Agenda
Regular Meeting of the City Commission

City of Kalamazoo

Monday, August 3, 2015 7:00 PM

City Commission Chambers, 241 W. South Street

A. CALL TO ORDER/ROLL CALL

B. OPENING CEREMONY

1. Invocation: **Reverend John McNaughton**
2. Pledge of Allegiance
3. Introduction of Guests
4. Proclamations

C. ADOPTION OF FORMAL AGENDA

D. COMMUNICATIONS

1. Calendar of Upcoming Meetings

E. PUBLIC HEARINGS

F. CONSENT AGENDA

(Action: Motion to approve Items "1-4" and authorize the City Manager to sign all documents on behalf of the City)

1. Approval of a one-year contract with Etna Supply Company for the purchase of miscellaneous water inventory materials in the amount of $190,636.10.
2. Approval of a contract with Michigan Paving and Materials in the amount of $887,213.50 for the 2015 Local Streets Paving Program.
3. Reappointment of Randy Eberts to the Employees' Retirement System Board of Trustees for a term expiring on March 31, 2018, and the waiver of City Commission Rules 12e and 12k regarding term limits and dual board memberships.
4. Approval of the City Commission minutes from the meetings on July 20, 2015.

G. REGULAR AGENDA

1. First reading of an ORDINANCE to amend the General Provisions chapter of the City Code of Ordinances to formally set forth and authorize the issuance of municipal civil infraction violation citations. **(Action: Motion to offer for first reading)**
2. Approval of the release of a forgivable Economic Development Corporation loan for the Southwest Michigan Innovation Center to allow the Western Michigan University Homer Stryker School of Medicine to acquire the Innovation Center; and approval of the release of the long-term advance to the Economic Development Corporation by transferring $790,000 from the

Economic Initiative Fund. **(Action: Motion to approve)**

H. REPORTS AND LEGISLATION

1. City Manager's Report

I. UNFINISHED BUSINESS

J. POLICY ITEMS

K. NEW BUSINESS

L. CITIZEN COMMENTS

M. MISCELLANEOUS COMMENTS AND CONCERNS BY COMMISSIONERS

N. CLOSED SESSION

O. ADJOURNMENT

ADDITIONAL INFORMATION

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Agendas for the regular meetings of the Kalamazoo City Commission are available on the Internet at: www.kalamazoocity.org

The Kalamazoo City Commission meetings are held on the first and third Mondays at 7:00 p.m. and are shown live on the Public Media Network (channel 190 for Charter customers, channel 99 for U-Verse customers). The meetings are rebroadcast on Tuesdays at 8:00 a.m., Wednesdays, at 1:00 a.m., and Thursdays at 3:00 p.m.

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Anderson, and City Commissioners

FROM: Scott A. Borling, City Clerk

PREPARED BY: Shelby Moss, Deputy City Clerk

DATE: 7/24/2015

SUBJECT: Calendar of Upcoming Meetings

INFORMATIONAL ITEMS

Attached is the calendar of upcoming meetings of the City Commission's advisory boards, commissions, and committees.

ATTACHMENTS:

	Type	Description
🗋	Meeting Schedule	Calendar of Meetings

Calendar of Upcoming Meetings

City of Kalamazoo

City Commission (next 30 days)

Regular Business Meetings – 7:00 p.m. in the City Commission Chambers

August 17th and September 8th

Regular Neighborhood Meetings – 6:00 p.m. in the Community Room at City Hall

August 17th

Advisory Boards, Commissions and Committees (next two weeks)

The **Parks and Recreation Advisory Board** will meet on Tuesday, August 4, 2015 at 5:20 p.m., in the Parks and Recreation Community Room at Mayors' Riverfront Park, located at 251 Mills Street.

The **Planning Commission** will meet on Thursday, August 6, 2015 at 7:00 p.m., in the City Commission Chambers at City Hall.

The **Employee Retirement System Board of Trustees** will meet on Wednesday, August 11, 2015 at 8:00 a.m., in the Third Floor Conference Room at City Hall.

The **Kalamazoo Historic Preservation Commission** will meet on Tuesday, August 11, 2015 at 7:00 p.m., in the Community Room at City Hall.

The **Community Development Act Advisory Committee** will meet on Thursday, August 13, 2015 at 6:30 p.m., in the Community Room at City Hall.

The **Friends of Recreation Board** will meet on Thursday, August 13, 2015 at 11:30 a.m., in the Parks and Recreation Community Room at Mayors' Riverfront Park, located at 251 Mills Street.

The **Traffic Board** will meet on Thursday, August 13, 2015 at 2:00 p.m., in the Public Services Conference Room, located at 415 Stockbridge Avenue.

The **Zoning Board of Appeals** will meet on Thursday, August 13, 2015 at 7:00 p.m., in the City Commission Chambers at City Hall.

The **Downtown Development Authority** will meet on Monday, August 17, 2015 at 3:00 p.m., in the Community Room at City Hall.

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Anderson, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Sue Foune, Public Services Managing Director

PREPARED BY: Brianna Clawson, Interim Financial Manager

DATE: 7/24/2015

SUBJECT: Annual Purchase of Miscellaneous Water Inventory

RECOMMENDATION

It is recommended that the City Commission approve a one-year contract with Etna Supply Company of Grand Rapids, Michigan for the purchase of miscellaneous water inventory materials in the amount of $190,636.10.

BACKGROUND

Three (3) bids were received for the purchase of water maintenance and construction materials. Maintenance and construction material for the Water System consists of elbows, sleeves, clamps, plugs, reducers, and other parts used in combination with straight pipes to repair and construct water mains. Many of these materials are placed into inventory and on occasion shipped directly to the job sites.

The contract with Etna Supply Company is a result of grouping parts into five (5) sections within the bid document to achieve the best pricing for the City. Etna Supply Company submitted the low bid for sections two (2), Miscellaneous and four (4), Brass Service Materials. The contract amount associated with sections one (1) three (3) and five (5) does not require City Commission review.

COMMUNITY RESOURCES CONSULTED

This recommendation did not require advisory board consultation or additional public input.

FISCAL IMPACT

Funds for these inventory materials were budgeted in the 2015 Public Services Water Utility Budget.

ALTERNATIVES

Staff review did not identify other practical alternatives for this recommendation.

ATTACHMENTS:

Type	Description
Bid	

- Results Water Inventory Bid Summary Summary

BID RESULTS SUMMARY

PROJECT: Miscellaneous Water Inventory 2015

DATE: July 29, 2015

BIDDERS SOLICITED: 15

BIDDERS RESPONDED: 3

MBE/WBE BIDS SOLICITED: 4

MBE/WBE BIDDERS RESPONDED: 0

BID REFERENCE NO: 670-39-043/ME

MBE/WBE AWARDED: No

ISSUE DATE: June 10, 2015

BID OPENING: July 1, 2015

APPROVAL REQUIRED: City Commission

FUNDED BY: City

BIDDERS	AMOUNT BID	AWARD	LOCATION
Underground Pipe & Valve (1)*	$211,078.28	$ 62,766.50	City
Etna Supply Company (2)	$312,274.54	$ 190,636.10	Grand Rapids, MI
HD Supply Water Works (3)	$347,552.00	$ 46,984.00	Kentwood, MI

Notes

(1) Did not bid on all items in some sections. Recommending award on Sections III and V.
*Local Preference awarded for Section III.

(2) Recommending award on low responsive Sections II and IV.

(3) Recommending award on low responsive Section I.

Purchasing procedures have been followed and City Attorney has reviewed as to form.

Teresa T. Johnson, CPPB
Purchasing Manager

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Anderson, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Sue Foune, Public Services Managing Director

PREPARED BY: Debbie Jung, Assistant City Engineer

DATE: 7/13/2015

SUBJECT: Contract with Michigan Paving and Materials for the 2015 Local Street Paving Program

RECOMMENDATION

It is recommended that the City Commission approve a contract with Michigan Paving and Materials of Kalamazoo, MI in the amount of $887,213.50 for the 2015 Local Streets Paving Program.

BACKGROUND

On June 30, 2015, bids were opened for the 2015 Local Streets Paving Program. The 2015 local streets to be paved are:

Audubon Drive – West end to Rambling
Balkema Drive – Cambridge to Miller
Franklin Street – James to March (includes Franklin Circle)
Hazard Avenue – Center to Humphrey
Hibbard Avenue – South end to Fourth
Millard Court – Roskam to Crosstown
Robin Lane – South end to Parker
Roskam Court – Millard to East end
Edison Alley – Race to Fulford (between Lay and Lane Blvd)
White Oak Drive – Lakeside to Bronson
William Street – Cobb to Westnedge

Additional work for other projects was included in the 2015 Local Streets bid:

Riverside Cemetery Streets – various locations
Vine Street ADA sidewalk upgrades – at John and Boerman
Crosstown Sidewalk Extension – Jasper to John

Three bids were received, with Northern Construction Services being the low responsive bidder at $887,213.50. Michigan Paving and Materials was the second lowest bidder at $899,555.55. Michigan Paving and Materials' bid was within 2% of the low bid and has agreed to match the low bid in accordance with the City of Kalamazoo Local Preference Policy. Michigan Paving has contracted with the City on many projects and Public Services

Engineering Division has been consistently pleased with their work.

POLICY CONSIDERATIONS

City of Kalamazoo Local Preference Policy

COMMUNITY RESOURCES CONSULTED

Public Services staff utilizes a computerized Pavement Management System to compile a list of streets that are in need of improvement. Staff then combines the computerized output with a list of citizen concerns received throughout the year to determine which streets to include in the paving program.

Cemeteries personnel identified the areas of roadway in Riverside Cemetery that have deteriorated and are in need of repaving.

