

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

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

**MEMBERS PRESENT:** Dave Schweitzer, T.R. Shaw, Marcie Gillette, Mark Steinbrunner and Anmar Atchu

**ABSENT:** David Rost

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

**Call to order:** Ted Dearing called the meeting to order at 4:32pm.

**Approval of Minutes:**

**MOTION:** T.R. Shaw moved that the Lakeview Downtown Development Authority Board of Directors approve the meeting minutes from April 22, 2025. Dave Schweitzer supported the motion. Unanimously approved.

**Financials**

**Fiscal Year 2025 Preliminary Year-End Financials**

Aaron Kuhn discussed the Fiscal Year 2025 Preliminary Year-End Financials, sharing that all information is subject to auditor review and approval.

**Project Update:**

**LDDA Development and TIF Plan**

Ted Dearing discussed the LDDA Development and TIF Plan, noting we spent about 2 years working on a study and that the Plan had not been updated since the 1990's.

Ted indicated the City Commission has the ultimate authority to move this project forward and the plan would be to take a formal approval process to the City Commission for approval in early October.

Mark Steinbrunner moved to advance the LDDA Development and TIF Plan to the City Commission by adopting the Resolution as presented. Dave Schweitzer supported the motion. Unanimously approved.

**Mall and Related Development**

Ted Dearing provided an update about Olive Garden, Texas Roadhouse, the construction of a Jimmy John's in the mall parking lot, a vacant parcel where a Jack-In-The-Box will be built, and the Marathon station on Capital Avenue by McDonald's and The Lux Café that will be getting a complete remodel.

**Public Comments:**

Tiffany Blackman shared that she is a lifelong resident of Battle Creek and a local business owner. Tiffany operates the Bread & Basket Market and discussed the work she does to help local entrepreneurs capture marketing. She is actively looking for an indoor public retail space with food opportunities and is looking into the possibilities of the Lakeview Minges Mall.

### **Board Member Comments**

Dave Schweizer asked about expanding the LDDA Board. Ted indicated we can have up to 12 members, and as the Plan advances and if it is approved, we definitely need to work on increasing Board membership.

Mark Steinbrunner asked about the Traffic Study for M-66 and Beckley Road. Ted reported that study is ongoing.

T.R. Shaw asked about public feedback on the LDDA Development and TIF Plan. Ted said he has heard people think it's a pretty good plan.

### **Adjourn:**

Ted adjourned the Meeting at 5:01pm.