A regular meeting of the Kalamazoo City Commission was held on Monday, October 20, 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
Qianna Decker
Stephanie Hoffman
Chris Praedel
Alonzo Wilson

COMMISSIONERS ABSENT: None

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

Invocation

The invocation, given by Pastor Bret Laird from Calvary Bible Church, was followed by the Pledge of Allegiance.

Proclamations
2025-46-01

Commissioner Decker proclaimed October 16, 2025 *Imagine a Day Without Water*. Public Services Director James Baker received the proclamation.

2025-46-02

Commissioner Hoffman proclaimed October 28, 2025 *National First Responders Day*. Public Safety Chief David Boysen received the proclamation.

2025-46-03

Commissioner Cooney proclaimed October 23, 2025 *Keeping the Lights On Afterschool Day*. Genesis Griffin from the Kalamazoo Youth Development Network (KYDNet) received the proclamation.

2025-46-04

Vice Mayor Hess read a proclamation honoring the *Kalamazoo Ladies' Library Association Michigan Women's Hall of Fame Induction, October 22, 2025*. Sharon Carlson, President of the Ladies' Library Association, received the proclamation.

Adoption of the Agenda

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

> Mayor Anderson requested that Item L-1, Selection of a City Manager Candidate, be considered after Public Comments rather than under New Business.

Public Comments

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

> K, non-resident, regarding the Crosstown Facility project.

> Tina McClinton, City resident, regarding the impact of development on flooding in her neighborhood and the need for new City leadership.

> Timothy Rice, regarding bike lanes and the condition of City streets.

> Jacqueline Slaby, City resident, regarding her candidacy for City Commission and traffic safety measures requested by the Stuart Neighborhood.

Public Comments (cont'd)

Jill Bland from Southwest Michigan First, regarding the Transformational Brownfield Plan for Plazacorp.

Justin Suarez, City resident, regarding a public meeting on October 23rd about a proposed car wash on Stadium Drive.

Aaron Thiel, City resident, regarding Drew Duncan's campaign for City Commissioner.

Tom Shuster, City resident, regarding the City Manager search process and the role of the City Commission.

The following people expressed support for Malcolm Hankins for the City Manager position:

K, non-resident
Maggie Adams, City resident and member of ISAAC
Caleb, with ISAAC
Clair, City resident
Torrie, non-resident
An anonymous speaker
Charlae Davis, with ISAAC
Edward Griffin, Jr., with ISAAC, finishing remarks made by an anonymous speaker
Shona

The following people expressed support for Laura Lam for the City Manager position:

Mattie Jordan-Woods, City resident
Darren Timmeney, City resident
Greg Jennings, Sr., Pastor of Progressive Deliverance Ministries Church
Aimee Klein, City resident

Selection of a City Manager Candidate

Mayor Anderson opened a discussion of the City Manager candidates with remarks on past hiring processes for City Commission appointees and the current City Manager search process.

City Commissioners offered remarks on the City Manager candidates, the needs of the community, and the rationale behind their decisions. During their remarks, Commissioners offered their choices for City Manager as follows:

Commissioner Wilson – Malcolm Hankins
Commissioner Cooney – Malcolm Hankins
Commissioner Hoffman – Malcolm Hankins
Vice Mayor Hess – Laura Lam
Commissioner Decker – Laura Lam
Commissioner Praedel – Malcolm Hankins
Mayor Anderson – Laura Lam

Mayor Anderson discussed the importance of showing unity and support for the new City Manager and indicated he would cast his vote for Malcolm Hankins.

Vice Mayor Hess indicated she would vote for Mr. Hankins as well.

Selection of a City Manager Candidate (cont'd)

Commissioner Decker indicated she would not change her selection.

Commissioner Praedel, seconded by Commissioner Hoffman, moved that the City Commission recommend Malcolm Hankins as the next City Manager of the City of Kalamazoo and enter into negotiations.

Prior to a vote on the motion, and in response to a question from Vice Mayor Hess, City Attorney Leal suggested the City Commission wait to schedule a special meeting to approve an employment agreement with Mr. Hankins, as the time required for negotiating an agreement was uncertain.

With a roll call vote the motion passed 6-1.

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

NAYS: Commissioner Decker

Recess

The meeting recessed at 9:16 p.m.
The meeting resumed at 9:29 p.m.

Selection of a City Manager – Next Steps

Mayor Anderson announced that Malcolm Hankins had been contacted, and he was excited to move forward in the process with contract negotiations. Mayor Anderson suggested the City Commission consider whether to authorize negotiations with Laura Lam for the City Manager position, should Mr. Hankins change his mind or if there was no agreement on a contract.

Vice Mayor Hess, seconded by Commissioner Wilson, moved to authorize negotiations with Laura Lam in the event the City was not able to successfully negotiate an agreement with Malcolm Hankins.

Discussion followed, with Commissioners Cooney and Wilson expressing concern about how the motion could negatively affect negotiations with Mr. Hankins.

City Attorney Leal reminded Commissioners of the process timeline and the goal of approving an employment agreement with the new City Manager next week.

