

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

Monday, October 23, 2023, at 3:30pm – Room 302A, City Hall

MEMBERS PRESENT: Paul Conkey, Edward Guzzo, Kara Beer, Nelson Karre, Cody Newman, Ross Simpson, Rebecca Fleury and Ex-Officio: Commissioner Chris Simmons

ABSENT: Kimberly Carter, Monique French, Dr. Terence Lunger, Kelli Scott, Commissioner Carla Reynolds

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

Call to order: Paul Conkey called the meeting to order at 3:33pm.

Paul introduced Kara Beer as a new member on the Downtown Development Authority board.

Approval of Minutes:

MOTION: Cody Newman moved that the Battle Creek Downtown Development Authority Board of Directors approve the meeting minutes from April 24, 2023. Ross Simpson supported the motion. Unanimously approved.

Financials

Fiscal Year 2023 Preliminary Year-End Financials:

Aaron Kuhn presented the Fiscal Year 2023 Preliminary Year-End Financials.

Fiscal Year 2024 Interim Financials (through 9/30):

Aaron Kuhn presented the Fiscal Year 2024 Interim Financials, though September 30.

MOTION: Ross Simpson moved that the Battle Creek Downtown Development Authority Board of Directors accept the FY 2023 Preliminary Year-End and the Fiscal Year 2024 Interim Financials (through 9/30) as presented, pending audit. Cody Newman supported the motion. Unanimously approved.

80 West Michigan:

Retail Incubator Lease

Ted Dearing and John Hart shared information concerning a proposed lease with Load A Spud for the DDA-owned retail incubator at 80 W. Michigan. The board also discussed parking, signage, and marketing efforts in the downtown along with the status of the DDA's lease with Torti Taco. Staff will provide the board with a strategy to address overdue rent for Torti Taco.

MOTION: Nelson Karre moved that the Battle Creek Downtown Development Authority Board of Directors authorize any member of the board to execute the Retail Incubator Lease as presented in the board packet. Kara Beer supported the motion. Unanimously approved.

Project Updates:

Kellogg Company

Ted Dearing discussed the recently completed split of the Kellogg Company into two companies including the W.K. Kellogg Co and Kellanova. It was noted that W.K. Kellogg Co owns the Headquarters building and Kellanova is a tenant. Kellanova owns the WKI building and W.K. Kellogg Co is a tenant.

Rebecca Fleury reported that the impact of the split on city tax revenues is yet to be determined.

River Restoration

Ted Dearing provided an update on the city's river restoration project. The city has submitted an application to the USACE's CAP 165 pilot program for disadvantaged communities.

Hotel

Ted Dearing provided an update on the status of renovations at the former McCamly Plaza hotel. Completion of the project is slated for the 3rd Quarter of 2024.

Kara Beer reported that the Hotel is looking to begin hiring in November/December.

Paul Conkey discussed touring the facility indicating that BCU advised they can schedule additional tours if individuals are interested.

Citizen (Public) Comments:

There were no citizen (public) comments.

Board Members Comments

Nelson Karre asked about the plans for the K2 building. Ted Dearing discussed Hinman's plans for future redevelopment of K2 and the Battle Creek Tower.

Board members discussed the Ford BlueOval development and the status of work at the site.

Commissioner Simmons mentioned the Calhoun County Land Bank's efforts to grow local development capacity