

Board of Directors Regular Meeting Agenda

July 15, 2019 3 p.m. | City Hall – Community Room

- I. CALL TO ORDER
- II. ROLL CALL
- III. ADOPTION OF AGENDA
- IV. APPROVAL OF MINUTES – June 17, 2019 Regular Meeting
- V. FINANCIAL REPORT
 - A. 2 MILL and TIF June 2019
 - B. TPM May 2019
- VI. ACTION ITEMS
 - A. Budget Amendment - TPM
- VII. DISCUSSION ITEMS
 - A. Parking Plan Update
 - B. Downtown Report
- VIII. DIRECTOR COMMENTS
- IX. PUBLIC COMMENTS
- X. ADJOURNMENT

Board of Directors Regular Meeting Minutes

June 17, 2019 3 p.m. | City Hall – Community Room

PRESENT: Jeff Breneman, Stephanie Hinman, Patti Owens, Grant Fletcher,
Susan Lindemann, Bob Miller

ABSENT: Carl Brown, Mayor Bobby Hopewell, Ryan Wieber

STAFF: Andrew Haan, Meghan Behymer, Jennifer Jelenek, Sue Huggett,
Deb Houseman, Patrick Halpin

OTHER: Jessica Wood

I. CALL TO ORDER

DIRECTOR FLETCHER CALLED THE MEETING TO ORDER AT 3 P.M.

II. ROLL CALL

PRESENT: Jeff Breneman, Stephanie Hinman, Patti Owens, Grant Fletcher,
Susan Lindemann, Bob Miller

ABSENT: Carl Brown, Mayor Bobby Hopewell, Ryan Wieber

DIRECTOR OWENS MOVED TO EXCUSE ABSENT BOARD MEMBERS. DIRECTOR
BROWN SECONDED. MOTION CARRIED.

III. INTRODUCTION OF LEGAL COUNSEL

Director Fletcher introduced Jessica Wood of Dickinson Wright as the new legal
counsel for the Downtown Development Authority and the Kalamazoo Downtown
Economic Growth Authority.

IV. ADOPTION OF AGENDA

DIRECTOR OWENS MOVED TO ADOPT THE JUNE 17, 2019 AGENDA. DIRECTOR
LINDEMANN SECONDED. MOTION CARRIED.

V. APPROVAL OF MINUTES – May 20, 2019 Regular Meeting

DIRECTOR HINMAN MOVED TO APPROVE THE MAY 20, 2019 REGULAR
MEETING MINUTES. DIRECTOR OWENS SECONDED. MOTION CARRIED.

Board of Directors Regular Meeting Minutes

June 17, 2019 3 p.m. | City Hall – Community Room

VI. FINANCIAL REPORT

- A. 2 MILL and TIF May 2019
- B. TPM April 2019

Deb Houseman reviewed the 2 MILL and TIF May 2019 financial report and the TPM April 2019 financial report.

DIRECTOR BRENEMAN MOVED TO APPROVE THE 2 MILL AND TIF MAY 2019 FINANCIAL REPORT AND THE TPM APRIL 2019 FINANCIAL REPORT. DIRECTOR OWENS SECONDED. MOTION CARRIED.

VII. ACTION ITEMS

- A. Approval of 2018 Audit

Doug Havera, BDO USA, LLP, reviewed the Downtown Development Authority of the City of Kalamazoo 2018 Audit Wrap Up and Financial Statements.

Doug noted that the process was smooth, and staff was great to work with.

DIRECTOR OWENS MOVED TO APPROVE THE DRAFT DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF KALAMAZOO 2018 AUDIT WRAP UP AND FINANCIAL STATEMENTS. DIRECTOR BROWN SECONDED. MOTION CARRIED.

VIII. DISCUSSION ITEMS

- A. Parking Plan Update

Andrew Haan provided a brief update on the status of the parking plan. He noted that the team is working on outreach and communications regarding the parking plan, as well as a possible rebranding of the parking system. The target date for parking plan approval is August 2019.

Director Owens asked about an elevator speech regarding the parking plan. Andrew noted that it is forthcoming – and will be sent to the Board.

- B. Other Downtown Updates

Andrew Haan noted the following downtown updates:

- Downtown has a new CPO officer – Jake Vyverman
- Summer event series kicked off – Beats on Bates, Workout Wednesdays, Zoo Moto, Vintage in the Zoo
- The Portland Loo has been ordered and preparing for fabrication.

