

**KALAMAZOO HISTORIC
PRESERVATION
COMMISSION MINUTES**

**December 7, 2004
Community Room, City Hall
241 W. South St.
Kalamazoo MI 49007**

MEMBERS PRESENT: Chris Wright, Pam O'Connor; Linda Bennett; Norman Jung

MEMBERS ABSENT: Chad Slider, Derl Oberlin

CITY STAFF: Sharon Ferraro, Historic Preservation Coordinator; Karleen Steppenwolf, Records Coordinator

CALL TO ORDER

Mr. Wright called the meeting to order.

APPROVAL OF ABSENCES

There was no notification from Commissioner Hopewell. Mr. Slider and Mr. Oberlin were excused.

Ms. O'Connor, supported by Mr. Jung moved to approve the absences of Mr. Slider and Mr. Oberlin. With a roll call vote the motion carried unanimously.

AGENDA

No additions to the agenda.

Mr. Jung, supported by Ms. O'Connor, moved to approve the December 7, 2004 agenda. With a roll call vote, the motion carried unanimously.

MINUTES

Ms. O'Connor had a correction on Page 2 under Action Items.

Ms. Bennett, supported by Mr. Wright, moved to approve the November 1, 2004 minutes as corrected. With a roll call vote, the motion carried unanimously.

INTRODUCTION OF GUESTS

Pat DiGiovanni, Ken Nacci, Bill Snyder, Lynn Houghton, Elaine Wickstrom, Liz Henderson, Bill Aardema, Curt Aardema, Maria Perez-Stable, Randi Horvath, Carrie Venema, Rodger Parzyck, Judith Fagin and Nelson Nave.

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CITIZEN COMMENTS

There were no comments.

CORRESPONDENCE

There is no correspondence to report.

FINANCIAL REPORT

City: Ms. O'Connor would like the calendar expenses moved to miscellaneous expenses.

O'Connor Fund: Donations totaled \$350 through the end of November.

ACTION ITEMS

- A. KHPC sponsorship of Historic Homes Tours at Platinum Level: Commission will vote on this in the January meeting. Can we sell books at the tour in September?
- B. Applications for nomination to the HPC: Ms. Ferraro is waiting to hear from the City Clerks office.
- C. Draft of annual report: Draft looks great. Ms. Ferraro has sent it to the City Commission.

Ms. O'Connor, supported by Mr. Jung, moved to support the annual report. With a roll call vote the motion carried unanimously.

- D. Comfort Inn location: The HPC expressed concern with the way the hotel is to sit on the lot. The commission feels it should have a smaller foot print with four stories and a lower pitch roof and be on the lot line facing East Michigan.

Presentation on ABI Vision for the downtown by DKI Executive Director Ken Nacci and City Manager Pat DiGiovanni:

Mr. Nacci and Mr. DiGiovanni presented to the commission a power point presentation. The presentation covered potential changes for downtown and potential sites for a convention center, cinema and sports arena. There were many issues discussed which ranged from surface parking to Pfizer buildings to residential components.

Mr. DiGiovanni and Mr. Nacci received questions and comments from the commission and concerned citizens. The commission is extremely concerned over any loss of historical buildings. The City Manager recognized their concerns, but felt that saving some of the buildings is not an option. Mr. DiGiovanni stated that the City of Kalamazoo has to think about the future and be ready for the growth of Pfizer and the Hospital and the possibility that a convention center and sports arena may be part of the downtown in the future.

Mr. DiGiovanni stated that the City of Kalamazoo has to be careful not to do things now that will prevent us from doing things in the future. Mr. DiGiovanni also stated that we need to make the City of Kalamazoo appealing to businesses so they will stay in Kalamazoo or possibly want to start up or move a company here. The ABI Vision also includes gateways, two way streets and maybe trolley cars.

Mr. DiGiovanni expressed concern that Pfizer would seriously consider pulling out of downtown Kalamazoo if the City opposed them in their plan in any way. Ms. O'Connor expressed the opinion that the City had the option of "moral suasion" to try and convince Pfizer to keep building #25 (the laboratory tower). Rodger Parzyck expressed the opinion that back when downtown was declining in the 1980s and 1990s, the City was willing to let the preservationists be involved, that when the Haymarket was designated to take advantage of the tax credits and other buildings were designated, it helped to maintain the character of the downtown that is the foundation of today's successes. Mr. Parzyck said that now that there are more success stories downtown, the City and DKI want to cut preservation out of the picture.

Judith Fagin urged the City and DKI to do a thorough comprehensive downtown plan – this vision is only the beginning – instead of feasibility studies on each project (Convention Center, Arena, etc) on a piece by piece basis.

Some other guests expressed concern that the downtown could not support the additional parking needs of a 14-screen movie theater and questioned the economic viability of either an arena or a convention center.

The discussion and question and answer session continued for an additional 45 minutes with the commission and guests also expressing concern about the north side of the 100 block of East Michigan. The commission voiced their opinion that this block was worth preserving, was eligible for tax credits and that its development as separate storefronts was preferable to a single large developer that would be more likely to demolish the buildings. The State Theater redevelopment as a possible venue for the Kalamazoo

Symphony Orchestra was also addressed especially as this theater is not acoustically suited to symphonic performances. Mr. Nacci stated that an acoustical evaluation had also come to that conclusion.

COMMITTEE REPORTS

Kalamazoo Lost and Found Book Report: Ms. O'Connor reported that HPC has a total of \$17,000 from the book sales in 2004. Ms. O'Connor also discussed the sales of the books and calendars. The commission will need to review the contract from Partners Book Distributors first and then make a decision.

Ms. O'Connor, supported by Mr. Wright moved to review the contract from Partners Book Distributors first before making a decision. With a roll call vote the motion carried unanimously.

Ms. O'Connor has reported that there are problems with the second printing of the books. The books were sent back to the printer. There was incorrect pictures and off settings and the problems varied from book to book. The commission may have a few options with regard to the books they can reject all of them, buy correct ones at a discount or purchase them all at a discount. The average reader may not notice the problems.

Ms. O'Connor reported that there are 500 copies of calendars out in the stores and we have a couple of new stores that are selling them. The calendar sales have reached the break even point.

CITY REPORTS

Coordinator's Report – Riverfront Development project monies need to be used by September 2005 or the money is gone. KTS is historical, but the building is in very bad shape.

COMMISSIONER COMMENTS

No comments.

ADJOURNMENT

Mr. Jung, supported by Mr. Wright, moved to adjourn the meeting. With a roll call vote, the motion carried unanimously.

Submitted by

Received by

Approved by