

TO: Downtown Development Authority Board of Directors

FROM: Andrew Haan, Executive Director

DATE: August 13, 2018

RE: August 2018 Meeting

The next regular meeting of the Kalamazoo Downtown Development Authority is scheduled to take place on Monday, August 20, 2018 at 3:00 p.m. in the Community Room, City Hall - 241 West South Street.

AH
Attachments

pc: Michael O'Connor
City Clerk

The Downtown Development Authority exists to correct and prevent deterioration in the downtown district; to encourage historical preservation; to create and implement development plans in the district; and to promote the economic growth of the district.

**DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING AGENDA**

DATE: August 20, 2018

TIME: 3:00 p.m.

PLACE: Community Room, City Hall

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF AGENDA

- Changes or additions
- Recommended motion: Adopt

IV. MINUTES – July 16, 2018

- Edits or additions
- Recommended motion: Approve

V. FINANCIAL REPORT –

- 2 MILL and TIF July 2018
- TPM June 2018
- Discussion and questions
- Recommended motion: Accept

VI. PRESENTATION

- Andy Wenzel, Plazacorp – United Lot Project

VII. ACTION ITEMS

- A. Termination of easement on United Lot
- B. Set Public Hearing for DDA Redevelopment Liquor License – Water Street Coffee Joint (315 E. Water Street)

VIII. DISCUSSION ITEMS

- A. Downtown Report

IX. COMMITTEE REPORTS (Time Permitting)

- A. Transportation, Parking, & Mobility
- B. Capital Improvements
- C. Project Review
- D. Citizens Council
- E. Safety

X. DIRECTOR COMMENTS

XI. PUBLIC COMMENTS

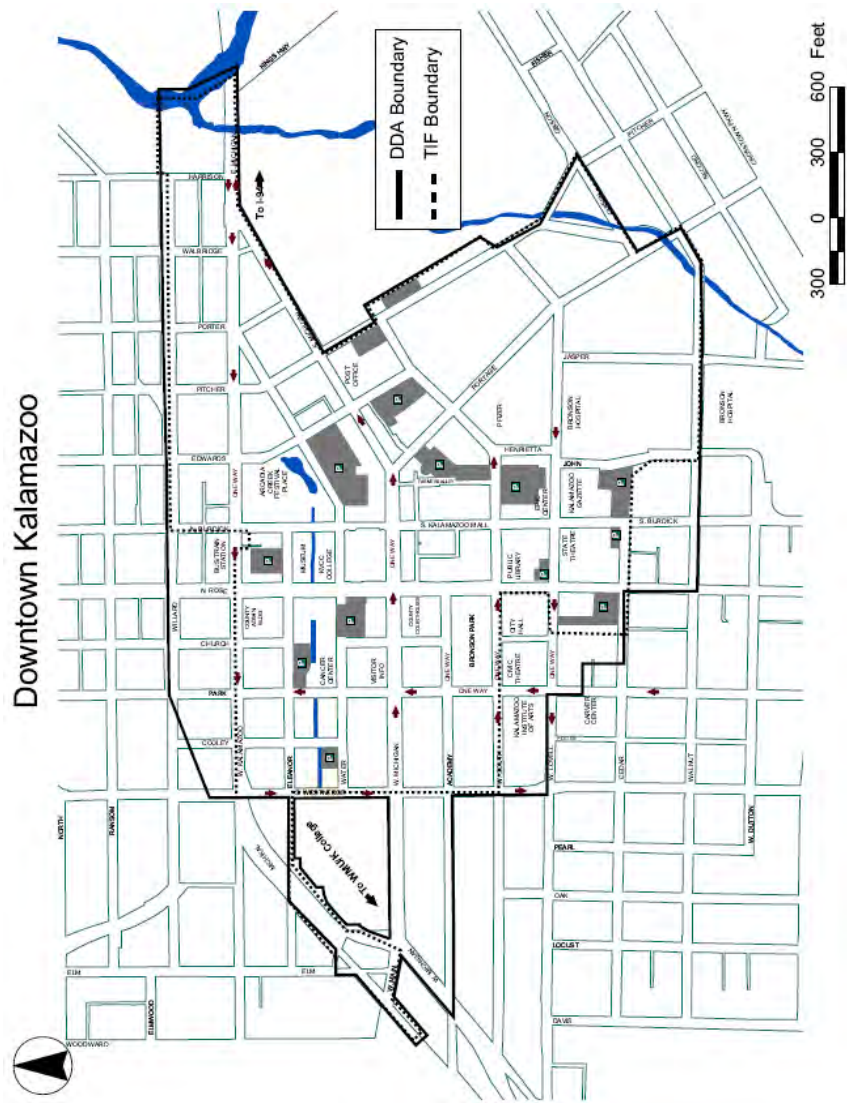
XII. ADJOURNMENT

The Downtown Development Authority exists to correct and prevent deterioration in the downtown district; to encourage historical preservation; to create and implement development plans in the district; and to promote the economic growth of the district.

