

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

**Tuesday, April 23, 2024, at 4:30pm – Room 302A, City Hall**

**MEMBERS PRESENT:** T.R. Shaw, Anmar Atchu, Mark Steinbrunner and Rebecca Fleury

**ABSENT:** Dave Schweitzer, David Rost

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

**Call to order:** Ted Dearing called the meeting to order at 4.36pm.

Mark Steinbrunner arrived at 4:38pm.

**Project Update:**

**Beckley Road Corridor Study**

Eric Kehoe from Prograssiveae shared a presentation on the Beckley Road Corridor Study. The presentation included the following topics:

- Community Engagement
- Growing Michigan Together Council Report  
Eric discussed the biggest goal is to “create thriving, resilient communities that are magnets for young talent”. Eric thinks the LDDA has the ability to do these things (provide rapid transit, develop thriving neighborhoods, welcome immigrants, address climate impacts)
- What We’ve Heard  
Eric talked about the focus on what they heard being about green infrastructure, infill surface parking with housing, increased places to walk and bike.
- Important Trends which included Land Use  
Eric discussed different trends and shared the Median Age is 30.5 for LDDA, 38.4 for Battle Creek and 41.1 for Michigan.
- Mall Trends which included Population and Median Home Income and Median Home Value
- Next Steps  
Looking at redevelopment scenarios at the Community Engagement Open House on April 25<sup>th</sup>  
Holding an additional Community engagement Meeting in June  
Future discussions  
Planning the components

T.R. Shaw asked about housing in the corridor area and wondered if the consultants are looking at more rental properties, or possibly condos and some housing options. Eric thought condos and other housing options would be beneficial. It was noted there are a lot of rental properties already in that area.

Anmar Atchu asked if the City has identified an area for more housing. Ted Dearing discussed there being a map of unused property and there might be an opportunity near the South end of Glenn Cross Road. Mark Steinbrunner asked if any of that land was owned by the City. Ted Dearing indicated most of the property out there is privately owned.

Ted Dearing invited the LDDA members to join the discussion at the Open House on Thursday, April 25<sup>th</sup> at 5:00pm at the Lakeview Square Mall.

**Approval of Minutes:**

**MOTION:** T.R. Shaw moved that the Lakeview Downtown Development Authority Board of Directors approve the meeting minutes from October 24, 2023. Anmar Atchu supported the motion. Unanimously approved.

**Annual Audit (action required)**

Aaron Kuhn discussed the FY2023 Annual Audit.

**MOTION:** T.R. Shaw moved that the Lakeview Downtown Development Authority approve the FY2023 Annual Audit. Anmar Atchu supported the motion. Unanimously approved.

**Annual Report (action required)**

Aaron Kuhn discussed the FY2023 Annual Report.

**MOTION:** T.R. Shaw moved that the Lakeview Downtown Development Authority approve the FY2023 Annual Report. Mark Steinbrunner supported the motion. Unanimously approved.

**Financials**

Interim Financials through March 31, 2024:

Aaron Kuhn discussed the Interim Financials through March 31, 2024.

**MOTION:** T.R. Shaw moved that the Lakeview Downtown Development Authority approve the Interim Financials through March 31, 2024, pending audit. Mark Steinbrunner supported the motion. Unanimously approved.

Fiscal Year 2025 Budget

Ted Dearing discussed the Fiscal Year 2025 Budget.

**MOTION:** Mark Steinbrunner moved that the Lakeview Downtown Development Authority approve the Fiscal Year 2025 Budget. T.R. Shaw supported the motion. Unanimously approved.

## **Project Updates Continued:**

### **Mall Development**

Ted Dearing reported the City continues to work with Olive Garden, noting we haven't seen plans for site approval yet, but are hopeful to break ground this year.

Mark Steinbrunner inquired about ownership of the mall across the street from Lakeview Square where Dollar Tree is located. It was noted that Target owns the bulk of the property, with some businesses being independently owned. Mark indicated the streetlights on the road going back to ABC Warehouse are not working and he wondered if the City could assist in discussions with Target to get those lights working again.

Anmar Atchu asked about Texas Roadhouse. Ted Dearing shared that the project is temporarily on hold.

Mark Steinbrunner about Jack-In-The-Box and where that might be going. Ted Dearing indicated the proposed location was not in the LDDA area/revenue.

There was discussion about the need to look at entrance and exits onto Beckley Road from Lakeview Square, which create a lot of traffic issues.

### **Public Comments:**

There were no public comments.

### **Board Member Comments**

Mark Steinbrunner asked about weed control and whether it will happen this year. Ted Dearing shared the City is having a hard time finding a contractor to do the work. The city will continue to do weed control for the stretch from Dickman to Columbia and from the LDDA boundaries to Beckley Road. Ted reported the LDDA will be responsible to provide the funds for the LDDA portion of that cost.

Mark Steinbrunner asked about Bus Shelters and mentioned the possibility of co-sponsorship of the shelters which would give additional advertising and lessen the cost for the shelters. Ted Dearing indicated that would be a conversation for the Transit group and he would be surprised if they haven't discussed or pursued that avenue already, but he will see what he can find out.

Anmar Atchu shared that most of the activity from retail that they are seeing has been food related. He mentioned a dispensary that was looking at the area where Raymond James used to be. They signed a lease back in September, did their due diligence and decided not to move forward.

Mark Steinbrunner inquired about parking with multiple levels and as we develop parking lot areas, considering the creation of multi-level parking and making more green space. Ted Dearing indicated there would be a zoning factor to be considered. Anmar Atchu mentioned cost being a big factor as well.

### **Adjourn:**

The Meeting was adjourned at 5:31pm.