Community Planning and Development worked with citizen advocacy groups to identify the ADA sidewalk ramps at the Vine Street intersections of John and Boerman and the extension of sidewalk along the west side of Crosstown as areas that needed to be addressed as part of the Healthy Living Campus development for which they have Community Development Block Grant monies available.

FISCAL IMPACT

In addition to the $887,213.50 in construction costs it is anticipated that $133,000.00 will be needed for engineering and contingencies for a total of $1,020,213.50. Funds in the amount of $813,214.30 are available in the 2015 Local Street CIP budget. Funds in the amount of $75,000.00 are available in the Cemetery Perpetual Care Fund. Funds in the amount of $82,818.90 are available in the Community Development Block Grants for the ADA work on Vine. Funds in the amount of $49,180.30 are available in the CIP budget for the Crosstown Sidewalk Extension.

Funding and estimated costs can be summarized as follows:

Funding:	
2015 Local Streets CIP	$813,214.30
Cemetery Perpetual Care Fund	$75,000.00
Community Development Block Grant	$82,818.90
CIP	$49,180.30

Costs:	
Construction	$887,213.50
Engineering	$88,700.00
Contingencies	$44,300.00
Total Costs	$1,020,213.50

ALTERNATIVES

The option to have City crews perform the work has been reviewed. City crews are scheduled to perform a portion of the City's Local Streets Paving Program work under Local Streets Scattered Sites Paving. This, along with regular maintenance operations will keep the City crews occupied and unable to do any major street paving.

ATTACHMENTS:

	Type	Description
🗋	Aerial Photo	Bid Results Summary

BID RESULTS SUMMARY

PROJECT: 2015 Local Streets Paving Program

DATE: June 30, 2015

BIDDERS SOLICITED: 45

BIDDERS RESPONDED: 3

MBE/WBE BIDS SOLICITED: 8

MBE/WBE BIDDERS RESPONDED: 0

BID REFERENCE NO: 968-56-024/ME

MBE/WBE AWARDED: No

ISSUE DATE: June 11, 2015

BID OPENING: June 30, 2015

APPROVAL REQUIRED: City Commission

FUNDED BY: City

BIDDERS	AMOUNT BID	LOCATION
Northern Construction Co.	$ 887,213.50	Niles, MI
Michigan Paving & Materials Co. [1]	$ 887,213.50	City
Peters Construction Co.	$ 909,557.19	City

Notes

[1]Original bid in the amount of $899,555.55 by a local bidder is within 2% of the low bid and contractor agreed to match the low bid in accordance with the provision of the local preference policy.

Purchasing procedures have been followed and City Attorney has reviewed as to form.

Teresa T. Johnson, CPPB
Purchasing Manager

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Anderson, and City Commissioners

FROM: Scott A. Borling, City Clerk

DATE: 7/30/2015

SUBJECT: Reappointment to the Employees' Retirement System Board of Trustees (The Pension Board)

RECOMMENDATION

It is recommended that the City Commission reappointment Randy Eberts to the Employees' Retirement System Board of Trustees for a term expiring on March 31, 2018. This recommendation also includes a request to waive City Commission Rules 12e and 12k regarding term limits and dual board memberships.

BACKGROUND

The Employees' Retirement System Board of Trustees (Pension Board) consists of the City Manager, a City Commissioner (Commissioner Miller at this time), elected representatives from the Public Safety Members and General Members of the Retirement System, and an at-large citizen member appointed by the City Commission. Historically the City Commission has appointed a member of the Retirement Investment Committee (RIC) as the citizen member on the Pension Board. Dr. Eberts currently serves as the Vice Chair of the RIC.

COMMUNITY RESOURCES CONSULTED

None

FISCAL IMPACT

There is no fiscal impact directly associated with this reappointment.

ALTERNATIVES

The City Commission could choose to not approve the reappointment or postpone action until a date certain. The next quarterly meeting of the Pension Board will take place on August 11th. In order for Mr. Eberts to be able to participate in that meeting the City Commission would need to approve his reappointment on August 3rd.

ATTACHMENTS:

Type	Description
Report	Nomination Report for Randy Eberts

Advisory Boards and Commissions Appointee Nomination Report

City of Kalamazoo

RECOMMENDATION

The City of Kalamazoo Employee Retirement System Board of Trustees recommends the City Commission approve the re-appointment of Dr. Randy Eberts. His term would expire on March 31, 2018.

SPECIAL REQUIREMENTS FOR THIS POSITION

This position requires knowledge of the Pension Ordinance to administer the plan, and the appointee cannot be a member of the Retirement System.

SELECTION PROCESS

Applicants Considered
There are no applications on file.

Interview Process and Final Recommendation
The Investment Committee and the Pension Board of Trustees supports this appointment.

NOMINEE QUALIFICATIONS

Dual Board Memberships
Dr. Eberts is a member of the Retirement System Investment Committee, and the Perpetual Care Investment Committee.

Residency
Dr. Eberts resides in Oshtemo, however with the strict membership qualifications, the City Commission has appointed members who are not residents of the City. Dr. Eberts, as President of the Upjohn Institute is committed to the growth of downtown Kalamazoo by investing in the expansion of the Institute in the downtown area.

Term Limits
It has been a long standing practice to appoint a member of the City of Kalamazoo Employees' Retirement Investment Committee to the Pension Board. This provides the continuity the boards need to efficiently administer the Pension System.

Training, Experience, Education and Skills
Dr. Randy Eberts has a Ph.D. in economics from Northwestern University and is currently President of the Upjohn Institute. He served in the first George Bush administration as member of the White House Economic Council and later as an economist for the Federal Reserve. He also is a member on the Bronson Board, serving as chair for five years. His knowledge of the markets

and the state of the economy is extensive. He has been an excellent resource to the Investment Committee in monitoring markets.

Contribution to Diversity

Mr. Eberts is of European-American descent.

NOMINATION RATIONALE

Dr. Randy Eberts should be re-appointed based on his experience and expertise with Investment Committee.

CITY CLERK'S CERTIFICATION

The nominee's qualifications regarding dual board memberships, residency, and term limits have been reviewed and verified by the City Clerk's Office.

_____

Scott A. Borling, City Clerk

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Anderson, and City Commissioners

FROM: Scott A. Borling, City Clerk

DATE: 7/24/2015

SUBJECT: Approval of City Commission Minutes

RECOMMENDATION

It is recommended the City Commission approve the minutes from its Regular Business and Neighborhood Meetings on July 20, 2015.

ATTACHMENTS:

Type	Description
Minutes	July 20, 2015 Neighborhood Meeting
Minutes	July 20, 2015 Business Meeting

A neighborhood meeting of the Kalamazoo City Commission was held on Monday, July 20, 2015 at 6:00 p.m. in the Community Room at City Hall, 241 W. South Street.

Roll Call

COMMISSIONERS PRESENT: Mayor Bobby J. Hopewell
Vice Mayor David Anderson
Bob Cinabro
Eric Cunningham
Barbara Miller
Jack Urban

COMMISSIONERS ABSENT: Don Cooney

Also present were Deputy City Manager Jeff Chamberlain, City Attorney Clyde Robinson, and City Clerk Scott Borling.

Commissioner Excused

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

Miscellaneous Communications

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

Neighborhood Communications

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

Community Youth
Devyn Abdullah Bush
Yasmin Abdullah Bush
Callie Mae Kilduff
Sierra Ward

Parker/Duke Neighborhood Association
Bill Hughes, President

Community Youth

The Community Youth representatives:

- described their involvement in the Counselors-in-Training (CIT) program and the benefits of being in that program.

- described the growth both they and the campers had experienced as a result of the program.

In response to a question from Vice Mayor Anderson, the representatives stated the camps were not operating at capacity.

Commissioner Urban thanked the young people for informing him about the CIT program.

In response to a question from Mayor Hopewell, the representatives described the things they were most proud of:

- they had helped campers deal with conflict more constructively.
- they had been able to have an impact on the kids.
- they had becomes role models.

Community Youth (cont'd)

In response to a question from Mayor Hopewell, parents of the CIT's expressed support for the program and thanked the City for supporting the program.

Parker/Duke Neighborhood Association

The Parker/Duke Neighborhood Association representative:

- expressed concern about the removal of the stop sign at Old Colony Boulevard and Parker Avenue and reported the Traffic Board had recently reversed the decision of the Traffic Engineer.

Commissioner Cinabro thanked Mr. Hughes for taking the lead on this issue, and he expressed satisfaction that the STOP signs were being reinstalled.

In response to a question from Commissioner Urban, Mr. Hughes stated he did not think the process to appeal the decision of the Traffic Engineer took too long.

Citizen Comments

Next, an opportunity was given for citizen comments.

Jody Dozeman, City resident, presented ideas she had on various topics.

Commissioner Comments

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

Adjournment

The meeting adjourned at 6:25 p.m.

Respectfully submitted,

Scott A. Borling
City Clerk

For City Commission approval on August 3, 2015

Approved by: _____
Bobby J. Hopewell, Mayor
Dated: August 3, 2015

A business meeting of the Kalamazoo City Commission was held on Monday, July 20, 2015 at 7:00 p.m. in the City Commission Chambers at City Hall, 241 W. South Street.

Roll Call

COMMISSIONERS PRESENT:	Mayor Bobby Hopewell Vice Mayor David Anderson Robert Cinabro Eric Cunningham Barbara Miller Jack Urban
COMMISSIONERS ABSENT:	Don Cooney

Also present were Deputy City Manager Patsy Moore, City Attorney Clyde Robinson, and City Clerk Scott Borling.

Commissioner Excused

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

Invocation

The invocation, given by Reverend Nathan Dannison, Galilee Baptist Church, was followed by the Pledge of Allegiance.

