A regular meeting of the Kalamazoo City Commission was held on Monday, October 6, 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 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 Chevez D. Marshall from Second Baptist Church, was followed by the Pledge of Allegiance.

Proclamation
2025-43-01

Commissioner Wilson proclaimed October 2025 *Juvenile Justice Awareness Month*. Representatives from Bent Not Broken were present to receive the proclamation.

Adoption of the Agenda

Vice Mayor Hess, seconded by Commissioner Hoffman, moved to adopt the meeting agenda with the following change:

> Item L-1, Approval of the City Manager Candidate Interview List, would be moved from New Business and considered immediately after Public Comments.

With a voice vote the motion passed.

Recognition from the Arts Council of Greater Kalamazoo

Kristen Chesak, Executive Director of the Arts Council of Greater Kalamazoo, and Programs Director Kim Shaw presented the City of Kalamazoo with a plaque recognizing the City's support for the Brush the Block mural event. Deputy City Manager Rebekah Kik received the plaque.

2025-43-02
Presentation re: a Transformational Brownfield Plan

Development Manager Jamie McCarthy and Logan Mulholland from Fishbeck delivered a presentation entitled *Transformational Brownfield Plan Overview, City Commission, October 6, 2025*. A copy of the slides from this presentation was filed with the papers for this meeting.

Commissioner Questions:

> Following the presentation, Development Manager McCarthy and Ms. Mulholland responded to Commissioner questions regarding the timeline for the incentive actions, the length of the abatements and the rationale for different abatement lengths, and the relationship between individual projects and the Transformational Brownfield Plan. Mark Chilcott from PlazaCorp responded to questions regarding utilization of the workforce development program at the Northside Association for Community Development.

Public Comments

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

K, non-resident, regarding the Transformational Brownfield Plan, the Certified Annual Performance Evaluation Report (CAPER), and the Consolidated Plan.

Wendy Fields, City resident, thanking Commissioner Decker for meeting with her, the City Commission for supporting the NAACP Freedom Fund Banquet, and the City and County Clerk's Office for the Voting 101 event.

Keshia Dickason, City resident, thanking City Commissioners for their service and announcing her candidacy for City Commissioner.

Brent Wolter, non-resident, regarding water service discounts for senior citizens.

2025-43-03

Silvano Vanegas, City resident, regarding Immigration and Customs Enforcement (ICE) agents and racial profiling. (documents filed)

Tina McClinton, City resident, regarding flooding and the loss of greenspace in her neighborhood.

Jane Ghosh, CEO of Discover Kalamazoo, regarding 2024 visitor spending in Kalamazoo and the redevelopment of the Michigan Avenue Courthouse.

Chris Glasser, City resident, regarding ICE agents and the need for the City to speak out against authoritarianism.

<u>Item L-1: Approval of the City Manager Candidate Interview List</u>

2025-43-04
Approval of the City Manager Candidate Interview List

Mayor Anderson offered introductory remarks on the City Manager search process, and Vice Mayor Hess reported details of the candidate meet-and-greet event scheduled for Tuesday, October 14th.

Discussion took place regarding the number of City Manager candidates the City Commission should interview. By consensus Commissioners agreed to interview four candidates and to rank all candidates on the ballot.

City Clerk Borling distributed ballots to Commissioners and collected the ballots after they were voted.

Mayor Anderson called for a recess so the City Clerk could tabulate the results.

Meeting Recessed
Meeting Resumed

The meeting recessed at 8:12 p.m.
The meeting resumed at 8:32 p.m. Commissioner Cooney did not return to the meeting.

City Clerk Borling read the results of the vote, giving the four candidates with the top point totals:

Candidate F – 46 points
Candidate C – 34 points
Candidate D – 34 points
Candidate A – 27 points

2025-43-04 Approval of the City Manager Candidate Interview List (cont'd)	Mayor Anderson explained that Pamela Wideman from Raftelis would be calling the four selected candidates to confirm their intention to continue in the process. The names of the confirmed candidates would be provided later in the meeting under New Business. Commissioner Decker, seconded by Commissioner Hoffman, moved to lay Item L-1 on the table for consideration later in the meeting. With a voice vote the motion passed.
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:
2025-43-05	- approval of a one-year contract with PVS Chemical Solutions to provide liquid sodium bisulfite for wastewater treatment in the amount of $110,124.
2025-43-06	- approval of a professional service agreement with Prein & Newhof for the design of the 35th Street and M96 Transmission Loop Project in the amount of $111,600.
2025-43-07	- approval of a contract with County Line Nurseries for 2025 Tree Planting in the amount of $115,250.
2025-43-08	- approval of a contract with Jones Chemical Inc. for the purchase of liquid chlorine cylinders for water treatment in the amount of $151,000.
2025-43-09	- approval of a contract supplemental and change order with The Foster Group to finalize development of the 2025 wastewater rates and to provide a platform for ongoing wastewater rate development in the amount of $180,000.
2025-43-10	- approval of a contract with Division 7 Building Contractors for primary settling roof replacement, raw pump & instrument tech building roof repairs in the amount of $185,978.00.
2025-43-11	- approval of a contract with Carus LLC for sodium hexametaphosphate in the amount of $199,320.
2025-43-12	- approval of a one-year contract with Water Solutions Unlimited for the purchase of fluorosilicic acid for water treatment in the amount of $200,000.
2025-43-13	- approval of a contract extension with Mission North for downtown parking and mobility consulting in the amount of $239,440.
2025-43-14	- approval of a contract supplemental and change order with LD Docsa Associates, Inc. for water system corrosion control improvements in the amount of $248,799.06.
2025-43-15	- approval of the purchase of one Elgin Pelican Sweeper from MacQueen Equipment, LLC, dba Bell Equipment Co, through the MiDEAL cooperative purchasing program in the amount of $317,589.
2025-43-16	- approval of a contract with RW LaPine to replace the galvanized domestic water pipe at Kalamazoo City Hall in the amount of $435,000.

