

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

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

PRESENT: Paul Conkey, Marcie Gillette, Ed Guzzo, Kara Beer, Nelson Karre, Cody Newman, Monique French, Ross Simpson

ABSENT: Dr. Kimberly Carter, 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, Vicki Houser, City Clerk, John Hart, Small Business Development

Call to Order: Paul Conkey, Chair, called the meeting to order at 3:35pm.

Approval of Minutes:

MOTION: Kara Beer moved that the Battle Creek Downtown Development Authority Board of Directors approve the meeting minutes for January 27, 2025. Cody Newman supported the Motion. Unanimously approved.

Financials (action required):

FY 2025 Preliminary Year-End

Aaron Kuhn reviewed the Year-End DDA budget statement, noting the amounts are preliminary, and may have some year-end adjustments.

Mr. Conkey moved that the Battle Creek Downtown Development Authority Board of Directors approve the FY Preliminary Year-End statement be approved. Unanimously approved.

99 West Michigan Pass-Through Agreement (action required)

Ted Dearing shared the terms and conditions of a pass-through agreement for 99 West Michigan Avenue with Jackson Bean Management, LLC.

Cody Newman and Nelson. Karre recused themselves due to a conflict of interest.

Percy Bean discussed the project, sharing his enthusiasm and vision, noting the 2nd & 3rd floors would be residential, and the first floor to include a new commercial business, restaurant, and event space

Kara Beer, moved that the Battle Creek Downtown Development Authority Board of Directors authorize the Chair to execute a Pass-Through Agreement with Jackson Bean Management, LLC, for 99 West Michigan Avenue. Ross Simpson supported the motion. Unanimously approved.

VOCES Lease Renewal (action required)

Cody Newman recused himself due to conflict of interest.

Marcie Gillette noted a correction to the date of the original lease, correcting 20923 to 2023.

Kara Beer with amendment, moved that the Battle Creek Downtown Development Authority Board of Directors approve the VOCES lease renewal, as corrected. Nelson Karre supported the motion. Unanimously approved.

Project Updates

Gull Lake Distilling Company

Ted Dearing and John Hart shared that the Gull Lake Distilling Company may be opening by September 1st, noting the LCC will be onsite for their investigation on Tuesday, July 29th.

Van Buren lot development

Ted Dearing, noting the NEZ has been approved by the commission.

Kellogg Company acquisition:

Ted Dearing shared an update on the recent acquisition of WK Kellogg Co. Mr. Dearing also noted the MARS acquisition is still under discussion.

Citizen (Public) Comments:

There were no public comments.

Board Members' Comments

Board members briefly discussed Consumers' Energy repairs in the River Walk area, the Kellogg Foundation, the Hinman Building, Clara's and needed improvements and additional connections on the Linear Park Trail

Adjournment

Meeting Adjourned at 4:44pm.