 PROFESSIONAL AND CONTRACTUAL SERVICES	5,000.00	0.00
245-728-00.000-811.000 PROFESSIONAL DEVELOPMENT	2,458.00	0.00
245-728-00.000-830.001 ADMINISTRATIVE FEES	500.00	500.00
245-728-00.000-880.000 PROMOTION AND ADVERTISTING	2,500.00	0.00
TOTAL EXPENDITURES	10,858.00	526.98
EXCESS OF REVENUES OVER EXPENDITURES	0.00	10,987.60
GRAND TOTAL REVENUES	10,858.00	11,514.58
GRAND TOTAL EXPENDITURES	10,858.00	526.98
GRAND EXCESS OF REVENUES OVER EXPENDITURES	0.00	10,987.60