PRESENT: Ryan Wieber, Bob Miller, Patti Owens, Carl Brown, Greg Taylor, Susan Lindemann, Jeff Breneman, Mayor Bobby Hopewell, Stephanie Hinman, Grant Fletcher (via phone)

ABSENT: Bjorn Green

OTHER: Michael O’Connor, Rich MacDonald, Greg Dobson

I. CALL TO ORDER

DIRECTOR TAYLOR CALLED MEETING TO ORDER AT 3:03 P.M.

II. ROLL CALL

III. ADOPTION OF AGENDA

Section IV should read “Minutes – April 16, 2018” not “Minutes – March 19, 2018."

Section V should read “2 MILL and TIF April 2018” not “2 MILL and TIF March 2018."

Under Action items, budget amendment should be included.

DIRECTOR OWENS MOTIONED TO ADOPT THE AGENDA WITH THE PROPOSED CHANGES. DIRECTOR MAYOR HOPEWELL SECONDED. MOTION CARRIED.

III. MINUTES – April 16, 2018

DIRECTOR MAYOR HOPEWELL MOTIONED TO APPROVE THE APRIL 16, 2018 MINUTES. DIRECTOR WIEBER SECONDED. MOTION CARRIED.

V. FINANCIAL REPORT –

Deb Houseman reviewed the 2 MILL and TIF April 2018 financial report. There was no discussion or questions.

DIRECTOR MAYOR HOPEWELL MOTIONED TO APPROVE THE APRIL 2018 FINANCIAL REPORT. DIRECTOR OWENS SECONDED. MOTION CARRIED.

VI. PRESENTATION

The co-developers of the Lovell/Rose Project, Rich MacDonald of The Hinman Company and Greg Dobson of AVB, presented on the project. Presentation covered historical uses of the lot, current uses and the site plan for the project. Site plan for the mixed-use building includes on-street parking, underground parking, green spaces, and a bike lane. Commencement goal is Fall 2018. Director Taylor opened the floor for discussion and questions.

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Director Brown asked if there will be any two-bedroom units in the building. Rich McDonald answered that approximately 1/3 of the units will be 2-bedroom units.

Director Mayor Hopewell asked when the goal completion date is. Rich McDonald responded that the completion date goal is November 2019.

Director Taylor asked if there will be TIF ask of the DDA for the streetscape? Michael O'Connor said that the project is seeking $3-million+ in TIF, between DDA and BRA which will include streetscape. There will be one development agreement with the local entities (DDA and BRA).

Director Owens asked if any streetscape details (furniture, landscaping) have been formalized. Nothing formalized but working with the city to have streetscape consistent with new standard under development.

VII. ACTION ITEMS
A. Downtown finance and management

A. Haan presented on the new downtown finance structure and DKI organizational structure, then opened the floor for discussion and questions.

Director Breneman asked if the fundraising component includes sponsorships (naming rights, exchanges for signage, etc). A. Haan replied that yes, those would be included under fundraising component.

Owens asked for clarification that the current DDA would effectively go away with the adoption of the CIA TIF. A. Haan said that DDA TIF district would under this proposal, but DDA would remain. Director Owens asked about how the BID cost is determined. A. Haan noted there are multiple ways for the cost to be calculated based on services desired by property owners.

Deputy City Manager Jeff Chamberlain stated that City administration has worked in partnership with DKI to develop these recommendations.

DIRECTOR OWENS MOTIONED APPROVAL ON RECOMMENDING TO CITY COMMISSION ON CREATING A CORRIDOR IMPROVEMENT AUTHORITY WITH A QUALIFIED DEVELOPMENT AREA TO FUND DOWNTOWN INFRASTRUCTURE MAINTENANCE, IMPROVEMENT AND CONSTRUCTION AS SOON AS POSSIBLE. DIRECTOR HINMAN SECONDED. MOTION CARRIED.

Director Owens said that Chamberlain’s input on the collaboration between DKI and the City was welcome news. Director Miller said he is supportive of the proposal and happy with the collaboration. Director Taylor noted that the DKI Board approved of this proposal; several supporters of the new structure were at the final UGI meeting on May 4; and the role of current volunteers will exist in some capacity under the new structure.

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DIRECTOR BROWN MOTIONED TO APPROVE THE PROPOSED DKI ORGANIZATIONAL STRUCTURE. DIRECTOR MILLER SECONDED. MOTION CARRIED.

B. Approval of sign grant

DIRECTOR OWENS MOTIONED TO APPROVE THE POP CITY POPCORN SIGN GRANT. DIRECTOR MILLER SECONDED. MOTION CARRIED.

C. Budget amendment

DIRECTOR OWENS MOTIONED TO APPROVE THE BUDGET AMENDMENT. DIRECTOR BRENEMAN SECONDED. ROLL CALL VOTE: 6-0. MOTION CARRIED.

VIII. DISCUSSION ITEMS
B. Restructuring update

IX. COMMITTEE REPORTS

There were no committee reports.

X. DIRECTOR COMMENTS

Director Breneman thanked A. Haan for all the work he has put in.
Director Owens thanked A. Haan.
Director Lindemann said she is excited to see student involvement under the new structuring plan.
Director Brown said great work. He said that he thinks back to two years ago and the lack of planning for the future, and thinks this forward-thinking approach is great.
Director Taylor welcomed Jennifer Jelenek to the DKI team. He thanked the co-developers on their work in the Lovell/Rose project. He noted that it is nice to see high level of collaboration between City and DKI.

XI. PUBLIC COMMENTS

Discover Kalamazoo President and CEO Greg Ayers informed the board that tourism is alive and well in Kalamazoo. Revenue is up 14.7% the first 4 months this year compared to last year’s first four months. He said it speaks well to the hotel development occurring in the community.

XI. ADJOURNMENT

THE MEETING ADJOURNED AT 4:28 P.M.

Bob Miller, Secretary

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