

## **DDA Board of Directors**

Monday, January 26, 2026, at 3:30 p.m.

### **LOCATION**

City of Battle Creek – City Hall, Room 302A

### **AGENDA**

1. Call to order	Chair
2. Welcome and introductions (as needed)	Chair
3. Swearing in new member a. Michael Patton	Clerk
4. Approval of minutes from October 27, 2025 (action required)	Chair
5. Financials (action required) a. FY 2025 Audit Presentation (review and accept) b. FY 2025 Annual Report (review and accept) c. Interim financial statements through December	Staff
6. Project Updates a. River Restoration b. 99 W. Michigan development project	Staff
7. Citizen (Public) comments	
8. Board member comments	
9. Adjourn	Chair

#### Attachments

- Agenda
- Minutes from October 27, 2025
- FY 2025 Audit Presentation
- FY 2025 Annual Report
- Interim financial statements through December
- River restoration activity and planning report

**Next meeting: April 27, 2026, City Hall, Room 302A**

**BATTLE CREEK DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS – Meeting Minutes**

**Monday, October 27, 2025 at 3:30pm – Room 302A, City Hall**

**PRESENT:** Amanda Zimmerlin, Ed Guzzo, Nelson Karre, Cody Newman, Monique French, Ross Simpson

**ABSENT:** Paul Conkey, Kara Beer, Dr. Kimberly Carter, Michael Patton (new Executive Director, SWM Urban League), Commissioner Chris Simmons, Commissioner Carla Reynolds, Dr. Terence Lunger, Kelli Scott

**OTHERS PRESENT:** Ted Dearing – Assistant City Manager, Aaron Kuhn – Revenue Services Director, John Hart, Small Business Development, Patti Worden – Executive Assistant

**Call to Order:** Ed Guzzo called the meeting to order at 3:34pm.

Ed Guzzo and Ted Dearing introduced Amanda Zimmerlin as the new City Manager.

**Approval of Minutes:**

**MOTION:** Nelson Karre moved that the Battle Creek Downtown Development Authority Board of Directors approve the meeting minutes for July 28, 2025. Cody Newman supported the Motion. Unanimously approved.

**Financials (action required):**

FY 2026 Interim Financials  
Aaron Kuhn reviewed the FY 2026 Interim Financials.

Nelson Karre moved that the Battle Creek Downtown Development Authority Board of Directors approve the FY 2026 Interim Financials. Cody Newman supported the Motion. Unanimously approved.

**80 W. Michigan Debt Determination (action required):**

80 W. Michigan Debt Determination

The board discussed past due rent owed by a previous tenant at DDA-owned property at 80 W. Michigan. It was the consensus of the group that staff will inquire of the city attorney how to best protect the DDA financial position in the case of a bankruptcy filing by the former lessee.

**Project Updates**

Staff noted that Gull Lake Distilling Company is now open at 80 W. Michigan downtown and provided status updates for construction at the Hamblin parking structure and the Jackson Street parking lot. Staff also provided information on the status of the Van Buren Street mixed-use housing development and the status of Ferrero/WK Kellogg Co and Mars/Kellanova acquisitions. Staff shared additional information on the sale of 34 E. Michigan Ave.

**Citizen (Public) Comments:**

There were no public comments.

**Board Members' Comments**

Staff and board members briefly discussed the downtown river restoration project, disposition of the former Ralston Building, ebiking and the linear path, the opening of UpRoot Market, access to the DoubleTree Hotel from Festival Market Square and the performance of the DoubleTree to date.

**Adjournment**

Nelson Karre moved that we adjourn without a motion.

Meeting Adjourned at 4:42pm.

