



Agenda

Committee of the Whole Meeting

City of Kalamazoo

Tuesday, September 8, 2026

5:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. COMMUNICATIONS

C. PUBLIC COMMENTS

D. SPECIAL AGENDA ITEMS

E. COMMITTEE OF THE WHOLE

F. WORK SESSION

1. Development & Housing Incentive Briefing: Rose III Project (116 West Cedar)

G. COMMISSIONER COMMENTS

H. ADJOURNMENT

ADDITIONAL INFORMATION

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Questions regarding agenda items may be answered prior to the meeting by contacting the City Manager's Office at 269.337.8047. Persons who wish to contact members of the City Commission prior to the meeting to provide input about items on the meeting agenda may do so via email to CityCommission@kalamazoocity.org.

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**QR Code to Access the Agenda & Agenda Packet**

Use the camera on your phone or mobile device to scan the QR Code and then follow the instructions that appear on your screen.

The link will take you to <https://kalamazoomi.portal.civicclerk.com/> where you can view the meeting agendas and agenda packets.

The Kalamazoo City Commission's Committee of the Whole meetings are held on the first and third Mondays at 5:00 p.m. and are shown live on the Public Media Network (channel 190 for Charter customers, channel 99 for U-Verse customers). The Kalamazoo City Commission Business meetings are held immediately after the Committee of the Whole meetings at 7:00 p.m. Both meetings are also streamed live on the City's [Facebook page](#) and [YouTube Channel](#).



Committee of the Whole

Development & Housing Investments

September 8, 2026





Development & Housing Incentive Briefing

Rose Phase 3

116 W Cedar and
427, 431, and 433 Rose Street

Jamie McCarthy, City of Kalamazoo

Logan Mulholland, Fishbeck

Curt Aardema, AVB

What is the Purpose of this Briefing?

Overview of proposed redevelopment of brownfield property and incentive request for infill in the Northside Neighborhood

- Overview of the redevelopment project
- Review housing goals and expected outcomes
- Summarize total investment and local support
- Explain timeline and next steps
- Questions



2

Gap Financing to Spur Housing Development & Make Housing More Affordable

NEZ

Housing development funds

ARPA

HUD/CDBG

FFE

Property acquisition

Zoning

3

Stack More Funding to get Deep Affordable & Supportive Housing

Low-income housing tax credits

PILOT

FFE/HUD/CDBG/HOME

State Incentives

Zoning

1

Decrease Barriers to Infill

Brownfield incentives

Pre-approved plans

Zoning code updates



Development Team – Headquartered in Kalamazoo County

HINMAN



BUILD SOMETHING BETTER.



Where is the Next Phase of Rose Street Apartments?

Proposed Current
Project



Rose Phase 3

- Builds upon first 2 phases completed in 2020/2023
- Spans downtown to Vine neighborhood
- Revitalization of vacant and blighted brownfield site transformed to mixed-income residential site.



- Four-story, new construction
- 71 Residential Units
 - 31 Studios
 - 28 One-bedrooms
 - 12 Two-bedrooms
- Rents between 30% and 120% of area median income (AMI)
 - **6 Units ≤ 60% AMI for 20 years**
 - **Specifically, 1 unit at 30% AMI, 1 unit at 40% AMI, and 1 unit at 50% AMI**
 - (20-year period, as part of brownfield incentive package)**
- In-unit laundry, energy efficient appliances, high-quality finishes
- Community room, bicycle storage, outdoor recreation/ green space