DOWNTOWN DEVELOPMENT AUTHORITY
MEETING PROCEDURES

1. A person may speak on “Action or Discussion” items on the Downtown Development Authority’s agenda. The Chairperson will ask for people’s comments as each of these agenda items are discussed.
2. To address the Downtown Development Authority, please clearly state your name and business or home address for the record so that a response to your inquiry can be completed if necessary. Please limit your comments to four minutes.
3. Comments on non-agenda items are reserved for “Public Comments” agenda item prior to adjournment of the meeting.
4. Out of respect for business being conducted during the meeting, please turn off all cell phones and pagers prior to the start of the meeting.

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**DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING MINUTES
JULY 16, 2018**

PRESENT: Patti Owens, Ryan Wieber, Jeff Breneman, Susan Lindemann, Grant Fletcher, Stephanie Hinman, Mayor Bobby Hopewell, Carl Brown, Bob Miller, Andrew Haan

ABSENT: Greg Taylor, Bjorn Green

OTHER: Ben Muldrow, Michael O'Connor

I. CALL TO ORDER

DIRECTOR FLETCHER CALLED THE MEETING TO ORDER AT 3:01 P.M.

II. ROLL CALL

PRESENT: Patti Owens, Ryan Wieber, Jeff Breneman, Susan Lindemann, Grant Fletcher, Stephanie Hinman, Mayor Bobby Hopewell

ABSENT: Carl Brown, Greg Taylor, Bjorn Green, Bob Miller

III. ADOPTION OF AGENDA

DIRECTOR OWENS MOTIONED TO ADOPT THE AGENDA. DIRECTOR LINDEMANN SECONDED. MOTION CARRIED.

IV. MINUTES – June 18, 2018

DIRECTOR WIEBER MOTIONED TO APPROVE THE MINUTES. DIRECTOR MAYOR HOPEWELL SECONDED. MOTION CARRIED.

V. FINANCIAL REPORT –

Deb Houseman reviewed the TPM May 2018 financial report and the 2 MILL and TIF June 2018 financial report. Deb opened for discussion and questions.

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

VI. PRESENTATION

Director Haan welcomed Ben Muldrow from Arnett-Muldrow – the firm conducting the branding process Downtown Kalamazoo Incorporated is currently undergoing.

Ben Muldrow introduced himself and the firm Arnett-Muldrow (based out of Greenville, South Carolina). The firm has worked in 25 communities in Michigan, and in 500 communities in 40 states.

Ben said that the firm is focusing in on the organizational identity and how DKI communicates with Downtown and its people – which in turn will help downtown as a whole. He explained an important aspect of this is to make people understand what DKI does and why it is important to downtown (parking, business connections, development, etc).

Ben presented a brief PowerPoint showing some of the work Arnett-Muldrow has done. He noted the firm's work with Downtown Lansing to launch their branding in early 2013 and their subsequent destination branding launch in 2017.

On Tuesday, July 17, there will be four branding sessions throughout the day taking place to provide input. On Thursday, July 19, Ben will present findings to DKI staff and spend the day refining in order to present to the DKI Board the same day.

Ben opened for discussion and questions. There was no discussion.

VII. DISCUSSION ITEMS

A. Downtown Report

Director Haan reviewed the Downtown Report. Among the items, he noted that City Commission passed the resolution of intent for the DEGA and set a public hearing on August 6; The recent move into the new DKI office at 162 E. Michigan Ave. and thanked the DKI team for getting into the new office, the partnership with the Gilmore Foundation and DKI Board Chair Tom Shuster for the work he put in; Andrew thanked Patrick Halpin for his work at the Festival Place in preparation of the Blues Festival July 12-14.

Director Mayor Hopewell asked about the status of Bates Alley. Andrew Haan noted that regarding the parklets, DKI plans to build and own them and they will be rented to the restaurants on a seasonal basis and the funds will be put into a maintenance fund in order to maintain them. DKI is also working on a possible street mural.