**City of Battle Creek  
Downtown Development Authority**

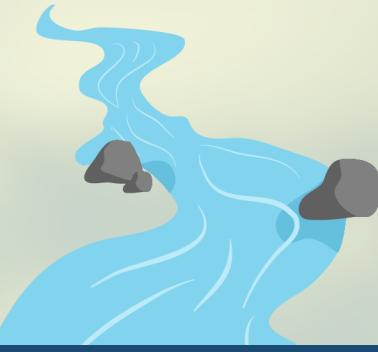
**Interim Statement of Revenues, Expenditures and Changes in Fund Balance**

**Budget and Actual**

**For the Six Months Ended December 31, 2025**

	Amended Budget	7/1/25 - 12/31/25 Transactions	Budget Variance Positive/(Negative)
<b><u>GENERAL FUND</u></b>			
<b>GENERAL REVENUES:</b>			
Tax Increment Revenue	\$ 2,127,744	\$ 1,948,969	(178,775)
State Aid Revenue (Personal Property Tax Replacement)	2,677,960	2,763,467	85,507
Rents	35,700	11,833	(23,867)
Investment earnings	60,300	34,263	(26,037)
Investment appreciation/depreciation	45,800	(8,752)	(54,552)
Miscellaneous	-	11,744	11,744
<b>Total General Revenues</b>	<b>4,947,504</b>	<b>4,761,524</b>	<b>(185,980)</b>
<b>EXPENDITURES:</b>			
<b>Debt Service -</b>			
2017/2018 Bonds - Pipeline Refunding	2034	2,733,203	381,351
2013 Capital Improvement Bonds	2033	177,241	-
<b>Total Debt Service</b>	<b>2,910,444</b>	<b>381,351</b>	<b>2,529,093</b>
<b>General Operating Expenditures:</b>			
Administration	21,600	7,199	14,401
CBD maintenance	1,041,473	520,737	520,737
CBD downtown plantings	55,000	27,500	27,500
Downtown Policing	212,710	106,355	106,355
Intermodal Facility Support	92,000	46,000	46,000
Kellogg Arena support	350,000	262,500	87,500
Economic Development Fund support	120,000	60,000	60,000
Downtown Special Projects	400,000	294,857	105,143
<b>Total General Operating Expenditures</b>	<b>2,292,783</b>	<b>1,325,147</b>	<b>967,636</b>
<b>Total Expenditures</b>	<b>5,203,227</b>	<b>1,706,499</b>	<b>3,496,728</b>
<b>TOTAL GENERAL FUND REVENUES</b>	<b>4,947,504</b>	<b>4,761,524</b>	<b>(185,980)</b>
<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>5,203,227</b>	<b>1,706,499</b>	<b>3,496,728</b>
<b>EXCESS REVENUES OVER (UNDER) OPER. EXPENDITURES</b>			
	\$ (255,723)	\$ 3,055,025	3,310,748
Fund Balance, beginning of year	2,785,000	3,040,744	
Fund Balance, ending (GENERAL FUND)	<u><u>\$ 2,529,277</u></u>	<u><u>\$ 6,095,769</u></u>	

# River Restoration Project



What could the River Restoration Project bring to Battle Creek?

## Increased Vitality and Beautification

Naturalization of the Kalamazoo River leads to more spaces for the community, and families, to **explore, live, and play**.



## Community Development Opportunities

More vibrant spaces attract more **investment and growth opportunities** such as housing, retail, and mixed-use spaces.



## Outdoor Recreation and Leisure

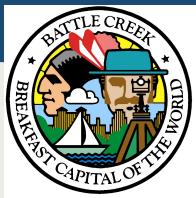
Naturalization of the river will allow for additional space for outdoor recreational activities such as **kayaking or fishing** – to name a few!



## Wildlife Preservation and Learning Opportunities

The creation of more **habitats where plants and wildlife can flourish**, results in opportunities to observe and learn about our wild neighbors.

Stay Tuned for more news about this transformative project!



**BATTLE CREEK**  
**UNLIMITED**

A collaborative partner on the Battle Creek River Restoration Project

## **Kalamazoo River Restoration Project in Battle Creek, MI: First Quarterly Report 2026**

This Kalamazoo River Restoration Project is very important for the continued revitalization of our Battle Creek community. It provides a vital opportunity to improve the downtown environment, re-naturalization of the river, expand recreational opportunities, provide mixed-use development and housing opportunities. It would promote Battle Creek Unlimited's goals to continue to bring vibrancy and prosperity to the Battle Creek Community.

The project's scope is the Kalamazoo River concrete channel in downtown Battle Creek, that is located from Dickman Hwy. River culvert crossing going downriver northwest approximately one mile to the convergent with the Battle Creek River. This existing infrastructure has exceeded the end of its life cycle. This structure was built by the U.S. Army Corps of Engineers (USACE) in 1961 and is over 65 years old. The Monroe Street dam was constructed in 1892 and is over 130 years old. Please see attached map for more information.

