

Agenda

Northside Cultural Business District Authority Board of Directors



City of Kalamazoo

Thursday, November 20, 2025

6:00 PM

Northside Association for Community Development, 612 N. Park Street

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF AGENDA

(Action: Motion to approve the agenda)

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Northside Cultural Business District Authority Board meeting on September 11, 2025 and September 18, 2025.
(Action: Motion to approve)

D. PUBLIC COMMENTS

E. DIRECTOR COMMENTS

F. NEW BUSINESS

1. Request to establish a Social District within the Northside Cultural Business District
2. Request to include the Western Side of Westnedge, (between Willard and Prouty), in the Northside Cultural Business District
3. Permission to submit a \$100,000 grant to the Kalamazoo Foundation for Excellence for the Wayfinding/Cultural Monuments Initiative.

G. UNFINISHED BUSINESS

H. COMMUNICATIONS AND ANNOUNCEMENTS

I. STAFF REPORTS AND UPDATES

J. ADJOURNMENT

NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY BOARD MEETING

SPECIAL MEETING

Thursday, September 11, 2025

Northside Association for Community Development

612 N. Park St., Kalamazoo, MI 49007

A special meeting of the Northside Cultural Business District Authority (NCBDA) Board of Directors was held on Thursday, September 11, 2025 at 612 N Park St., Kalamazoo, MI.

DIRECTORS PRESENT: Mayor Anderson, *Chad Dodd, Kiar Gamsho, Damian Henderson, Mattie Jordan-Woods, Marilyn Pulley, *Tami Rey, Ricky Thrash

DIRECTORS ABSENT: None.

ALSO PRESENT FROM THE CITY:

- Beth Cheeseman, Executive Administrative Assistant
- Antonio Mitchell, Community Planning & Economic Development Director
- Jessica Wood, Attorney, Consultant, Dickinson & Wright
- Logan Mulholland, Brownfield Consultant, Fishbeck
- Bobby Durkee, Assistant City Planner
- Kevin Ford, Shared Prosperity Coordinator

PUBLIC COMMENT FROM THE COMMUNITY:

- Amina Shakir

A. CALL TO ORDER

Chair Jordan-Woods called the meeting to order at 6:00 P.M.

B. ROLL CALL

Roll call was taken. A quorum was present.

C. ADOPTION OF AGENDA

MAYOR ANDERSON MOTIONED TO ADOPT THE SEPTEMBER 11, 2025 AGENDA AS PRESENTED. DIRECTOR HENDERSON SECONDED. NO OBJECTIONS. MOTION CARRIED.

D. APPROVAL OF MINUTES

REGULAR MEETING MINUTES WILL BE VOTED ON AT THE NEXT REGULARLY SCHEDULED MEETING.

E. PUBLIC COMMENTS

Chair Jordan-Woods explained the process of public comments to the citizens present. Mayor Anderson added that they can allow public comment on agenda items before they vote. It was noted that city staff were present to answer questions if needed.

F. DIRECTOR COMMENTS

None.

G. NEW BUSINESS

None.

H. UNFINISHED BUSINESS

1. 2026 TIF Budget

Chair Jordan-Woods explained that the 2026 TIF Budget was put on the agenda because it needed to be submitted to city staff by a certain time. The budget consists of taxes collected and the NCBDA decides how the money is spent. This budget was presented at the last meeting.

Mayor Anderson clarified, and Chair Jordan-Woods agreed, that the budget was adjusted relative to the request they made.

MAYOR ANDERSON MADE A MOTION TO APPROVE THE DRAFT 2026 TIF BUDGET. DIRECTOR THRASH SECONDED.

Director Pulley questioned the amounts of \$20,696.36 and \$31,159.49. Chair Jordan-Woods explained that the \$31,159.49 is money that hasn't been spent. The \$20,696.36 is a projected amount based on taxes that would be collected. The total should come to \$51,855.85. She said that at the last meeting they voted to put \$25,696.00 into what was called Programming and Community Development. That would allow the Committee to assist a resident owned business and/or finance an activity. Chair Jordan-Woods reminded Committee members that their number one priority was to increase the number of resident-owned businesses in the district.

