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CITY OF KALAMAZOO  
ECONOMIC DEVELOPMENT CORPORATION  
Thursday, November 18, 2004 - 7:30 a.m. • 3rd Floor Conference Room, City Hall

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MEMBERS PRESENT: Larry Bell; Pat DiGiovanni; Malcolm Earhart; Susan Einspahr; Mary Harper; Robert Jones; Larry Lueth\*\*\*; Jim Marquardt\*\*\*; Jerry Meinzinger\*; Bob Miller\*\*; Myra Willis

MEMBERS ABSENT: Jim Greene

CITY COMMISSIONERS/CITY STAFF PRESENT: Commissioner Sean McCann; Jerome Kisscorni (Assistant City Manager); John Kneas (Assistant City Attorney); Mark Stuhldreher (Management Services Director); Chad Howell (Development Manager); Martha Aills (Special Projects Coordinator); Marc Hatton (Redevelopment Coordinator); Andrew Falkenberg (GIS Property Mapping Specialist); Tonya Sloan (Administrative Secretary)

Meeting was called to order at 7:34 a.m. by Chair Willis

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MOTION TO EXCUSE ABSENT MEMBERS: Ms. Sloan reported that Mr. Greene had indicated that he would be absent. Mr. Bell moved to excuse Mr. Greene; supported by Ms. Einspahr. Motion approved by voice vote unanimously.

APPROVAL OF AGENDA: Mr. Bell moved approval of the agenda; supported by Mr. Marquardt. Motion approved by voice vote unanimously.

APPROVAL OF THE MINUTES OF JULY 15, 2004: Mr. Lueth indicated that his name was misspelled on page 1. Mr. Marquardt moved approval of the minutes as corrected; supported by Mr. Jones. Motion approved by voice vote unanimously.

\* Mr. Meinzinger joined the meeting at 7:36 a.m.

APPROVAL OF FINANCIAL STATEMENTS FOR PERIODS ENDING JULY 31, AUGUST 31, SEPTEMBER 30, AND OCTOBER 31, 2004: Mr. Stuhldreher outlined the activity during the periods. Mr. DiGiovanni asked that the balance remaining for the loans be shown on the same page as the loan payment history, and that the reports be made more user-friendly. Mr. Lueth stated that he is concerned by the Brown & Brown delinquency. He asked that staff contact them. Mr. Meinzinger moved approval of the financial statements; supported by Mr. Bell. Motion approved by voice vote unanimously.

RECEIPT OF EOF AND SBRLF MONTHLY STATEMENTS: Mr. Stuhldreher outlined the activity during the period.

NEW BUSINESS

**APPROVAL TO FORWARD TO THE CITY COMMISSION THE PROPOSED 2005 EDC BUDGET:** Mr. Kisscorni reviewed the proposed budget. He indicated that it will be forwarded to the City Commission for approval, and then returned to the EDC for adoption. Board members raised a number of concerns regarding the budget, so staff agreed to reformat it to make it clearer and present the budget to the board again next month.

Mr. DiGiovanni suggested that a retreat be held so that the board can discuss what it wants to accomplish in the future. The board members agreed that that would be helpful.

\*\* Mr. Miller left the meeting at 8:24 a.m.

**PRESENTATION: DOWNTOWN VISION:** Ken Nacci from Downtown Kalamazoo Inc. gave the board members a presentation regarding the Downtown Vision Plan. The plan includes the addition of an arena, cinema, convention center, performing arts district, and bio-medical district downtown. He discussed the proposed location of each project and what they would entail. He indicated that a detailed version of the plan is available on DKI's web site at [www.central-city.net](http://www.central-city.net).

\*\*\* Mr. Marquardt and Mr. Lueth left the meeting at 8:50 a.m.

**PRESENTATION: CONVENTION CENTER FEASIBILITY STUDY:** Ken Fischang and Ted Petropoulos of the Convention and Visitors Bureau stated that a feasibility study was performed to see if it was feasible to build a convention center in Kalamazoo County. That study did find that it was feasible, so another study was done to see if more hotel rooms would be needed if a convention center was built. The conclusion of that study was that the rooms provided by the Radisson, Kalamazoo House, and proposed Comfort Inn would be enough. They outlined the conclusions reached by those studies and discussed the benefits to the community of having a convention center downtown. Staff indicated that a copy of the full report generated by the feasibility study would be provided to the board members.

**ACCEPTANCE OF EDC ANNUAL AUDIT:** Mr. Earhart moved that the audit be accepted; supported by Mr. Jones. Motion approved by voice vote unanimously.

**APPROVAL TO PAY TICKNOR & ASSOCIATES FINAL INVOICE:** Mr. Kisscorni indicated that staff is seeking approval to pay the final invoice from Ticknor & Associates in the amount of \$7,205.60. Mr. Earhart moved that the invoice be approved for payment; supported by Ms. Einspahr. Motion approved by voice vote unanimously.

**ADJOURNMENT:** 9:10 a.m.

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Tonya Sloan, Recording Secretary

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Myra Willis, Chair