This is a great once-in-a-lifetime opportunity to work on the river naturalization in Kalamazoo River concrete channel to remove the negative environmental impacts of the concrete channel and to assess dam and culvert removal. The project will help address a wide range of ecosystems and environmental issues affecting fish and wildlife. This project would provide future resiliency for flooding and water management and reduce long-term maintenance of a concrete river channel. In addition, the project could enhance recreational opportunities, improve pedestrian access, and better connect downtown Battle Creek with nearby businesses and neighborhoods, helping to spur economic growth and investment throughout the community. It would also connect over 46 miles of river and tributaries on the Kalamazoo River.

### **Project milestones**

- In December 2022, BCU received a \$13 million dollar grant from the State of Michigan for property accusations, demolitions, engineering and environmental assessments for this project. In December 2025, that funding was all spent and allowed this project to be feasible. Around 60 acres of former industrial and commercial properties were acquired.
- U.S. Army Corps of Engineers completed a 3-year hydrologic modeling study in September 2024. In summary, this study showed this project was hydrologically feasible, in part due to the collaboration with the BCU and City properties.
- BCU worked with City of Battle Creek and stakeholders and submitted grants for the DNR Habitat Restoration Grant and EGLE Dam Risk Reduction Grant for design and pre-engineering study. The City was awarded both grants in the summer of 2024 totaling \$535,000. The OHM Consultant Team was selected through an RFP process with the state funded grants and started working with the City of Battle Creek and BCU in January 2025.
- Reflecting on the progress made in 2025. The Kalamazoo River Restoration Project was in the Federal bipartisan Water Resources and Development Act (WRDA) of 2024. Signed in to Federal law in January of 2025.