Board of Directors Regular Meeting Minutes

June 17, 2019 3 p.m. | City Hall – Community Room

- The hotel project has started demolition work internally

IX. DIRECTOR COMMENTS

Director Owens noted her enthusiasm for the direction the Kalamazoo Downtown Partnership continues to go.

Director Brown said he is happy with the downtown activation through events.

X. PUBLIC COMMENTS

Jeff Messer shared his concerns about Shakespeare Pub posting fliers/posters on traffic boxes, public property without permission in the Central Business District.

Leslie Hoffmann said that Central City Parking is hosting the June 19 Beats on Bates event. Central City Parking will be doing a fundraiser for the West Michigan Cancer Center.

XI. ADJOURNMENT

DIRECTOR FLETCHER ADJOURNED THE MEETING 3:33 P.M.

2019 DDA COMBINED BUDGET FOR 2 MILL, TIF, AND TPM							
2 MILL AND TIF - JUNE 30, 2019							
TPM - MAY 31, 2019							
TOTAL DDA							
	MONTH TO	MONTHLY	MONTHLY	YTD	YEAR TO	YTD	
	DATE ACTUAL	BUDGET	VARIANCE	ACTUAL	DATE BUDGET	VARIANCE	2019 BUDGET
REVENUES:			A			A	
2 MILL LEVY CURRENT YEAR	\$0.00	\$22,083.33	22,083.33	\$79,647.20	\$132,500.00	52,852.80	\$265,000.00
2 MILL LEVY PRIOR YEAR(S)	\$102.70	\$166.67	63.97	\$2,267.48	\$1,000.00	(1,267.48)	\$2,000.00
INTEREST	\$4,575.05	\$262.08	(4,312.97)	\$16,350.72	\$1,566.67	(14,784.00)	\$3,145.00
MISC	\$0.00	\$135.00	135.00	\$1,741.70	\$810.00	(931.70)	\$1,620.00
STREET METERS	\$34,839.19	\$32,606.33	(2,232.86)	\$173,275.96	\$163,031.67	(10,244.29)	\$391,276.00
UNATTENDED	\$18,356.77	\$13,158.50	(5,198.27)	\$80,605.38	\$65,792.50	(14,812.88)	\$157,902.00
ATTENDED	\$104,429.27	\$102,846.58	(1,582.69)	\$516,265.35	\$514,232.92	(2,032.43)	\$1,234,159.00
ENFORCEMENT	\$40,315.79	\$25,331.67	(14,984.12)	\$121,926.62	\$126,658.33	4,731.71	\$303,980.00
METRO TRANSIT FEE	\$176.95	\$203.92	26.97	\$777.90	\$1,019.58	241.68	\$2,447.00
RAMP #4 SALES PROCEEDS	\$25,000.00	\$25,000.00	0.00	\$125,000.00	\$125,000.00	0.00	\$300,000.00
TIF CONTRACTED DOWNTOWN MAINTENANCE	\$0.00	\$3,333.33	3,333.33	\$0.00	\$16,666.67	16,666.67	\$40,000.00
TOTAL DDA REVENUES	\$227,795.72	\$225,127.42	(2,668.30)	\$1,117,858.31	\$1,148,278.34	30,420.08	\$2,701,529.00
			A			A	
EXPENDITURES:			A			A	
OPERATING EXPENDITURES:							
D&O INSURANCE	\$0.00	\$275.00	275.00	\$0.00	\$1,650.00	1,650.00	\$3,300.00
LEGAL SERVICES	\$0.00	\$2,083.33	2,083.33	\$0.00	\$10,833.33	10,833.33	\$25,000.00
LEGAL NOTICES	\$0.00	\$66.67	66.67	\$0.00	\$400.00	400.00	\$800.00
AUDIT	\$0.00	\$1,489.58	1,489.58	\$3,240.00	\$7,864.58	4,624.58	\$17,875.00
DOWNTOWN ADMINISTRATION	\$29,333.34	\$29,333.33	(0.01)	\$166,833.37	\$166,833.33	(0.04)	\$352,000.00
MISC	\$0.00	\$41.67	41.67	\$5.22	\$250.00	244.78	\$500.00
LIABILITY INSURANCE	\$0.00	\$469.17	469.17	\$3,781.05	\$2,345.83	(1,435.22)	\$5,630.00
SALARIES & WAGES	\$50,173.43	\$53,475.17	3,301.74	\$236,531.58	\$267,375.83	30,844.25	\$641,702.00
PAYROLL TAXES	\$8,644.56	\$9,561.33	916.77	\$42,064.34	\$47,806.67	5,742.33	\$114,736.00
OPERATED EXPENDITURES CONTINUED:			A			A	
WORKERS COMPENSATION	\$2,204.72	\$2,669.42	464.70	\$11,197.63	\$13,347.08	2,149.45	\$32,033.00
HOSPITALIZATION & BENEFITS	\$10,112.28	\$10,314.83	202.55	\$49,546.38	\$51,574.17	2,027.79	\$123,778.00
EMPLOYEE RELATIONS/TRAINING	\$0.00	\$125.00	125.00	\$110.68	\$625.00	514.32	\$1,500.00
PERSONNEL SELECTION	\$40.26	\$208.33	168.07	\$316.92	\$1,041.67	724.75	\$2,500.00
EQUIPMENT PURCHASE/LEASE	\$371.86	\$730.00	358.14	\$2,479.98	\$3,650.00	1,170.02	\$8,760.00
LIABILITY CLAIMS	\$222.06	\$222.08	0.02	\$1,110.30	\$1,110.42	0.12	\$2,665.00
AUTO & TRUCK EXPENSE	\$583.88	\$943.75	359.87	\$3,353.35	\$4,718.75	1,365.40	\$11,325.00
REPAIRS & MAINTENANCE	\$12,333.99	\$4,715.83	(7,618.16)	\$27,614.56	\$23,579.17	(4,035.39)	\$56,590.00
UTILITIES	\$18,599.81	\$10,622.42	(7,977.39)	\$54,096.68	\$53,112.08	(984.60)	\$127,469.00

