

**BATTLE CREEK DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS**

Monday, July 22, 2019

MEMBERS PRESENT: Rebecca Fleury, Ross Simpson, Paul Conkey, Edward Guzzo, Cody Newman, John Godfrey, Kyra Wallace
Ex-Officio: Commissioner Susan Baldwin, Commissioner Kate Flores

ABSENT: Kim Carter, Linda Morrison, John Hart

OTHERS PRESENT: Ted Dearing, Carl Fedders (Engineering), Sarah McGinnis

Call to order: Meeting called to order at 3:35pm.

Welcome new members John Godfrey and Kyra Wallace. City Clerk Victoria Houser administered oaths of office.

Election of Officers:

MOTION: Mr. Conkey moved to accept the Chair position for the Battle Creek Downtown Development Authority Board of Directors. Commissioner Baldwin supported the motion. Unanimously approved.

MOTION: Mr. Godfrey moved to approve the listed Board positions. Mr. Simpson supported the motion. Unanimously approved.

Chair	Paul Conkey
Vice Chair	Ed Guzzo
Treasurer	Kim Carter
Secretary	Rebecca Fleury

Approval of Minutes:

MOTION: Ms. Baldwin moved that the Battle Creek Downtown Development Authority Board of Directors approve the meeting minutes from April 22, 2019 as presented. Mr. Guzzo supported the motion. Unanimously approved.

Review Interim Financial statements:

Mr. Dearing reviewed the interim financial report and stated that FY19 revenue is over expenditures by \$50,968. That has increased from \$38,330 from the last reporting. The Tax Increment Revenue is less than last year but the interest earned has helped increase the available fund balance.

MOTION: Mr. Guzzo moved that the Battle Creek Downtown Development Authority Board of Directors approve the interim financial statements as presented. Mr. Newman supported the motion. Unanimously approved.

Columbia Draining Project:

Carl Fedders explained the first 1-2" of rain water runoff contains contaminants that are required to be flushed to basins, ponds and Goguac Lake so as not to contaminate the City water system. The Columbia BID has updated two large segments of Columbia Avenue. They are seeking assistance in completing the final section to help bring in developers and improve the water quality. Engineering plans and hydraulic calculations are required at the cost of \$80,000. The City has agreed to contribute \$30,000, Columbia BID is contributing \$30,000 and we are requesting the Downtown Development Authority contribute \$20,000. Mr. Guzzo confirmed that the discretionary fund next year has almost \$600,000 for projects. Mr. Guzzo stated it is an affordable project and makes the area available and affordable for redevelopment.

MOTION: Mr. Godfrey moved that the Battle Creek Downtown Development Authority Board of Directors approve the request to contribute \$20,000 to the Columbia Draining Project. Mr. Newman supported the motion. Unanimously approved.

Project Report – Ted Dearing:

Real Estate Improvement Fund: This grant initiative helps address any gap-financing issues for new businesses downtown. The program offers businesses easier access to resources imperative for long-term success. By making eligible improvements to fixed assets/structures, prospective tenants, entrepreneurs and property owners can contribute to the continued transition in downtown Battle Creek.

Battle Rock: The project is moving forward. The development agreement has been signed. The Brownfield Plan expenditures have lowered from \$550,000 to \$380,000 and requires a vote of support to continue the process.

MOTION: Ms. Flores moved that the Battle Creek Downtown Development Authority Board of Directors support the Brownfield Plan. Mr. Newman supported. Unanimously approved

McCamly Plaza Hotel: Regulatory challenges are slowing the process of renovations. Costs have increased. They need a Capital Investor to complete. It will never sell without a brand backing.

Milton Tower: The construction is coming along great! Pictures and updates are available online. They are on track to be completed by the end of August 2019.

New Holland: This project has not been cancelled. We are waiting on their revised OPRA application so that we can move on to the next phase.

Cargo Shops: Seven shops and two food carts currently open. We are getting event requests from all over the southwest Michigan for special events in our downtown area.

Comments: None

Adjourn:
4:50pm