Director Mayor Hopewell asked about processes in place ensuring that there aren't any complications such as the past complication between DKI and Downtown Design Review Committee regarding a rear garage door on Bates Alley. Andrew said that while the official process has not changed due to it requiring an ordinance, he is diligent in ensuring complications of similar nature do not occur.

VIII. COMMITTEE REPORTS

A. Transportation, Parking, & Mobility

Leslie Hoffmann noted that Central City Parking is concentrating on working with customers in Lot 9. The first Epic Center elevator will be

completed this week and then will move on to second elevator. Lot 1 (on Edwards Street) will have a 45-day pay station trial because the current Hamilton equipment is failing.

- B. Capital Improvements** – No report given.
- C. Project Review** – No report given.
- D. Citizens Council** – No report given.
- E. Safety** – No report given.

IX. DIRECTOR COMMENTS

Director Hinman said that she enjoyed the open house and the PBS “Ten Streets That Changed America” special at The Union.

Director Mayor Hopewell said that Lot 9 will be sold tonight. He thanked Director Owens for the investment in Downtown. Director Owens noted that 21 of the apartment units will be “affordable.” Mayor noted that a definition on “affordable” will be asked at City Commission meeting July 16.

Director Mayor Hopewell said that he is challenging staff to dive into holiday planning early. He said that he is hoping to pull some people together now to begin the planning process. He said that he would like to see a minority Santa someday.

Director Haan noted that 12 animatronic elves to be used in Santa’s Workshop were restored by Darrid Morrison. Sue Huggett noted that only 2-3 elves were being used, and now all 12 will be usable.

X. PUBLIC COMMENTS

No public comment.

XI. ADJOURNMENT

DIRECTOR FLETCHER ADJOURNED THE MEETING AT 3:36 P.M.

		2018 DDA COMBINED BUDGET FOR 2 MILL, TIF, AND TPM				
		2 MILL AND TIF - JULY 31, 2018				
		TPM - JUNE 30, 2018				
		TOTAL DDA				
		MONTH TO	YEAR TO DATE			DKI
		DATE ACTUAL	ACTUAL	2018 BUDGET		
REVENUES:						
	2 MILL LEVY CURRENT YEAR	\$9,272.58	\$89,272.58	\$265,237.00		
	2 MILL LEVY PRIOR YEAR(S)	\$10.98	\$1,964.47	\$5,000.00		
#1	INTEREST	\$72.51	\$546.60	\$1,120.00		
#2	MISC	\$0.00	\$1,617.64	\$1,530.00		
	LIQUOR LICENSE FEES	\$425.00	\$425.00	0		
	STATE OF MICH. PERSONAL PROPERTY TAX REIMB.	\$0.00	\$0.00	\$245,479.00		
#3	CITY OF KALAMAZOO MALL MAINTENANCE	\$0.00	\$59,210.00	\$59,210.00		
	CITY ADMINISTRATION LOAN	\$0.00	\$0.00	\$548,627.00		
				\$0.00		
#4	STREET METERS	\$38,327.59	\$190,390.63	\$381,394.00		
#5	UNATTENDED	\$27,942.69	\$197,857.50	\$390,122.00		
#6	ATTENDED	\$105,384.85	\$664,956.80	\$1,265,399.00		
#7	ENFORCEMENT	\$21,088.70	\$138,240.92	\$303,980.00		
	METRO TRANSIT FEE	\$204.00	\$1,089.55	\$2,447.00		
	ARCADIA LAND CONTRACT	\$276.67	\$1,660.02	\$3,320.00		
	RAMP #4 SALES PROCEEDS	\$25,000.00	\$150,000.00	\$300,000.00		
	TIF CONTRACTED DOWNTOWN MAINTENANCE	\$0.00	\$0.00	\$40,000.00		
	CONTINGENCY			-\$7,725.00		
	REVENUE BOND	\$0.00	\$0.00	\$170,578.00		
	TOTAL DDA REVENUES	\$228,005.57	\$1,497,231.71	\$3,975,718.00		
	BRAND AND ENGAGEMENT REVENUES FROM TIF					\$100,000.00 B.
	BUS RECRUITMENT & RETENTION REV FROM TIF					\$165,973.00 C.
	TOTAL DKI REVENUES					\$265,973.00
EXPENDITURES:						
OPERATING EXPENDITURES:						
	D&O INSURANCE	\$0.00	\$3,300.00	\$3,500.00		
#8	LEGAL SERVICES	\$5,282.39	\$29,094.98	\$65,000.00		
	LEGAL NOTICES	\$0.00	\$0.00	\$800.00		
	AUDIT	\$9,110.00	\$19,060.00	\$26,075.00		
#9	DOWNTOWN ADMINISTRATION	\$26,004.17	\$175,362.52	\$312,050.00		
	MISC	\$0.00	\$70.67	\$500.00		
	LIABILITY INSURANCE	\$0.00	\$3,032.03	\$6,630.00		
#10	SALARIES & WAGES	\$55,753.26	\$339,865.57	\$712,497.00		
#10	PAYROLL TAXES	\$9,968.67	\$60,787.17	\$127,395.00		
#10	WORKERS COMPENSATION	\$2,542.43	\$15,503.17	\$35,567.00		
#10	HOSPITALIZATION & BENEFITS	\$9,810.84	\$61,259.49	\$120,884.00		
	EMPLOYEE RELATIONS/TRAINING	\$0.00	\$113.98	\$1,500.00		
	PERSONNEL SELECTION	\$119.35	\$613.95	\$3,500.00		
	EQUIPMENT PURCHASE/LEASE	\$373.76	\$2,853.52	\$9,760.00		
	LIABILITY CLAIMS	\$222.06	\$1,817.81	\$3,600.00		
	AUTO & TRUCK EXPENSE	\$709.10	\$8,055.89	\$11,325.00		
	REPAIRS & MAINTENANCE	\$9,661.63	\$22,801.98	\$70,970.00		
	UTILITIES	\$9,455.11	\$78,180.67	\$132,033.00		
	TELEPHONE	\$927.68	\$7,886.47	\$16,770.00		
	WEBSITE	\$0.00	\$271.45	\$2,050.00		
	SIGNAGE	\$0.00	\$3,094.64	\$5,000.00		
	MATERIALS & OFFICE SUPPLIES	\$1,728.18	\$8,313.60	\$20,167.00		
	CUSTOMER SERVICE PROGRAM	\$0.00	\$56.17	\$1,700.00		
	POSTAGE	\$737.95	\$4,174.50	\$8,350.00		
	FORMS & PRINTING	\$2,930.43	\$10,203.56	\$18,000.00		
	OUTSIDE CONTRACT SERVICES	\$7,125.30	\$156,838.12	\$282,819.00		