2019 DDA COMBINED BUDGET FOR 2 MILL, TIF, AND TPM								
2 MILL AND TIF - JUNE 30, 2019								
TPM - MAY 31, 2019								
TOTAL DDA								
	MONTH TO	MONTHLY	MONTHLY		YTD	YEAR TO	YTD	
	DATE ACTUAL	BUDGET	VARIANCE		ACTUAL	DATE BUDGET	VARIANCE	2019 BUDGET
TELEPHONE	\$2,799.48	\$1,397.50	(1,401.98)		\$7,255.27	\$6,987.50	(267.77)	\$16,770.00
WEBSITE	\$203.65	\$170.83	(32.82)		\$279.45	\$854.17	574.72	\$2,050.00
SIGNAGE	\$537.00	\$416.67	(120.33)		\$1,179.26	\$2,083.33	904.07	\$5,000.00
MATERIALS & OFFICE SUPPLIES	\$1,994.69	\$1,513.92	(480.77)		\$6,103.62	\$7,569.58	1,465.96	\$18,167.00
CUSTOMER SERVICE PROGRAM	\$0.00	\$58.33	58.33		\$0.00	\$291.67	291.67	\$700.00
POSTAGE	\$679.00	\$695.83	16.83		\$3,327.30	\$3,479.17	151.87	\$8,350.00
FORMS & PRINTING	\$2,371.78	\$1,500.00	(871.78)		\$6,932.58	\$7,500.00	567.42	\$18,000.00
OUTSIDE CONTRACT SERVICES	\$16,001.30	\$21,444.58	5,443.28		\$163,040.36	\$107,222.92	(55,817.44)	\$257,335.00
OFFICE LEASE	\$2,408.28	\$2,359.42	(48.86)		\$11,852.52	\$11,797.08	(55.44)	\$28,313.00
ABM MGMT FEE	\$14,987.29	\$14,987.25	(0.04)		\$74,936.45	\$74,936.25	(0.20)	\$179,847.00
DOWNTOWN MAINTENANCE	-\$527.60	\$0.00	527.60		-\$527.60	\$0.00	527.60	\$0.00
INITIATIVES/PROGRAMS:								
FUND BALANCE TO DEGA	\$0.00	\$12,500.00	12,500.00		\$150,000.00	\$75,000.00	(75,000.00)	\$150,000.00
CAPITAL IMPROVEMENTS	\$0.00	\$0.00	0.00		\$80.00	\$0.00	(80.00)	\$0.00
DEBT SERVICE/OTHER OBLIGATIONS:								
ZOETIS TAX APPEAL	\$0.00	\$0.00	0.00		\$44,989.67	\$0.00	(44,989.67)	\$0.00
REBATED TAXES	\$0.00	\$833.33	833.33		\$0.00	\$5,000.00	5,000.00	\$10,000.00
DEBT SERVICE/OTHER OBLIGATIONS CONTINUED:								
CITY OF KALAMAZOO LOAN	\$0.00	\$0.00	0.00	A	\$0.00	\$0.00	0.00	\$0.00
RAMP #3 DEBT SERVICE	\$0.00	\$57,383.67	57,383.67		\$89,745.03	\$286,918.33	197,173.30	\$688,604.00
5 YEAR TPM DEBT SERVICE	\$0.00	\$15,658.33	15,658.33		\$69,250.00	\$78,291.67	9,041.67	\$187,900.00
TOTAL EXPENDITURES								
	\$174,075.06	\$258,266.58	84,191.52	A	\$1,230,725.95	\$1,326,049.57	95,323.62	\$3,099,199.00
TOTAL REVENUES OVER/UNDER TOTAL EXPENDITURES								
	53,720.66	(33,139.17)	86,859.83	B	(112,867.64)	(177,771.24)	64,903.60	(397,670.00)
	C	C	B		C	C	B	

