

Roll Call

A special meeting of the Kalamazoo City Commission was held on Monday, March 31, 2025 at 5:00 p.m. in the City Commission Chambers at City Hall. The purpose of the meeting was to consider amendments to an ARPA agreement approved on August 21, 2023.

COMMISSIONERS PRESENT:

Mayor David Anderson
Don Cooney
Qianna Decker
Alonzo Wilson

COMMISSIONERS ABSENT:

Vice Mayor Jeanne Hess
Stephanie Hoffman*
Chris Praedel

Also present were Chief Operating Officer Laura Lam, City Attorney Aaron Leal, and City Clerk Scott Borling.

Commissioners Excused

Commissioner Decker, seconded by Commissioner Wilson, moved to excuse the absences of Vice Mayor Hess and Commissioners Hoffman and Praedel. With a voice vote the motion passed.

CCO Lam reported the following:

- approximately 50 individuals participated in the Imagine Kalamazoo 2035 open house last week at the Kalamazoo Institute of Arts.
- recent crime statistics showed a downward trend in multiple categories.
- upcoming Committee of the Whole meeting topics included County and City Sustainability (April 7th) and a report out on the City Commission retreat in March (April 21st).

*Commissioner Hoffman arrived at 5:04 p.m.

Public Comments

Next, when an opportunity was given for general public comments, the following people addressed the City Commission:

K, a City resident, spoke about an incident involving protesters and Public Safety Officers. K discussed the need for a housing first policy and stated the City was not doing enough and did not want to solve problems like the housing crisis.

Shona Espinoza, City resident, spoke about children who were unhoused and stated there should be a City shelter. Ms. Espinoza highlighted restrictions at Kalamazoo Gospel Ministries that denied entrance to people who were using drugs and alcohol to cope with their situations. Ms. Espinoza stated black and brown residents faced barriers to getting the services they needed.

2025-14-01

SLFRF/ARPA loan for the Legacy Senior Housing Development at 730 N. Burdick Street

Community Development Manager Sharilyn Parsons provided an overview of the Legacy Senior Housing Development project and explained there were delays that disrupted the schedule of tasks in the original loan agreement, which was approved in 2023. Community Development Manager Parsons stated the dates in the agreement and mortgage needed to be changed prior to the mortgage closing on April 7th. Community Development Manager Parsons highlighted the following differences between the 2023 agreement and the proposed amended agreement:

<u>Activity</u>	<u>2023 Agreement</u>	<u>Amended Agreement</u>	2025-14-01
Mortgage Closing	December 2023	April 7, 2025	SLFRF/ARPA loan for the Legacy Senior Housing Development at 730 N. Burdick Street (cont'd)
Construction Begins	January 2024	April 2025	
Construction Ends	September 2024	December 2026	
Full Lease Up	December 2025	March 2027	
First Payment		May 31, 2027	

An opportunity was given for questions from City Commissioners, but no questions were asked.

When an opportunity was given for public comments on this item, the following people addressed the City Commission:

K, a City resident, expressed support for the project.

Mattie Jordan Woods, City resident, expressed support for the project and the proposed agreement.

Pastor Addis Moore thanked the City for supporting this housing project.

Commissioner Hoffman, seconded by Commissioner Wilson, moved to approve a Treasury SLFRF/ARPA loan to Zion Place 4 Limited Dividend Housing Association Limited Partnership in the amount of \$1,000,000 to support construction of the Legacy Senior Housing Development at 730 North Burdick Street and authorize the City Manager to sign all related documents and approve administrative changes that did not alter the terms of the loan or unit production.

Prior to a vote on the motion, Commissioner Decker expressed support for the project.

Mayor Anderson stated this was a complicated project, with 19 funding sources, and he described the competitive process for getting Low Income Housing Tax Credits from the state. Mayor Anderson noted this affordable housing project was the first in the City that included a partner from the faith-based community. Mayor Anderson thanked everyone for their work.

With a roll call vote this motion passed 5-0.

AYES: Commissioners Cooney, Decker, Hoffman, Wilson, Mayor Anderson

NAYS: None

Next, an opportunity was given for miscellaneous comments from City Commissioners, but none were offered.

The meeting adjourned at 5:23 p.m.

Scott A. Borling
City Clerk

Approved by the City Commission on: _____

Commissioner
Comments

Adjournment