A VOICE VOTE WAS TAKEN AND ALL APPROVED. MOTION CARRIED.

2. 2026 NCBDA Budget

Chair Jordan-Woods suggested they move this item to a regularly scheduled meeting.

MAYOR ANDERSON MOVED TO HAVE THIS ITEM MOVED TO A REGULARLY SCHEDULED MEETING. SECONDED BY DIRECTOR HENDERSON. MOTION CARRIED.

3. Step Aside Request

Attorney Wood reviewed that a developer requested to be permitted to capture Brownfield TIF on a project in the area. They need to have the consent of the NCBDA, or they cannot do that. When a corridor improvement authority agrees to share or step aside, they enter into an agreement. Attorney Wood provided draft documents to show what the agreements would look like.

Chair Jordan-Woods shared the three options on which the Committee was to vote.

1. \$600,000 payment.
2. 50% step aside.
3. 0% - no step aside.

Attorney Wood said she wanted to clarify that the community benefits agreement is composed of a one-time payment offer from the developer. It would be a \$600,000 payment at the time the developer gets their construction loan. That offer is only being made with a 100% step aside. They will not make a \$600,000 payment if the Committee votes to do a 50% step aside. Chair Jordan-Woods mentioned that the developer is requesting the City Commission approve a NEZ zone, and the agreement is for 25 years. She also thought Plaza Corp wanted them to agree they would never pay taxes. Attorney Wood reassured Committee members that the developer only has the right capture TIF during their Brownfield plan. They have no control beyond that capture period.

Attorney Wood referred to the draft contracts she provided. One is an agreement between the Committee and the Brownfield Board because they are the ones who reimburse the developer. If the Committee enters into a community benefits agreement with payment, the agreement will need to be between the Committee and the developer.

Attorney Wood thought that if they don't agree to step aside, a couple of things could happen. Plaza Corp could hold the property or sell it. The project may or may not happen. Plaza Corp could do something else with the property. She said they are currently capturing a negative value – reducing the value of the district by \$546.93 every year.

Ms. Amina Shakir, resident, stated her understanding, saying that the step aside has to do with Plaza Corp not paying taxes for 25 years. Director Mitchell stated that the tax issue she was talking about is tied to NEZ. The agreement under consideration is what the capture is of taxes when they pay. Ms. Shakir stated that they're asking for a step aside of paying taxes for 25 years. They need some support from someone paying taxes. She wondered if she was paying those taxes. Ms. Shakir also mentioned the draft documents, feeling the situation was already decided. Attorney Wood clarified that there were several meetings discussing the options. The drafts were a result of where the conversation last ended.

Director Gamsho asked if NEZ was in effect and if it trumps everything else. Attorney Wood said the NEZ delays capture. That's something the City Commission decides. Planner Durkee gave a brief explanation of the NEZ.

*Chad Dodd entered the meeting

Ms. Shakir asked if taxes would go up. Chair Jordan-Woods said yes, and she explained how the developer would benefit from the step-aside. Attorney Wood clarified that the developer is only reimbursed for certain eligible expenditures.

Director Gamsho shared his experience while building Midtown. He said his taxes went from \$60,000 to \$150,000 per year. Director Gamsho said the State did not give him incentives. However, he gets a rebate for eight more years. He is still paying a lot of taxes.

Director Gamsho said the Committee has been there for five or six years to capture taxes for new developments. There hasn't been a lot of new development, but Kalamazoo is landlocked. The whole reason they're meeting is to capture taxes for this district. Director Gamsho thought it was important that developers come to the area and ask for incentives. Every developer has

that right. He feels the developer is getting real estate cheap and getting other incentives from other entities.

DIRECTOR GAMSHO MOVED TO AGREE TO A 0% STEP ASIDE. SECONDED BY CHAD DODDS.

Director Pulley said she was going to vote no. She cited the length of time it would take to get the money and that she doesn't trust Plaza Corp.

Mayor Anderson said he would not support this motion. He noted that it would take decades to get the tax revenue with a 0% step aside. If the project goes through all the steps with Brownfield and the State, the NCBDA could do a lot of good with \$600,000.

Director Thrash asked how long before the NCBDA district expires. Attorney Wood said the TIF plan was confirmed in 2022 and that it would expire in 2052. She noted that it would expire five years prior to the Brownfield plan expiration.