TPM 2019 RECOMMENDED REVISED BUDGET

	2019 APPROVED BUDGET		2019 RECOMMENDED REVISED BUDGET
REVENUE			
Street Meters	\$391,276		\$391,276
Lots	\$157,902		\$157,902
Ramps	\$1,234,159		\$1,234,159
Enforcement	\$303,980		\$303,980
Metro Transit Fee	\$2,447		\$2,447
Contracted Downtown Maintenance	\$40,000		\$40,000
Ramp 4 Proceeds	\$300,000		\$300,000
Interest Income	\$70		\$70
TOTAL REVENUES	\$2,429,834	0.00	\$2,429,834
OPERATING EXPENSES			
Legal Fees	\$20,000		20,000
Audit	\$12,875		12,875
DKI Staff Services	\$110,000		110,000
Liability Insurance	\$5,630		5,630
Salaries & Wages	\$641,702	17,500	659,202
Payroll Taxes	\$114,736	3,250	117,986
Worker's Compensation	\$32,033	750	32,783
Hospitalization & Benefits	\$123,778	3,500	127,278
Employee Relations / Training	\$1,500		1,500
Personnel Selection	\$2,500		2,500
Equipment Purchase / Lease	\$8,760		8,760
Liability Claims	\$2,665		2,665
Auto & Truck Expenses	\$11,325		11,325
Repairs & Maintenance	\$56,590		56,590
Utilities	\$127,469		127,469
Telephone	\$16,770		16,770
Website	\$2,050		2,050
Signage	\$5,000		5,000
Materials & Office Supplies	\$18,167		18,167
Customer Service Program	\$700		700
Postage	\$8,350		8,350
Forms & Printing	\$18,000		18,000
Outside Contract Services	\$257,335		257,335
Office Lease	\$28,313		28,313
Management Fee	\$179,849		179,849
TOTAL OPERATING EXP.	\$1,806,097	25,000	1,831,097
PARKING MARKETING & COMMUNICATIONS	\$0	30,000	30,000
PARKING BRANDING	\$0	20,000	20,000
DEBT SERVICE			
RAMP #3 DEBT SERVICE	\$688,604		688,604
5 YEAR TPM PLAN DEBT SERVICE	\$187,900		187,900
TOTAL EXPENSES	\$2,682,601	\$75,000	\$2,757,601
REV. OVER/(UNDER) EXP. W/O FUND BALANCE	(\$252,767)	(\$75,000)	(\$327,767)
LOT #9 & LOT #2 SALE PROCEEDS RESERVE	\$252,767	\$0	\$252,767
	\$0	(\$75,000)	(\$75,000)
PRIOR YEAR FUND BALANCE	\$646,275	\$68,727	\$715,002
REV OVER/(UNDER) WITH FUND BALANCE	\$646,275		\$640,002
RESERVE BALANCES AT THE END OF THE YEAR			
SYSTEM CASH RESERVE	\$132,674		
ESTIMATED RAMP #3 RESERVE	\$344,787		
LOT #9 AND LOT #2 SALE PROCEEDS RESERVE	\$993,250		