2018 DDA COMBINED BUDGET FOR 2 MILL, TIF, AND TPM						
2 MILL AND TIF - JULY 31, 2018						
TPM - JUNE 30, 2018						
TOTAL DDA						
		MONTH TO	YEAR TO DATE	DKI		
		DATE ACTUAL	ACTUAL	2018 BUDGET		
	OFFICE LEASE	\$2,361.06	\$13,974.80	\$28,313.00		
	RAMP 3 RESERVE	\$0.00	\$0.00	\$0.00		
	ABM MGMT FEE	\$15,237.29	\$91,423.74	\$183,547.00		
	OPERATING CONTINGENCY	\$0.00	\$0.00	\$75.00		
	#11					
	INITIATIVES/PROGRAMS:					
#11	BRAND & ENGAGEMENT	\$8,333.34	\$58,333.38	\$100,000.00	\$100,000.00 B.	
#12	BUSINESS RECRUITMENT & RETENTION	\$6,070.00	\$33,228.58	\$165,973.00	\$165,973.00 C.	
	LIQUOR LICENSE	\$0.00	\$0.00	\$0.00		
	BUILDING REVITALIZATION	\$0.00	\$0.00	\$0.00		
	DOWNTOWN MAINTENANCE	\$6,050.32	\$20,628.82	\$94,210.00		
	ACFP TASK FORCE	\$0.00	\$0.00	\$30,000.00		
	CAPITAL IMPROVEMENTS PLANNING & DESIGN	\$0.00	\$0.00	\$100,000.00		
	SPECIAL PROJECTS	\$0.00	\$0.00	\$0.00		
	DEBT SERVICE/OTHER OBLIGATIONS:					
	ARCADIA CREEK BONDS	\$500.00	\$500.00	\$459,600.00		
	FESTIVAL PLACE	\$0.00	\$0.00	\$0.00		
	METROPOLITAN CENTER	\$0.00	\$0.00	\$0.00		
	ZOETIS TAX APPEAL	\$0.00	\$46,300.05	\$46,300.00		
	REBATED TAXES	\$0.00	\$0.00	\$35,000.00		
	CITY OF KALAMAZOO LOAN	\$0.00	\$0.00	\$0.00		
	RAMP #3 DEBT SERVICE	\$0.00	\$99,913.96	\$678,040.00		
	5 YEAR TPM DEBT SERVICE	\$0.00	\$66,625.00	\$182,750.00		
	5 YEAR PLAN EXPENDITURES:					
	CAPITAL EXPENDITURES	\$0.00	\$0.00	\$111,576.00		
	LOT EXPENDITURES	\$0.00	\$0.00	\$49,000.00		
	5 YEAR TPM PLAN CONSULTANT SERVICES	\$0.00	\$0.00	\$0.00		
	TECHNOLOGY	\$0.00	\$0.00	\$0.00		
	MARKETING	\$0.00	\$0.00	\$10,000.00		
	TRANSPORTATION & MOBILITY	\$0.00	\$0.00	\$0.00		
	5 YEAR TPM PLAN CONTINGENCY	\$0.00	\$0.00	\$0.00		
	TOTAL EXPENDITURES	\$191,014.32	\$1,443,540.24	\$4,272,827.00	\$265,973.00	
	**	\$36,991.25	\$53,691.47	-\$297,109.00	\$0.00	
				\$200,000.00	#13	
	** POSITIVE # = REVENUES EXCEED EXPENDITURES			-\$97,109.00		
	** NEGATIVE # = EXPENDITURES EXCEED REVENUES					
	BUDGET NOTES:					
	THE TIF BUDGET REFLECTS \$100,000 IN EXPENSE FOR FUNDS BEING TRANSFERRED TO DKI TO HELP FUND BRAND AND ENGAGEMENT.					
	THE TOTAL BRAND AND ENGAGEMENT BUDGET IN DKI REFLECTS THE \$100,000 IN REVENUE RECEIVED FROM TIF AND THE \$100,000 IN EXPENSES BUDGETED.					
	THE BUSINESS RECRUITMENT AND RETENTION IS BOTH A \$165,973 REVENUE AND EXPENSE IN DKI. THE \$165,973 IN TIF IS A CONTRIBUTION FROM TIF TO DKI TO FUND THIS ACTIVITY. THIS LINE ITEM INCLUDES \$65,973 IN CARRYOVER FUNDS FROM 2017.					

