

**DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS – REGULAR MEETING**

**MEETING WILL BE HELD IN PERSON  
AT THE OSHTEMO COMMUNITY CENTER  
6407 PARKVIEW AVENUE**

**THURSDAY, MAY 19, 2022  
12:00 P.M.**

**AGENDA**

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes: March 31, 2022
4. Public Comment on Non-Agenda Items
5. Treasurer's Report:
  - A. March – April 2022 (unaudited)
6. Closed Session – Discussion of a Potential Acquisition/Project
7. Project Updates
  - A. Stadium Drive Sidewalks:
    - i. North Side
    - ii. South Side
  - B. VC and Village Form Based Code Amendment
8. Other Items
9. Announcements and Adjournment

Next Meeting: **July 21, 2022**

**OSHTEMO CHARTER TOWNSHIP  
DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS**

**DRAFT MINUTES OF A SPECIAL MEETING HELD MARCH 31, 2022**

The Oshtemo Charter Township Downtown Development Authority (DDA) Board of Directors held a special meeting at the Oshtemo Community Center, on Thursday, March 31, 2022. The meeting was called to order at approximately 1:00 p.m.

Members Present: Grant Taylor, (attended virtually) Bill Cekola, Themis Corakis, Libby Heiny-Cogswell, Rich MacDonald, Dick Skalski (attended virtually), Ryan Wieber and Ryan Winfield.

Members absent: Stephen Dallas

Also present: Iris Lubbert, Planning Director (attended virtually), Anna Horner, Public Works Director, and Martha Coash, Recording Secretary.

Since Chairperson Taylor was attending virtually, Vice Chair MacDonald chaired the meeting.

**Agenda**

Vice Chair MacDonald asked if there were any corrections or additions to the agenda. Hearing none, he asked for a motion.

Mr. Wieber made a motion to approve the agenda as presented. Mr. Winfield seconded the motion. The motion carried unanimously.

**Approval of Minutes: March 17, 2022**

The Chair asked if there were additions or corrections to the Minutes of March 17, 2022. Hearing none, he asked for a motion.

Mr. Wieber made a motion to approve the Minutes of the Meeting of March 17, 2022 as presented. Mr. Cekola seconded the motion. The motion carried unanimously.

**Public Comment on Non-Agenda Items**

Mr. Corakis noted some snow plow related damage to the new plantings at the corner of Stadium and 9<sup>th</sup> Street that need to be repaired.

## **'Music in the Park' Concert Series, Request for Funds**

Ms. Lubbert noted a request from Karen High, Parks Director on behalf of Oshtemo Friends of the Parks (OFP) for the DDA's sponsorship as provided in 2021, for a restaurant gift card raffle during the outdoor concerts at Flesher Field. The idea for the raffle came about as a way to support local restaurants impacted by the pandemic. It turned out to be very popular with attendees and also allowed the DDA to promote our local restaurants, and raised nearly \$600 for accessible playground improvements.

The OFP was again seeking DDA support in the amount of \$300 to offset the cost. This would cover the cost of nine gift cards at \$25 each (\$225) plus \$75 for signs and raffle tickets. The raffle will be conducted according to rules from the Michigan Lottery Charitable Gaming Division.

Vice Chair MacDonald made a motion to approve the request for funds in the amount of \$300 to support the 2022 'Music in the Park' concert series raffle as requested. Mr. Cekola seconded the motion. The motion carried unanimously.

## **Closed Session: Discussion of a Potential Acquisition/Project**

Vice Chair MacDonald made a motion to move to closed session to discuss a potential real estate acquisition. Mr. Wieber seconded the motion. The motion carried unanimously by roll call vote.

The meeting moved to closed session at 1:12 p.m.

Mr. Wieber made a motion to return to open session. Ms. Heiny-Cogswell seconded the motion. The motion carried unanimously.

The meeting returned to open session at 2:26 p.m.

Mr. Corakis made a motion to delay the south side Stadium Drive sidewalk project until at least the next regular meeting of the DDA on May 19, 2022. Mr. Wieber seconded the motion. The motion carried unanimously.