Chair Jordan-Woods noted that development in the area would continue whether they did this step aside or not. She said all the Committee members have had people call and try to buy their property.

Ms. Logan Mulholland, Fishbeck, explained her role as a consultant to the Brownfield Redevelopment Authority. She explained the current negative impact on their capture was \$546. She also explained the numbers if the Committee did a 0% step aside, the developer completed the project, and the NEZ district was created. Years 1-15 = \$109,000; Years 16-25 = \$884,000; Years 1-25 = \$994,000.

Mayor Anderson clarified that taxes are increased by the Assessor and the value of property. They do an evaluation of sales of property combined, and it is based on an assessment of value.

Chair Jordan-Woods spoke about developers going to the tax tribunal to get their taxes lowered. Attorney Wood agreed that it is disappointing for a developer to get incentives and then get their taxes lowered. She thought they could put a condition in an agreement that if they get taxes lowered, it reduces their incentive.

Director Henderson asked why there were only three options. He suggested they present a counteroffer. Attorney Wood explained that the Executive Committee had been meeting with Plaza Corp, and they brought back the \$600,000 option. However, they can present another counteroffer.

Ms. Mulholland distributed a hand-out with the TIF analysis/numbers. There was a discussion about incentives, and the NEZ vote in the City Commission.

Director Thrash stated that if he voted, he would vote for either making a counteroffer or to take the money. He noted that it would have to be an iron clad agreement to take the money. There was a discussion about the draft agreements. Chair Jordan-Woods asked for something in them that would say they wouldn't go to the tax tribunal. Director Gamsho pointed out the word "willingness" in one of the agreements. Attorney Wood stated they could change that word.

Chair Jordan-Woods thought the Brownfield Redevelopment Authority was to be asked to share administrative costs with the Committee. Ms. Mulholland explained how administration costs worked.

Director Henderson thought a counteroffer getting them closer to that \$994,000 would still be a win. They would get it now and not have to wait 25 years. Attorney Wood asked for specific details about the counteroffer.

Director Henderson suggested amending the current motion to make a counteroffer to the \$600,000. Attorney Wood said they could vote for the motion on the table, and give a new motion, or they could amend the current motion.

*Director Rey left the meeting.

The Committee members decided to vote on the original motion.

DIRECTOR GAMSHO MOVED TO AGREE TO A 0% STEP ASIDE. SECONDED BY CHAD DODDS.

A ROLL CALL VOTE WAS TAKEN.

MAYOR ANDERSON AND DIRECTORS DODD, HENDERSON, AND THRASH VOTED NO. CHAIR JORDAN-WOODS, DIRECTORS GAMSHO AND PULLEY VOTED YES. DIRECTOR REY WAS ABSENT. THE MOTION DID NOT PASS.

After discussion about a counteroffer and the tax tribunal, a second motion was made.

DIRECTOR HENDERSON MADE A MOTION TO MAKE A COUNTEROFFER OF \$800,000 TO PLAZA CORP WITH A PROVISION REGARDING LOWERING TAXES ON THE PROPERTY AS DISCUSSED WITH ATTORNEY WOOD. DIRECTOR DODDS SECONDED.

A ROLL CALL VOTE WAS TAKEN.

MAYOR ANDERSON, CHAIR JORDAN-WOODS, AND DIRECTORS DODD, HENDERSON, THRASH, GAMSHO, AND PULLEY VOTED YES. DIRECTOR REY WAS ABSENT. THE MOTION PASSED.

I. COMMUNICATIONS AND ANNOUNCEMENTS

None.

J. STAFF REPORTS AND UPDATES

None.

K. ADJOURNMENT

DIRECTOR THRASH MOTIONED TO ADJOURN. DIRECTOR PULLEY SECONDED. NO OBJECTIONS. MOTION CARRIED.

NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY BOARD MEETING

Thursday, September 18, 2025

Northside Association for Community Development

612 N Park St., Kalamazoo, MI 49007

A meeting of the Northside Cultural Business District Authority (NCBDA) Board of Directors was held on Thursday, September 18, 2025 at 612 N Park St., Kalamazoo, MI.

