



Board of Directors Special Meeting Minutes

November 28, 2018 3 p.m. | Metro Transit Board Room – 530 N. Rose Street

PRESENT: Susan Lindemann, Jeff Breneman, Ryan Wieber, Bob Miller, Carl Brown

ABSENT: Stephanie Hinman, Patti Owens, Mayor Bobby Hopewell, Grant Fletcher

STAFF: Andrew Haan, Deb Houseman

OTHER: Michael O'Connor

I. CALL TO ORDER

DIRECTOR LINDEMANN CALLED THE MEETING TO ORDER AT 3 P.M.

II. ROLL CALL

PRESENT: Susan Lindemann, Jeff Breneman, Ryan Wieber, Bob Miller, Carl Brown

ABSENT: Stephanie Hinman, Patti Owens, Mayor Bobby Hopewell, Grant Fletcher

**DIRECTOR MILLER MOTIONED TO EXCUSE ABSENT BOARD MEMBERS.
DIRECTOR WIEBER SECONDED. MOTION CARRIED.**

III. ACTION ITEMS

- A. Resolution 2018-4 – A Resolution to Approve Revised Development Plan and Tax Increment Financing Plan and Authorize its Submittal to the City of Kalamazoo.**

Executive Director Andrew Haan reviewed the revised Development Plan and Tax Increment Financing Plan. Revisions were made to the plan based on requests from the Michigan Economic Development Corporation.

Director Breneman asked for clarification on the effect on local school taxes. Andrew Haan noted that KRESA will not be impacted, nor are they participating in the plan. Consistent with Brownfield Redevelopment Authority practices, the growth in Kalamazoo Public Schools and State Education Taxes are captured and immediately reimbursed by the State of Michigan, holding them harmless.

Director Brown asked if the plan should include some language in it about the Kalamazoo Downtown Economic Growth Authority being able to request additional capture from the State before the 15-year mark should the \$11-million contribution be reached. Andrew Haan noted that language will be adjusted to reflect that additional capture negotiations will be negotiable at the time the \$11-million contribution is reached.



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Andrew Haan noted the following needs to be added to the plan:

- Exhibit outlining the debt obligations of the DDA
- Table for State projections
- Cross-referencing between Development Plan and TIF Plan

DIRECTOR MILLER MOVED TO ALLOW ANDREW HAAN TO MAKE MINOR ADJUSTMENTS TO THE PLAN PRIOR TO SUBMISSION TO CITY COMMISSION. DIRECTOR BROWN SUPPORTED. MOTION CARRIED.

DIRECTOR BROWN MOVED TO APPROVE RESOLUTION 2018-4 – A RESOLUTION TO APPROVE REVISED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN AND AUTHORIZE ITS SUBMITTAL TO THE CITY OF KALAMAZOO. DIRECTOR MILLER SECONDED. ROLL CALL VOTE 5-0. MOTION CARRIED

ROLL CALL VOTE

YAY – Susan Lindemann, Jeff Breneman, Ryan Wieber, Bob Miller, Carl Brown

NAY – None

ABSTAIN – None

IV. BOARD COMMENTS

No board comments

V. PUBLIC COMMENTS

No public comments

VI. ADJOURNMENT

DIRECTOR LINDEMANN ADJOURNED THE MEETING AT 3:29 P.M.

Roll Call -