A regular meeting of the Kalamazoo City Commission was held on Monday, June 2, 2025 at 7:01 p.m. in the City Commission Chambers at City Hall.

Roll Call

COMMISSIONERS PRESENT:	Mayor David Anderson Vice Mayor Jeanne Hess Don Cooney Stephanie Hoffman Chris Praedel Alonzo Wilson
COMMISSIONERS ABSENT:	Qianna Decker

Also present were City Manager Jim Ritsema, City Attorney Aaron Leal, and City Clerk Scott Borling.

Commissioner Excused

Commissioner Hoffman, seconded by Commissioner Cooney, moved to excuse the absence of Commission Decker. With a voice vote the motion passed.

Invocation

The invocation, given by Chaplain Regina Mays, Missional Chaplains, was followed by the Pledge of Allegiance.

Proclamation
2025-24-01

Vice Mayor Hess proclaimed June 6, 2025 Gun Violence Awareness Day. Rick Omilian and other representatives from Kalamazoo Moms Demand Action received the proclamation.

Adoption of the Agenda

By unanimous consent the City Commission adopted its meeting agenda as presented.

2025-24-02
Communications: Presentation on the Kalamazoo Indoor Sports Facility

Jane Ghosh, President and CEO of Discover! Kalamazoo, delivered a presentation entitled *Discover! Kalamazoo Indoor Sports Facility*. A copy of the slides from this presentation were filed with the papers for this meeting.

Commissioner Questions:

> Following the presentation, Ms. Ghosh and Brian Persky, Director of Business Development for Discover! Kalamazoo, responded to Commissioners' questions regarding the sports facility, including the construction timeline, entry costs for local youth, community partners that could facilitate local youth participation, and connections between the youth sports facility and the downtown events center.

Public Comments

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

> An anonymous youth, thanking Commissioners who donated to their fundraiser.

> Victoria, City resident, expressing opposition to The B on Burdick development.

> K, City resident, regarding unaffordable rents, gentrification, schools, and the climate crisis.

Shona Espinoza, City resident, regarding police brutality, activities for youth, and gun violence.

Public Comments (cont'd)

Charlae Davis, City resident, regarding the Civil Rights Board (CRB) and the City Manager search process.

Tina McClinton, City resident, regarding flooding and the destruction of green space in her neighborhood.

Tobi Hanna-Davies, City resident, regarding affordable housing and the Transformational Brownfield Project.

Andrew Lehman, non-resident, regarding the CRB.

Angela, City resident, regarding the Kalamazoo Gospel Mission.

Karen Williams, City resident, regarding The B on Burdick development.

Ashante Collins, City resident, regarding the CRB.

2025-24-03
Public Hearing re: Rezoning of Properties on Roskam and Millard Courts and E. Crosstown Parkway

At 8:12 p.m. Mayor Anderson opened a public hearing to receive comments on an ordinance to rezone all properties on Roskam and Millard Courts, and 736 East Crosstown Parkway from Manufacturing, Limited (M-1) to Live-Work 1 (LW-1) & Manufacturing, General (M-2).

Assistant City Planner Bobby Durkee provided an overview of the proposed rezoning.

Commissioner Questions: none

Public Comments: none

At 8:15 Mayor Anderson closed the public hearing.

2025-24-03
Ordinance 2100 Rezoning Properties on Roskam and Millard Courts and E. Crosstown Parkway

Commissioner Cooney, seconded by Vice Mayor Hess, moved to adopt an **ORDINANCE** to rezone all properties on Roskam and Millard Courts, and 736 East Crosstown Parkway from Manufacturing, Limited (M-1) to Live-Work 1 (LW-1) & Manufacturing, General (M-2).

With a roll call vote the motion passed 6-0.

AYES: Commissioners Cooney, Hoffman, Praedel, Wilson, Vice Mayor Hess, Mayor Anderson

NAYS: None

2025-24-04
Public Hearing re: Rezoning of Properties on S. Burdick Street and W. Vine Street

At 8:15 p.m. Mayor Anderson opened a public hearing to receive comments on an ordinance to rezone 802, 814, 822 & 824 South Burdick Street and 107 and 115 West Vine Street from Live-Work 1 (LW1) to Downtown 3 (D3).

Assistant City Planner Durkee provided an overview of the proposed rezoning.

2025-24-04
Public Hearing re: Rezoning of Properties on S. Burdick Street and W. Vine Street (cont'd)

Commissioner Questions:

Assistant City Planner Durkee responded to Commissioners' questions regarding the Planning Commission's evaluation of the rezoning request; neighborhood engagement for the project; and the additional administrative steps/processes the project would go through, including approvals for stormwater handling.

Jamauri Bogan, the developer of the project and the rezoning applicant, spoke about the project and addressed concerns about community engagement.

Public Comments:

Tobi Hanna-Davies, City resident, expressed support.

At 8:31 Mayor Anderson closed the public hearing.

2025-24-04
Ordinance 2101 Rezoning Properties on S. Burdick Street and W. Vine Street

Commissioner Cooney, seconded by Commissioner Wilson, moved to adopt an **ORDINANCE** to rezone 802, 814, 822 & 824 South Burdick Street and 107 and 115 West Vine Street from Live-Work 1 (LW1) to Downtown 3 (D3).

Prior to a vote on the motion, Commissioner Praedel announced he would abstain from voting on this item due to a conflict of interest, as Mr. Bogan served on the Board of Directors for his employer.