Introduction of Guests

Linda Teeter, Chair of the Central County Transportation Authority (CCTA), and Garrylee McCormick, Chair of the Kalamazoo Transit Authority Board, provided an update on the CCTA and highlighted elements of a PowerPoint presentation entitled *A Short Walk with the Comprehensive Transition Agreement (CTA): Presentation to the CCTA Board, Thursday, July 9, 2015*. On behalf of the Citizens for Community Transportation Ms. Teeter encouraged people to vote in favor of the CCTA millage request on August 4th. A copy of the PowerPoint slides provided by Ms. Teeter was included with the papers for this meeting.

Commissioner Cinabro thanked Ms. Teeter and Mr. McCormick for their work on transportation issues and the creation of a countywide transportation system.

Commissioner Urban stated people frequently took public transportation for granted, but many people depended on public transportation for basic mobility. Commissioner Urban predicted the demand for public transportation services would grow in the future.

Adoption of the Agenda

By unanimous consent the City Commission adopted its meeting agenda with the following changes:

A citizen requested that Item F-3, a resolution to vacate the City's interest in West Main Street Court, be moved to the Regular Agenda.

Communications

Deputy City Manager Moore announced the next meeting of the Blue Ribbon Revenue Panel would take place on Monday, August 3, 2015 at 4:30 p.m. in the Metro Transit Governing Board Room, located at 530 North Rose Street.

Consent Agenda

Consent Agenda items were presented as follows with a recommendation to approve the items and authorize for the City Manager to sign on behalf of the City:

- approval of a three-year contract with Olameter Corporation for the reading of water and sewer meters in the amount of $724,704.

- adoption of a **RESOLUTION** to decertify Richardson Street between Walbridge Street and Porter Street in accordance with Public Act 51 of 1951.

Resolution 15-30

- approval of the settlement of several sewer back-up damage claims growing out of a lift station failure in Oshtemo Township on or about May 6, 2015.

- approval of the minutes from the City Commission meeting on July 6, 2015.

Commissioner Cinabro, seconded by Commissioner Urban, moved to approve the consent agenda requests and authorize the City Manager to sign all documents on behalf of the City.

With a roll call vote this motion passed.

AYES: Commissioners Cinabro, Cunningham, Miller, Urban, Vice Mayor Anderson, Mayor Hopewell

NAYS: None

Regular Agenda

Regular Agenda items were considered next.

Vacation of West Main Street Court Postponed

When an opportunity was given for citizens to comment on a resolution to vacate the City's interest in West Main Street Court, the following people addressed the City Commission:

Paul Manstrom, City resident and Associate Vice President for Facilities Management at Kalamazoo College, stated the College's legal counsel had advised that the language in the resolution needed to be changed. Mr. Manstrom explained the College had a deed for the property, but the deed was not acquired by either of the two means stipulated in the resolution.

In response to a question from Mayor Hopewell, City Attorney Robinson stated he was not aware of a problem with the resolution.

Commissioner Urban asked if the City Commission could modify the language in the resolution to meet the needs of Kalamazoo College.

City Attorney Robinson stated he did not want to make changes to the resolution without fully understanding the situation and the documents involved, especially as the resolution involved the title to a property and would be recorded.

Vacation of West Main Street Court Postponed (cont'd)

In response to a question from Vice Mayor Anderson and Mayor Hopewell, Deputy City Manager Moore indicated there was no rush on the part of the City to vacate the right-of-way.

Commissioner Cinabro, seconded by Vice Mayor Anderson, moved to postpone until August 3, 2015 consideration of a RESOLUTION to vacate the City's interest in West Main Street Court.

With a roll call vote this motion passed.

AYES: Commissioners Cinabro, Cunningham, Miller, Urban, Vice Mayor Anderson, Mayor Hopewell

NAYS: None

City Manager's Report

Deputy City Manager Moore provided the following reports and updates:

- Departmental Reports and Project Updates
- *Inside the City* newsletter, July 2015 edition
- June 2015 Purchases

Citizen Comments

Next, an opportunity was given for general citizen comments.

Asha Khazad, City resident, remarked on his travel plans and stated he would be studying evangelism in Lynchburg, Virginia. Mr. Khazad noted he was impressed by the Loaves and Fishes program and stated religion could be a strong force in the world.

Jody Dozeman, City resident, spoke about various "fishy" problems she was experiencing. Written remarks submitted by Ms. Dozeman were filed with the papers for this meeting.

John Howard, City resident, asked that the City Commission consider increasing the maximum fares taxis could charge and that taxi companies be allowed to charge an additional fee for credit card transactions. Mr. Howard also noted he had not received a response to the comments and questions he had made at a prior City Commission meeting.

Michael Jefferies, City resident, asked the City to install traffic calming measures on North Street west of Douglas Avenue.

Frank Warren, City resident, expressed concern about a panhandler at Cork and Portage Streets who was using profanity when people didn't give him money.

Tim Graham, City resident, stated society needed to find out how to encourage people to have respect for, and trust in, institutional authority and governing principles. Mr. Graham stated the Blue Ribbon Panel needed to focus its attention on Payments in Lieu of Taxes (PILOT's) for non-profit organizations and promoting development/redevelopment in the downtown area, like with the Arcadia Commons West project.

Citizen Comments (cont'd)

Rich Wojtas, City resident, commended the City for its parks and recreation programs and the Oakwood Neighborhood Association for its summer and after school programs. Mr. White expressed concern about traffic speeds and the number of accidents on North Street.

Arlene Larson, City resident, expressed concern about cell towers and stated the City violated its own Zoning Ordinance [Section 12.3(w)(1)] by allowing cell towers within one mile of each other. Ms. Larson cited several locations where cell towers or antennae were located less than one mile apart.

Jim Ferner, non-resident, expressed concern about the Michigan Department of Transportation's (MDOT) plans to widen the intersection of Stadium Drive and Howard Street. Mr. Ferner asked the City Commission to adopt a resolution asking MDOT to follow its own Complete Streets Plan and not divert funds away from other downtown projects.

Zach Lassiter, City resident, stated he was really impressed with the development company from Ann Arbor that recently presented its vision for the Arcadia Commons West project.

Commissioner Comments

Finally, an opportunity was given for miscellaneous comments and concerns of City Commissioners.

Commissioner Cunningham thanked citizens for addressing the City Commission. Commissioner Cunningham reported he would be travelling on Wednesday to Numazu, Japan with a delegation from the Kalamazoo-Numazu Sister City Committee. Commissioner Cunningham displayed a decorative wooden box he would present to Numazu officials and read prepared remarks about the box. A copy of Commissioner Cunningham's remarks was filed with the papers for this meeting.

Commissioner Urban noted the City Commission was expected to remain silent during the work of the Blue Ribbon Panel, as the Panel would be presenting their results of its work to the Commission. Commissioner Urban stated people needed to ask what they wanted the City of Kalamazoo to be, and he asked residents to consider what return on investment they wanted for their tax dollars. Commissioner Urban stated the widening of the Stadium/Howard intersection was a bad idea, and he suggested the money would be better spent on other projects.

Commissioner Cinabro requested an updated report on state and local regulations for taxi cabs. Commissioner Cinabro requested a report about traffic on North Street in response to the concerns expressed by citizens.

Commissioner Miller read the City's vision and mission statements from page 148 of the 2015 Budget document.

Mayor Hopewell wondered whether West North Street was similar to Stonebrook and whether a similar type of remediation was called for with North Street. Regarding the Howard/Stadium intersection, Mayor

Commissioner Comments (cont'd)

Hopewell stated MDOT had taken the initiative to seek public opinion for the redesign of West Michigan Avenue, leading people to believe that project was moving forward. Mayor Hopewell noted there was new leadership in the MDOT Kalamazoo office, which may have caused the change in direction. Mayor Hopewell stated he wanted to go beyond a resolution regarding the Howard/Stadium intersection and suggested someone from MDOT address the Commission and explain what had changed in the prioritization of projects. Mayor Hopewell indicated he would work with staff on this. Mayor Hopewell expressed concerns about the fares charged by taxi companies stated the City should look into advocating for possible changes to state laws or regulations.

Adjournment

The meeting adjourned at 8:02 p.m.

Respectfully submitted,

Scott A. Borling
City Clerk

For City Commission approval on August 3, 2015

Approved by: _____
Bobby J. Hopewell, Mayor
Dated: August 3, 2015

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Anderson, and City Commissioners

FROM: Clyde J. Robinson, City Attorney

PREPARED BY: Clyde J. Robinson, City Attorney

DATE: 7/23/2015

SUBJECT: Civil Infraction Ordinance Amendments

RECOMMENDATION

It is our recommendation that the City Commission adopt amendments to the General Provisions chapter of the City Code of Ordinances to formally set forth and authorize the issuance of municipal civil infraction violation citations.

BACKGROUND

Although the City Code of Ordinances at various sections indicates that some ordinances carry a civil penalty, there does not currently exist a formal provision authorizing a civil infraction process for the prosecution of ordinance offenses. These proposed amendments would address this oversight. Additionally, the City in an effort to address City Commission Priority #5 regarding poverty reduction efforts has expressed an interest the use of civil infractions in lieu of a misdemeanor criminal sanction for ordinance violations. This proposed amendment would start the systematic review of City ordinances for possible decriminalization.

COMMUNITY RESOURCES CONSULTED

None directly, but this ordinance is the outgrowth of the City Commission's commitment to reduce poverty by eliminating barriers to employment.

FISCAL IMPACT

It is likely to be minimal; most persons convicted of an ordinance misdemeanor do not receive a jail sentence, but instead receive a fine. The fine structure for civil infractions would not likely change for most ordinance offenses.

ALTERNATIVES

The City Commission could choose not to adopt the ordinance, but such would place a legal cloud over the efficacy of any further civil infraction decriminalization efforts.

