

Board of Directors Regular Meeting Minutes

July 13, 2026, 3 p.m. | City Hall, 241 W. South Street

PRESENT: Curt Aardema, Mayor Anderson, Harvin Sandhu, Trisha Kidd, Clarence Lloyd, Stanley Steppes - virtual, Cheng Kidd Sun, Connor Sampson

STAFF: Meghan Behymer (Downtown Coordinator),
Maria Smith (Community Investment Administrative Assistant),
Bobby Boyd (Economic Development Supervisor),
Officer Christopher Brouwer (KDPS)

OTHER: Greg Dobson, Jared Lutz, Bennett Carpenter,

A. CALL TO ORDER

DIRECTOR AARDEMA CALLED THE MEETING TO ORDER AT 5:06 P.M.

PRESENT: Curt Aardema, Mayor Anderson, Harvin Sandhu, Trisha Kidd, Clarence Lloyd, Stanley Steppes - virtual, Cheng Kidd Sun, Connor Sampson

EXCUSED ABSENCE Rick Searing

UNEXCUSED ABSENCE: None.

JULY 13, 2026, ATTENDANCE, INCLUDING EXCUSED AND UNEXCUSED ABSENCES, IS RECORDED.

1. Purpose Statement:

The purpose of this Downtown Development Authority is to halt property value deterioration and promote economic growth within its business district, to increase property value.

The purpose of this Downtown Economic Growth Authority is to correct and prevent deterioration in residential, commercial, and industrial areas, to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas.

The Kalamazoo DDA and DEGA, acting in concert, have set forth the strategic objective of focusing its resources on improving “The First 16 Feet”, a three-

Board of Directors Regular Meeting Minutes

July 13, 2026, 3 p.m. | City Hall, 241 W. South Street

dimensional volume of space including buildings ground floor façade, the frontage that exists between the façade and the common space, and the common space that provides access to and through the district.

B. ADOPTION OF FORMAL AGENDA

DIRECTOR SUN MOTIONED TO ADOPT THE JULY 13, 2026, DOWNTOWN DEVELOPMENT AUTHORITY AGENDA AS AMENDED. DIRECTOR LLOYD SECONDED. NO OBJECTIONS. MOTION CARRIED.

C. APPROVAL OF MINUTES

DIRECTOR SUN MOTIONED TO APPROVE THE MINUTES FROM THE MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD ON JUNE 15, 2026. DIRECTOR LLOYD SECONDED. NO OBJECTIONS. MOTION CARRIED.

D. REPORTS AND PRESENTATIONS

1. Financial Report –May 2026 (Meghan Behymer, Downtown Coordinator)

Behymer presented the May 2026 Financial Report: In May, the Downtown Development Authority (DDA) received no revenue from Delinquent Property Taxes. 2026 year-to-date revenue totals \$4,030. May expenses totaled \$1,699. Key expense categories included: Utilities (\$1,081) for Electricity (\$456) and Water & Sewer (\$162). 2026 year-to-date expenses total \$21,521.

DIRECTOR LLOYD MOTIONED TO ACCEPT THE MAY 2026 DOWNTOWN DEVELOPMENT AUTHORITY FINANCIAL REPORT. DIRECTOR SUN SECONDED. NO OBJECTIONS. MOTION CARRIED.

E. DISCUSSION/ACTION ITEMS

Board of Directors Regular Meeting Minutes

July 13, 2026, 3 p.m. | City Hall, 241 W. South Street

1. Legal Counsel Update

Behymer reviewed the proposed transition of legal services and the memorandum included in the Board packet. The Board discussed the proposed transition and implementation process.

DIRECTOR SUN MADE A MOTION TO APPROVE THE TERMINATION OF EXISTING LEGAL SERVICES WITH DICKINSON WRIGHT PLLC AND AUTHORIZE BOARD CHAIR TO EXECUTE LEGAL SERVICES AGREEMENT WITH BLOOM SLUGGET, PC. SUBSTANTIALLY IN THE FORM PRESENTED, FOR CONTINUATION OF LEGAL SERVICES UNDER THE SAME TERMS AND CONDITIONS, SUBJECT TO FINAL LEGAL REVIEW. DIRECTOR SANDHU SECONDED. NO OBJECTIONS. MOTION APPROVED.

F. PUBLIC COMMENTS

None.

G. DIRECTOR COMMENTS

Mayor Anderson thanked everyone that attended the meeting today.

H. ADJOURNMENT

DIRECTOR SUN MOTIONED TO ADJOURN, SUPPORTED BY DIRECTOR SANDHU. MOTION APPROVED WITH NOONE OPPOSED.

The meeting was adjourned at 5:09 P.M.