



Agenda

City Commission Business Meeting

City of Kalamazoo

Monday, October 20, 2025

7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. OPENING CEREMONY

1. Invocation: Pastor Bret Laird, Calvary Bible Church
2. Pledge of Allegiance
3. Introduction of Guests
4. Proclamations
 - a. Imagine a Day Without Water
 - b. First Responder Day
 - c. Lights On Afterschool
 - d. Kalamazoo Ladies' Library Association - Michigan Women's Hall of Fame Induction

C. ADOPTION OF FORMAL AGENDA

D. COMMUNICATIONS

E. PUBLIC COMMENTS

F. PUBLIC HEARINGS

1. Public hearing to approve a Substantial Amendment to the 2025 Action Plan to allocate CDBG and HOME Funding. **(Action: Motion to approve)**

2. Public hearing to receive comments on a RESOLUTION approving an application for a Commercial Redevelopment Exemption Certificate at 227 W Michigan Avenue. **(Action: Motion to adopt)**
3. Public hearing to receive comments on a RESOLUTION approving an application for a Commercial Rehabilitation Exemption Certificate at 261 E Kalamazoo Avenue. **(Action: Motion to adopt)**

G. CONSENT AGENDA

(Action: Motion to approve items “1-18” and authorize the City Manager to sign all documents on behalf of the City)

1. Approval of a contract supplemental and change Order #1 with Wightman for Design Engineering of the Cork St (Westnedge-Portage) Safety Project in the amount of \$66,400 bringing the contract total to \$147,310.
2. Approval of a contract with Anlaan Corporation for Academy Street sidewalk improvement in the amount of \$122,582.50.
3. Approval of a one-year contract extension with Gabriel, Roeder, Smith & Company for the purchase of actuarial services in the amount of \$144,000.
4. Approval of a professional service agreement with Jones & Henry Engineers, LTD. for F Avenue & 28th St Transmission Watermain Project Construction Engineering Services in the amount of \$189,500.
5. Approval of a Sole Source purchase with Michigan Security and Lock for Access Controls on the 150 E. Crosstown Parkway Facility Renovation Project in the amount of \$193,849.06.
6. Approval of a contract supplemental and change order with AVB Construction, LLC for Construction Management Services for the Crosstown Renovation Project in the amount of \$204,361.
7. Approval of a contact supplemental and change order with Intersect Studio for the 150 E. Crosstown Parkway Facility Renovation Project in the amount of \$376,592.
8. Approval of sole source purchase with BS&A to upgrade to the Cloud in the amount of \$358,565.
9. Approval of a contract supplemental and change order with Corby Energy Services Inc for sanitary sewer rehabilitation of the Comstock Interceptor between King Highway and the Kalamazoo River in the amount of \$443,274.

10. Adoption of a RESOLUTION authorizing the City Clerk to sign an *Intergovernmental Agreement for Early Voting Election Services Between Kalamazoo County and Associated Municipalities*.
11. Adoption of a RESOLUTION approving a Transformational Brownfield Plan for 261 E Kalamazoo Ave, 227 W Michigan Ave, 619 Porter, and 314 and 316 E North Street and terminating the prior plan.
12. Adoption of a RESOLUTION approving an Affordable Housing Agreement between the City of Kalamazoo, the Brownfield Redevelopment Authority, 619, LLC and 19 Props, LLC.
13. Approval of the use of \$12,000 from the City Commission Initiatives budget to support the annual Shop with a Senior program within the Kalamazoo Department of Public Safety.
14. Approval of an updated Endowment Investment Allocation.
15. Approval of the 2025-2028 Intergovernmental Fire Protection Hazardous Materials Incident Response Agreement.
16. Approval of an Economic Development Corporation Economic Initiative Fund Loan to Main Street East, LLC in the amount of \$96,000.
17. Approval of Economic Development Corporation Economic Initiative Fund Loan to Kzoo Cream, LLC in the amount of \$20,000.
18. Acceptance of the Safe Routes to School Grant of \$407,549 to improve safety and connectivity for students at Winchell Elementary and Maple Street Magnet School.