ATTACHMENTS:

	Type	Description
🗋	Ordinances	Proposed amendment to amend section 1-7 and add new Section 1-7.1 to the City Code of Ordinances

CITY OF KALAMAZOO, MICHIGAN

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION 1-7 AND ADD SECTION 1-7.1 TO THE KALAMAZOO CODE OF ORDINANCES TO PROVIDE FOR MUNICIPAL CIVIL INFRACTION ORDINANCE VIOLATIONS

THE CITY OF KALAMAZOO ORDAINS:

Section 1. Section 1-7 is amended and Section 1-7.1 is added to the Kalamazoo City Code to read as follows:

"**Section 1-7. General penalty for violations of Code and rules and regulations adopted under Code; continuing violations.**

A. Notwithstanding those ordinance violations which are designated as municipal civil infractions pursuant to M.C.L. § 600.113, as amended, for which the procedures are administered pursuant to M.C.L. § 600.8701 et. seq., as amended, and traffic civil infraction violations pursuant to Chapter 36 of this Code, whenever in this Code or in any rule or regulation adopted under this Code an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such Code or rule or regulation the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefor, the violation of any such provision of this Code or rule or regulation shall be punishable by a fine of not more than $500 and costs of prosecution, or by imprisonment for not more than 90 days, or by both such fine and imprisonment. In the event that a violation of this Code substantially corresponds to a violation of state law punishable by imprisonment for not more than 93 days of a fine of not more than $500, or both, then this Code may provide for the imposition of that punishment, as provided by state law. Each act of violation and every day upon which any such violation shall occur shall constitute a separate offense.

B. The general misdemeanor penalties provided by this section, unless another penalty is expressly provided, shall apply to any amendment of this Code, whether or not such penalty is reenacted in the amendatory ordinance.

C. In addition to the penalties provided in this section, the City may enjoin or abate any violation of this Code or any rule or regulation adopted under this Code by appropriate action and may avail itself of any other remedy provided by law to enforce this Code or such rule or regulation.

Section 1-7.1. Municipal civil infraction procedure.

A. As used in this Code, "municipal civil infraction" includes, but is not limited to, a trailway municipal civil infraction. The procedures in a municipal civil infraction action shall be administered in accordance with M.C.L. § 600.8701 et. seq. A person receiving a municipal civil infraction citation for a violation of a city ordinance shall respond to the citation within the time period specified on the citation by admitting responsibility for the municipal civil infraction, admitting responsibility for the municipal civil infraction "with explanation", or by requesting an informal hearing or a formal hearing. If a person admits

responsibility for a municipal civil infraction "with explanation," the court may consider the person's explanation by way of mitigating any sanction which the court may order. A person charged with a municipal civil infraction is not entitled to a jury trial. The burden of proof at an informal hearing or a formal hearing on a municipal civil infraction shall be by a preponderance of the evidence. The plaintiff and defendant are entitled to appeal an adverse judgment entered at an informal hearing to a formal hearing before a judge of the 8th District Court.

B. If the person to whom a municipal civil infraction citation is issued fails to appear as directed by the citation or fails to appear at a scheduled hearing, the court shall enter a default judgment against that person. If a defendant defaults in the payment of a civil fine, costs, or, if applicable, damages or expenses as ordered, the court may require the defendant to show cause why the default should not be treated as in civil contempt and may issue a summons or order to show cause or a bench warrant of arrest for the defendant's appearance, and the defendant may incur additional sanctions or penalties as provided in M.C.L. § 600.8727 through M.C.L. § 600.8729.

C. Pursuant to M.C.L. § 600.8701(a), all Kalamazoo Department of Public Safety police officers, community service officers and public safety officers are authorized to issue and serve municipal civil infraction citations. The City Manager may designate other City employees as legally authorized to issue and serve municipal civil infraction citations, but only for the specific sections of the Code as designated by the City Manager."

Section 2. Repealer.

All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date.

Pursuant to Section 13(a) of the City Charter, this ordinance shall take effect from and after 10 days from the date of its passage.

CERTIFICATE

The foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Kalamazoo at a regular meeting held on _____, 2015. Public notice was given and the meeting was conducted in full compliance with the Open Meetings Act, (PA 267, 1976, MCL 15.261 et. seq.). Minutes of the meeting will be available as required by the Act, and the ordinance was duly recorded, posted and

authenticated by the Mayor and City Clerk as required by the Charter of said City.

_____
Bobby J. Hopewell, Mayor

_____
Scott Borling, City Clerk

f:\ord\1-7.1-new

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Anderson, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

PREPARED BY: Jerome R. Kisscorni, Assistant City Manager and Economic Development Director

DATE: 7/27/2015

SUBJECT: Release the Southwest Michigan Innovation Center Forgivable Economic Development Corporation Loan

RECOMMENDATION

It is recommended that the City Commission approve the release of a forgivable Economic Development Corporation (EDC) loan for the Southwest Michigan Innovation Center (SMIC) to allow the Western Michigan University (WMU) Homer Stryker School of Medicine to acquire the Innovation Center.

It is also recommended that the City Commission approve the release of the long-term advance to the EDC by transferring $790,000 from the Economic Initiative Fund (EIF).

BACKGROUND

In April 2003 the EDC agreed to loan the SMIC $1 million dollars to assist in the development of the Innovation Center in the WMU-BTR Park. The loan agreement was amended two times:

- 2004: to reflect that the SMIC became the owner of the property
- 2008: to reflect an additional $250,000 loan from the EDC.

Under Section (4) of the loan agreement the SMIC was to begin making annual payments to the EDC on April 1, 2007 and each April 1st until April1, 2016. The payments were dependent on the SMIC having “Net Operating Income" in the previous year.

The SMIC has never realized “Net Operating Income” for any given year since its inception (see attached loan repayment chart). A review of the current SMIC financials demonstrates that they will experience another “Net Operating Loss” in 2015.

HISTORY OF THE SOUTHWEST MICHIGAN INNOVATION CENTER

In looking back at the history of the Southwest Michigan Innovation Center, the plan was for the facility to focus on two entrepreneurial sectors, IT and Life Science. Because of the partnership that was created to build the Southwest Michigan Innovation Center by the City of Kalamazoo, Kalamazoo County, Western Michigan University, the Kalamazoo Community Foundation, and the State of Michigan the building was constructed in the Western Michigan University Business, Technology and Research Park.

It was our good fortune that as the building was completed and ready for occupancy, we were in a position to assist those who were separated as part of Pfizer downsizing in the community. Thus, the building was an instant success with full occupancy of life science companies. The staff and Managing Directors of the Southwest Michigan Innovation Center have done a very good job of keeping costs down and attracting new tenants, but it has become clear that to continue a robust pipeline of new start-up company tenants and meet their mission, new partnerships will need to be developed.

The pipeline for new life science start-ups will come from three areas in the future: 1) Pharmaceutical Companies; 2) Research Universities; and 3) Medical Schools. The current trends for Pharmaceutical Companies is to move their early research to academic based institutions as a matter of cost saving.

There will continue to be some idea spin outs around key scientists who take projects with them but, this will become less and less common as in-house research teams are more likely to manage multiple discovery projects than they are to be assign to a single discovery process. This will lead to fewer opportunities for what has been the Southwest Michigan Innovation Center's primary source of referrals.

Over the past year SMF has been working to ensure that alignment is institutionalized between Western Michigan University, the WMU Homer Stryker School of Medicine and the Southwest Michigan Innovation Center.

A fair question would be, "Why is it important at this juncture to align with the WMU Homer Stryker M.D. School of Medicine?"

As background, this process began with two primary objectives:

1. Ensure the long term viability of the mission and focus of the Southwest Michigan Innovation Center in a manner that honors the intent of the donors and partners.
2. Create an alignment with the WMU Homer Stryker M.D. School of Medicine that would ensure a flow of future scientific research for commercialization.

The two great opportunities we have in this region are a Tier One Research Institution in Western Michigan University and a privately funded medical school, the WMU Homer Stryker M.D. School of Medicine. These two institutions have the ability and mission to grow our research capacity in the region if we can partner with them to align a facility that can allow for ideas to transfer from academic research to proof of concept to Start-up Company.

By formally aligning the Southwest Michigan Innovation Center with the above key drivers, we create the synergy that should build on our 130-year legacy of life science for the foreseeable future build the entrepreneurial culture of the community.

COMMUNITY RESOURCES CONSULTED

The EDC Board of Directors at their regular meeting held on July 16, 2015 approved the full release of the Southwest Michigan Innovation Center EDC forgivable loan; and release and discharge the Mortgage and Junior Mortgage.

FISCAL IMPACT

Forgiveness of the SMIC loan does not affect the city general fund. Loans funds of $790,000 were made out of the Economic Initiative Fund (a City fund), $360,000 were made out of the Economic Opportunities Fund (an EDC fund), and the remaining $100,000 were made out of the Economic Development Corporation Fund. The $790,000 Economic Initiative Fund loan created a long-term advance to the EDC fund that was to be repaid with loan payments by SMIC. The $790,000 write-off will create a permanent reduction in the amounts available for future loans out of the EIF revolving loan funds.

ALTERNATIVES

- The City Commission could deny the loan forgiveness and determine different terms.
- The City Commission could direct staff to renegotiate the terms to forgive the loan.
- Both these alternatives are not recommended.

ATTACHMENTS:

	Type	Description
🗋	Agreement	Mortgage Discharge Agreement and Supporting Documentation
🗋	Correspondence	Correspondence from Southwest Michigan First

RELEASE AND DISCHARGE OF MORTGAGES

SATISFACTION OF LOAN AGREEMENT

The City of Kalamazoo (City), a municipal corporation, and the City of Kalamazoo Economic Development Corporation (EDC), a Michigan public body corporate, each with an address of 241 West South Street, Kalamazoo, Michigan 49007, declare that:

1. On April 17, 2003, the City and EDC signed a loan agreement for $1 million with Southwest Michigan Innovation Center, Inc. (SMIC), a Michigan non-profit corporation, whose current address is 4717 Campus Drive, Kalamazoo, Michigan 49008, to assist in the development and completion of the Innovation Center at Western Michigan University's Business, Technology and Research Park.

