

	A regular meeting of the Kalamazoo City Commission was held on Monday, August 18, 2025 at 7:00 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 Cooney, seconded by Vice Mayor Hess, moved to excuse the absence of Commissioner Decker. With a voice vote the motion passed.
Invocation	The invocation, given by Chaplain Regina Mays of Missional Chaplains, was followed by the Pledge of Allegiance.
Proclamations 2025-37-01	Commissioner Praedel read a proclamation <i>Celebrating the 10th Anniversary of the Osher Lifelong Learning Institute (OLLI) at Western Michigan University</i> . Dr. Gillian Stotlman and Dr. Toni Woolfork-Barnes, Director of OLLI, received the proclamation.
2025-37-02	Vice Mayor Hess read a proclamation <i>Recognizing August as Emancipation Celebration Month</i> . Michelle Johnson from Institute of Public Scholarship received the proclamation.
Adoption of the Agenda	By unanimous consent the City Commission adopted its meeting agenda with the following change: Vice Mayor Hess requested that a report on the City Manager search process be added to the agenda under New Business.
Public Comments	Next, when an opportunity was given for general public comments, the following people addressed the City Commission: Tina McClinton, City resident, regarding high rents, flooding and the loss of greenspace in her neighborhood, and the importance of voting. Jess Thompson, City resident, regarding the City's pilot program for composting. K, City resident, regarding the need for active opposition to federal policies, and for voters to hold City officials accountable in November. Shona Espinoza, City resident, regarding the housing crisis and the need for City Commissioners to take an activist approach to protecting City residents. Jane Ghosh, Executive Director of Discover! Kalamazoo, regarding a research paper she wrote on the conversion of hotels to transitional housing.

Justin Suarez, City resident, regarding flooding and the City's response to resident concerns about Public Safety Officers wearing masks.

Clair, regarding steps the City Commission could take to stand with the community against federal immigration policies and enforcement.

Drew Duncan, City resident, regarding the need for more zero-barrier shelters and warming centers to serve the unhoused.

At 7:42 p.m. Mayor Anderson opened a public hearing to receive comments on the establishment of a Neighborhood Enterprise Zone (NEZ) within three blocks bounded by East Frank Street, Walbridge Street, East Ransom Street, and North Pitcher Street.

Assistant City Planner Bobby Durkee delivered a presentation entitled, *Porter Street NEZ: Public Hearing to Receive Comments for New NEZ District – Porter Street NEZ*. A copy of the slides from the presentation was filed with the papers for this meeting.

Commissioner Comments:

Following the presentation, Assistant City Planner Durkee responded to Commissioner questions regarding the definition of Area Median Income (AMI) that would be used for this project, the noticing timeframes for the Neighborhood Enterprise Zone (NEZ) process, whether the City would pursue the creation of additional Homestead NEZ's, the 5-year sunset clause in the resolution, the number of tax incentive programs enabled by state law, and the total percentage of land in the City that was part of an NEZ.

Public Comments:

Tijuana, City resident, regarding the need for tax breaks for homeowners.

Mattie Jordan-Woods, City resident, regarding the Northside Cultural Business District Authority (NCBDA) and the need for assistance for long term residents of the neighborhood.

K, City resident, regarding the need for more housing for people with incomes at 30-40% of AMI.

Shona Espinoza, City resident, regarding gentrification and the need for tax breaks for residents.

At 8:14 p.m. Mayor Anderson closed the public hearing. No action was taken.

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:

- approval of a contract supplemental and change order with A1 Asphalt for the 2025 Annual Patching Project in the amount of \$130,000.

Public Comments
(cont'd)

2025-37-03

Public Hearing re:
Creation of the Porter
NEZ at 619 Porter Street

Consent Agenda

2025-37-04

2025-37-05	- approval of sole source agreement extension with Envirosuite for 2025 -2026 Odor Monitoring and Incident Investigation System in the amount of \$139,344.
2025-37-06	- approval of a one-year professional service agreement with GHD Services for environmental consulting at the Cork Street Landfill in the amount of \$139,925; and approval of a budget amendment in the amount of \$15,635.
2025-37-07	- approval of a contract with Kalleward Group for site-work and park renovations at Princeton Park in the amount of \$198,753.62.
2025-37-08	- approval of a cooperative contract with Spartan Emergency Response for the purchase of a fire apparatus-pumper in the amount of \$821,026.
2025-37-09 Resolution 25-40	- adoption of a RESOLUTION granting eligibility for a Payment In Lieu of Taxes (PILOT) to Crosstown Seniors Limited Dividend Housing, LLC.
2025-37-10 Resolution 25-41	- adoption of a RESOLUTION approving a change in the street lighting contract with Consumers Energy due to changes to the lighting at Westnedge and Kalamazoo Avenues.
2025-37-11 Resolution 25-42	- adoption of a RESOLUTION rescinding Resolution 24-65, which approved a ten-year, 5% Payment in Lieu of Taxes (PILOT) for ANR Kalamazoo Limited Dividend Housing Association, LLC for a project at 1500 E. Kilgore Road, due to the lack of a federally aided mortgage required by section 35-4 of the Kalamazoo City Code.
2025-37-12 Resolution 25-43	- adoption of a RESOLUTION setting a public hearing for September 2, 2025 to receive comments on the establishment of a Commercial Redevelopment District at 227 W. Michigan Avenue.
2025-37-13 Resolution 25-44	- adoption of a RESOLUTION setting a public hearing for September 2, 2025 to receive comments on the establishment of a Commercial Rehabilitation District at 261 East Kalamazoo Avenue.
2025-37-14 Resolution 25-45	- adoption of a RESOLUTION recommending approval of an Off-Premises Tasting Room License for New Belgium Brewing Company, Inc. d/b/a Bells Brewery at 355 East Kalamazoo Avenue.
2025-37-15	- approval of Parking Lease Agreement with WMED for 120 Reserved Spaces in the Epic Center Ramp.
2025-37-16	- approval of an extension to the 2022 grant provided to Kalamazoo Neighborhood Housing Services in the amount of \$250,000 from the Housing Development Fund to rehabilitate four single-family homes for lease/purchase to low-income families.
2025-37-17	- rescind the Developer Agreement for the HOME Investment Partnership Program loan in the amount of \$400,000 with ANR Kalamazoo Limited Development Housing Association, LLC for the rehabilitation of 1500 East Kilgore Road.