DIRECTORS PRESENT: Mayor Anderson, Kiar Gamsho, Damian Henderson, Marilyn Pulley, Tami Rey, Ricky Thrash, Mattie Jordan-Woods

DIRECTORS ABSENT: Chad Dodd

ALSO PRESENT FROM THE CITY:

- Erin Hahn, Community Investment Administrative Assistant
- Kevin Ford, Shared Prosperity Coordinator
- Antonio Mitchell, Director of Community Planning & Economic Development
- Bobby Durkee, Assistant City Planner
- Jessica Wood, Attorney
- Logan Mulholland, Fishbeck

ALSO PRESENT FROM THE COMMUNITY:

- Peter Rizzuto
- Carl Rizzuto
- Joe Wolf
- Stephanie Valler
- Ted Linabury
- Shawn Lindsey
- Erica S.

A. CALL TO ORDER/ROLL CALL

Director Jordan-Woods called the meeting to order at 6:00 P.M. Roll call was taken and the following Directors were present: Mayor Anderson, Kiar Gamsho, Damian Henderson, Marilyn Pulley, Tami Rey, Ricky Thrash, Mattie Jordan-Woods. A quorum was established.

B. ADOPTION OF AGENDA

DIRECTOR PULLEY MOTIONED TO ADOPT THE SEPTEMBER 18, 2025 AGENDA AS PRESENTED. MAYOR ANDERSON SECONDED. NO OBJECTIONS. MOTION CARRIED.

C. APPROVAL OF MINUTES

MAYOR ANDERSON MOTIONED TO TABLE APPROVAL OF THE AUGUST 21, 2025 MINUTES UNTIL THE OCTOBER MEETING. DIRECTOR PULLEY SECONDED. NO OBJECTIONS. MOTION CARRIED.

D. PUBLIC COMMENTS

There were no public comments at this time.

E. DIRECTOR COMMENTS

Director Pulley reported that she and Director Jordan-Woods would be attending a conference in Detroit, beginning on September 29, with travel on September 28 due to the early start. She reminded board members that training and professional development costs are reimbursable through the Authority's budget and encouraged members to attend similar events.

F. NEW BUSINESS

1. Social District Designation

Director Jordan-Woods introduced the request for a new social district on the eastern end of the Northside. She explained that several business owners had approached the Authority, and the Executive Committee had met and recommended the proposal for Board approval.

Carl Rizzuto, owner of Papa's Italian Sausage, spoke, accompanied by his son, Peter Rizzuto, and Ted Linabury, owner of Brewery Outré. They said they were proud to own businesses on the Northside and felt fortunate to be part of the growth downtown. They asked that the social district be created to include their area and presented a handout showing proposed boundaries. They reported that they had spoken with Park Street Market, a new café, Green Door Distillery, and the Food Co-op, all of whom supported the idea. They described the district as a big step for the community.

Director Jordan-Woods clarified that this would not be an extension of the downtown social district but the creation of a new district under the management of the NCBDA.

Mayor Anderson asked whether the Board was voting to approve the district itself or only making a recommendation. Attorney Wood explained that only the City Commission could formally approve a social district, but the NCBDA could make a recommendation.

Director Pulley asked whether any businesses in the area opposed the plan. The owner of Papa's replied no, that all businesses they spoke with were supportive.

Director Rey asked whether there would be costs associated and whether they would be covered. Director Jordan-Woods answered that the businesses would be responsible for costs. She explained that a service agreement would require businesses to clean up after themselves, and that special cups would be used exclusively in the district.

Director Rey asked again whether there would be additional costs to create the district. Mayor Anderson noted that signage would be required to mark the boundaries and there could be additional cleanup costs.

Director Pulley asked if the district would be seasonal. Mr. Rizzuto said no, it would operate year-round.

Director Gamsho asked whether a security plan was in place. Director Jordan-Woods said security would be part of the service agreement and that a plan would need to be in place before going to the City Commission. Attorney Wood added that a management and maintenance plan was required first, while Director Mitchell clarified that security could be added later but maintenance planning should be completed upfront.

Board members agreed that a social district would help businesses in the district grow, sustain, and compete.