2. The loan agreement was secured by a Leasehold Mortgage dated April 17, 2003, signed by the City, EDC and SMIC. (Mortgage)

3. The loan agreement was amended in 2004 to reflect that SMIC became the owner of the property subject to the Mortgage, and in 2008 to reflect an additional $250,000 loan from the City and EDC (collectively, Loan Agreement). To reflect these changes, the City, EDC and SMIC signed a Junior Real Estate Mortgage, dated December 18, 2008 and recorded January 7, 2009 at Docket No. 2009-000427, Kalamazoo County Records (Junior Mortgage).

4. Under Section 4 of the Loan Agreement SMIC was to start annual payments on April 1, 2007 and each April 1st until April 1, 2016. The payments were dependent on SMIC having 'Net Operating Income' as defined in that section. SMIC has never had Net Operating Income since its inception.

5. Under Section 9 of the Loan Agreement, the parties agreed that regardless of the outstanding balance of the loan, it would be fully forgiven no later than April 2, 2016, if certain conditions were satisfied. The City and EDC have determined that those conditions were met.

6. Therefore, in executing this document the City and EDC each acknowledges that the Loan Agreement was fully satisfied, and the Mortgage and Junior Mortgage are released and discharged.

7. The Property covered by this release and discharge is located at 4717 Campus Drive, Kalamazoo, Michigan 49008 and more fully described as:

   Units 15 and 16 of Western Michigan University Business, Technology and Research Park, according to the Master Deed recorded at Docket No. 2001-018722, and the First Amendment to Master Deed, recorded in Docket No. 2002-003549, designated as Kalamazoo County Condominium Subdivision Plan No. 134, together with rights in common elements as set forth in the Master Deed and as described in Act 59 of Public Acts of 1978, and amendments thereto.

Dated: _____, 2015

City of Kalamazoo

By: _____
James K. Ritsema
Its: City Manager

CORPORATE ACKNOWLEDGMENT

COUNTY OF KALAMAZOO)
)
STATE OF MICHIGAN)

Acknowledged before me on _____, 2015, by James K. Ritsema, City Manager of the City of Kalamazoo, on its behalf.

_____
Notary Public
Kalamazoo County, Michigan
My commission expires: _____

ACKNOWLEDGEMENT OF THE CITY OF KALAMAZOO ECONOMIC DEVELOPMENT CORPORATION INTENTIONALLY ON NEXT PAGE

Dated: _____, 2015

The City of Kalamazoo Economic Development Corporation

By: _____
Frederick O. Brown
Its: Chair

CORPORATE ACKNOWLEDGMENT

COUNTY OF KALAMAZOO)
)
STATE OF MICHIGAN)

Acknowledged before me on _____, 2015, by Frederick O. Brown, Chair of the City of Kalamazoo Economic Development Corporation, on its behalf.

_____
Notary Public
Kalamazoo County, Michigan
My commission expires: _____

K:Attydocs\JOHN\EDC\SMIC-Satisfaction&Discharge
06/08/15

EIF LOAN
Southwest Michigan Innovation Center

Loan Repayment Base Calculations

EIF SMIC $1,250,000 Loan Repayment Terms & Calculations:

NOI Calculation Base Periods			Repayment Dates
1-Jan-02	thru	1-Dec-02	NA
1-Jan-03	thru	1-Dec-03	NA
1-Jan-04	thru	1-Dec-04	NA
1-Jan-05	thru	1-Dec-05	NA
1-Jan-06	thru	1-Dec-06	1-Apr-07
1-Jan-07	thru	1-Dec-07	1-Apr-08
1-Jan-08	thru	1-Dec-08	1-Apr-09
1-Jan-09	thru	1-Dec-09	1-Apr-10
1-Jan-10	thru	1-Dec-10	1-Apr-11
1-Jan-11	thru	1-Dec-11	1-Apr-12
1-Jan-12	thru	1-Dec-12	1-Apr-13
1-Jan-13	thru	1-Dec-13	1-Apr-14
1-Jan-14	thru	1-Dec-14	1-Apr-15
1-Jan-15	thru	1-Dec-15	1-Apr-16
			Balance Forgiven

Loan Repayment Amount:
25% of NOI from prior calendar year (when positive)

NOI Calculation Elements	ANNUAL INFORMATION 2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Operating Revenues [1]										
Lab Rentals	$ 781,900.00	$ 858,766.90	$791,130.77	$929,891.65	$880,193.13	$855,147.71	$ 883,661.82	$ 959,710.47	$934,788.20	
Office Rentals	16,508.97	20,558.39	49,433.41	83,126.38	77,940.00	126,113.80	155,168.25	157,077.00	152,040.00	
Fee Income	8,310.00	2,472.25	2,615.00	5,100.00	5,625.00	7,953.15	14,973.00	21,435.00	17,045.00	
Client Services	24,667.93	22,313.49	22,604.81	22,320.63	16,644.89	15,747.24	13,950.51	13,170.71	8,750.64	
Upgrades	93,191.44	74,347.34	59,326.52	72,828.86	70,598.07	76,998.47	88,033.21	96,792.25	93,677.07	
Core Life Sciences Lab Fees & Income	-	-	-	-	15,453.39	41,113.15	202,556.94	128,988.78	218,103.16	
Equipment Sales (Loss)	-	3,370.24	-	(4,142.22)	(34,562.51)	(144.88)	(8,047.73)	(50,235.63)	(43,258.47)	
Miscellaneous	320.00	545.80	3.00	75.00	-	-	21.00	-	-	
Total Operating Revenue	**$924,898.34**	**$982,374.41**	**$925,113.51**	**$1,109,200.30**	**$1,031,891.97**	**$1,122,928.64**	**$ 1,350,317.00**	**$ 1,326,938.58**	**$ 1,381,145.60**	
Audit [2]	*$924,898.00*	*$982,373.00*	*$925,113.00*	*$1,109,200.00*	*$1,031,892.00*	*$1,122,929.00*	*$1,350,317.00*	*$1,326,938.58*	*$1,381,145.60* verification check	*$0.00*
Operating Expenses [3]										
Utilities	$ 326,149.86	$ 338,027.89	$329,031.80	$336,844.28	$321,104.34	$316,985.67	$ 331,519.02	$ 348,438.60	$339,509.59	
Computer & Telephone	46,079.92	52,707.55	39,997.90	40,538.14	38,349.89	43,434.82	42,106.46	42,025.24	28,979.17	
Outside Services	48,666.00	48,374.25	72,940.00	52,034.00	4,140.00	1,600.00	12,630.00	26,015.00	14,572.40	
Building/Property Repair/Maint (less Incubator Depreciation)	610,906.55 (502,864.00)	630,204.70 (513,900.82)	622,523.36 (509,657.24)	696,330.15 (585,118.08)	707,044.44 (586,825.02)	653,111.85 (528,726.95)	628,186.48 (521,909.22)	672,269.30 (536,223.13)	666,255.95 (536,428.94)	
Core Life Sciences Lab Capital Spending*	-	-	-	-	4,935.55	34,569.83	43,874.33	5,763.55	22,871.13	
Core Life Sciences Lab Operational Exps (less Core Lab Depreciation)	-	-	-	-	115,052.54 (26,683.86)	227,628.89 (59,711.62)	380,343.80 (73,431.13)	369,981.90 (89,678.98)	369,025.65 (96,629.48)	
Financial & Legal Services	58,079.87	62,952.37	87,201.97	67,801.43	81,771.48	78,943.33	75,236.87	91,304.75	77,810.62	
Administration (Incl Employment Costs)	457,884.07	423,116.17	411,207.82	529,966.00	508,537.35	512,655.51	512,905.58	517,843.86	506,511.28	
Consultants	3,414.94	22,668.80	80,646.20	4,261.00	3,650.00	4,000.00	28,972.49	115,455.00	44,305.00	
Financing Charges	30,000.00	30,000.00	30,373.94	40,500.00	40,500.00	40,500.00	40,125.00	38,250.00	38,250.00	
Marketing (Attraction)	13,539.93	21,837.55	32,857.44	27,154.95	16,498.31	24,077.12	19,171.27	85,094.76	11,061.58	
Miscellaneous (Extraordinary)	5,870.55	37,260.83	(28,956.49)	96,218.84	40,203.96	-	4,771.51	4,886.08	7,203.39	
Total Operating Expense	**$1,097,727.69**	**$1,153,249.29**	**$1,168,166.70**	**$1,306,530.71**	**$1,268,278.98**	**$1,349,068.45**	**$ 1,524,502.46**	**$ 1,691,425.93**	**$ 1,493,297.34**	
Audit	*$1,097,728.00*	*$1,153,247.00*	*$1,168,167.00*	*$1,306,530.00*	*$1,268,279.00*	*$1,349,069.00*	*$1,524,502.46*	*$1,691,425.93*	*$1,493,297.34* verification check	*$0.00*
Audit Based NOI	*-$172,830.00*	*-$170,874.00*	*-$243,054.00*	*-$197,330.00*	*-$236,387.00*	*-$226,140.00*	*-$174,185.46*	*-$364,487.35*	*-$112,151.74*	
Net Operating Income	-$172,829.35	-$170,874.88	-$243,053.19	-$197,330.41	-$236,387.01	-$226,139.81	-$174,185.46	-$364,487.35	-$112,151.74	
NOI Repayment Calculation Base	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	
Annual EIF Loan Repayment	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	

*Note: The Capital Spending directly related to the Life Sciences Laboratory functions is an allowed expense for these reporting purposes (commenced during 2010)

1 Data from SMIC: 4th Quarter December 2006, 2007, 2008, 2009, 2010, 2011, 2012 & 2013 Financial Forecasts & Reviews
2 Audit Revenues include neither Contributions, Grants, Investment Income, LDFA Support, nor Net Assets Released from Restrictions
3 Data from SMIC: Audit based splits from SMIC CFO

southwest michigan first

March 23, 2015

Jim Ritsema, Manager
City of Kalamazoo
241 W South Street
Kalamazoo, MI 49007

Dear Jim,

Southwest Michigan First, Western Michigan University, Kalamazoo County, the Kalamazoo Community Foundation, the State of Michigan, private philanthropist and the City of Kalamazoo partnered together, more than a decade ago to maintain and strengthen the life science segment of our 100 year plus legacy through the creation of the Southwest Michigan Innovation Center. This partnership has impacted more than 100 companies over the past 11 years, led to 4 new graduated companies in the City of Kalamazoo and provided jobs for hundreds of Kalamazoo citizens.

