

Roll Call

The Kalamazoo City Commission met as a Committee of the Whole on Monday, February 2, 2026 at 5:01 p.m. in the City Commission Chambers at City Hall.

COMMISSIONERS PRESENT:

Mayor David Anderson
Vice Mayor Drew Duncan
Jeanne Hess
Stephanie Hoffman
Chris Praedel
Alonzo Wilson

COMMISSIONERS ABSENT:

Jacqueline Slaby*

Also present were City Manager Malcolm Hankins, City Attorney Aaron Leal, and City Clerk Scott Borling.

Commissioner Excused

Commissioner Hoffman seconded by Vice Mayor Duncan, moved to excuse the absence of Commissioner Slaby. With a voice vote the motion passed.

Public Comments

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

Keith Platte, Anna Herron, David Davis, and Shari Davis (on behalf of Talanja Steele), regarding the Edison Initiatives program and their request for funding to renovate 1109 Hays Park Avenue. (document filed)

Tobi Hannah Davies, City resident, regarding focus group interviews for the Home Share program.

2026-04-01

Presentation re:
Housing Corridor
Development

Community Development Manager Sharilyn Parsons and Ryan Kilpatrick, Founder and CEO of Flywheel Companies, delivered a presentation entitled *City of Kalamazoo Housing Corridor Opportunities: Committee of the Whole, February 2, 2026*. A copy of the slides from this presentation was filed with the papers for the meeting.

*Commissioner Slaby arrived at 5:13 p.m.

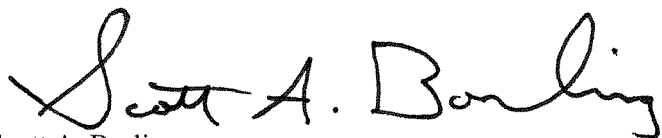
Commissioner Questions:

Following the presentation, Community Development Manager Parsons and Mr. Kilpatrick responded to Commissioner questions regarding the incorporation of climate considerations and economic justice within the City's housing plans, the tax impact of infill development on long-term homeowners, the impact of uncapped taxable values when properties are transferred within a family, the City's role in implementing the housing corridor strategy, options and incentives for seniors who want to age in place, how multi-faceted development actually leads to walkability in practice, the lack of demand for ground floor commercial space, the definition of success for corridor developments, the techniques developers are using to succeed at corridor development projects, whether layered financing was the only way to do corridor developments, the most impactful investments and incentives the City could offer developers, whether converting commercial spaces to residential units was a good investment, whether the city-owned property on Stockbridge Avenue was part of this study, whether the development examples would be implemented and the timeline for such implementation, whether the City had

relationships with developers and the staff capacity to work with them to make these projects happen, whether the City would be putting out Requests for Proposal (RFP's) for the types of development projects envisioned in the study, and the need for the City to fully utilize existing tools like Tax Increment Financing (TIF) districts.

Next an opportunity was given for comments from City Commissioners, but no comments were offered.

The meeting adjourned at 6:27 p.m.



Scott A. Borling
City Clerk

Approved by the City Commission on:

2/16/2026

2026-04-01

Presentation re:
Housing Corridor
Development (cont'd)

Commissioner
Comments

Adjournment