- approval of a contract with Elhorn Engineering Company for the purchase of liquid phosphate for water treatment in the amount of $517,503.84. **2025-43-17**

- approval of a contract with Republic Services for the rental, placement, and removal of roll-off containers for street sweeping operations in the amount of $556,800. **2025-43-18**

- approval of a one-year contract with Rowell Chemical to provide liquid sodium hypochlorite for wastewater treatment in the amount of $693,875. **2025-43-19**

- adoption of a **RESOLUTION** setting a Public Hearing for October 20, 2025 to consider an application from 19 Props LLC for a Commercial Rehabilitation Exemption Certificate at 261 East Kalamazoo Avenue. **2025-43-20** Resolution 25-52

- adoption of a **RESOLUTION** setting a Public Hearing for October 20, 2025 to consider an application from ACW 3 LLC for a Commercial Redevelopment Exemption Certificate at 227 West Michigan Avenue. **2025-43-21** Resolution 25-53

- approval and acceptance of public utility easements with Michiana Land Development, LLC for water main installed as part of Phase 4 of the Applegate Pointe Development. **2025-43-22**

- approval of the minutes from the City Commission meetings on September 15, 2025. **2025-43-23**

- postpone until October 20, 2025 consideration of an agreement for the purchase of 1216 South Burdick Street, 1222 South Burdick Street, 1228 South Burdick Street, and 121 West Crosstown Parkway. **2025-43-24**

Vice Mayor Hess, seconded by Commissioner Decker, 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 Decker, Hoffman, Praedel, Wilson, Vice Mayor Hess, Mayor Anderson

NAYS: None

Regular Agenda

2025-43-25
Approval of the Purchase of 6086 East Michigan Avenue

City Manager Ritsema introduced the purchase of 6086 East Michigan Avenue from Scott and Serih Smelker.

Commissioner Questions:

Public Services Director James Baker responded to Commissioner questions regarding the reasons for purchasing this property and not another, and the reason why the City was paying $30,000 more than the appraised value.

Public Comments: none

2025-43-25
Approval of the Purchase of 6086 East Michigan Avenue (cont'd)

Commissioner Hoffman, seconded by Commissioner Wilson, moved to approve the purchase of 6086 E. Michigan Avenue from Scott Smelker and Serih Smelker for $249,300.

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

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

NAYS: None

2025-43-26
Resolution 25-54 Establishing the Porter Street NEZ

Assistant City Planner Bobby Durkee delivered a presentation entitled, *Porter Street NEZ: New NEZ District – Porter Street NEZ, October 6, 2025*. A copy of the slides from this presentation was filed with the papers from the meeting.

Commissioner Questions: none

Public Comments:

Jess Thompson, City resident, expressed support for the proposed Neighborhood Enterprise Zone (NEZ).

Mattie Jordan-Woods, City resident and Chair of the Northside Cultural Business District Authority Board, expressed support for the proposed NEZ. Ms. Jordan-Woods urged the City Commission to change its NEZ policy to make it accessible for smaller, neighborhood-owned businesses.

Commissioner Decker, seconded by Vice Mayor Hess, moved to adopt a **RESOLUTION** establishing the Porter Street Neighborhood Enterprise Zone (NEZ).

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

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

NAYS: None

City Manager's Report

City Manager Ritsema provided information on the fall leaf collection program.

New Business

New Business

Announcement of the City Manager Candidate Interview List

Commissioner Hoffman, seconded by Commissioner Wilson, moved to take up from the table Item L-1. With a voice vote the motion passed.

Vice Mayor Hess announced the following City Manager candidates were selected to be interviewed and had indicated their willingness to continue in the process:

Elle Cole
Malcolm Hankins
Odis Jones, Sr.
Laura Lam

Vice Mayor Hess provided information regarding opportunities for the public to meet the candidates next week and offer feedback to the City Commission.

Finally, an opportunity was given for comments from City Commissioners.

Commissioner Comments

Commissioner Wilson thanked the City Manager Search Subcommittee and offered remarks on the impact of the Event Center on the Northside Neighborhood.

Commissioner Praedel thanked everyone involved in the City Manager search process, and he highlighted upcoming opportunities for community engagement through the Imagine Kalamazoo 2035 process, the City Manager search process, and the Municipal Election on November 4th. Commissioner Praedel offered remarks on the new owners of the State Theatre, the induction of Vice Mayor Hess into the Kalamazoo College Athletic Hall of Fame, the need for journalists to safeguard democracy, and the opportunity for Kalamazoo to model what "normal" public processes look like.

Vice Mayor Hess offered remarks about a proclamation presented to Judy Sarkozy, the importance of education, the groundbreaking ceremony for the Event Center, the grand opening of Zero Bar, and the reopening of Burdick's.

Mayor Anderson spoke about attending the NAACP Freedom Fund Banquet. Mayor Anderson stated he had met with his critics in the past, and he extended the offer to meet with them again.

The meeting adjourned at 9:17 p.m.

Adjournment

Scott A. Borling

Scott A. Borling
City Clerk

Approved by the City Commission on: 11/17/2025