Commissioner Praedel noted a special meeting could be called quickly if circumstances made it necessary.

Vice Mayor Hess withdrew her motion.

2025-46-05
Public Hearing re: a Substantial Amendment to the 2025 Action Plan for HUD Funding

At 9:37 p.m. Mayor Anderson opened a public hearing to receive comments on a Substantial Amendment to the 2025 Action Plan to allocate CDBG and HOME Funding.

Compliance Specialist Julie Johnston delivered a presentation entitled *HUD Substantial Amendment: Program Year 2025 Action Plan.* A copy of the slides from this presentation was filed with the papers for the meeting.

Commissioner Questions: None

Public Comments:

Michelle Davis, Executive Director of Housing Resources Incorporated (HRI), expressed support for the Substantial Amendment.

At 9:43 p.m. Mayor Anderson closed the public hearing.

Commissioner Cooney, seconded by Commissioner Hoffman, moved to approve a Substantial Amendment to the 2025 Action Plan to allocate CDBG and HOME Funding.

2025-46-05
Approval of a Substantial Amendment to the 2025 Action Plan for HUD Funding

With a roll call vote this motion passed 6-0 with 1 abstention.

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

NAYS: None

ABSTAIN: Commissioner Praedel*

*At the time of the vote, Commissioner Praedel indicated he was abstaining due to his employer.

At 9:45 p.m. Mayor Anderson opened a public hearing to receive comments on a resolution approving an application for a Commercial Redevelopment Exemption Certificate at 227 West Michigan Avenue.

2025-46-06
Public Hearing re: a Commercial Redevelopment Certificate for ACW3, LLC at 227 W. Michigan Avenue

Development Manager Jamie McCarthy delivered a presentation entitled *Request for Tax Abatement Certificates: Speareflex & the MAC.* A copy of the slides from this presentation was filed with the papers for the meeting.

Commissioner Questions: None

Public Comments: None

At 9:50 p.m. Mayor Anderson closed the public hearing.

Commissioner Cooney, seconded by Commissioner Decker, moved to adopt a **RESOLUTION** approving an application for a Commercial Redevelopment Exemption Certificate at 227 W Michigan Avenue.

2025-46-06
Resolution 25-55 Approving a Commercial Redevelopment Certificate for ACW3, LLC at 227 W. Michigan

With a roll call vote this motion passed 7-0.

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

NAYS: None

At 9:51 p.m. Mayor Anderson opened a public hearing to receive comments on a resolution approving an application for a Commercial Rehabilitation Exemption Certificate at 261 East Kalamazoo Avenue.

2025-46-07
Public Hearing re: a Commercial Rehabilitation Certificate for 19 Props, LLC at 261 E. Kalamazoo Avenue

Commissioner Questions: None

Public Comments: None

At 9:52 p.m. Mayor Anderson closed the public hearing.

2025-46-07
Resolution 25-56
Approving a Commercial Rehabilitation Certificate for 19 Props, LLC at 261 E. Kalamazoo Avenue

Commissioner Hoffman, seconded by Commissioner Wilson, moved to adopt a **RESOLUTION** approving an application for a Commercial Rehabilitation Exemption Certificate at 261 East Kalamazoo Avenue.

With a roll call vote this motion passed 7-0.

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

NAYS: None

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:

2025-46-08

- 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.

2025-46-09

- approval of a contract with Anlaan Corporation for Academy Street sidewalk improvement in the amount of $122,582.50.

2025-46-10

- approval of a one-year contract extension with Gabriel, Roeder, Smith & Company for the purchase of actuarial services in the amount of $144,000.

2025-46-11

- 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.

2025-46-12

- 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.

2025-46-13

- 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.

2025-46-14

- 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.

2025-46-15

- approval of sole source purchase with BS&A to upgrade to the Cloud in the amount of $358,565.

2025-46-16

- 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.

2025-46-17
Resolution 25-57

- adoption of a **RESOLUTION** authorizing the City Clerk to sign an Intergovernmental Agreement for Early Voting Election Services Between Kalamazoo County and Associated Municipalities.

- 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.

2025-46-18
Resolution 25-58

- adoption of a **RESOLUTION** approving an Affordable Housing Agreement between the City of Kalamazoo, the Brownfield Redevelopment Authority, 619, LLC and 19 Props, LLC.

2025-46-19
Resolution 25-59

- 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.

2025-46-20

- approval of an updated Endowment Investment Allocation.

2025-46-21

- approval of the 2025-2028 Intergovernmental Fire Protection Hazardous Materials Incident Response Agreement.

2025-46-22

- approval of an Economic Development Corporation Economic Initiative Fund Loan to Main Street East, LLC in the amount of $96,000.

2025-46-23

- approval of Economic Development Corporation Economic Initiative Fund Loan to Kzoo Cream, LLC in the amount of $20,000.

2025-46-24

- 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.

2025-46-25

Commissioner Wilson, 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 7-0.

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

NAYS: None

<u>Regular Agenda</u>

Regular Agenda

Deputy City Manager Rebekah Kik delivered a presentation entitled *Livable Streets to Downtown: Kalamazoo West Gateway, October 20, 2025*. A copy of the slides from this presentation was filed with the papers for the meeting.