With a roll call vote the motion passed 5-0 with one abstention.

AYES: Commissioners Cooney, Hoffman, Wilson, Vice Mayor Hess, Mayor Anderson

NAYS: None

ABSTAIN: Commissioner Praedel

Consent Agenda

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

2025-24-05

- approval of a contract extension with K & B Asphalt for crack seal of city streets in the amount of $129,682.50.

2025-24-06

- approval of a contract with UNIQUE Paving Materials Corp. for asphalt patching materials in the amount of $278,960.

2025-24-07

- approval of a 36-month contract extension with Constellation New Energy - Gas Division, LLC for natural gas to heat selected City facilities in the amount of $825,000.

2025-24-08

- approval of a contract with Hoffman Bros., Inc for the replacement of water main on Porter Street from Kalamazoo Avenue to Ransom Street in the amount of $827,800.50.

- adoption of a **RESOLUTION** approving an Act 381 Brownfield Plan for the Redevelopment Project at 234 and 238 E Michigan Avenue. **2025-24-09** Resolution 25-31

- approval of updated bylaws for the Community Development Act Advisory Committee to align with the new Consolidated Plan. **2025-24-10**

- approval of updates to the U.S. Department of Housing and Urban Development (HUD) Citizen Participation Plan to align with the new Consolidated Plan. **2025-24-11**

- approval of a temporary grading and public utility easement with Kalamazoo Valley Community College for sanitary sewer main as part of the John Street improvements construction project. **2025-24-12**

- approval of a recommendation to postpone until June 16, 2025 consideration of a purchase agreement with Jaya Krishnan for the purchase of 510 Lawrence Street in the amount of $64,240. **2025-24-13**

Commissioner Hoffman, seconded by Vice Mayor Hess, moved to approve the consent agenda requests and authorize the City Manager to sign all related documents on behalf of the City.

With a roll call vote this motion passed 6-0.

AYES: Commissioners Cooney, Hoffman, Praedel, Wilson, Vice Mayor Hess, Mayor Anderson

NAYS: None

Regular Agenda items were considered next. Regular Agenda

2025-24-14
Purchase of a Portland Loo Restroom

Public Services Director James Baker delivered a presentation entitled *Downtown Restroom Update: City Commission, 6-2-2025*. A copy of the slides from the presentation was filed with the papers for this meeting.

Commissioner Questions:

Following the presentation, Director Baker responded to Commissioners' questions regarding the long installation timeframe; the insights to be gained from the temporary restroom locations; additional locations for permanent sites; and the flexibility of the temporary sites with regard to time/location.

Public Comments: none

Commissioner Hoffman, seconded by Commissioner Wilson, moved to approve a sole source purchase with Madden Fabrication for a Portland Loo restroom in the amount of $196,955.

With a roll call vote the motion passed 6-0.

AYES: Commissioners Cooney, Hoffman, Praedel, Wilson, Vice Mayor Hess, Mayor Anderson

NAYS: None

City Manager's Report

City Manager Ritsema highlighted the work of the City's communications team and announced they had recently won an award from the National Association of Government Communicators for the City newsletter.

Recess

The meeting recessed at 9:17 p.m.
The meeting resumed at 9:25 p.m.

2025-24-15
City Manager Search Process: Selection of Executive Search Firm Finalists

Human Resources Director James Henderson provided an overview of the process to procure executive search services for the City Manager search process. Director Henderson reported the City Manager Search Process Subcommittee had reviewed and scored the proposals and was recommending the following search firms as finalists in the process:

1. Strategic Government Resources (SGR)
2. Raftelis Financial Consultants
3. CPS HR Consulting

Members of the subcommittee (Vice Mayor Hess, Commissioner Praedel, Commissioner Wilson) described how they scored the proposals, and they responded to questions from the other Commissioners.

Discussion took place regarding the logistics of having search firm finalists give presentations to the City Commission. By consensus, Commissioners agreed to the following format for the search firm presentations:

- the chosen search firms should give their presentations at the June 16th Committee of the Whole meeting, with the meeting starting one hour earlier, at 4:00 p.m., to allow enough time for three presentations and Commissioner questions.

- the presentations must be given in person and should be 30 minutes in length.

- the person giving the presentation should be the lead recruiter who will be working directly with the City.

Commissioner Wilson, seconded by Commissioner Hoffman, moved to select the following three executive search firms to interview on June 16, 2025 at the City Commission's Committee of the Whole Meeting: 1) SGR; 2) Raftelis; and 3) CPS HR Consulting, with POLIHIRE as an alternate should one of the other firms withdraw from consideration.

With a roll call vote the motion passed 6-0.

AYES: Commissioners Cooney, Hoffman, Praedel, Wilson, Vice Mayor Hess, Mayor Anderson

NAYS: None

Commissioner Comments

Commissioner Hoffman spoke about her passion for housing and helping people and the need for the City to act and not wait for the federal government to solve the housing crisis.

Commissioner Praedel thanked members of the City Manager Search Process Subcommittee and City staff for their work on the search firm selection process.

Vice Mayor Hess offered remarks on Friendship Village's 50th anniversary, Pride Month, and the ability of one person to influence others and make a difference. Vice Mayor Hess congratulated recent graduates.

Commissioner Comments (cont'd)

Mayor Anderson spoke about community events he had attended.

The meeting adjourned at 10:08 p.m.

Adjournment

Scott A. Borling
City Clerk

Approved by the City Commission on: ____________________________