

AGENDA

Dickman Road Business Improvement District Board of Directors

THURSDAY February 2, 2021 – 8:30 AM

MEETING LOCATION – Virtual Meeting

- Call to Order: by Chair Gary Minneman
- Welcome and introductions(as needed)
- Approval of Minutes: November 5, 2020 (action required)
- Review/Approve Interim Financials:
 - For six months ending December 31, 2020
- Old Business
 - River restoration
- New Business
 - Utility box landscaping (see attached)
 - Police Department Update
 - Property updates
 - Riverside Drive
 - Econo Lodge
 - Kmart
 - Share Center
 - Tree House
 - Horrocks
- Comments by the public
- Board Member Comments
- Adjourn

Attachments:

- Agenda
- Meeting minutes, November 5, 2020
- Interim financials through December 31, 2020
- River restoration update
- Landscaping request

**DICKMAN ROAD
BUSINESS IMPROVEMENT DISTRICT BOARD MEETING
November 05, 2020**

At the Thursday, November 05, 2020 meeting of the Dickman Road Business Improvement District Board held at 8:30 a.m., the following were in attendance:, Vester Davis Jr, Jim DeMaagd, Tim Kool, Gary Minneman, Vince Pavone and Clayton Hulsey. Excused: Christine Zuzga & Brad Wilson

Also in attendance were: John Hart, and Sara VanWormer

Chair – Gary Minneman called the meeting to order at 8:35 AM

Welcome and Introductions

Vester Davis Jr., City Manager of Springfield was welcomed to the Board

Approval of Minutes – Meeting August 06, 2020

Kool/Pavone

Review/Approval Preliminary Year End Financials through June 30, 2020 – pending audit

Noting that an increase in revenue, from assessment within Battle Creek, reflects a pre-paid assessment payment in full. The annual budget will be adjusted to reflect the early payment.

Kool/Pavone

Review/Approval Interim Financials through September 30, 2020 – pending audit

Kool/Hulsey

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

Board Appointment

Kool and Minneman to be reappointed by City of Battle Creek and City of Springfield.

Board Member Comments:

NONE

Adjournment:

The meeting was adjourned at 9:02

The next Board Meeting is set for Thursday February 04, 2021 at 8:30 a.m. by Zoom

Financial report of the
Dickman Road Business Improvement District (BID)

REVENUE	ACTUAL FOR THE PERIOD OF JULY - DECEMBER 2020	BUDGET FOR THE YEAR ENDING JUNE 30, 2021
SPECIAL ASSESSMENTS		
City of Springfield	\$16,046	\$22,000
City of Battle Creek	\$588	\$40,175
TOTAL REVENUE	<u>\$16,634</u>	<u>\$62,175</u>
EXPENSES		
Administrative & Project Management Fees	\$6,000	\$12,000
General Marketing	\$0	\$12,000
Legal Services	\$0	\$500
Matching Grants (signage, landscaping)	\$0	\$1,500
Utilities Electricity	\$404 *	\$0
Physical Improvements/Maintenance	\$14,372	\$28,000
TOTAL EXPENSES	<u>\$20,776</u>	<u>\$54,000</u>
NET SURPLUS/(DEFICIT)	<u>(\$4,141)</u>	<u>\$8,175</u>
Balance carried forward	\$100,088	\$58,636
Ending Balance	\$95,947	\$66,811

*110 and 1293 W. Dickman Rd.

Memo

City of Battle Creek



To: Rebecca Fleury, City Manager
From: Ted Dearing, Assistant City Manager CED
cc: Battle Creek City Commission
Date: January 25, 2021
Re: Bi-Weekly Update

Economic Development

Kalamazoo River Restoration

Army Corp: We are grateful that Senator Peter's office is advocating on our behalf with the Army Corp for our Section 1135 application and the ongoing Federal Interest Determination (FID) process that we hope will lead to a feasibility study of river restoration. The Corps has confirmed that the FID process is underway with key determination issues being:

- Maintaining adequate flows which will require an expanded footprint (this is where property acquisition and the relocation of a portion of Dickman Rd. is critical)
- Environmental concerns (we will likely need extensive environmental assessment activities)
- The velocities under the bridge crossing (this is why we are proposing to eliminate the McCamly and Capital Ave crossing in favor of a new single cross with increased capacity)

We know the Army Corp is concerned about the property acquisition issue thus it is important that we work with all partners to continue to pursue properties such as the former Econo Lodge. Senator Peter's office has asked the Corps to commit to being in close continued conversation directly with the city and has pledged to help us find a way forward towards a successful FID and eventual construction. Based on the most recent correspondence, we hope to hear more in a few weeks.

NCR Corp Settlement: In addition to our ongoing efforts to pursue river restoration with the Army Corp, we are also pursuing support and funding from the Natural Resource Trustee Council for the Kalamazoo River. This group received significant funding from a lawsuit with NCR Corp for projects on the River. We submitted our naturalization project to the Council's Restoration Portal last winter. The Trustee Council reviewed the

project and indicated that our project was rated “very highly” using the criteria established in the 2016 Kalamazoo River Programmatic EIS and Restoration Plan. The Trustees plan to incorporate a brief description of our project in a Draft Supplemental Restoration Plan and Environmental Assessment (SRP/EA) as a component of the “Preferred Alternative.” This means, depending on public review and comments, the prioritized projects in the preferred alternative will be considered for funding with the \$2.4 million in available funds and an additional \$10 million expected to be available in 2021.

It is not expected that all the projects in the preferred alternative will be funded in the first year; however, the Trustee Council plans to continue to work with project proponents to refine cost estimates and move forward with some of the highest priority projects in a phased approach. We see this as a great opportunity to fund elements of a feasibility study that would not be covered by federal dollars and as future capital for implementation.

From: Jim Lance, city commissioner:

There is a UTILITY BOX now in front of Lakeview Ford's showroom at the corner of Washington and Dickman (in the easement area). Nonetheless, is there any financial programs (by the city or Consumers) out there that allow some sort of shrubs or something to make it a little more aesthetically pleasing?