Per the Loan Agreement executed on April 17, 2003 and as amended on August 28, 2008, between the City of Kalamazoo, the Economic Development Corporation of the City of Kalamazoo and the Southwest Michigan Innovation Center, Inc.; Southwest Michigan First would like to request the City of Kalamazoo and the Economic Development Corporation of the City of Kalamazoo to consider releasing the Loan Agreement 11 months sooner in the 12 year term. The City has the authority to do this under Section 9. *City's Options* of the agreement.

In addition to company and job creation the Southwest Michigan Innovation Center and Southwest Michigan First has complied with all of the requirements as set for in Section 7. Responsibilities of *Southwest Michigan First.*

The goal and the mission of the Southwest Michigan Innovation Center and its partners, to provide an environment that fosters entrepreneurship and jobs, will continue to be the focus under Southwest Michigan First and the team at the Southwest Michigan Innovation Center.

We look forward to moving this forward, together.

Sincerely,

Ron Kitchens
Chief Executive Officer

241 East Michigan Avenue
Kalamazoo MI 49007
p 269.553.9588
www.southwestmichiganfirst.com

COPY

LOAN AGREEMENT

THIS AGREEMENT dated April 17, 2003, between the **CITY OF KALAMAZOO**, (the "City"), a Michigan municipal corporation, whose address is 241 W. South Street, Kalamazoo, Michigan 49007, and the **ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF KALAMAZOO**, ("EDC"), a Michigan public body corporate, whose address is 241 W. South Street, Kalamazoo, Michigan 49007 (collectively "the City") as lenders, and **SOUTHWEST MICHIGAN INNOVATION CENTER, INC.** ("Owner"), a Michigan non-profit organization, whose address is 346 W. Michigan Avenue, Kalamazoo, Michigan 49007, as borrower.

RECITALS:

A. The City has undertaken certain actions to assist in the development of Western Michigan University's Business Technology and Research Park ("BTR"), among which are the funding of infrastructure and roadway improvements leading to and contained within the BTR; the creation of a Local Development Finance Authority ("LDFA"); the establishment of the boundaries of the LDFA district; being a party, along with Western Michigan University ("WMU"), LDFA and Michigan Economic Development Corporation ("MEDC") to a SmartZone® Agreement following the designation of the BTR as one of eleven SmartZones® in Michigan; and the qualification of the LDFA district as a certified technical park.

B. Under Section 3.04(c) of the SmartZone® Agreement a business incubator shall be developed in the SmartZone by December 31, 2003, being designated as Southwest Michigan Innovation Center ("SMIC").

C. Southwest Michigan First ("SMF"), is a Michigan non-profit organization actively working with the City and WMU to attract new businesses to the BTR, and is spearheading the effort to arrange funding to complete the SMIC by the due date under the SmartZone® Agreement.

D. SMF and Owner have a common board of directors. Owner exists for the purposes set forth in its Articles of Incorporation and to develop and operate SMIC.

E. The City received a request from SMF for financial assistance towards the completion of the SMIC, and without financial assistance from the City and other public/private entities the SMIC is in jeopardy of not being completed in the time required under the SmartZone® Agreement.

F. SMF made a presentation to the Kalamazoo City Commission on April 1, 2002, as part of the request for financial assistance.

G. On that date the City Commission approved financial assistance for the development and completion of the SMIC by resolution number 02-31 (Exhibit A).

H. This Loan Agreement and accompanying mortgage ("Loan documents") are being

executed in furtherance of the action of the City Commission.

THEREFORE, in consideration of the mutual covenants, conditions and promises stated in this document, the parties agree as follows:

1. *Recitals.* The recitals and resolution attached as Exhibit A accurately reflect the intent and purpose of this agreement and are made a part of it.

2. *Loan Funds.* The City, pursuant to Exhibit A, has made $1 million available to Owner (the "Loan") for the development and completion of the SMIC, with $640,000 of the funds held by or transferred from EDC earmarked for the HVAC and mechanical systems, payable in four (4) annual installments of $250,000.

3. *Payment Schedule.* The initial installment of $250,000 shall be made within 30 days following the execution of this Agreement, provided Owner has completed the procedures and received the requisite approvals to the receive funds that the City has transferred to the EDC under the statutory requirements of MCL 125.1601, et seq., and the subsequent annual installments shall be made by August 10th of each succeeding year.

4. *Payment Terms.* Subject to Section 9, the loan proceeds shall be interest free and no payments are due during the first five years following the April 1, 2002 adoption of Exhibit A. Beginning April 1, 2007 and ending April 1, 2016, Owner will annually pay the City on April 1st an amount equal to 25% of Net Operating Income (as defined below) generated by SMIC during the immediately preceding calendar year. Net Operating Income is defined as gross rental revenue collected from SMIC subtenants plus fees for services provided by Owner relating to the use and function of SMIC as an incubator/accelerator, less expenses incurred for the administration, operation, financing, taxes and extraordinary charges (as commonly defined by generally accepted accounting principles) of the SMIC, with no adjustment made for depreciation of real or personal property or for any of those above allowed expenses specifically paid through a grant, gift or other sources of revenue excluded from Net Operating Income. Net Operating Income shall not include grants, gifts, forgivable loans or other funding, not considered as income under generally accepted accounting principles, received by SMIC. If there is a dispute over items included in or excluded from income or expenses, Owner and the City shall select an independent certified public accountant/firm to reconcile the difference and determine the appropriate income and expense items. The decision by this independent professional is binding. On the date payment is due, Owner shall provide the City with a detailed income/expense statement, prepared by a certified public accountant following recognized and accepted accounting principles, for the preceding calendar year to reconcile that the payment complies with this section. Owner may elect without penalty to prepay the Loan.

5. *Inspection and Access.* Once per calendar year, the City or EDC, including its agents, employees or representatives, shall have a right, upon reasonable notice to Owner, to inspect and audit all books, records and accounts of Owner, subject, however, to the right of the City or EDC to conduct additional audits if (i) either reasonably believes that a material issue exists that may adversely impact the purpose for which the SMIC was developed; or (ii) MEDC seeks to

terminate the SmartZone® Agreement dated February 18, 2002 for reasons that relate to the SMIC; or (iii) the designation of any portion of the SMIC as a speculative building for purposes under Act No. 198 of Public Acts of 1974, as amended, is challenged because of acts or omissions of Owner.

6. *Taxable Status.*

a. In further consideration for the Loan, Owner will not challenge the City's authority to assess real and personal property taxes levied on the SMIC based on Western Michigan University's status as a state-supported educational institution and as Owner and as the lessor of the land on which the SMIC is to be built. This provision does not preclude Owner or any of its tenants in the SMIC from challenging the amount of the assessment, or from requesting and obtaining from the City or other governmental taxing units any tax abatements or other reductions of taxes as may be permitted by subsequent legislation, rules or regulations.

b. If subsection 6a is at any time held invalid or unenforceable, Owner agrees that any ad valorem taxes that it paid to the City shall be considered not to have been such taxes but payments made in support of the operations of SMIC in furtherance of the SmartZone Agreement. Further, Owner agrees that it shall not seek, and does affirmatively waive any right to request, a refund of such taxes paid for the years prior to the effective year subsection 6a was held invalid or unenforceable. For each year following this determination, Owner shall pay to the City for the continued support of SMIC an amount not to exceed the amount of ad valorem taxes that could have been levied against SMIC had it been taxable property. Regardless of this subsection 6b to the contrary, Owner's total payments to the City after the year subsection 6a was held to be invalid or unenforceable shall not exceed the amount of the Loan, unless Owner and the City through a subsequent written document agree to other terms.

7. *Responsibilities of SMF.* As additional consideration for the loan proceeds towards the development and completion of the SMIC, Owner will undertake or perform or require SMF to undertake or perform, where applicable, the following responsibilities or provide the following services:

a. List the City as a sponsor for Investing in Innovation forums it sponsors.

b. Make every reasonable effort to use local workers in the construction of the SMIC.

c. Partner with the Kalamazoo Public Schools, and with other public and private schools in Kalamazoo County, to create opportunities for students to participate in learning experiences at SMIC.

d. Actively work with Western Michigan University, and other public or private agencies with known expertise, to recruit companies to SMIC and the BTR that focus on innovative, entrepreneurial approaches in the targeted technology clusters, and that bring new jobs from outside the area.

e. Provide annual reports to the City, documenting progress towards achieving the goals of SMIC, reporting on the status of commitments for space within SMIC, and otherwise meeting its commitments under this section

f. Comply with all BTR regulations and City ordinances in obtaining approvals and permits for the SMIC.

