

**DOWNTOWN DEVELOPMENT AUTHORITY
RESCHEDULED MEETING MINUTES
February 23, 2009**

DIRECTORS PRESENT: Chris Shook, Ann Rohrbaugh, Lisa Prasher,
Erma Gordon, John Schmitt, Jim Escamilla,
Derek Wissner, Bobby Hopewell

DIRECTORS ABSENT: Jennifer Shoub, Kenneth Miller

STAFF PRESENT: Ken Nacci, Steve Deisler, Deb Houseman,
Vicky Kettner, Jillian Green

OTHER: Michael O' Connor

Director Shook called the meeting to order at 3:02 p.m.

II. ADOPTION OF AGENDA

Director Shook cited one addition under V) Action Items, B) *Ratify Executive Committee Action.*

**THE AMENDED AGENDA WAS
ADOPTED BY CONSENSUS.**

III. MINUTES—January 26, 2009

**DIRECTOR PRASHER MOVED TO
APPROVE THE MINUTES OF 1/26/09
AS PRESENTED. SUPPORTED BY
DIRECTOR GORDON. MOTION
CARRIED.**

IV. FINANCE REPORT—None

V. ACTION ITEMS

A. Resolution to Adopt the 2009 TIF, Parking and Two-Mill Budgets

K. Nacci explained that the City Commission had formally approved the 2009 budget in January and asked for final approval from the Board via adoption of the resolution and a roll call vote.

**DIRECTOR WISSNER MOVED TO ADOPT
THE RESOLUTION APPROVING THE 2009
TIF, PARKING AND TWO-MILL BUDGETS
AS DISCUSSED. SUPPORTED BY DIRECTOR
ROHRBAUGH. MOTION CARRIED.**

ROLL CALL VOTE 7-0.

B. Ratify Executive Committee Action

K. Nacci provided an update on the recent settlement between Ramp #3, L.L.C. (Meyer C. Weiner) and the Downtown Development Authority related to the parking sublease for the Kalamazoo Mall Ramp. The parties came to a settlement the week prior with the agreement that Central City Parking tenants who had switched to Meyer C. Weiner for their monthly parking will revert back to the public parking system by April 1. Staff estimates approximately 75% of the former customers would return as CCP customers; but will be paying the higher rate. The Executive Committee was briefed the prior week and supports any necessary action by staff to move forward with rate adjustments. He noted the City’s Building Authority must also approve the settlement agreement, asking for ratification of the Executive Committees’ action.

**DIRECTOR SCHMITT MOVED TO RATIFY
THE EXECUTIVE COMMITTEES’ ACTION
AS DISCUSSED. SUPPORTED BY DIRECTOR
ROHRBAUGH. MOTION CARRIED.**

VI. DISCUSSION ITEMS

A. Comprehensive Plan Update

K. Nacci briefed attendees on the State of the Downtown event on Monday, February 16. Results from the plan update spanning the past year were shared with approximately 450 participants (350 in-person and 100 people listening on WKZO’s website.) Per a recent state mandate, the draft plan must go through a 42-day review period prior to the public bodies (e.g. Downtown Development Authority Board, Planning and City Commissions) adopting the final document. The information is available on line (www.central-city.net) and in hard-copy format at the principle DDA office and the City Clerk’s office. Final approval by the City Commission is slated for on May 5. The Project Team will meet in the interim to discuss implementation strategies and offer their recommendation.

VII. COMMITTEE REPORTS

S. Deisler reported that the Capital Improvement Program Committee is moving forward on a plan for conversion to two-way traffic on Edwards St. between South St. and Kalamazoo Ave. Staff convened property owners the prior Friday (February, 20) to brief them on the concept. Additionally, the Parking Committee is working on a reconfiguration of Parking Lot #9 as there have been no significant repairs in over a decade. They recently approved a contract with Walker Parking, the engineering firm handling the design work. A property owner/stakeholder meeting was also coordinated by D’s staff to discuss the initiative which included representatives from Walker Parking, Parking Committee members and D’s staff.

VIII. DIRECTOR COMMENTS

Director Gordon shared that she had attended her first State of the Downtown the prior Monday and thanked staff for their diligence.

Director Hopewell shared that he had attended the Mayor’s Institute for City Design in Philadelphia the prior week. Mayors are given the opportunity to share one key project and the Kalamazoo project presented was the River West project. The feedback regarding the project was that the location is too far north. Additionally, the opportunity for public art was raised at the conference. He also shared that the State of the City would be hosted at the Lincoln International Studies School on Monday, March 30th at 7 p.m.

K. Nacci reminded attendees of the March 6 expanded Art Hop. Additionally, he noted that staff has submitted a Place making grant to the Gilmore Foundation as a part of the DKAC Board initiatives. A component of plan does include public art.

Director Rohrbaugh referenced an article in the Gazette the day prior related to the renewal of the operational millage for the Kalamazoo Public Library.

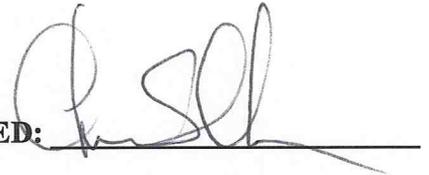
VIII. PUBLIC COMMENTS

There were none.

IX. ADJOURNMENT

The meeting was adjourned at 3:35 p.m.

APPROVED: _____

A handwritten signature in black ink, appearing to be "J. Green", written over a horizontal line.

Jillian Green
Recording Secretary