		2018 DDA COMBINED BUDGET FOR 2 MILL, TIF, AND TPM					
		2 MILL AND TIF - JULY 31, 2018					
		TPM - JUNE 30, 2018					
		TOTAL DDA					
		MONTH TO	YEAR TO DATE			DKI	
		DATE ACTUAL	ACTUAL	2018 BUDGET			
	FOOTNOTES:						
#1	BANK INTEREST						
#2	YTD INCLUDES THE RICKMAN HOUSE AND SKYRISE PAYMENTS IN LIEU OF TAXES.						
#3	CITY OF KALAMAZOO MALL MAINTENANCE - ANNUAL CONTRACT PAYMENT TO MAINTAIN THE MALL.						
#4	STREET METERS - \$10,880 MORE THAN YTD BUDGET.						
#5	UNATTENDED - \$8,663 LESS THAN YTD BUDGET. LOT #1 HAS A (20) SPACE LOSS DUE TO CHANGES IN PREPARATION FOR BATES ALLEY. LOT #6 HAS A LOSS OF (14) PARKERS DUE TO REVERENCE LOCATING OUTSIDE OF DOWNTOWN. LOTS #13, #19, AND #20 ARE ALL UNDER LAST YEARS REVENUES.						
#6	ATTENDED - \$23,488 LESS THAN YTD BUDGET. BRONSON HEALTHCARE GROUP HAS RELOCATED A TOTAL OF (71) PARKERS THIS YEAR RESULTING IN A MONTHLY REVENUE LOSS OF \$5,337.						
#7	ENFORCEMENT - \$4,379 LESS THAN YTD BUDGET.						
#8	LEGAL - LEGAL EXPENSES INCLUDE THE SALE OF LOT #9, RAMP #3 REPAIRS, THE WMU MEDICAL SCHOOL PARKING, DEGA, SALE OF 400 ROSE STREET, DDA BOARD MATTERS, KVRT MAINTENANCE, METROPOLITAN CENTER, & CREEK VACATION.						
#9	DOWNTOWN ADMINISTRATION - MONTHLY ALLOCATION						
#10	SALARY & WAGE/PAYROLL TAXES/WORKERS COMP/HOSPITALIZATION - PAYROLL COSTS VARY BASED ON TIME OF YEAR MAINLY DUE TO FESTIVALS.						
#11	BRAND & ENGAGEMENT - MONTHLY ALLOCATION FOR FUNDING EVENTS & ACTIVITIES						
#12	BUSINESS RECRUITMENT RETENTION - EXPENSES INCLUDE THE BUSINESS DEVELOPMENT WORKSHOP SERIES AND GRANT PAYMENTS TO FINAL GRAVITY, AARON SHAFER, ADRIANES'S BOUTIQUE, ROCKET FIZZ, AND THE STAMPED ROBIN.						
#13	THE TIF RESERVE CONTRIBUTION TO THE 2018 BUDGET.						