8. *Mortgage.* Owner and City agree that Owner shall grant the City and/or the EDC a leasehold mortgage substantially in the form attached as "Exhibit B." The parties agree that the leasehold mortgage is subordinate to and subject to the Land Lease Agreement entered into between Owner and WMU. Further, the parties acknowledge that Owner shall seek bridge financing from The Huntington Bank or another financial institution. The City and the EDC agree that the Loan and Leasehold Mortgage is subordinate in right of payment and priority to any obligations and security interests granted to The Huntington Bank or another financial institution that provides bridge and/or construction loan financing to SMIC. Subject to the foregoing, City and Owner agree that all non-bridge, bridge or construction indebtedness and related security interests now existing or incurred or granted in the future, including any indebtedness in favor of the Kalamazoo Community Foundation, shall be treated on an equal basis with respect to right of payment and priority of leasehold security interests.

9. *City's Options.* Regardless of any other provision to the contrary, the City acknowledges that the Loan and any installment made under this Agreement may be forgiven. Owner further acknowledges that if an installment payment is forgiven in one year, it does not preclude the City from requesting payment in any subsequent year of a subsequent installment. Regardless of the outstanding principal balance of the Loan, the Loan shall be forgiven, in full, on April 2, 2016, provided:

a. SMF has reasonably fulfilled its responsibilities under Section 7;

b. The income/expense statements Owner has provided to the City under Section 4 have, for the term of this Loan, shown a net operating loss or minimal Net Operating Income with no reasonable likelihood for payment of the outstanding principal balance; and

c. Although SMIC earned no or minimal income, Owner used reasonable efforts to achieve the goals and objectives of SMIC.

10. *Notices.* All notices, demands and requests under this Agreement shall be in writing and are considered given (a) when personally delivered to the party who is to receive the notice or

other communication, (b) on the business day that the notice or communication is sent by facsimile or similar electronic means, which facsimile or similar electronic communication shall promptly be confirmed by written notice; (c) on the third business day following deposit in United States mail when the notice or communication is sent by certified or registered mail with return receipt requested; or (d) on the next business day following this notice or other communication being sent by an overnight courier, to the following:

If to SMF or Owner:	346 W. Michigan Ave., Kalamazoo, MI 49007
With copies to:	John Novak (or in his absence Managing Attorney) Miller, Johnson, Snell & Cummiskey, P.L.C. 303 N. Rose, Suite 600 Kalamazoo, MI 49007-3850
If to City or EDC:	241 W. South Street, Kalamazoo, MI 49007
With copies to:	Robert H. Cinabro, City Attorney (or his successor) 234 W. Cedar, Kalamazoo, MI 49007

11. ***Authorization.*** Each of the parties represents and warrants that all required action or resolution has occurred in approving this agreement and authorizing its representative to sign on its behalf.

12. ***Severability.*** If any provision of this Loan Agreement conflicts with any federal or Michigan statute or rule of law, or is otherwise unenforceable for any reason, then that provision shall be deemed separable from and shall not invalidate any other provision of this Agreement.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date noted above.

SOUTHWEST MICHIGAN INNOVATION CENTER, INC.

By: _____
Barry Broome, Chief Executive Officer

CITY OF KALAMAZOO

By: _____
Pat DiGiovanni
Its: City Manager

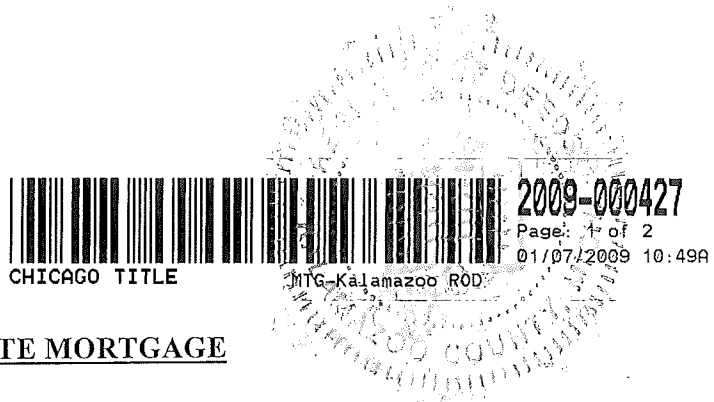
(signatures continued on page 6)

ECONOMIC DEVELOPMENT CORPORATION
OF THE CITY OF KALAMAZOO

By: _____
James E. Greene, Jr.
Its: Chairperson

DELIVERED
DEC 30 2008
KALAMAZOO COUNTY REGISTER OF DEEDS

DELIVERED
JAN 07 2009
KALAMAZOO COUNTY REGISTER OF DEEDS



JUNIOR REAL ESTATE MORTGAGE

This Mortgage is entered into the 18th day of December, 2008, between the **City of Kalamazoo**, 241 W. South St., Kalamazoo, Michigan 49007 and the **Economic Development Corporation of the City of Kalamazoo**, 241 W. South St., Kalamazoo, Michigan 49007, collectively, ("Mortgagee") and **Southwest Michigan Innovation Center, Inc.**, a Michigan nonprofit corporation, 4717 Campus Drive, Kalamazoo, Michigan 49008 ("Mortgagor"). Mortgagor mortgages and warrants to Mortgagee lands located in the City and County of Kalamazoo, Michigan, described as follows:

> Units 15 and 16 of Western Michigan University Business, Technology and Research Park, according to the Master Deed recorded at Docket No. 2001-018722, and the First Amendment to Master Deed, recorded in Docket No. 2002-003549, designated as Kalamazoo County Condominium Subdivision Plan No. 134, together with rights in common elements as set forth in the Master Deed and as described in Act 59 of Public Acts of 1978, and amendments thereto.

together with all buildings, hereditaments, appurtenances, privileges, and fixtures, which are deemed to be part of the realty and secured by this mortgage, to secure the performance of the covenants contained herein and the payment of the sums due pursuant to a Loan Agreement dated April 17, 2003, between Mortgagee and Mortgagor, as amended by the Second Amendment to Loan Agreement dated August 21, 2008, (collectively "Loan Agreement") in the principal sum of One Million Two Hundred Fifty Thousand and 00/100 Dollars ($1,250,000.00).

Subject and subordinate to a Mortgage in favor of National City Bank of Michigan/Illinois dated March 31, 2003, recorded April 29, 2003 at Docket No. 2003-029222, Kalamazoo County Records and a Mortgage in favor of Kalamazoo Community Foundation, dated November 14, 2003, recorded December 5, 2003, in Docket No. 2003-084023, Kalamazoo County Records, as amended, and an Intercreditor Agreement between Kalamazoo Community Foundation and National City Bank of Michigan/Illinois dated November 19, 2003, and recorded December 5, 2003 in Docket No. 2003-084024, Kalamazoo County Records, (collectively, "Prior Mortgage(s)").

Mortgagor agrees to pay each and every installment of principal and interest of the indebtedness secured by the Prior Mortgages, as and when due and payable, and to pay and perform all other obligations of the mortgagor under the Prior Mortgages. If Mortgagor shall default in the payment of any such installment of principal or interest or in the payment or performance of any such other obligation under the Prior Mortgages, then Mortgagee shall have the right, but shall have no obligation, to pay such installment or to pay or perform such other obligation on behalf of Mortgagor, and all sums expended by Mortgagee in connection therewith shall become part of the Indebtedness, payable by Mortgagor to Mortgagee upon demand together with interest at an annual rate equal to the rate charged in the Loan Agreement secured by this Junior Mortgage. Upon receipt by Mortgagee from a holder of a Prior Mortgage of any written notice of default under a Prior Mortgage, Mortgagee may rely thereon and

take any action as aforesaid to cure such default even though the existence of such default or the extent or nature thereof is questioned or denied by Mortgagor. And the Mortgagor further covenants: To make all payments promptly and if any payment remains unpaid for ten days after due, all unpaid hereon shall at the option of the Mortgagee become forthwith due;

That Mortgagor will pay when due all taxes on the premises and keep all buildings on the premises adequately insured against loss or damage by fire and windstorm with usual loss payable to Mortgagee; that in case of default in paying taxes or insurance premiums, the Mortgagee may pay same and the sums so paid shall be added to the amount secured by this Mortgage and shall be due forthwith.

That in case default is made in any payment or covenant, the Mortgagee is authorized to sell the premises at public auction, pursuant to the statute in such case made and provided, and to make and deliver to the purchaser a good and sufficient deed, and out of the proceeds to retain all sums due hereon as well as the costs of such sale including the attorney fee provided by statute, rendering the surplus, if any, to the Mortgagor.

If more than one appears as Mortgagor or Mortgagee, or if either be of the feminine sex, or a corporation, the pronouns and relative words used herein shall be read as written in the plural, feminine or neuter respectively and all covenants shall bind and inure to the benefit of the heirs, personal representatives, assigns and successors of the respective parties.

Southwest Michigan Innovation Center, Inc.

By: _____

Fred Einspahr
Its: Chief Executive Officer
President & CEO

STATE OF MICHIGAN)
) SS.
COUNTY OF KALAMAZOO)

On December 18, 2008, before me, a Notary Public, in and for said County, personally appeared Fred Einspahr, the President & Chief Executive Officer of Southwest Michigan Innovation Center, Inc. to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be his free act and deed, on behalf of the corporation.

_____

Cynthia P. Ortega, Notary Public
Kalamazoo County, Michigan
My Commission Expires: 12/15/2013
Acting in Kalamazoo County

Drafted by:
Cynthia P. Ortega
303 North Rose Street, Suite 600
Kalamazoo, Michigan 49007
(269) 226-2950

CHICAGO TITLE MTG-Kalamazoo ROD
2009-000427
Page: 2 of 2
01/07/2009 10:49A

SECOND AMENDMENT TO LOAN AGREEMENT

THIS AMENDMENT dated August 28, 2008, between the **CITY OF KALAMAZOO**, (the "City"), a Michigan municipal corporation, whose address is 241 W. South Street, Kalamazoo, Michigan 49007, and the **ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF KALAMAZOO,** ("EDC"), a Michigan public body corporate, whose address is 241 W. South Street, Kalamazoo, Michigan 49007 (collectively "the City") as lenders, and **SOUTHWEST MICHIGAN INNOVATION CENTER, INC.** ("Owner"), a Michigan non-profit organization, whose address is 346 W. Michigan Avenue, Kalamazoo, Michigan 49007, as borrower.