H. REGULAR AGENDA

1. Adoption of a RESOLUTION adopting the Kalamazoo West Gateway Plan. **(Action: Motion to adopt)**
2. Approval of a Purchase Agreement for the purchase of 1216 South Burdick Street, 1222 South Burdick Street, 1228 South Burdick Street, and 121 West Crosstown Parkway. **(Action: Motion to approve)**
3. Acceptance of a subrecipient agreement with the Michigan Department of Transportation and authorization of the City to complete preliminary engineering activities as part of the PROTECT grant. **(Action: Motion to accept)**

4. Approval of the following contracts for the 150 East Crosstown Facility Renovation Project in the total amount of \$6,523,843:
 - a. Approval of a Contract with Versatile Roofing Systems, Inc. for Metal Siding on the 150 East Crosstown Facility Renovation Project in the amount of \$105,000.
 - b. Approval of a Contract with Cusack's Masonry Restoration, Inc. for the Masonry Work at 150 East Crosstown Facility Renovation Project in the amount of \$115,500.
 - c. Approval of a Contract with Mall City Mechanical for Plumbing on the 150 East Crosstown Facility Renovation Project in the amount of \$122,400.
 - d. Approval of a Contract with Vork Brothers Painting for Painting and Wall Coverings on the 150 East Crosstown Facility Renovation Project in the amount of \$141,935
 - e. Approval of a Contract with Woodsmith's Custom Millwork for Finish Carpentry on the 150 East Crosstown Facility Renovation Project in the amount of \$161,692.
 - f. Approval of a Contract with Woodsmith's Custom Millwork for Cabinetry on the 150 East Crosstown Facility Renovation Project in the amount of \$170,500.
 - g. Approval of a Contract with S.A. Morman and Company for Doors and Hardware on the 150 East Crosstown Facility Renovation Project in the amount of \$207,100.
 - h. Approval of a Contract with James E. Fulton & Sons for Site Work on the 150 East Crosstown Facility Renovation Project in the amount of \$227,000.
 - i. Approval of a Contract with Specialized Demolition for the Demolition Work on the 150 East Crosstown Facility Renovation Project in the amount of \$265,000.
 - j. Approval of a Contract with Earley and Associates, Inc. for the Concrete Work at 150 East Crosstown Facility Renovation Project in the amount of \$269,975.
 - k. Approval of a Contract with Division 5 Metalworks and Building Restoration, Inc. for the Structural Steel Work at 150 East Crosstown Facility Renovation Project in the amount of \$336,145.

- l. Approval of a Contract with Hazelhoff Builders, Inc. for General Trades at 150 East Crosstown Facility Renovation Project in the amount of \$352,000.
- m. Approval of a Contract with Midwest Glass and Mirror LLC, for Aluminum and Glass Glazing on the 150 East Crosstown Facility Renovation Project in the amount of \$429,300.
- n. Approval of a Contract with Ritsema Associates for Flooring on the 150 East Crosstown Facility Renovation Project in the amount of \$597,300.
- o. Approval of a Contract with Kalamazoo Mechanical, Inc. for Heating, Ventilation, and Air-Conditioning on the 150 East Crosstown Facility Renovation Project in the amount of \$680,396.
- p. Approval of a Contract with The Bouma Corporation for Drywall, Insulation and Ceilings on the 150 East Crosstown Facility Renovation Project in the amount of \$822,600.
- q. Approval of a Contract with Moore Electrical Service, Inc. for Electrical and Data Cabling on the 150 East Crosstown Facility Renovation Project in the amount of \$1,520,000.

I. REPORTS AND LEGISLATION

1. City Manager's Report

J. UNFINISHED BUSINESS

K. POLICY ITEMS

L. NEW BUSINESS

1. Selection of a City Manager Candidate

M. COMMISSIONER COMMENTS

N. CLOSED SESSION

O. ADJOURNMENT

ADDITIONAL INFORMATION

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Questions regarding agenda items may be answered prior to the meeting by contacting the City Manager's Office at 269.337.8047. Persons who wish to contact members of the City Commission prior to the meeting to provide input about items on the meeting agenda may do so via email to CityCommission@kalamazoocity.org.

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**QR Code to Access the Agenda & Agenda Packet**

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Public Media Network rebroadcasts these meetings on Tuesdays at 8:00 a.m., Wednesdays, at 1:00 a.m., and Thursdays at 3:00 p.m.