Agenda Report

Downtown Development Authority

TO: Downtown Development Authority Board Members

FROM: Andrew Haan, Downtown Kalamazoo Incorporated President

DATE: 8/14/18

SUBJECT: **Termination of easement on United Lot**

RECOMMENDATION

It is recommended that the Downtown Development Authority terminate the easement with United Building L.L.C. used for the staging of festivals at the Arcadia Creek Festival Place.

BACKGROUND

Originally granted in 2005, the easement was entered into upon the sale of the building at 242 E. Kalamazoo Avenue. Downtown Tomorrow Inc. had acquired this building and a since-demolished gas station at the SE corner of Kalamazoo and Edwards Street with the goal of furthering the redevelopment of the area adjacent to Arcadia Creek. At the time of the sale the Arcadia Creek Festival Place had been recently completed, and DKI was seeking maximum flexibility in the staging of events at the site. With that goal in mind, an easement was entered into allowing for the use of the parking to the west of the United Building for the staging of events, including the parking of trailers, vehicles, and other activities associated with the production of events the Arcadia Creek Festival Place. Additionally, access across the lot directly west of the Globe Casket Building was granted to allow for vehicles to enter the lot used for staging.

The property owner of the United Building is seeking the termination of this easement for festival staging to allow for the expansion of the United Building. The additional building footprint will allow for an existing tenant to grow their presence in downtown, and represents additional tax base for the area. Construction is anticipated to begin after the conclusion of the 2018 festival season in October.

COMMUNITY RESOURCES CONSULTED

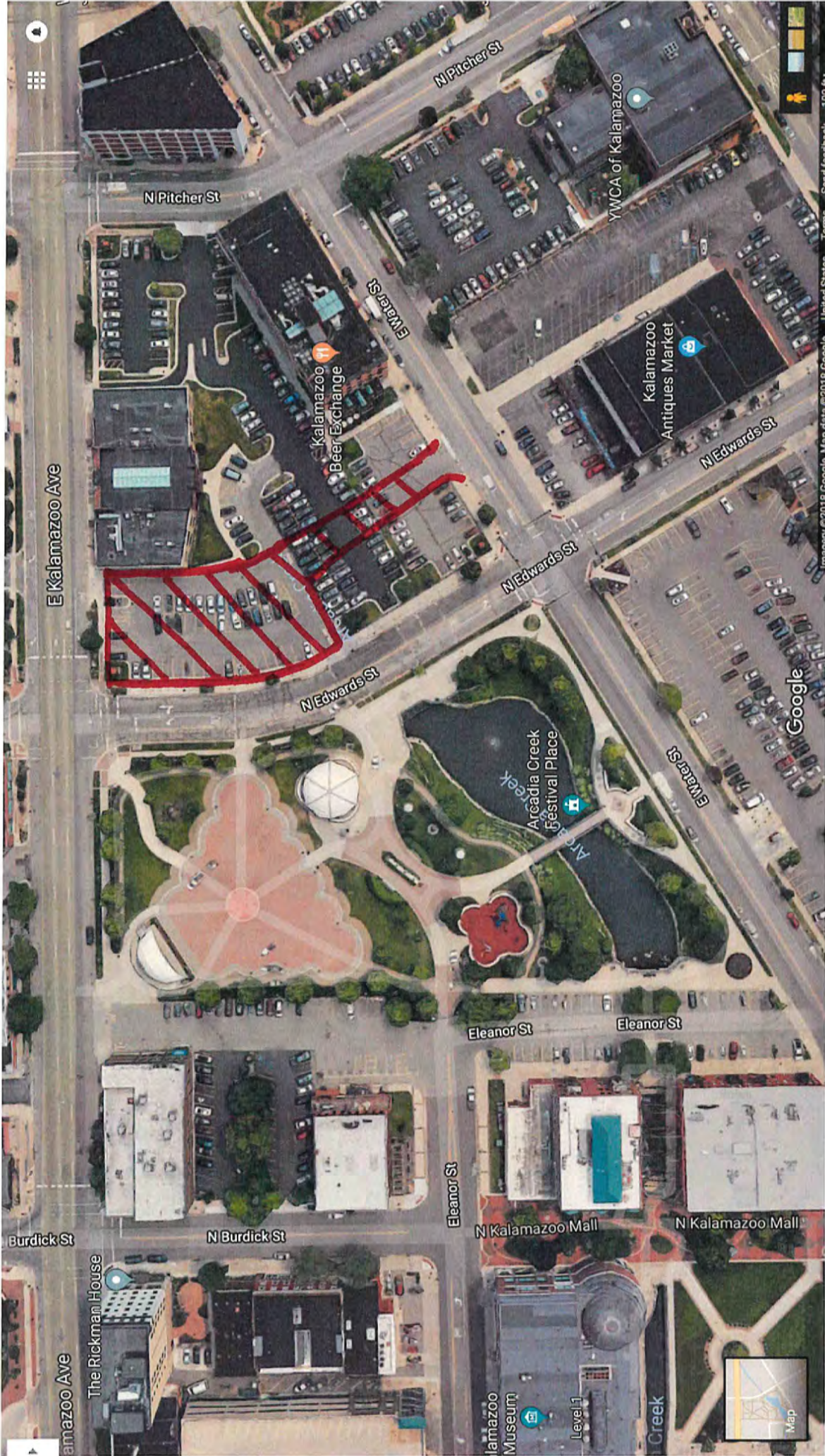
DKI has contacted several festival promoters and organizations that have hosted events at ACFP in the past, including individuals involved in the original design of the space. Losing this area for staging will necessitate some changes to event layout, but will not impact operations in a significant manner.

