

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

**Monday, April 28, 2025 at 3:30pm – Room 302A, City Hall**

**PRESENT:** Paul Conkey, Marcie Gillette, Ed Guzzo, Kara Beer, Dr. Kimberly Carter, Cody Newman, Monique French, Ross Simpson

**ABSENT:** Nelson Karre, Ezra Bell, Commissioner Chris Simmons, Commissioner Carla Reynolds, Dr. Terence Lunger, Kelli Scott

**OTHERS PRESENT:** Ted Dearing – Assistant City Manager, Aaron Kuhn – Revenue Services Director, Patti Worden – Executive Assistant

**Call to Order:** Paul Conkey, Chair called the meeting to order at 3:33pm.

**Approval of Minutes:**

**MOTION:** Ted Dearing mentioned Nelson Karre's email about a correction to the minutes for the January 27, 2025 Meeting. It should be noted that Nelson Karre abstained from voting on the Torti Taco matter at that meeting,

Kara Beer moved that the Battle Creek Downtown Development Authority Board of Directors approve the meeting minutes with Nelson Karre's correction for January 27, 2025. Cody Newman supported the Motion. Unanimously approved.

**Financials (action required):**

Ross Simpson asked that the Board take a moment of silence to remember Linda Morrison, former Revenue Services Director.

**FY 2025 Estimates**

Ted Dearing discussed the FY 2025 Estimates.

Aaron Kuhn explained the FY 2025 Estimates in further detail.

Ted indicated a Motion was not needed for the FY 2025 Estimates.

**FY 2026 Budget**

Aaron Kuhn discussed the FY 2026 Budget.

Ted Dearing discussed the Fund Balance and the Intermodal Transportation Center (ITC) which is the train station. Ted mentioned a future recommendation may be that once the City Transportation switches to the TACC, the City may contract with TACC for the ITC.

Ted mentioned the Brass Band and Symphony asking for \$500,000 and the FY 2026 Budget including \$100,000 for them.

Ted talked about funding for the parking structure.

Cody Newman moved that the Battle Creek Downtown Development Authority Board of Directors approve the FY 2026 Budget as submitted. Kara Beer supported the motion. Unanimously approved.

**80 West Michigan Lease (action required)**

Ted Dearing shared the terms and conditions of a proposed lease at 80 West Michigan with Gull Lake Distilling Company. Ted mentioned HVAC and aesthetic updates.

Ross Simpson moved that the Battle Creek Downtown Development Authority Board of Directors authorize the Chair to execute a Lease with Gull Lake Distilling for 80 West Michigan Lease. Ed Guzzo supported the motion. Unanimously approved.

#### Van Buren Lot Passthrough Resolution (action required)

Ted Dearing shared a request from the city's Brownfield Authority to pass through DDA capture on the Van Buren lot development to the Brownfield. The development consists of 190 units of mixed-use housing and on-site parking. The developers have asked the city to approve a Neighborhood Enterprise Zone (NEZ) district at the site.

Ross Simpson suggested the addition of a walking bridge that goes over the river.

Kara Beer and Dr. Kim Carter talked about the benefits of this initiative with 200 new residential units in the Battle Creek Public Schools District.

Kara Beer moved that the Battle Creek Downtown Development Authority Board of Directors approve the Van Buren Lot Passthrough Resolution as submitted. Dr. Kim Carter supported the motion. Unanimously approved.

### **Project Updates**

#### Transformational Brownfield Request

Ted Dearing shared that the Hinman Group is working on a Transformational Brownfield request to redevelop the former K2 building.

#### 99 West Michigan (Brownfield Pass-Through)

Ted Dearing discussed a proposed development at 99 W. Michigan that includes commercial at the street level with 2 floors of residential above. The board will be asked to consider a pass through agreement for the development at its next board meeting.

#### **Citizen (Public) Comments:**

There were no public comments.

#### **Board Members' Comments**

Board members briefly discussed the Chamber's move 51 West Michigan, Barista Blues Café's 20-year celebration, K2 transformation, gymnastics events at Kellogg Arena, and the impact of the DoubleTree Hotel

#### **Adjournment**

Meeting Adjourned at 4:34pm.