RECITALS:

A. The parties entered into a Loan Agreement (Loan) dated April 17, 2003, which set forth the terms and conditions of a $1 million installment loan from the City and EDC to the Owner for the development and completion of the Southwest Michigan Innovation Center (Innovation Center) project.

B. The parties entered into a First Amendment to the Loan Agreement to reflect the Owner's purchase of the land on which the Innovation Center was located.

C. Innovation Center has exceeded in the short time since its completion the anticipated number of businesses that have decided to locate there. This success is due in part to Owner's ability to help nurture many of these start-up life-science firms grow into successful businesses within the Innovation Center, initially working with individual researchers, and more recently by established companies coming directly to the Innovation Center from out of state to take advantage of the growing cluster of such firms in the greater Kalamazoo area.

D. This success has nonetheless revealed some issues the Owner has faced in managing the Innovation Center which include the highly inefficient use of wet-laboratory space for office space, with the concurrent reduction in leasable wet-laboratory space that has increasing been in demand.

E. To address these issues and maintain the high level of service for tenants of the Innovation Center, Owner has developed plans (i) to construct an 11,000 square foot addition to the Innovation Center for office and administrative uses; (ii) the renovation of former office space back to wet-lab space; and (iii) to improve the heating, ventilation and air conditioning system throughout the entire Innovation Center.

F. The projected total cost for these improvements is $3.5 million for which the Owner has secured funds from various governmental and community agencies; of which the City/EDC's portion is $250,000.

THEREFORE, in recognition of the need to continue the successful operation of the Innovation Center, the parties agree to amend the Loan as follows:

1. ***Recitals.*** The recitals accurately reflect the intent and purpose of this amendment and are made a part of it.

2. ***Total Loan Amount.*** Section 2, *Loan Funds,* is amended to increase the loan funds from $1 million to $1.250 million. Payment of the additional $250,000 will be made to Owner within a reasonable time after this Amendment is approved and signed by all parties.

3. ***Integration Clause.*** Except as modified or amended by this Amendment the terms and conditions of the Loan, including prior amendments, shall conclude in full force and effect.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date noted above.

SOUTHWEST MICHIGAN INNOVATION CENTER, INC.

By: _____
Fred J. Einspahr
Its: President & Chief Executive Officer

CITY OF KALAMAZOO

By: _____
Kenneth P. Collard
Its: City Manager

ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF KALAMAZOO

By: _____
Robert G. Miller
Its: Chairperson

southwest michigan first

July 31, 2015

Jim Ritsema, Manager
City of Kalamazoo
241 W South Street
Kalamazoo, MI 49007

Dear Jim,

Southwest Michigan First, Western Michigan University, Kalamazoo County, Kalamazoo Community Foundation, State of Michigan, private philanthropist and City of Kalamazoo partnered together, more than a decade ago to maintain and strengthen the life science segment of our 100 year plus legacy through the creation of the Southwest Michigan Innovation Center (SMIC). This partnership has impacted more than 100 companies over the past 11 years, led to 4 new graduated companies in the City of Kalamazoo and provided jobs for hundreds of Kalamazoo citizens.

In addition to company and job creation the Southwest Michigan Innovation Center and Southwest Michigan First has complied with all of the requirements as set forth in Section 7. Responsibilities of *Southwest Michigan First.*

Section 7. a. City as sponsor: Southwest Michigan First and the Southwest Michigan Innovation Center share the story of partnership with the City of Kalamazoo and how the funding provided has made entrepreneurial center and programs possible. When the SMIC staff meet with new companies considering the SMIC as their future location, the City's involvement in the past and present is shared.

Section 7. b. Use of local construction works: The Southwest Michigan Innovation Center was originally built by Kalamazoo area based, AVB Construction, and when the opportunity came for expansion, Kalamazoo firm, Miller Davis, provided their expertise and leadership.

Section 7. c. Partner with KPS to create student learning experiences: Kalamazoo Public Schools (KPS) has been a part of the SMIC Managing Directors Board since the very beginning and they continue to serve and play an important role. Over the years, the SMIC and several SMIC companies have partnered with KPS and the Kalamazoo Area Math & Science Center to provide opportunities to area students and to secure various types of equipment for use in the classroom. In addition, the SMIC and several SMIC companies partner with Western Michigan University, Kalamazoo Valley Community College and Kalamazoo College to provide internships and research opportunities.

The goal and the mission of the Southwest Michigan Innovation Center and its partners, to provide an environment that fosters entrepreneurship and jobs, will continue to be the focus under Southwest Michigan First and the team at the Southwest Michigan Innovation Center.

We look forward to moving this forward, together.

Sincerely,

Ron Kitchens
Chief Executive Officer

241 East Michigan Avenue
Kalamazoo MI 49007
p 269.553.9588
www.southwestmichiganfirst.com

southwest michigan first

Southwest Michigan First Compliance with Section 7 of City of Kalamazoo/SMF Loan Agreement

City of Kalamazoo as a Sponsor

The following slide is used in every presentation that the SMIC provides to Rotary's, Statewide and National conferences, Trade Association conferences etc.

241 East Michigan Avenue
Kalamazoo MI 49007
p 269.553.9588
www.southwestmichiganfirst.com

List of Vendors used for SMIC Constrution and Expansion Projects

American Village Builders
All Phase Electric
American Business Equipment, Inc.
Approved Fire Protection Company
CL Mahoney
Delta Design
Derhammer Excavation
Douglas & Sons
E2W Engineering
ETNA
Gale's True Value Hardware
Harbor Freight
Hardware Services
Hub International Midwest
Hurley & Stewart LLC
J Allen & Company
Johnson Controls
Kalamazoo Building Services
Kal-Blue Reprographic Inc
Kalleward Group
Kasten Insullation Services
Kerwin Electric
Kingscott Associates, Inc.
Kinkos
Mall City Mechanical
Medler Electric
Miller-Davis
Mulder Waterfproofing & Sealants
Quality Air Service
R&S Technologies
RW LaPine
Secant
SignArt
Single Source Procurement (SSP)
SME
Stap Brothers
TecLab
West Michigan Lawn Services
West Tech (E2W Engineering)

Ongoing Local Vendor Support

Name of company *(a-z)*	**Service provided**
Ace Hardware	parts
AirGas	Liquid nitrogen, argon, helium
American Business Equip.	Copier in mail room
Approved Fire Protection	fire extinguishers (labor & mat'l.)
Camfill	building air filters (mat'l. only)
Climax Telephone Service	Phone service
Dixon Door	inside & out door repair (labor & mat'l.)
Drug & Lab	old light bulbs, batteries (labor & disposal)
Drug and Lab Disposal (DLD)	hazardous waste disposal
E2W	engineering (labor only)
Edwards Industrial	belts & couplings (mat'l. only)
Etna Supply	plumbing supplies (mat'l. only)
Exfill	former air filter supplier (mat'l. only)
Fastenal	nuts & bolts, small tools (mat'l. only)
First Choice H&C	cooling tower repair
Fish Window Cleaning	window washing
Fliers Water	RO, soft water system (labor & mat'l.)
Gales Hardware	hardware (mat'l. only)
Gallagher	Lab coats and floor mats
Griffin Pest Control	Pest control
Hunt Creative	Website Management
Hurd Electronics	Instrument Repair
J P Motor	motors & motor control repairs (mat'l. only)
Jergins Piping	insulation contractor (labor & mat'l.)
K&S Vending	Vending machines in café, coffee brewers (2)
Kalleward Group	building contractor (labor & mat'l.)
Kerwin Electric	electrical contractors (labor & mat'l.)
KSS Enterprises	Custodial supplies, softner salt and sidewalk salt
LabTek	lab supplies

Mulder Waterproofing	epoxy and caulking (labor & mat'l.)
Otis Elevator	elevator service & repair (labor & mat'l.)
Overhead Door	dock doors service & repair (labor & mat'l.)
Precision	Asphalt patching and repair (parking lot)
Quality Air Service	building HVAC air controls (labor & mat'l.)
R W LaPine	HVAC controls, plumbing, sht mtl (labor & mat'l.)
Ramsun Services	Pipette Calibration
Reliable glass	window repairs
Republic Services	Trash and recycle
Sahr Building Supply	door supplies (mat'l. only)
Secant	VoIP/IT support
Single Source	air gas, signs & more (labor & mat'l.)
State of Michigan	yearly inspections (boiler, back flow preventors)
Steensmas	snow blower & power washer service (labor & mat'l.)
Tec Lab	lab furniture (labor & mat'l.)
West Michigan Lawn	grounds maintenance (labor & mat'l.)
World of CD-ROM	PC support and repair
Xpertech	lab supplies
Zeluff Associates	HVAC vibration checks (labor & mat'l.)

Partner with KPS to create student learning experiences

- A few examples of these efforts include:
  - Jeter's Leaders round table and tour of SMIC in 2013
  - Assisted KAMSC's John Goude with spectrophotometer setup and operation
  - Assisted KAMSC students and allowed use of SMIC-LML plate reader
  - Individual tour of SMIC-LML for KAMSC students Duncan Wallace and Sam Ratliff on 9-2-15
  - Hosted KAMSC student Abhiram Krishnan for a research project in 12/2012-3/2013
  - SMIC has sent notices of student research projects needed to SMIC clients on behalf of KAMSC such as on 9-1-14
  - Invited KAMSC students to present their posters at a WMU/SMIC Event held in 2012
  - In addition, there have been numerous interactions with staff and students from both WMU and KVCC over the years