FISCAL IMPACT

The construction of an addition to the United Building will have a positive financial impact on the DDA TIF. As designs have yet to be reviewed the exact amount is undetermined.

ALTERNATIVES

Construction of the planned addition on the east side of the building was explored, but is not feasible from an engineering perspective, as Arcadia Creek runs directly beneath that area.



DOWNTOWN REPORT

An overview of Downtown Kalamazoo

August 2018

Planning and Re-Organization

Downtown Economic Growth Authority – Consistent with recommendations put forth in the Urban Growth Initiative, and approved by the boards of DKI and DDA, City Commission approved a resolution of intent to create a new Downtown Economic Growth Authority (DEGA) and held a public hearing on August 6th. Dozens of businesses, community partners and local residents attended to testify in support of the proposal. The proposed DEGA would replace, and function very similarly to how the DDA has since 1989, serving a largely consistent geography.

Leading up to the hearing, DKI engaged in an extensive outreach process to ensure that businesses, organizations and residents have a strong understanding of the proposal and an opportunity to ask questions. This included:

- 3 public meetings held with more than 35 attendees
- 20+ planning meetings with community partners
- 25+ meetings with businesses, organizations & taxing authorities
- 30+ letters of support collected from local businesses and organizations
- 60 local businesses and organizations contacted
- 1000+ public hearing notices mailed to local taxpayers in the district
- 30+ notices posted in 27 different locations across the district
- 2 notices published in the Kalamazoo Gazette

The public approval process for the proposed authority stretches into December, with multiple opportunities for official public comment at City Commission. DKI is continuing its outreach process leading up to the City Commission vote in October.

Organizational structure – DKI staff, board continue to build out changes to organizational structure.

Community engagement model/Citizen Coalitions – DKI moving forward with creation of new community engagement model, including four Citizen Coalitions focused on People, Place, Growth, and Experience that will help guide work of organization.

DTI Board – Meeting quarterly as reorganization progresses.

Downtown Parking Plan – New York-based firm [Nelson Nygaard](#) selected to lead planning process for future of downtown parking, to include transportation demand management, enforcement hours, technology, facilities, programming, rates etc. Nelson-Nygaard kick-off meeting scheduled for August 17.

Organizational branding – [Arnett Muldrow](#) selected to lead effort to rebrand Downtown Kalamazoo Incorporated. Founder Ben Muldrow spent week of July 16 in Kalamazoo working with stakeholders to develop a new brand. DKI Board has accepted recommendations. Staff is planning for a fall 2018 roll-out.