- approval of a request from Western Michigan University to publicly display fireworks at Hyames Field and Waldo Stadium on September 27 and November 11, 2025. **2025-37-18**

- approval of an extension to the 2023 grant in the amount of \$770,000 provided to Kalamazoo Neighborhood Housing Services from the Coronavirus State and Local Fiscal Recovery Funds received from the U.S. Department of the Treasury under the American Rescue Plan Act to construct eight new single-family homes. **2025-37-19**

- acceptance of a Holiday Events Grant from the Irving S. Gilmore Foundation to fund 2025 holiday events and programming in the amount of \$80,000. **2025-37-20**

- approval of the following appointment and reappointment to the Zoning Board of Appeals: **2025-37-21**
 - the reappointment of Alan Sylvester as an Alternate Member for a full term expiring on March 31, 2028.
 - the appointment of Jack Urban as an Alternate Member for a partial term expiring on March 31, 2026.

- approval of minutes from the City Commission meetings on August 4, 2025. **2025-37-22**

- approval of a recommendation to postpone until September 2, 2025 consideration of the purchase of 808 Simpson Street from the Kalamazoo County Treasurer for the amount of \$1,469.26. **2025-37-23**

Commissioner Praedel, seconded by Commissioner Cooney, 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.

In response to a request from Vice Mayor Hess, Community Development Manager Sharilyn Parsons explained the reason for the proposed extension of a 2022 ARPA grant agreement with Kalamazoo Neighborhood Housing Services (KNHS) for the rehabilitation of 14 single-family homes.

Commissioner Questions:

Community Development Manager Parsons responded to Commissioner questions regarding the specific deadline for this agreement compared with the general deadline for the expenditure of all ARPA funds, and the capacity of KNHS to get the work done by the new deadline.

Public Comments: none

Regular Agenda

2025-37-24
Extension of the 2022
ARPA Grant Agreement
with KNHS

2025-37-24

Extension of the 2022
ARPA Grant Agreement
with KNHS (cont'd)

Commissioner Hoffman, seconded by Commissioner Cooney, moved to approve an extension to the 2022 grant in the amount of \$1,000,000 provided to Kalamazoo Neighborhood Housing Services from the Coronavirus State and Local Fiscal Recovery Funds received from the U.S. Department of the Treasury under the American Rescue Plan Act to rehabilitate 14 single-family homes.

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 reviewed upcoming recreation events and provided statistics on enforcement of the new impoundment ordinance as a tool to address mobile nuisance parties.

New Business

Next, items of New Business were considered.

Update on the City
Manager Search Process

Vice Mayor Hess provided an update on the City Manager search process, including the job posting, the community survey, and the August 12th community stakeholder event with Raftelis.

Vice Mayor Hess, seconded by Commissioner Hoffman, moved that the City Commission hold a special Committee of the Whole meeting on Tuesday, October 14th at 4:00 p.m. to interview up to five candidates for the City Manager position, after a community meet and greet on Monday, October 13th.

Commissioner Cooney indicated he would be out of the country on October 14th.

Vice Mayor Hess retracted her motion.

Commissioner Praedel indicated the City Manager Search Process Subcommittee would need to discuss alternate dates, as there were multiple factors and schedules to consider.

Vice Mayor Hess announced the following tentative dates for the search process:

- the week of October 13th: community meet and greet and candidate interviews.
- October 20th: public comments on the candidates during the Regular Business Meeting.
- October 27th: vote and selection of a candidate during a special meeting.

In response to a question from Mayor Anderson, Commissioner Cooney indicated he would be available on October 15th. No other Commissioners indicated specific dates that would or would not work with their schedules for candidate interviews.

Commissioner
Comments

Finally, an opportunity was given for Commissioner comments.

Commissioner Hoffman spoke about her house being struck by gunfire and how that incident impacted her. Commissioner Hoffman stated the community needed to work harder to eliminate gun violence.

Vice Mayor Hess expressed support for Commissioner Hoffman.

Mayor Anderson offered a moment of silence for people to say a prayer for the community.

The meeting adjourned at 8:48 p.m.

Scott A. Borling
City Clerk

Approved by the City Commission on: _____

Commissioner
Comments (cont'd)

Adjournment