City of Kalamazoo Support

01

\$4,093,492 Million Requested Brownfield TIF to Development Project

02

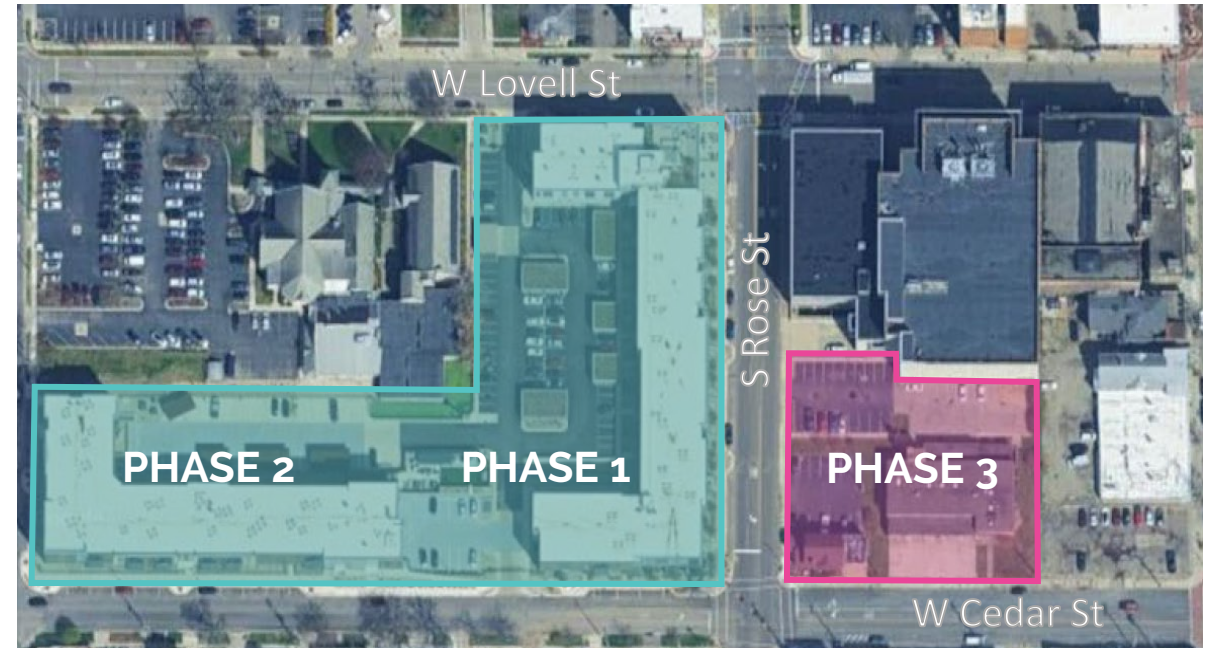
\$350,000 Brownfield Revolving Loan (TIF advance) to support demolition

