

**DOWNTOWN DEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES  
June 16, 2008**

**DIRECTORS PRESENT:** Jennifer Shoub, Chris Shook, Bobby Hopewell  
Ann Rohrbaugh, John Schmitt, Jim Escamilla,  
Lisa Prasher, Derek Wissner

**DIRECTORS ABSENT:** Dan Van Sweden, Kenneth Miller

**STAFF PRESENT:** Ken Nacci, Steve Deisler, Mary Staron,  
Vicky Kettner, Rob Peterson, Jillian Green

**OTHER:** Adam Renaud, Alex Nixon, Michael O' Connor,  
Dean Hauck, Bryan Beers

Director Shoub called the meeting to order at 3:01 p.m.

**II. ADOPTION OF AGENDA**

**DIRECTOR SHOOK MOVED TO APPROVE  
THE AGENDA AS PRESENTED. SUPPORTED  
BY DIRECTOR PRASHER. MOTION CARRIED.**

**III. MINUTES — May 19, 2008**

**DIRECTOR PRASHER MOVED TO  
ACCEPT THE REGULAR MINUTES  
OF 5/19/08 AS PRESENTED. SUPPORTED  
BY DIRECTOR ROHRBAUGH.  
MOTION CARRIED.**

**IV. FINANCE REPORT—April 30, 2008**

**DIRECTOR MILLER MOVED TO APPROVE THE  
FINANCE REPORT OF 4/30/08 AS PRESENTED.  
SUPPORTED BY DIRECTOR ESCAMILLA.  
MOTION CARRIED.**

Director Shoub commended M. Staron for her 25 years of service on behalf of the Board.

Director Rohrbaugh echoed the sentiments, noting with the intricacies of the D's organizations and her ability to make things easy to understand. Director Shook echoed the comments.

M. Staron appreciated and thanked the Board for their dedication to the continued evolution of the downtown. K. Nacci reminded attendees of the retirement reception for M. Staron on June 26 at the Cityscape Event Center.

**V. ACTION ITEMS**

**A. Public Hearing on Downtown Liquor License Request,  
AGR, Inc. –116 Portage Street  
1. Open Public Hearing**

Director Shoub opened the public hearing and turned to S. Deisler for elaboration.

S. Deisler noted the applicant is Adam Renaud; owner of Fandango Tapas Bistro, who is looking to open a new restaurant in the former Francois location. He then introduced A. Renaud to give an overview of the project.

A. Renaud reviewed the application for the attendees. The proposed private investment is \$500,000; including a \$220,000 build-out and new kitchen equipment. There will be seating for approximately 140 people and with proposed business hours of 11 a.m.-11 p.m. on weekdays and 11 a.m.-12 p.m. on Friday and Saturday.

S. Deisler noted that staff and the Business Recruitment Retention Committee have reviewed and approved the application.

Director Shoub opened the floor to public comments. There were none.

**DIRECTOR HOPEWELL MOVED TO  
APPROVE THE LIQUOR LICENSE  
REQUEST FOR AGR, INC. AS DISCUSSED.  
TO BE SENT TO THE CITY COMMISSION  
FOR FINAL APPROVAL. SUPPORTED BY  
DIRECTOR WISSNER. MOTION CARRIED.**

**DIRECTOR SHOOK ABSTAINED.**

**VI. DISCUSSION ITEMS**

**A. Comprehensive Plan—Endorsement of the Vision, Guiding Principles and Priorities for  
Downtown Kalamazoo**

K. Nacci updated attendees on a special Downtown Development Authority Board meeting hosted on Monday, June 9 at the Van Deusen room of the Kalamazoo Public Library with an attendance of approximately 55. TSI Consulting and LSL Planning, Inc. staffs presented preliminary results of the community feedback and provided copies of a draft document which included: a vision for downtown, guiding principles and community values, and strategic priorities. It was originally intended to have the Board endorse the draft document; however, based on the recommended revisions from small work groups, it was decided to forestall action until the regularly scheduled meeting in June. He distributed copies of the document and asked for Board endorsement after review and discussion.