Infrastructure Projects

Construction – Construction continues on multiple fronts downtown, with Consumers Energy replacing gas lines throughout downtown, MDOT resurfacing streets, and City of Kalamazoo reconstructing Rose Street and the Pitcher/Water intersection. Consumers’ work has moved onto the block of the Kalamazoo Mall bounded by Michigan and South Streets, with periodic 7am-11am closures. DKI continues to work with COK to communicate disruptions to public and downtown businesses in a timely manner. With the goal of helping to offset business impacts, parking in the Epic Ramp is complementary throughout the month of August.

Jurisdictional Transfer of downtown streets – DKI continuing to participate in discussions with City of Kalamazoo, MDOT on jurisdictional transfer of streets to City, with goal of completing transfer by November.

Foundation for Excellence funds – DKI working with COK staff to prioritize investment of funds allocated for downtown improvements, using UGI, Imagine Kalamazoo, and previously identified priorities as guidance.

Development Projects

Lot 9 project – Closing on Lot 9 occurred in July 2018. Construction to begin concurrently. Completion within 24 months. Groundbreaking ceremony to occur August 9.

Rose/Lovell Project – Project moving forward with a planned groundbreaking by early fall.

Events

Summer Sidewalk Sales – Summer Sidewalk Sales took place July 26-28. Overall, the event was a success with 27 vendor participants on the Kalamazoo Mall, and more participating in their downtown business. This year the event featured live entertainment all three days.

Rib Fest – Ribfest 2018 was a success August 2-4 at the Arcadia Creek Festival Place. Over the three days, attendance was approximately 16,000. Organizers provided positive feedback on the site and the event production process.

Sunday Brunch Food Truck Rally series – As part of efforts to more intensively program Arcadia Creek Festival Place, a series of six food truck rallies are being hosted on Sundays from 11am-3pm. Approximately ten trucks are participating with associated complementary activities. Initial response has been positive.

Business Updates

Professional Development Series – In June, DKI and WOODTV8 hosted a Search Engine Optimization workshop (Presentation video can be viewed at <https://bit.ly/2KC3B2A>). The professional development series took a break during the month of July but events return in August. Listed below are upcoming workshops:

- “Detecting Counterfeit Money and Other Scams” workshop on August 22 with Consumers Credit Union’s Clarence Lloyd. Seats are just \$10 and can be purchased at <https://bit.ly/2MP0mHw>.
- “Profit Mastery” workshop on September 18 & 19 with Profit Mastery Founder Steve LeFever. Downtown Kalamazoo businesses within the DDA district can sign up for just \$150. Sign up forms can be found at <https://bit.ly/2n4ZsuO>

Media Coverage

- Bell's Brewery is the biggest Michigan brewer of beer sold in state - <https://bit.ly/2mQ9Iaa>
- 25th annual Kalamazoo Blues Festival returns to Arcadia Creek Festival site - <https://bit.ly/2vgmPoU>
- Proposed downtown arena draws mixed responses from business owners - <https://bit.ly/2NWKMcf>
- Parking lot sale brings apartments, offices to Downtown Kalamazoo - <https://bit.ly/2vjzrLZ>
- Kalamazoo eateries dish out winning flavors for Restaurant Week - <https://bit.ly/2OrSWuk>
- Residents can learn more about Downtown Economic Growth Authority - <https://bit.ly/2Lwsv9f>
- Summer Sidewalk Sales to kickoff in Kalamazoo on Thursday - <https://bit.ly/2mU0cTx>
- DEGA proposal would create new funding for downtown Kzoo - <https://bit.ly/2AotEdL>
- Amtrak now accepting bicycles on Chicago-bound train - <https://bit.ly/2vNs4ws>
- Final Maranda Park Party of summer in Kalamazoo - <https://bit.ly/2OrRSqk>
- Photos: Maranda's Park Party in Kalamazoo - <https://bit.ly/2KBXxah>
- Dokidokon Anime Convention held in Downtown Kalamazoo - <https://bit.ly/2K76FUf>
- Kalamazoo Candle Co. opens new retail store in downtown Kalamazoo - <https://bit.ly/2O3dybC>
- August Art Hop in Kalamazoo tonight - <https://bit.ly/2APIL1l>
- RibFest 2018 kicks off at Arcadia Creek Festival Place - <https://bit.ly/2O8Tzs3>