DIRECTOR HENDERSON MOTIONED TO RECOMMEND THE CREATION OF THE NEW SOCIAL DISTRICT. DIRECTOR REY SECONDED. NO OBJECTIONS. MOTION CARRIED.

Next steps include gathering the exact addresses of participating businesses, meeting again with business owners before submission to the City Commission, and encouraging business owners to attend the Commission meeting when scheduled.

G. UNFINISHED BUSINESS

1. 619 Porter Redevelopment Proposal (PlazaCorp)

Director Jordan-Woods stated that at the Board's last meeting, Damian Henderson made a motion to counter offer to PlazaCorp, and Attorney Wood requested that boundaries be specified. Director Thrash suggested \$800,000 at 25 years for the tax abatement. Attorney Wood clarified that the Board's counter offer was \$800,000 payable at the time of the construction loan closing, contingent upon the payment, and with the addition of the tax tribunal language.

Director Jordan-Woods brought up that there are three addresses associated with this project and requested clarification. The three addresses are 314 North St. 316 North St., and 619 Porter St. Attorney Wood stated that if you look at the materials and the calculations, they have always included all three addresses. Matt Bastos of PlazaCorp explained that they tend to call projects by one name, but the calculations encompass all three parcels.

Director Jordan-Woods asked about parking requirements. Mr. Bastos explained that there is no parking minimum per the City of Kalamazoo's requirements, but there is a parking maximum. The developer has to prove that they need the parking, which is part of site plan approval. Mr. Bastos stated that PlazaCorp has been working closely with the City to make sure that they meet all zoning ordinances for parking, the location of parking, and the requirements of the parking drainage. Director Jordan-Woods reiterated that there are 58 units being built but no requirement for parking. Mr. Bastos explained that there is a parking lot next door. Director Jordan-Woods asked whether the building and the parking lot could fit in the given space, and Mr Bastos confirmed that it could indeed fit on those three parcels. Mr. Bastos clarified that they are providing 51 spaces for parking, and added that part of that is the City's NEZ requirements that require them to provide a specific portion of those spots. Director Jordan-Woods requested a copy of the Brownfield plan, so she could see exactly how the whole building plus 51 parking spaces would fit. Director Jordan-Woods then asked if PlazaCorp planned to tear down the white building that remains standing, and if that building was 314 North or 316 North. Mr. Bastos answered that he does not remember which one is which, but there is a white building that's still standing and they are keeping that building.

Director Jordan-Woods then asked if there is currently a building that taxes are being paid for, and Mr. Bastos clarified that yes, there is. Attorney Wood clarified that PlazaCorp is still going through the planning process, which involves parking, so there will be more information forthcoming with regards to parking later on. Mr. Bastos stated that PlazaCorp does not have a problem with notifying the Board about this when the time comes.

Attorney Wood addressed a concern from Director Jordan-Woods' phone call this morning, referring to a previous version of the plan created back in 2021, which referred to a \$13 million investment, which is very different from what is being presented now. She explained that it is important to not confuse the project costs and the investment with the value of the property, because they are two different things and it is easy to get those numbers mixed up. She further stated that this was a different project and that was four years ago. Mr. Bastos explained that during COVID, construction costs exploded, and that PlazaCorp has gone through this process numerous times with their architects and engineers, and there have been a lot of costs invested in the project since then. Additionally, Mr. Bastos explained that they converted part of the commercial space to residential space, there were some parking changes and other changes as well that have made the project look and cost a lot different than it did in 2021.

Director Jordan-Woods asked if part of the building was demolished, because she did not see a demolition permit. Mr. Bastos stated that in 2014, part of the building fell down, after which PlazaCorp obtained a building permit to shore up some of the damage and decay. During this process, in 2022, the building fell down once more, which is why you wouldn't find a building permit associated with that original shoring. Mr. Bastos further explained that the project's costs have gone up significantly, with \$22 million being the most up-to-date estimate. This number includes soft costs, financing costs, project fees, etc.

Director Jordan-Woods asked why the City Assessor is saying that the project value would only be \$5 million after a \$22 million investment. Logan Mulholland, Fishbeck consultant, stated that the City assessor does an income-based assessing, so it's not directly linked to the cost of construction, and it is also linked to development that happens around it.

