A regular meeting of the Kalamazoo City Commission was held on Monday, May 18, 2026 at 7:03 p.m. in the City Commission Chambers at City Hall.

Roll Call

COMMISSIONERS PRESENT:	Mayor David Anderson Vice Mayor Drew Duncan Jeanne Hess Stephanie Hoffman Chris Praedel Jacqueline Slaby Alonzo Wilson
COMMISSIONERS ABSENT:	None

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

Opening Ceremony

Invocation/Pledge

The invocation, given by Reverend Mary Austin, First Congregational Church, was followed by the Pledge of Allegiance.

Proclamations
2026-20-01

Commissioner Wilson proclaimed June 5, 2026 *National Gun Violence Awareness Day*. Rick Omilian from Moms Demand Action received the proclamation.

2026-20-02

Commissioner Slaby proclaimed May 18-22, 2026 *Department of Public Services Week 2026*. Public Services Director James Baker received the proclamation.

Formal Adoption of the Agenda

Adoption of the Agenda

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

> Commissioner Praedel requested that Item G-13, changes in the street lighting contract with Consumers Energy at 825 Porter Street, and Item G-14, changes in the street lighting contract with Consumers Energy at 440 North Church Street, be moved to the Regular Agenda.
>
> Commissioner Slaby requested that Item G-16, a resolution establishing a Social District within the Northside Cultural Business District, be moved to Regular Agenda.
>
> Vice Mayor Duncan requested that Item G-8, the appointment of Aaron Powers as City Assessor and a three-year contract extension with Wayne County Appraisal, LLC d/b/a WCA Assessing for City Assessor and Assessor of Record services, be moved to the Regular Agenda.

2026-20-03
2026-20-04

> City Manager Hankins requested that Item K-1, amendments to the Marihuana Social Equity Policy, and Item H-3, a contract extension with Wayne County Appraisal, LLC d/b/a WCA Assessing for assessing services, be removed from the agenda.
>
> City Attorney Leal requested that approval of a settlement agreement in the lawsuit Rashard Armstrong v. City of Kalamazoo, et al. be added to the Regular Agenda.

2026-20-05

Mayor Anderson noted Items G-8 and H-3 were both related to assessing services, and he suggested Item G-8 be handled the same way as H-3 and be removed from the agenda. There were no objections.

Public Comments

<u>Public Comments</u>

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

Diop Harris, non-resident, regarding his candidacy for US Representative from the 4th Congressional District.

Carl Rizzuto, City resident and owner of Papa's Italian Sausage, expressing support for a Social District within the Northside Cultural Business District.

Mattie Jordan-Woods, City resident and Chair of the Northside Cultural Business District Authority (NCBDA) Board, expressing support for a Social District within the Northside Cultural Business District.

Tina McClinton, City resident, regarding flooding in her neighborhood.

Emma Baidy, City resident, regarding the need for speed bumps in the Edison Neighborhood.

Kevin Kamps, City resident and Executive Director of Don't Waste Michigan, regarding the restart of the Palisades Nuclear Power Plant.

Iris Potter, non-resident and founder of Michigan Safe Energy Future, Kalamazoo Chapter, regarding the restart of Palisades Nuclear Power Plant.

Public Hearing

<u>Public Hearing</u>

2026-20-06
Public Hearing re: the Establishment of the Zone 32 NEZ District

At 7:43 p.m. Mayor Anderson opened a public hearing to receive comments on a resolution establishing the Zone 32 Neighborhood Enterprise Zone (NEZ) district at 825 Porter Street and 810 North Pitcher Street in the Northside Neighborhood.

Jamauri Bogan, CEO of Bogan Developments, and Assistant City Planner Bobby Durkee delivered a presentation entitled *Zone 32 Phase II: Presentation to the Kalamazoo City Commission, May 2026*. A copy of the slides from this presentation was filed with the papers for this meeting.

Commissioner Questions:

Following the presentation, Mr. Bogan and City Planner Durkee responded to Commissioner questions regarding the status of the other project incentives, whether the street improvements would include new water or wastewater infrastructure, the number of units for people at 40% of Area Median Income (AMI), the mixed use aspect of the development, whether the project was within the Northside Cultural Business District (NCBD), whether the retail space was under lease, the reason for a 5-year sunset on the NEZ district, whether NEZ Incentives were used for the Zone 1 project, and the certificate term the developer would be seeking for this project.