### **Goals & Next Steps**

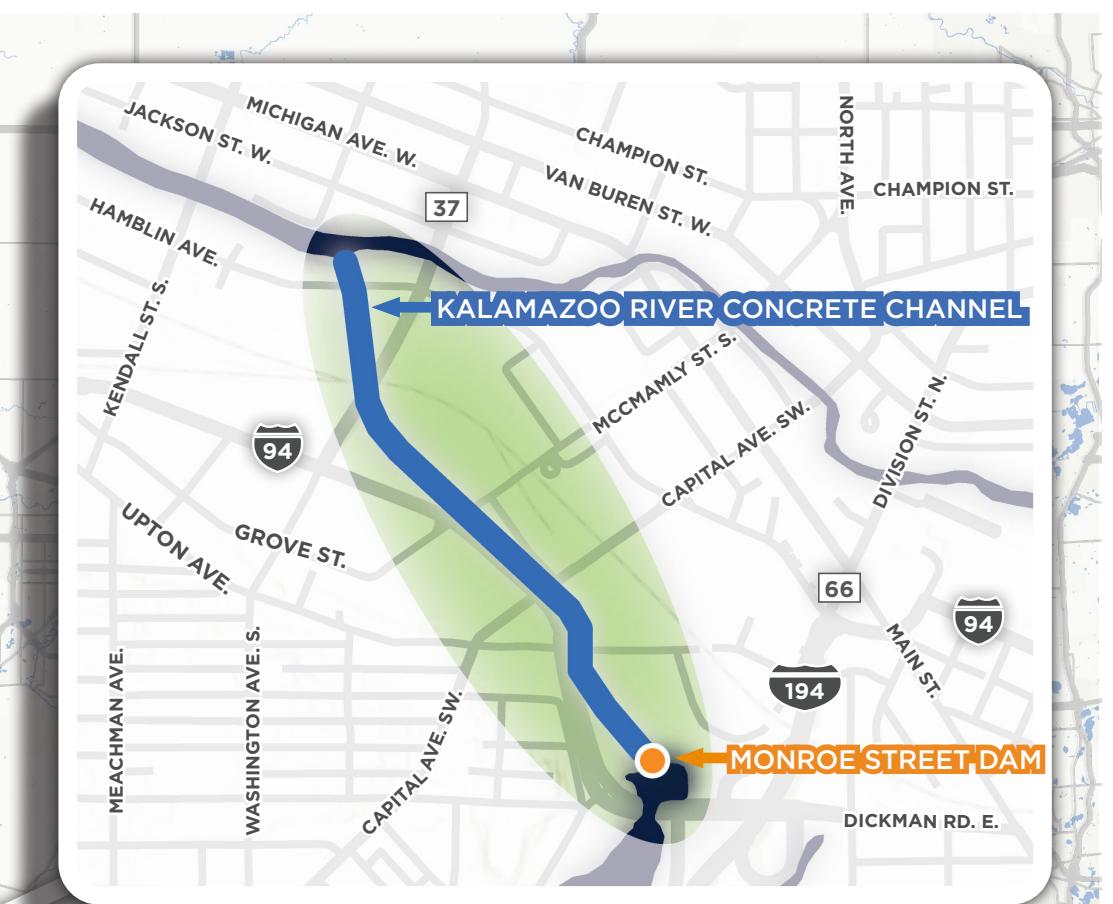
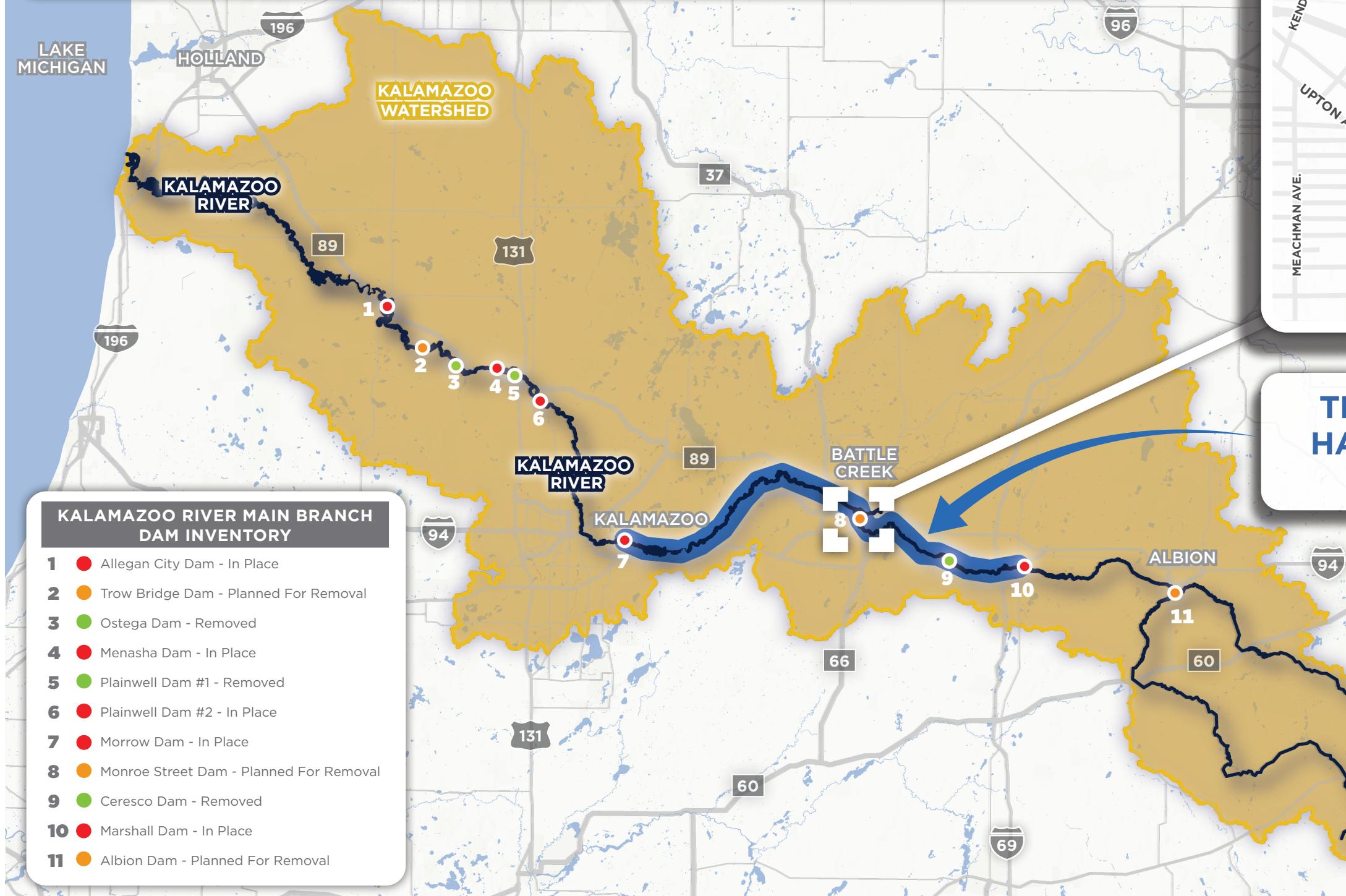
- With the passage of the WRDA, this allows the project to move forward pursuing the next step. The next step is the USACE Ecosystem Restoration General Investigation (GI) Feasibility Study in Battle Creek. The GI Study, without having been fully scoped yet, would be estimated at 4 years and \$5,000,000. The \$5,000,000 would be cost shared 50/50 with the Non-Federal Sponsor (NFS). For the project to be successful we need to work with project partners and secure that local match funding of \$2,500,000 while continuing to pursue the federal support/funding for the project.
- BCU will continue to work with the OHM consultant team on pre-engineering, development, design and assessment of the Kalamazoo River Restoration Project. We are anticipating reviewing draft designs and plans by May of 2025. Please see the OHM consultant team's schedule in the separate attachment.
- BCU will need to continue to acquire more funding for a few remaining critical property accusations, demolitions, engineering and environmental assessments that are needed to make the project successful.