Mr. Cekola made a motion to move ahead with a potential acquisition as discussed and agreed to in closed session. Mr. Wieber seconded the motion. The motion carried unanimously.

## **Announcements and Adjournment**

Vice Chairperson MacDonald adjourned the meeting at approximately 2:31 p.m.

Oshtemo Charter Township  
Downtown Development Authority

Minutes Prepared: April 1, 2022

Minutes Approved:

DRAFT

May 12, 2022



**To: DDA Board**

**From: Iris Lubbert, AICP  
Planning Director**

**Re: March – April 2022 Treasurer’s Report**

Attached you will find the Treasurer’s Report for March – April 2022, unaudited.

\$218,099.81 in tax revenues have been reported this cycle. The amount collected is \$18,099.81 more than anticipated. A total of \$961.25 in interest has been collected.

Expenditures from this cycle total \$15,560.24. Payments included general operating expenditures, payments for the zoning amendment project, engineering design work for the stadium sidewalk project, and final payment for the equipment needed to operate the electric car charging station.

Attachments: March – April 2022 Treasurer’s Report  
Invoices

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Treasurer's Report March - April 2022**  
**Unaudited**

REVENUES	2022 Budget	Previous Activity	Activity this Period	Total Actual Revenue
Carryover	\$463,019.00	\$0.00	\$463,019.00	\$463,019.00
Property Tax Revenue	\$200,000.00	\$0.00	\$218,099.81	\$218,099.81
Interest Earned	\$1,000.00	\$14.79	\$946.46	\$961.25
Loans/Grants	\$600,000.00	\$0.00	\$0.00	\$0.00
Oshtemo Township - Southern Sidewalk Install	\$600,000.00	\$0.00	\$0.00	\$0.00
<b>TOTAL REVENUES</b>	<b>\$1,264,019.00</b>	<b>\$14.79</b>	<b>\$682,065.27</b>	<b>\$682,080.06</b>

EXPENDITURES	2022 Budget	Previous Activity	Activity this Period	Total Expenditure	Available Balance	Percent Used
Staff	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	0.00%
Supplies	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0.00%
Postage	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0.00%
Community Events	\$1,050.00	\$0.00	\$0.00	\$0.00	\$1,050.00	0.00%
Consultants	\$31,908.00	\$1,906.25	\$5,037.00	\$6,943.25	\$24,964.75	21.76%
Assistance with new projects	\$20,000.00	\$300.00	\$2,418.25	\$2,718.25	\$20,000.00	0.00%
Zoning Amendment	\$11,908.00	\$1,606.25	\$2,618.75	\$4,225.00	\$11,908.00	0.00%
Accounting & Auditing Fees	\$2,000.00	\$300.00	\$300.00	\$600.00	\$1,400.00	30.00%
Legal Fees	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	0.00%
Legal Notices	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0.00%
Water	\$1,200.00	\$51.78	\$0.00	\$51.78	\$1,148.22	4.32%
Electric	\$600.00	\$116.63	\$91.64	\$208.27	\$391.73	34.71%
Outdoor Decorations	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	0.00%
Repairs & Maintenance	\$17,800.00	\$380.00	\$1,708.00	\$2,088.00	\$15,712.00	11.73%
Stadium Drive snow removal	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	0.00%
Banner rotation/storage/maintenance	\$2,000.00	\$380.00	\$0.00	\$380.00	\$1,620.00	19.00%
Lawn care and maintenance	\$12,800.00	\$0.00	\$1,708.00	\$1,708.00	\$11,092.00	13.34%
Millard's Way snow removal	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	0.00%
Capital Outlay/Obligated Projects	\$1,146,111.00	\$11,029.00	\$8,423.60	\$19,452.60	\$1,126,658.40	1.70%
Stadium Drive Shared Use Path - North Side	\$231,111.00	\$0.00	\$0.00	\$0.00	\$231,111.00	0.00%
Stadium Drive Shared Use Path - South Side	\$600,000.00	\$0.00	\$7,219.60	\$7,219.60	\$592,780.40	1.22%
Loan Repayment	\$250,000.00	\$0.00	\$0.00	\$0.00	\$250,000.00	0.00%
9th Street Sidewalk	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00	0.00%
Façade grant program	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	0.00%
Car Charging Station	\$20,000.00	\$11,029.00	\$1,204.00	\$12,233.00	\$7,767.00	61.17%
OCC Wifi	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	0.00%
<b>TOTAL EXPENDITURES</b>	<b>\$1,211,169.00</b>	<b>\$15,689.91</b>	<b>\$15,560.24</b>	<b>\$29,343.90</b>	<b>\$1,181,825.10</b>	<b>2.42%</b>