2026-20-06
Public Hearing re: the Establishment of the Zone 32 NEZ District (cont'd)

Public Comments:

Mattie Jordan-Woods, City resident, regarding taxes paid by residents of the Northside Neighborhood.

Tobi Hanah-Davies, City resident, expressing support and asking questions about infrastructure and the Zone 32 development.

Mayor Anderson announced no action was being taken at this time.

At 8:04 p.m. Mayor Anderson closed the public hearing.

<u>Consent Agenda</u>

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:

2026-20-07

- approval of a one-year sole source contract renewal with OpenGov, Inc. for the OpenGov suite of software in the amount of $123,800.99.

2026-20-08

- approval of a professional service agreement with Northern Pump & Well Company for well rehabilitations in the amount of $128,431.

2026-20-09

- approval of a contract with Republic Services for the removal of waste and recyclable materials at various City properties in the amount of $136,578.48.

2026-20-10

- approval of a contract supplemental and change order with Feyen-Zylstra, LLC to supply, install, and relocate two new sanitary pumps at the Woods Lake Lift Station in the amount of $252,381.

2026-20-11

- approval of a purchase from Trace3 through the MiDeal cooperative purchasing program for Cisco switches as part of hardware lifecycle replacement in the amount of $268,831.18.

2026-20-12

- approval of a contract extension with UNIQUE Paving Materials Corp. for asphalt patching materials in the amount of $293,000.

2026-20-13

- approval of a contract with L.D. Docsa Associates, Inc. for labor and materials to install launder covers on Secondary Clarifiers No. 5 through No. 8 at the Kalamazoo Water Reclamation Plant in the amount of $406,177.

2026-20-14

- approval of a purchase with MacQueen Equipment LLC through the Sourcewell cooperative purchasing program for a combination sewer cleaner in the amount of $593,958.76.

2026-20-15
Resolution 26-24

- adoption of a **RESOLUTION** confirming the 2026 Assessment Roll.

2026-20-16
Resolution 26-25

- adoption of a **RESOLUTION** approving a request from the Downtown Development Authority to levy a tax rate of 1.9638 mills.

2026-20-17
Resolution 26-26

- adoption of a **RESOLUTION** approving a contract with the Michigan Department of Transportation for the resurfacing of Parkview Avenue from Drake Road to Tamsin Avenue in the amount of $351,900.

- adoption of a RESOLUTION recommending approval of an Off-Premises Tasting Room Permit for One Well Brewing, located at 4213 Portage St. **2026-20-18** Resolution 26-27

- approval of a six-month extension of the City Manager's housing allowance in accordance with the terms of the City Manager Employment Agreement. **2026-20-19**

- approval of a Memorandum of Understanding with the Kalamazoo Regional Educational Service Agency / Career Connect for the summer youth employment and training program in the amount of $416,000. **2026-20-20**

- approval of the minutes from the City Commission meetings on May 11, 2026. **2026-20-21**

Commissioner Hess, seconded by Commissioner Praedel, 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 Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

<u>Regular Agenda</u>

Regular Agenda

2026-20-22
Purchase of Parcel No. 07-27-280-012 in Comstock Township

City Manager Hankins introduced for consideration the purchase of Parcel No. 07-27-280-012 in Comstock Township in the amount of $57,000.

At approximately 8:09 p.m. Mayor Anderson left the meeting. Vice Mayor Duncan assumed the chair.

Public Comments: none

Commissioner Hoffman, seconded by Commissioner Slaby, moved to approve a purchase agreement with Stephen and Linda French for the purchase of Parcel No. 07-27-280-012 in Comstock Township in the amount of $57,000.

With a roll call vote this motion passed 6-0 with one member absent.

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan

NAYS: None

ABSENT: Mayor Anderson

2026-20-23
Contract Extension for Various Fuels with J & H Oil Company

City Manager Hankins introduced for consideration a contract extension with J & H Oil Company for gasoline, diesel, and biodiesel fuel.

Public Comments: none

Commissioner Questions: none

2026-20-23
Contract Extension for Various Fuels with J & H Oil Company (cont'd)

Commissioner Slaby, seconded by Commissioner Hoffman, moved to approve a contract extension with J & H Oil Company for gasoline, diesel, and biodiesel fuel in an amount not to exceed $1,200,000.

With a roll call vote this motion passed 6-0 with one member absent.

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan

NAYS: None

ABSENT: Mayor Anderson

2026-20-24
Contract Extension for Asphalt Paving Materials with Rieth-Riley Construction Co.