DOWNTOWN REPORT

An overview of Downtown Kalamazoo

July 2019

Planning and Re-Organization

- **DDA Development & TIF Plan Dissolution** – DDA, City staff working with BRA Board, counsel, and developers to assign previous DDA project support commitments to appropriate parties.
- **Project Support & Incentives Policy** – DEGA staff and Executive Committee working to populate a project review/policy committee that will develop project support recommendations to be presented to DEGA Board for approval. Committee to be made up of DEGA Executive Committee, with 3-4 additional members that bring experience in design, finance, and development.
- **Downtown Safety Efforts** – Downtown Partnership working with KDPS to develop a regular opportunity for community at-large to engage with staff and KDPS to share downtown safety concerns.
- **Staff Capacity** – The Partnership is reviewing staff roles and responsibilities, and determining where additional capacity needed, with a focus on downtown planning/maintenance/community engagement/project management

IMPACT AREA | People

PROJECTS + INITIATIVES + EVENTS

- **Ambassador Program Community Survey** – The Partnership will release a community survey in July to assess priorities for an Ambassador Program, building on feedback from the Coalition for People.

COALITION FOR PEOPLE

In June, the Coalition discussed Urban Speaker Series topics, as well as leadership training for board and coalition members and staff. In August, the Coalition will participate in a program planning exercise for 2020.

IMPACT AREA | Place

PROJECTS + INITIATIVES + EVENTS

- **Parking Study** – The Partnership is working on an engagement plan and coordinating with a PR firm to develop messaging. Recommendations will be presented in the coming months.
- **Portland Loo** – After gathering feedback from the Coalition and the Downtown Kalamazoo Retail and Restaurant Association, the Partnership is working with the City to identify a final location for the Portland Loo. The restroom has been ordered and is slated to arrive late 2019.
- The Partnership is working with the City to create a downtown streetscape guide.

COALITION FOR PLACE

In June, the Coalition discussed Urban Speaker Series topics and examples of transformational public space projects. In August, the Coalition will participate in a program planning exercise for 2020.

The Alleyway Activation Working Group has identified Exchange Place as the next priority and is working on ideas for improvements.

The Arcadia Creek Festival Place Working Group and the previously created task force will begin to reimagine design and uses of the festival place. The Partnership is sending out an RFP for a consultant to lead public engagement and design for the process.

IMPACT AREA | Experience

PROJECTS + INITIATIVES + EVENTS

- **Summer Event Series:**
 - [Beats on Bates](#) – In June, Beats on Bates hosted performances from OutFront Kalamazoo, Jazz & Creative Institute, So Long Belladonna, and Black Arts & Cultural to an average of 80-100 people each Wednesday. The Partnership will send a survey to event sponsors and Bates Alley businesses midway through the series. Social media engagement increases weekly, with over 56,000 impressions.
 - [Workout Wednesdays](#) – Bronson Athletic Club, YMCA of Greater Kalamazoo, Counterpoint Pilates and Down Dog Yoga Center hosted classes in June, with 20-30 participants each class. Feedback is largely positive – participants enjoy working out outdoors, think the festival place is a good location and indicated that they are interested in visiting the business's studio after taking the class. Most participants found out about the event through social media and are either residents of the City or downtown employees.
 - [Autos & Eats on the Alley](#) – On June 15, approximately 300 attendees gathered in Bates Alley and the parking lot next to the alley to enjoy Autos & Eats on the Alley presented by Fresh Coast Auto Detail. \$1,500 in sponsorships was collected and there is interest from sponsors to have another event.
 - [Zoo Moto Vintage Motorcycle Gathering Series](#) – On June 16, Checkered Past Cycles brought 20 bikes to Bates Alley for the first of four Zoo Moto Vintage Motorcycle gatherings. Despite rainy weather, approximately 75 people came to the alley on Father's Day to enjoy some coffee, conversation and vintage motorcycles. The next gathering takes place July 21 10 a.m. – 2 p.m.
 - [Vintage in the Zoo – Bates Alley](#) – The first of five events took place on June 7. Key vendors that complement Bates Alley businesses set up on the alley, offering a wide array of products. Vintage in the Zoo requested that hours be extended to 9 p.m. for future events. Vintage in the Zoo on Bates Alley takes place the first Friday of every month June-October.