Attorney Wood addressed another of Director Jordan-Woods' questions from this morning, asking about the distinction between the 25-year capture represented in some documents, and 30 years in others. She explained that the developer only seeks capture for 25 years, which is very common, but that Brownfield plans can go

up to 30, and then the Brownfield authority captures in the last 5 years for its revolving loan fund. Director Jordan-Woods asked for the date on when the 25 years starts. Ms. Mulholland stated that it is projected to begin in 2027 when the project is anticipated to be completed, adding that year 25 would be the year 2051, and that is when the NCBDA's TIF plan ends, unless it gets extended.

Director Jordan-Woods stated that she looked up the City of Kalamazoo's NEZ Policy, which she believes makes it so that developers don't have to participate in neighborhood plans. Attorney Wood stated that the policy, adopted in August of 2023, has different categories, one of which is called the Homestead NEZ, and that is the one where you have to show organizational support and get neighborhood input. She explained that it is very different from a New or Rehabilitated NEZ, which requires that the developer be in good standing in terms of paying taxes, demonstrate a gap in financing, and that the work not yet be started. Director Jordan-Woods reiterated that work on the project had started because of the clean-up after part of it collapsed. Mr. Bastos stated that if PlazaCorp had not done this work, the City would have done it and billed them for it. Director Jordan-Woods expressed that she feels the City created a loophole for developers to not adhere to a neighborhood plan.

Trisha Kidd of PlazaCorp presented the PlazaCorp Counter Offer Term Sheet, which read:

1. *\$700,000 contribution to the NCBDA in the form of a Voluntary Community Benefits Agreement in exchange for 100% TIF pass-through related to 619 Porter to the Brownfield Authority during the term of the Brownfield Plan*
2. *Payable at the time of Developer construction loan closing*
3. *Payable prior to the effective date of NCBDA consent to permit BRA to capture TIF at 619 Porter*
4. *Payable no later than August 2027*
5. *Any developer appeal to the Michigan Tax Tribunal resulting in a reduction of property value that would impact the amount of TIF captured will result in a proportionate reduction in reimbursement to Developer.*
6. *A Voluntary Community Benefits Agreement consistent with these terms, approved by the NCBDA Board, must be fully executed (the documents signed) by both parties no later than October 3, 2025.*

Director Henderson asked why the NCBDA would not receive payment until 2027. Attorney Wood stated that the Board could get the payment much sooner, but that

the offer expires at the cut-off date as a safety net in case the developer doesn't have the approvals they need to proceed.

Director Henderson asked for clarification on if the step-aside is for 25 years or 30 years. Ms. Mulholland explained that it was for 25 years to the developer and 5 years to the Brownfield Redevelopment Authority, but she did not include the last 5 years in the calculations because the NCBDA's TIF plan is set to expire unless it gets renewed. She explained that you can calculate \$96,000 time five years to get approximately another half a million dollars, and that there is also a minor 2% inflationary factor, which causes it to go up every year.

Director Henderson asked what would cause a TIF plan to not be renewed. Attorney Wood stated that a TIF plan just expires unless the City Commission goes through the process of approving an extension. Mayor Anderson stated he has already requested it. Attorney Wood stated that it would be beneficial for the board to request it as well.

Director Jordan-Woods asked if there was zero step-aside approved, then the only thing that would be voted on by the City Commission is 12 years for the NEZ. Ms. Mulholland stated that it is 15 years for the NEZ. She explained that the first 15 years, it is a very small amount that you're stepping aside for, which is the land value. She further explained that building tax is specific tax, which cannot be captured by the NCBDA, but it can be captured by the Brownfield Redevelopment Authority.

Director Jordan-Woods stated that she heard that the Brownfield Redevelopment Authority was going to lend PlazaCorp the money for the step-aside payment to the NCBDA, so why should the Board wait until 2027 for their payment when the Brownfield could get a recoverable loan. Antonio Mitchell explained that if the project doesn't happen, they don't need a loan. Director Jordan-Woods asked if the project will still happen if the step-aside does not happen. Attorney Wood explained that there are many other incentives developers can go after to make the project happen, but of course they want your TIF so they are asking you to step aside.