Actual Available Balance (Total Actual Revenue - Total Expenditure)	\$652,736.16
<b>FUND EQUITY</b>	<b>\$175,909.18</b>
<b>TOTAL CASH BALANCE</b>	<b>\$828,645.34</b>

# SiegfriedCrandallPC

Certified Public Accountants & Advisors

246 E. Kilgore Road  
Portage, MI 49002-5599  
www.siegfriedcrandall.com

Telephone 269-381-4970  
800-876-0979  
Fax 269-349-1344

CHARTER TOWNSHIP OF OSHTEMO  
7275 WEST MAIN STREET  
KALAMAZOO, MI 49009

Invoice Number: 108136  
Client ID: 6870

**Date: 02/28/2022**  
Payable upon receipt

Professional services during the month of February 2022, which included the following:  
Josh Gabrielse - accounting services for February 2022 - 18 hours @ \$210/hour 3,780.00

Breakdown by fund:

101 - \$2,800  
107 - 120  
206 - 140  
207 - 120  
211 - 120  
249 - 120  
490 - 120  
491 - 120  
900 - 120

-----  
\$3,780  
=====

New Charges: \$3,780.00  
Plus Prior Balance: \$228.50  
New Balance: \$4,008.50

<u>02/28/2022</u>	<u>01/31/2022</u>	<u>12/31/2021</u>	<u>11/30/2021</u>	<u>10/31/2021+</u>
3,780.00	228.50	0.00	0.00	0.00

*Unpaid balances after 60 days subject to interest at 1% per month, minimum of \$1.00*

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800-876-0979  
Fax 269-349-1344

CHARTER TOWNSHIP OF OSHTEMO  
7275 WEST MAIN STREET  
KALAMAZOO, MI 49009

Invoice Number: 108907  
Client ID: 6870

**Date: 03/31/2022**  
Payable upon receipt

Professional services during the month of March 2022, which included the following:  
Josh Gabrielse - accounting services for March 2022 - 23 hours @ \$210 4,830.00

Breakdown by fund:  
101 - \$3,390 14468  
107 - 180 14464  
206 - 180 14465  
207 - 180 14460  
211 - 180 14465  
249 - 180 14461  
490 - 180 14459  
491 - 180 14459  
900 - 180 14463

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\$4,830  
=====

New Charges: \$4,830.00  
Plus Prior Balance: \$0.00  
New Balance: \$4,830.00

<u>03/31/2022</u>	<u>02/28/2022</u>	<u>01/31/2022</u>	<u>12/31/2021</u>	<u>11/30/2021+</u>
4,830.00	0.00	0.00	0.00	0.00

Unpaid balances after 60 days subject to interest at 1% per month, minimum of \$1.00





500 Griswold Street • Suite 2500 • Detroit, MI 48226  
 313.961.3650 • www.wadetrim.com

*Ref 14517*

**INVOICE**

Terms: Net 30 Days  
 1.5% Per Month After 30 Days  
 18% Annual Rate

ACH payments accepted. Send inquiries to remit@wadetrim.com

Remit Payment To: Wade Trim, 500 Griswold Street, Suite 2500, Detroit, MI 48226

**Attention:** Iris Lubbert  
**AICP, Planning Director**  
**Oshtemo Charter Township**  
**7275 W. Main Street**  
**Kalamazoo, MI 49009**

**Invoice :** 2023581  
**Invoice Date :** 4/12/2022  
**Project :** OSH600501D  
**Project Name :** Zoning Amendments for DDA