COALITION FOR EXPERIENCE

In June, the Coalition discussed Summer Sidewalk Sales, Silent Disco, and components of the Holiday Event Series. The Partnership is excited to be introducing a photobooth at Summer Sidewalk Sales and launching a bag design competition for the organization's iconic holiday bag. The August meeting will participate in a program planning exercise for 2020.

The Public Art Strategy working group put together a series of guiding principles for public art. The working group meets early July to identify potential locations and projects.

The Fall Harvest working group brainstormed a variety of downtown fall event ideas. The working group will meet in the next week to determine which events to move forward with and continue planning efforts.

IMPACT AREA | Growth

PROJECTS + INITIATIVES + EVENTS

- **Redevelopment Liquor Licenses** – The Partnership is meeting with the City to finalize policy changes. The new process and materials will go up on the website this summer.
- **Business Development Workshops** – The Partnership hosted the first QuickBooks workshop in collaboration with SCORE. The [Business Model Canvas](#) workshop will be held July 17 and is open to any existing downtown businesses and anyone thinking about starting a business.

- **Downtown Dollars Program** – Based on feedback received, the Partnership is moving forward with a new, online Downtown Dollars system through a Michigan-based platform called [Conpoto](#). Details to come, with an expected launch of Fall 2019.
- **Data and Mapping** – The Partnership has been working to build out geo-spatial business and real estate data with a company called [Citiesense](#) to be embedded on our website. The Partnership also expects to introduce pedestrian count technology to the downtown before the end of the year.
- **Summer Sidewalk Sales** – The annual Summer Sidewalk Sales event returns to downtown Kalamazoo July 25-27. 21 vendors will line up in tents along the Kalamazoo Mall, with additional stores participating in the sales at their downtown location.

COALITION FOR GROWTH

In June, the Coalition built upon the previous strategic planning session to make concrete recommendations for 2020 programming. In August, the Coalition will continue to build out program recommendations and priorities. The Partnership expects to create two new working groups around business incentives and entrepreneurship.

Downtown Development Projects

Stay updated on downtown construction projects by visiting: <https://downtownkalamazoo.org/construction>

Digital Marketing and Communications

PRESS RELEASES

[Spring Spruce UP DOWNtown volunteers beautify downtown Kalamazoo](#)

[Downtown Kalamazoo kicks off an event-filled summer](#)

IN THE NEWS

[Kalamazoo Promise logo to be painted on new water tower](#)

[Downtown Kalamazoo to host 35th Do-Dah Parade](#)

[Kalamazoo honors fallen veterans with Memorial Day Parade](#)

[Food trucks, local performers return for Lunchtime Live in Downtown Kalamazoo](#)

[Happy 140th! Ladies' Library Association building, an American landmark](#)

[Bell's Beer Garden kicks off summer of live music in renovated space](#)

[Free historical tours return to Kalamazoo](#)

[Kalamazoo among US cities with most breweries per capita](#)

[15 one-of-a-kind finds at June Jubilee](#)

[Pride Festival 2019 kicks off with Miss\(ter\)](#)

[Kalamazoo Pride Pageant](#)

[Do-Dah Parade entertains thousands](#)

[Live music featured during weekday events on Bates Alley](#)

[Three young peregrine falcons learn to fly from nest in downtown Kalamazoo](#)

[Kalamazoo to get a 'mobile library'](#)

[Kalamazoo Mayor Bobby Hopewell delivers final State of the City address](#)

[Free music in Bates Alley this summer](#)

[New Book Will Reveal The "Hidden" History Of Downtown Kalamazoo](#)

[Kalamazoo Community Foundation gives out \\$2.3 Million in grants](#)

[City Centre Market & Deli opens on Kalamazoo Mall](#)

[OutFront Kalamazoo organizes community reflection on 50th anniversary of Stonewall Riots](#)

[Kalamazoo Institute of Arts preps for revolutionary new exhibits](#)

[Workspace design firm extending reach](#)

[Farmers Alley theatre presents AVENUE Q](#)

[Foundation Awarded State Funding to Add Housing to Downtown Kalamazoo](#)