

**LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS – Meeting Minutes**

**Tuesday, April 22, 2025 at 4:30pm – Room 302A, City Hall**

**MEMBERS PRESENT:** David Rost, Dave Schweitzer, T.R. Shaw, Marcie Gillette

**ABSENT:** Anmar Atchu, Mark Steinbrunner

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

**Call to order:** David Rost called the meeting to order at 4:31pm.

**Approval of Minutes:**

**MOTION:** Dave Schweitzer moved that the Lakeview Downtown Development Authority Board of Directors approve the meeting minutes from January 28, 2025. Marcie Gillette and T.R. Shaw supported the motion. Unanimously approved.

**Financials**

Fiscal Year 2026 Budget

Aaron Kuhn discussed the Fiscal Year 2026 Budget.

Ted Dearing discussed his Memo about the Fiscal Year 2026 Budget and the TIF Capture Analysis.

T.R. Shaw moved that the Lakeview Downtown Development Authority Board of Directors approve the Fiscal Year 2026 Budget as presented. Dave Schweitzer supported the motion. Unanimously approved.

**Project Update:**

LDDA Development and TIF Plan

Ted Dearing discussed next steps after the study, having an updated LDDA Plan and TIF Plan. He reported the consultants are working on the Plans and should have drafts for our review in the next couple of weeks. Funding for the projects would come from the TIF dollars.

Ted discussed the timeline document he provided at the meeting, noting the timeline will need to go before the City Commission for adoption after they receive a recommendation from this Board. Ted discussed there being a process to follow, public notice, etc., with the idea of having the timeline adopted at the October 7th City Commission Meeting.

Ted recommended the LDDA Meetings be held quarterly, with the next meeting being in July for this Board to adopt the Plan.

There was discussion about the number of members on the LDDA. Ted advised that once the Development Plan and TIF Plan are in place, we may want to get some property owners to serve on the board. Sometime in the Fall or close thereto, having the board back up to 10-16 members, with 5-6 of them being property owners. It was noted that a lot of the property owners are not local.

Marcie Gillette asked about the possibility of having hybrid meetings for the property owners that are not local.

Mall Development

Ted Dearing discussed developments at the mall and noted that Olive Garden will likely open in early May. Texas Roadhouse is underway. Jimmy John's bought a pad by the West side of Olive Garden.

There was discussion about the mall owners, GK Development and where they are located. Ted has been talking with representatives in the Chicago area. Other LDDA Members thought they have offices in Florida as well.

### **Public Comments:**

Joe Zeigler - PO Box 4181 / 210 Center Street, Battle Creek MI 49016

Joe had the following comments about various matters:

- He asked about the possibility of a property owner being able to designate a resident tenant to attend the LDDA Meetings on their behalf.
- He mentioned the Historic Youth Building being listed for sale for 2.7 million.
- Joe commented that he looked at the LDDA Plan and had questions about the drain that goes under Sears, noting it was originally the Brickyard stream. He played in the stream/creek next to Riverside when he was a young boy and he thinks the pipe was for drainage. He also mentioned there being a lot of clay in that area.
- Joe is in favor of the greening area and asked what kind of greening, formal, etc. He asked about maintenance costs and who would pay those. Joe discussed native plantings and the benefits it brings, how it changes open spaces and can be unique. He mentioned the possibility of getting Leila Arboretum and Kellogg Biological involved if the City pursues native plantings.

Ted Dearing noted the drawings show more of a formal greening area and it would likely be the responsibility of the LDDA to take on the maintenance costs.

- Joe asked about the area where he thinks the Brickyard was and suggested it might be a nice place to extend the linear path and connect with Capital Avenue so people could move that way to businesses North of Beckley Road.

Dave Schweitzer commented he didn't think the consultants looked at that area.

- Joe thanked Ted Dearing for all he has done for the City.

There was discussion about boundary modifications, tax jurisdictions and the need to be careful about changing boundaries which allows people to opt out.

It was noted that old Lakeview is part of the DDA. Columbia BID does not collect an assessment, but Dickman BID does collect.

### **Board Member Comments**

Dave Schweitzer shared that he liked Joe Zeigler's idea about native plantings and it not being as much work as formal plantings. He added that this process is becoming very interesting. He thinks the decision of where to start first is really important and will be a challenge to figure out where the public gets the most impact.

Ted Dearing mentioned the need to review Whitmark Drive and the possibility of taking that over and re-rerouting it.

David Rost commented that he loved Joe Zeigler's native planting idea.

### **Adjourn:**

**MOTION:** Dave Schweitzer made a motion to adjourn. T.R. Shaw supported the motion.  
Unanimously approved.

The Meeting was adjourned at 5:19pm.