**For Professional Services Rendered Through 4/1/2022**

Zoning Amendments for DDA

Fee	% Complete	Billings		
		To Date	Previous	Current
12,500.00	65.20	8,150.00	7,858.75	291.25
				<b>Current Billings</b> 291.25
				<b>Amount Due This Bill</b> 291.25

**Total Fee :** 12,500.00  
**To Date Billings :** 8,150.00  
**Total Remaining :** 4,350.00



5757 E. Cork St, Kalamazoo, MI 49048  
 Phone: 800.422.3030 Fax: 269.381.0999

Remit to: SIGN ART INC. / DRAWER #2476  
 PO BOX 5935, TROY, MI 48007-5935

PURCHASER OSHTEMO CHARTER TOWNSHIP  
 7275 W. MAIN ST.  
 KALAMAZOO, MI 49009

ATTENTION

INVOICE 009537  
 Invoice Date 4/19/2022  
 Sales Order 0008736  
 Quotation # 0011450  
 Customer PO -  
 Customer ID OT04  
 Salesperson Steve VanderSloot

*Est  
 4/16/20  
 PO 14449*

LOCATION OSHTEMO CHARTER TOWNSHIP  
 7275 W. MAIN ST.  
 KALAMAZOO, MI 49009

CONTACT IRIS LUBBERT

Item	Qty	UM	Description of Work	Price	Extension
002	1.00	EA	BANNER SWAP - 2 (APRIL)  Using one (1) man and 30' bucket truck, remove from SignArt inventory and reinstall customer provided 26" x 5'0" banners. Swap out existing banners located on various utility poles in the village district. Return existing banners to SignArt inventory.	\$380.00	\$380.00

SignArt, Inc. Is An Equal Opportunity Employer

\* indicates a taxed item

AMOUNT DUE UPON RECEIPT

ALL ACCOUNTS PAST DUE MORE THAN 10 DAYS WILL BE SUBJECT TO A SERVICE CHARGE OF 1 1/2% PER MONTH ON THE UNPAID BALANCE (18% per annum).

IN THE EVENT THIS INVOICE IS PLACED FOR COLLECTION OR IF COLLECTED BY SUIT, REASONABLE ATTORNEY'S FEES AND/OR COLLECTION COSTS SHALL BE ADDED.

PLEASE REMIT PAYMENT TO:

SIGN ART INC.  
 DRAWER #2476  
 PO BOX 5935  
 TROY, MI 48007-5935

Total Amount: \$380.00

**S&T Lawn Service Inc.**

3393 South 6th Street  
Kalamazoo, MI 49009

4448

**Invoice**

Bill To:

Oshtemo Charter Township  
7275 West Main Street  
Kalamazoo, MI 49009

Date:

3/30/2022

Invoice #:

20363

Terms:

Net 15

Regarding:

Millards Way

Date:	Description:	Quantity:	Rate:	Amount:
3/30/2022	Monthly Lawn Maintenance	1	610.00	610.00
	Temporary Fuel Recovery	1	31.00	31.00

**Total**

\$641.00

**S&T Lawn Service Inc.**

3393 South 6th Street  
Kalamazoo, MI 49009

14448

**Invoice**

<b>Bill To:</b>
Oshtemo Charter Township 7275 West Main Street Kalamazoo, MI 49009

<b>Date:</b>	3/30/2022
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<b>Invoice #:</b>	20371
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<b>Terms:</b>	Net 15
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<b>Regarding:</b>	Village Corner
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<i>Date:</i>	<i>Description:</i>	<i>Quantity:</i>	<i>Rate:</i>	<i>Amount:</i>
3/30/2022	Monthly Lawn Maintenance	1	654.00	654.00
	Temporary Fuel Recovery	1	33.00	33.00

<b>Total</b>	\$687.00
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3355 Evergreen Drive NE, Grand Rapids, MI 49525  
 t. 616-364-8491 f. 616-364-6955 preinnewhof.com