2025-46-26
Resolution 25-60
Adopting the Kalamazoo West Gateway Plan

Commissioner Questions:

Following the presentation, Deputy City Manager Kik responded to Commissioner questions regarding the timeline for implementing the plan, the level of interest in locating college dormitories downtown, the availability of property for redevelopment along West Michigan Avenue, the flexibility of the plan as the West Michigan corridor transitions from lower density at the west end to higher density closer to Rose Street, and how the design standards in the plan will be balanced with market forces.

2025-46-26
Resolution 25-60 Adopting the Kalamazoo West Gateway Plan (cont'd)

Public Comments: None

Commissioner Cooney, seconded by Vice Mayor Hess, moved to adopt a **RESOLUTION** adopting the Kalamazoo West Gateway Plan.

With a roll call vote this motion passed 7-0.

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

NAYS: None

2025-46-27
Purchase of 1216, 1222, and 1228 S. Burdick Street and 121 W. Crosstown Parkway

City Manager Ritsema introduced an item involving the acquisition of property near the intersection of South Burdick Street and West Crosstown Parkway. City Manager Ritsema indicated the purpose of the acquisition was the protection of nearby wellfields.

Commissioner Questions: None

Public Comments: None

Commissioner Wilson, seconded by Commissioner Hoffman, moved to approve an agreement for the purchase of 1216 South Burdick Street, 1222 South Burdick Street, 1228 South Burdick Street, and 121 West Crosstown Parkway.

With a roll call vote this motion passed 7-0.

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

NAYS: None

2025-46-28
Acceptance and Approval of a PROTECT Grant Subrecipient Agreement with MDOT

Director Baker provided an overview of the work being funded by the federal PROTECT grant and pointed out the agreement was with the Michigan Department of Transportation.

Commissioner Questions: None

Public Comments: None

Commissioner Praedel, seconded by Commissioner Hoffman, moved to accept a subrecipient agreement with the Michigan Department of Transportation and authorize the City to complete preliminary engineering activities as part of the PROTECT grant.

With a roll call vote this motion passed 7-0.

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

NAYS: None

2025-46-29
Approval of Contracts for the Crosstown Facility Renovation Project

Lindsay Reed from Intersect Studio, Community Planning and Economic Development Deputy Director Christina Anderson, and Chief Boysen delivered a presentation entitled *Arthur Washington Jr. Crosstown Center Workplace Remodel*. A copy of the slides from this presentation were filed with the papers for the meeting.

Commissioner Questions:

Following the presentation, Chief Boysen and Ms. Reed responded to Commissioner questions regarding flooding, building enhancements to prevent water incursion, and the target completion date for the project.

Public Comments: None

Commissioner Decker, seconded by Vice Mayor Hess, moved to approve the following contracts for the 150 East Crosstown Facility Renovation Project in the total amount of $6,523,843:

- a contract with Versatile Roofing Systems, Inc. for Metal Siding on the 150 East Crosstown Facility Renovation Project in the amount of $105,000. **2025-46-30**

- 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. **2025-46-31**

- a contract with Mall City Mechanical for Plumbing on the 150 East Crosstown Facility Renovation Project in the amount of $122,400. **2025-46-32**

- 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. **2025-46-33**

- a contract with Woodsmith's Custom Millwork for Finish Carpentry on the 150 East Crosstown Facility Renovation Project in the amount of $161,692. **2025-46-34**

- a contract with Woodsmith's Custom Millwork for Cabinetry on the 150 East Crosstown Facility Renovation Project in the amount of $170,500. **2025-46-35**

- 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. **2025-46-36**

- a contract with James E. Fulton & Sons for Site Work on the 150 East Crosstown Facility Renovation Project in the amount of $227,000. **2025-46-37**

- a contract with Specialized Demolition for the Demolition Work on the 150 East Crosstown Facility Renovation Project in the amount of $265,000. **2025-46-38**

- a contract with Earley and Associates, Inc. for the Concrete Work at 150 East Crosstown Facility Renovation Project in the amount of $269,975. **2025-46-39**

- 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. **2025-46-40**

- a contract with Hazelhoff Builders, Inc. for General Trades at 150 East Crosstown Facility Renovation Project in the amount of $352,000. **2025-46-41**

2025-46-42 - 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.

2025-46-43 - a contract with Ritsema Associates for Flooring on the 150 East Crosstown Facility Renovation Project in the amount of $597,300.

2025-46-44 - 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.

2025-46-45 - 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.

2025-46-46 - 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.

With a roll call vote this motion passed 7-0.

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

NAYS: None

Commissioner Comments

Vice Mayor Hess highlighted the Shop with a Senior program and early voting agreement that were on the Consent Agenda. Vice Mayor Hess thanked the City Clerk's Office for their good work to administer elections.

Mayor Anderson announced the Northside Ministerial Alliance breakfast was tomorrow at 7:30 a.m.

Adjournment

The meeting adjourned at 10:51 p.m.

Scott A. Borling
City Clerk

Approved by the City Commission on: ______________________________

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