Director Pulley asked how much rent will be in one of the apartments. Director Jordan-Woods stated that she read in a news article that the one bedrooms would start at \$1,100 and the two-bedrooms could go as high as \$1,800, with five units being affordable. Trisha Kidd of PlazaCorp stated that they are still working on the exact numbers.

Ms. Kidd re-stated the counter-offer and stated that they are up against strict deadlines with the state and have reached a point where they need to get the approvals or not and move on.

Mayor Anderson expressed his support for the project and stated that he cares about the district and the people who live here, and that this is an opportunity to make a significant difference in the community.

Director Rae expressed her support for stepping aside, and asked if there was any way they could collect the \$700,000 earlier than 2027. Mr. Bastos explained that it is tied to their construction loan, so it depends on the other approvals needed.

Director Gamsho asked if there was a scenario where the step-aside was not approved and the NEZ was not approved, and the project still happened on that property, what the capture would be. Ms. Mulholland stated it would be around \$96,000 a year.

Director Pulley asked what 100% TIF pass-through means. Director Jordan-Woods answered that it means the NCBDA wouldn't collect anything if they accepted the \$700,000 deal.

Director Thrash stated that he agrees with Director Rae's and the Mayor's comments, and that he would like to see this project go forward and does not oppose stepping aside.

Director Jordan-Woods gave audience members the opportunity to speak. The owner of Louie's Trophy House stated that as a business owner just down the street, he is very excited to see more residential spaces coming into the neighborhood, because it helps the businesses in the area, and will encourage more development. Another resident expressed concern for having all agreements in writing.

Director Gamsho asked how much is at stake for PlazaCorp, and Mr. Bastos stated that for all three projects in the Transformational Brownfield Plan, it is a \$100 million investment with about \$40 million in taxes.

At 7:30, the conversation was cut off in order to put a motion on the floor.

MAYOR ANDERSON MOTIONED TO ACCEPT THE COUNTER-OFFER OF THE \$700,000 CONTRIBUTION TO THE NCBDA IN THE FORM OF A VOLUNTARY COMMUNITY BENEFITS AGREEMENT IN EXCHANGE FOR 100% TIF PASS-THROUGH RELATED TO 619 PORTER TO THE BROWNFIELD REDEVELOPMENT AUTHORITY DURING THE TERM OF THE BROWNFIELD PLAN.

- PAYABLE AT TIME OF THE DEVELOPER LOAN CLOSING ON 619 PORTER ST.
- PAYABLE PRIOR TO THE EFFECTIVE DATE OF THE NCBDA’S CONSENT TO PERMIT TO CAPTURE TIF FOR 619 PORTER STREET.
- PAYABLE NO LATER THAN AUGUST 2027.
- ANY DEVELOPER APPEAL TO THE MICHIGAN TAX TRIBUNAL RESULTING IN A REDUCTION OF PROPERTY VALUE THAT WOULD IMPACT THE AMOUNT OF THE TIF CAPTURE WILL RESULT IN A PROPORTIONATE REDUCTION IN REIMBURSEMENT TO THE DEVELOPER.
- A VOLUNTARY COMMUNITY BENEFITS AGREEMENT CONSISTENT WITH THESE TERMS APPROVED BY THE NCBDA BOARD MUST BE FULLY EXECUTED (THE DOCUMENTS SIGNED) BY BOTH PARTIES NO LATER THAN OCTOBER 3, 2025.

DIRECTOR HENDERSON SECONDED. A ROLL CALL VOTE WAS TAKEN.

Mayor Anderson – Yes

Chad Dodd – Absent

Kiar Gamsho – No

Damian Henderson – Yes

Marilyn Pulley – No

Tami Rey – Yes

Ricky Thrash – Yes

Mattie Jordan-Woods – Yes

THE MOTION CARRIED.

H. COMMUNICATIONS AND ANNOUNCEMENTS

None.

I. STAFF REPORTS AND UPDATES

None.

J. ADJOURNMENT

DIRECTOR REY MOTIONED TO ADJOURN. DIRECTOR HENDERSON SECONDED. NO OBJECTIONS. MOTION CARRIED.

The meeting adjourned at 7:32 P.M.