

Northside Cultural Business District Authority (NCBDA)

Board of Directors Meeting

Minutes for August 15, 2019

A business meeting of the Kalamazoo Northside Cultural Business District Authority (NCBDA) was held on Thursday, August 15, 2019 at 6 p.m. at the Northside Association for Community Development (NACD) office at 612 North Park Street, Kalamazoo, MI 49007

1. Call to Order:

Meeting was called to order at 6:07 p.m.

2. Roll Call:

Members present: Bobby Hopewell, William Roland, Jon Durham, Kiar Gamsho, Ricky Thrash, Damian Henderson, and Ken Nacci

Absent Members: Mattie Jordan-Woods, Marilyn Pulley, and Chad Dodd

City of Kalamazoo Staff: Antonio Mitchell, Community and Economic Development Department

3. Approval of NCBDA Officers:

Mayor Hopewell suggested that the positions of Secretary and Treasurer be combined. Motion was made by William Roland and second by Jon Durham for the following NCBDA Officers to be NCBDA Officers in 2019.

- Mattie Jordan-Woods, Chair
- William Roland, Vice Chair
- Ken Nacci, Secretary/Treasurer

Roll Call Vote:

- William Roland (Yes) - Jon Durham (Yes)
- Bobby Hopewell (Yes) - Ricky Thrash (Yes)
- Ken Nacci (Yes) - Kiar Gamsho (Yes)
- Damian Henderson (Yes)

With a roll call vote this motion passed 7-0.

4. NCBDA Request for City of Kalamazoo Administrative Assistance

Ken Nacci reported that he had received, by e-mail, a response to the July 20, 2019 memorandum he was authorized by the Board, be sent to City staff requesting assistance. Items A-C were approved. Motion was made by Ken Nacci and second by Jon Durham for the NCBDA Board to work with the City of Kalamazoo staff on items a, b, and c.

- a. Agenda Preparation and Postings
- b. Preparation of Meeting Minutes
- c. Preparation and Assistance with Draft TIF Plan

Roll Call Vote:

- William Roland (Yes) - Jon Durham (Yes)
- Bobby Hopewell (Yes) - Ricky Thrash (Yes)
- Ken Nacci (Yes) - Kiar Gamsho (Yes)
- Damian Henderson (Yes)

Additional Discussion on item c:

It was discussed by the NCBDA Board members that the NCBDA does not at this time have the funding to contract with an individual or organization to assist with the TIF Plan development. If funding is identified in the community to assist with contracting the development of the TIF plan, then the NCBDA would investigate that option.

5. NCBDA District Boundaries Discussion

It was recommended that a NCBDA Committee review the property addresses in the NCBDA TIF District and that the committee arrange a meeting with the City Treasure and City Assessor to verify their findings.

6. Other Items

NCBDA Board members raised their concern with the Family Dollar store located on the corner of Willard Street and Park Street in the NCBDA district. Mr. Ken Nacci informed the board that Plaza Corp is the owner of the property and has the lease agreement with the Family Dollar store and he would follow up with Plaza Corp staff to clarify what can be accomplished to clean up the property.

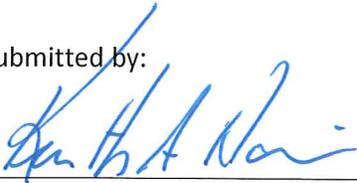
7. Citizens Comments:

Ms. Martha Gonzalez-Cortes, Vice President, Community Investment for the Kalamazoo Community Foundation informed the NCBDA Board that the Foundation has developed a new economic impact development fund of \$22 Million to assist in small business economic development in City of Kalamazoo. The new program could assist with NCBDA development as an organization and projects in the NCBDA TIF district. The new program will be in operation in 2020 at the Kalamazoo Community Foundation.

8. Board Meeting Adjournment:

The meeting was adjourned at 6:40 p.m.

Submitted by:



Director Ken Nacci, Secretary/Treasurer

Approved on:

10/17/19