03

\$2,400,000 Anticipated NEZ tax abatement benefit

04

\$1,0000,000 Requested Housing Development Fund Loan to support affordable units



\$19.3 Million Total Project Cost
Invested into Central Business District

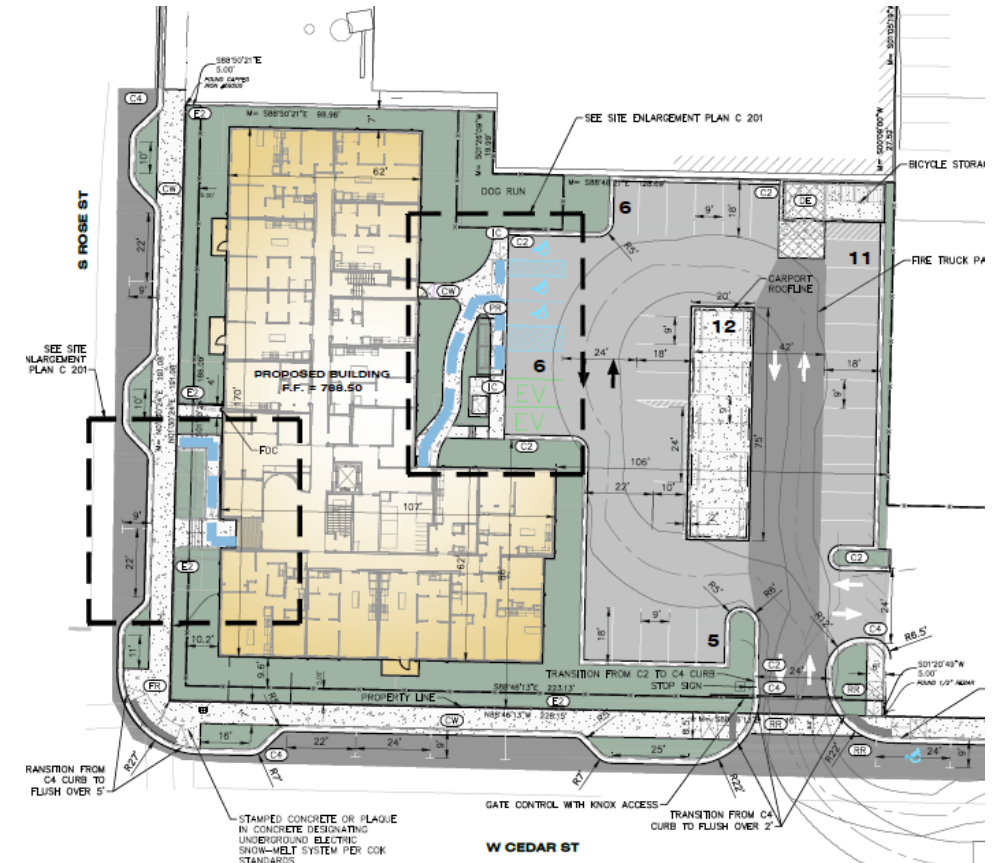
Brownfield Support

Property Sale & Demolition / Abatement

Sale of adjacent property and demolition/abatement reimbursement support

Housing TIF and Traditional TIF Reimbursement

- **Pre-Approved Activities:** Phase I & II ESA, BEA, Hazardous Materials Inspection, and DDCC; \$26,000.
- **Demolition:** Building demolition and abatement, \$350,000.
- **Infrastructure and Safety Improvements:** Including utility taps and fees, fire protection, parking areas, site security, landscaping, and green roofs; \$775,831.
- **Site Preparation:** Including sitework and piers to address special soil concerns; \$950,113.
- **Financing Gap:** \$2,530,800.
- **Brownfield Plan/Work Plan Preparation & Implementation:** \$25,000 + \$50,000.
- **15% Contingency:** \$258,892.



Higher density development replaces a blighted site while embracing downtown design standards and improving the public realm with wider sidewalks, landscaping, and stronger street edge.



City of Kalamazoo Housing Report

July 2026

Report prepared for the City of Kalamazoo by the Regional and Community Development Team with additions from the Policies for Place Team at W.E Upjohn Institute

Emily Petz, Val Klomparens, Gerrit Anderson, and Lee Adams

Neighborhood Profiles: Kyle Huisman, Emily Petz, and Kathleen Bolter

Why it Matters

- **Need:** The 2026 City of Kalamazoo Housing Report indicates a **need for 1,640 new housing units** over the next 5 years to meet projected demand
- **Project Unit Count:** **71 total new units** in the urban core, including 15 affordable and work force units
- **Contribution:** Once constructed, this project will address approximately **4% of City's identified housing demand**
- **Cumulative Total:** Year-to-date progress toward meeting demand is **6.6%**

BRA & City Incentive Approvals

Brownfield Housing TIF

- **Total request:** \$4,093,492 over 24 years

Benefits:

- **Authority Admin Fee:** \$540,000 over life of plan
- **Brownfield Revolving Fund:** \$1,603,407 estimated to be deposited into the local revolving fund (*available to invest in other projects*)
- **Increase in local tax base** (*estimates*):
 - Prior to construction: **\$80,328**
 - After construction: **\$4,093,492**

NEZ Tax Abatement

- **Existing district** created locally
- NEZ certificate reduces taxes during abatement period, granted by LUG/State
- **Estimated value upon request = \$2.4M over 15 years**

HDF Loan Consideration

- Housing Development Fund loan
- Long-term, low cost debt to support affordable housing projects
- **\$1,000,000 request recommendation going to Commission**

Project Timeline for Approvals & Groundbreaking

- January 30 – Brownfield Redevelopment Authority closed on property sale
- March – May – Demolition and abatement
- June - July – DEGA approval
- August 20 – Brownfield Redevelopment Authority held public hearing
- Upcoming Dates: **September 8** – City Commission Action
 - Adoption of Brownfield Plan
 - Consideration of NEZ Certificate
 - Right-of-Way land donation (from adjacent privately-owned parcels to City)
- **Fall 2026:** HDF Loan Consideration by City Commission & Groundbreaking



Questions?