City Manager Hankins introduced for consideration a contract extension with Rieth-Riley Construction Co. for asphalt paving materials.

Public Comments: none

Commissioner Slaby, seconded by Commissioner Praedel, moved to approve a contract extension with Rieth-Riley Construction Co. for asphalt paving materials in the amount of $1,635,400.

With a roll call vote this motion passed 6-0 with one member absent.

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan

NAYS: None

ABSENT: Mayor Anderson

2026-20-25
Resolution 26-28 re: Street Lighting Contract Changes at 825 Porter Street

City Manager Hankins introduced for consideration a resolution approving changes in the street lighting contract with Consumers Energy at 825 Porter Street

Public Comments: none

Commissioner Hess, seconded by Commissioner Praedel, moved to adopt a **RESOLUTION** approving changes in the street lighting contract with Consumers Energy at 825 Porter Street.

Commissioner Questions:

> Director Baker responded to Commissioner questions regarding the reasons for removing streetlights on Porter and North Church Street, the party responsible for infrastructure improvements around the Zone 32 project, the process for submitting streetlight change orders to Consumers Energy, and whether it was necessary for streetlight changes to come to the Commission as multiple agenda items.

At 8:14 p.m. Mayor Anderson returned to the meeting.

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

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

2026-20-25
Resolution 26-28 re: Street Lighting Contract Changes at 825 Porter Street (cont'd)

Mayor Anderson assumed the chair.

2026-20-26
Resolution 26-29 re: Street Lighting Contract Changes at 440 North Church Street

City Manager Hankins introduced for consideration a resolution approving changes in the street lighting contract with Consumers Energy at 440 North Church Street.

Commissioner Questions: none

Public Comments: none

Commissioner Slaby, seconded by Vice Mayor Duncan, moved to adopt a **RESOLUTION** approving changes in the street lighting contract with Consumers Energy at 440 North Church Street.

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

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

2026-20-27
Resolution 26-30 re: the Creation of a Social District and Commons Area within the NCBD

City Manager Hankins introduced for consideration a resolution establishing a Social District within the Northside Cultural Business District (NCBD).

Commissioner Questions:

Shared Prosperity Coordinator Kevin Ford and Community Planning and Economic Development Director Antonio Mitchell responded to Commissioner questions regarding the purpose, function, and benefits of Social Districts, the history of the existing downtown Social District, and the recommendation to create a new Social District within the NCBD rather than expand the existing downtown Social District.

Public Comments:

Mattie Jordan-Woods, City resident and Chair of the NCBDA Board, expressed support.

Jeff Messer, City resident, regarding the availability of liquor licenses for businesses within the NCBD.

Commissioner Slaby, seconded by Vice Mayor Duncan, moved to adopt a **RESOLUTION** establishing a Social District within the Northside Cultural Business District.

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

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

Settlement Agreement in the Lawsuit Rashard Armstrong v. City of Kalamazoo et al.

City Attorney Leal introduced for consideration a settlement agreement in the lawsuit Rashard Armstrong v. City of Kalamazoo, et al.

Commissioner Questions: none

Public Comments: none

Commissioner Hoffman, seconded by Commissioner Slaby, moved to accept and approve the proposed settlement agreement in the Rashard Armstrong v. City of Kalamazoo, et al. lawsuit based on the advice of outside litigation counsel as discussed in closed session.

AYES: Commissioners Hess, Hoffman, Praedel, Slaby, Wilson, Vice Mayor Duncan, Mayor Anderson

NAYS: None

Reports and Legislation

2026-20-28
City Manager's Report

A written City Manager's Report was provided for Commissioners at the dais.

Commissioner Comments

Commissioner Comments

Commissioner Wilson invited people to an event on May 19th at the Northside Association for Community Development for residents to share their concerns and experiences with flooding in the neighborhood.

Commissioner Praedel acknowledged Director Mitchell's upcoming retirement and spoke about the need for more streetlights in residential areas.

Commissioner Hess commented on the Mayors' Bike Ride, Public Services Department Week, and Karlyn Crowley, the new President of Kalamazoo College.

Mayor Anderson offered remarks on the Mayors' Bike Ride, the condition of City streets, a regional women's conference at Progressive Deliverance Ministries, the ribbon cutting at Open Roads' new location in the Edison Neighborhood, and the good work being done by residents all over the City.

Adjournment

Adjournment

The meeting adjourned at 8:51 p.m.

Scott A. Borling
City Clerk

Approved by the City Commission on: ____________________________

This page was left blank intentionally.