Director Schmitt observed that the scope seemed so broad that he wondered how the plan would be implemented, given the wide range of priorities and limited resources. Additionally, he noted that it needed to be clarified if the items were listed in order of priority. He affirmed that the market will drive the creation of new product (i.e. retail, housing, etc.) He pointed out that under strategic priorities regarding facilities; the arena project didn't make the original list based on public feedback.

Director Shook noted the list is more of a 'wish list'; likening it to the CIP list each year, whereby the critical items are addressed first. However; unless the items are cited in the comprehensive list, they cannot be included in the final list.

Director Wissner added that he attended multiple focus groups and the meeting the prior Monday, noting that his impression was the document being reviewed was not the final version. He agreed that the document being reviewed was a guiding document to be narrowed down, noting he wouldn't endorse the current document as a final version.

Director Rohrbaugh agreed that the conversation in the working groups was helpful; but agreed that the document was too vague to derive a comprehensive plan. Director Hopewell agreed.

Director Shoub noted that although she wasn't in attendance at the special meeting, the documents provided were exactly what she expected to see. She asked staff to confirm that this was the first step in the process. K. Nacci clarified that attendees weren't viewing a final version. He explained that the focus would be narrowed significantly by the end of the review process.

Director Shoub asked if the Board would like to exclude any of the items listed in the document because they are not in-line with the overall vision for downtown.

**DIRECTOR ESCAMILLA MOVED TO ENDORSE THE  
OVERALL VISION FOR DOWNTOWN CAPTURED  
IN THE DRAFT DOCUMENT AS PRESENTED.  
SUPPORTED BY DIRECTOR HOPEWELL.  
MOTION CARRIED.**

**ROLL CALL VOTE 8-0.**

Director Schmitt asked for elaboration on the next steps of the process, sharing that his fear was that the final decision would be made by individuals who aren't stakeholders in downtown. K. Nacci explained that a Project Team; a group comprised of D's volunteer leadership and City department heads, was the body in charge of seeing the process through who would be meeting to review and discuss the documents. He then detailed the process noting the urban planning component was commencing, including three additional public forums. Next, the D's leadership would convene in the fall and would discuss the document followed by the budget process. Lastly, the plan would come back to the Downtown Development Authority Board for final approval.

Director Schmitt requested the listing of the Project Team. K. Nacci confirmed that staff would send the document to the Board.

**VII. COMMITTEE UPDATES**

There were none.

**VIII. DIRECTOR COMMENTS**

There were none.

**IX. PUBLIC COMMENTS**

D. Hauck commented that she had attended three of the public forums and echoed Director Schmitt's concerns about prioritizing the items. She stated that as a downtown business owner, she was a huge proponent of two-way traffic conversion. She recommended looking at the prior studies conducted on the issue and ensuring the item was included in the comprehensive plan update. She also affirmed that transparency was critical during the process, commending staff on being very inclusive thus far.

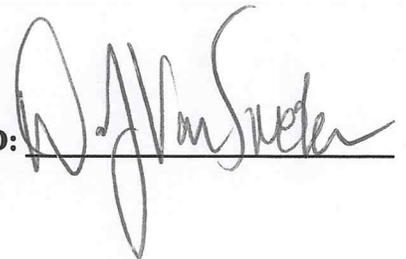
Director Rohrbaugh shared that the library will be having a new focus on adult programming for the summer.

Director Shoub thanked all of the Board members who attended the special meeting on June 9, noting she was very pleased with the process, both with the public input and the further review at the Board level throughout the process. She also requested that the schedule be resent.

**X. ADJOURNMENT**

The meeting was adjourned at 3:55 p.m.

APPROVED: \_\_\_\_\_



Jillian Green  
Recording Secretary