# KALAMAZOO RIVER NATURALIZATION

Battle Creek | Michigan



IN THE 1960'S, THE U.S.A.C.E CONSTRUCTED THE CONCRETE CHANNEL TO ALLEVIATE EFFECTS OF CATASTROPHIC FLOODS, SUCH AS THE FLOOD IN 1947. THAT INFRASTRUCTURE HAS EXCEEDED ITS LIFECYCLE. A NEW PLAN IS BEING DESIGNED TO ENSURE CONTINUED SAFETY AND THE RESULTING MORE NATURALIZED RIVER WILL BENEFIT THE ENVIRONMENT AND SURROUNDING COMMUNITIES FOR GENERATIONS TO COME.



THE KALAMAZOO RIVER WILL HAVE 46 MILES OF UNIMPEDED RIVER CORRIDOR!

# KALAMAZOO RIVER NATURALIZATION

Battle Creek | Michigan



The Kalamazoo River Naturalization project is significant to the redevelopment of our downtown community and provides a vital opportunity to enhance the downtown environment, expand recreational opportunities, improve safety and accessibility, and offer mixed-use development and housing opportunities.

## PROJECT GOALS



### SAFETY GOALS

- Dam and concrete channel removal. Not a matter of if failure will happen, but when. Existing infrastructure has exceeded the end of its life cycle.
- Maintain the same level of flood control but do so in a way that provides amenities to the community.



### ENVIRONMENTAL GOALS

- The proposed river realignment shall meet the required flood protection capacity.
- Enhance ecological health of the river corridor, in the river itself as well as in the riparian buffer zones.
- Increase biodiversity and pollinator habitat.



### CULTURAL GOALS

- Honor native tribes and people
- Honor history of site
- Highlight historical evolution of site



### SOCIAL & ACTIVITY GOALS

- Connect the community to the river
- Create river trail recreation opportunities and access points
- Develop outdoor spaces to allow for access to nature and socialization
- Fishing/angling important part of river experience



### ACCESSIBILITY GOALS

- Project site is multi-modal and accessible to people of all abilities
- Review and incorporate elements of non-motorized master plan into design
- Enhance site connectivity through development of greenways and other non-motorized pathways.
- Connect neighborhoods across the river.
- Improve the site vehicular connectivity.



### TRIPLE BOTTOM LINE

- Enhance the site from a social, environmental, and economic perspective.

# PROJECT ROAD MAP

## Kalamazoo River Revitalization Project



# Schedule and Next Steps