OSHTEMO CHARTER TOWNSHIP  
 7275 W MAIN ST  
 KALAMAZOO, MI 49009-8210

Invoice number 67088  
 Date 04/08/2022

Project 2220298 ATLANTIC AVE REALIGNMENT  
 & STADIUM CONNECTION

Split with PWs 50/50. Req # 14888 *5712*

BILLING PERIOD: 2/27/22 TO 3/26/22

PROFESSIONAL SERVICES RELATED TO  
 MEETINGS AND CONCEPT DESIGN

*PW 14687 \$712*

	Hours	Rate	Billed Amount
SENIOR ENGINEER	4.00	124.00	496.00
ENGINEER II	8.00	116.00	928.00
subtotal	12.00		1,424.00
Invoice total			<b>1,424.00</b>

TERMS: NET 30: 1-1/2% PER MONTH SERVICE CHARGE ON PAST DUE ACCOUNTS



# ESTIMATE

Quote for EV Charging Equipment & Installation

**HAGE AUTOMOTIVE**  
2475 W GRAND BLVD  
DETROIT, Michigan 48208  
United States

Phone: 313-262-6722  
Mobile: 313-209-1261  
www.hageauto.com

**BILL TO**  
**Oshtemo Charter Township**  
Josh Owens  
7275 W. Main Street  
Kalamazoo, Michigan 49009  
United States

jowens@oshtemo.org

**Estimate Number:** 350

**Estimate Date:** January 21, 2022

**Expires On:** February 28, 2022

**Grand Total (USD): \$1,204.00**

Items	Quantity	Price	Amount
<b>JuiceRouter</b> Connectivity for JuiceBoxes	1	\$499.00	\$499.00
<b>Data Connectivity</b> 1-year Charger Data Connectivity	1	\$180.00	\$180.00
<b>Shipping - JuiceRouter</b> JuiceRouter Shipping	1	\$25.00	\$25.00
<b>Installation (Misc Materials)</b> Installation of Router for Pedestal connectivity	1	\$500.00	\$500.00

**Total:** \$1,204.00

**Grand Total (USD): \$1,204.00**



500 Griswold Street • Suite 2500 • Detroit, MI 48226  
 313.961.3650 • www.wadetrim.com

*Ref 14517*

**INVOICE**

Terms: Net 30 Days  
 1.5% Per Month After 30 Days  
 18% Annual Rate

ACH payments accepted. Send inquiries to remit@wadetrim.com

Remit Payment To: Wade Trim, 500 Griswold Street, Suite 2500, Detroit, MI 48226

**Attention:** Iris Lubbert  
**AICP, Planning Director**  
**Oshtemo Charter Township**  
**7275 W. Main Street**  
**Kalamazoo, MI 49009**

**Invoice:** 2023323  
**Invoice Date:** 3/9/2022  
**Project:** OSH600501D  
**Project Name:** Zoning Amendments for DDA

**For Professional Services Rendered Through 2/25/2022**

Zoning Amendments for DDA

Fee	% Complete	Billings		
		To Date	Previous	Current
12,500.00	62.87	7,858.75	5,531.25	2,327.50
			<b>Current Billings</b>	<u>2,327.50</u>
			<b>Amount Due This Bill</b>	<u>2,327.50</u>

**Total Fee :** 12,500.00  
**To Date Billings :** 7,858.75  
**Total Remaining :** 4,641.25

Outstanding Receivables	Invoice Number	Date	Amount	Balance Due
	2022580	12/8/2021	1,018.75	<u>1,018.75</u>
				1,018.75

OSHTEMO CHARTER TOWNSHIP  
 ANNA HORNER  
 7275 W MAIN ST  
 KALAMAZOO, MI 49009-8210

Invoice number 65898  
 Date 02/07/2022

Project 2180386 STADIUM DRIVE-ONE WAY  
 PATH

BILLING PERIOD: 1/01/22 TO 1/29/22

PROFESSIONAL SERVICES RELATED TO  
 SIDEWALK DESIGN, AND EASEMENT  
 ACQUISITION & ADDITIONAL SURVEY

DDA SIDEWALK ENGINEERING

	Hours	Rate	Billed Amount
SENIOR PROJECT MANAGER II	0.50	168.00	84.00
ENGINEER II	10.00	116.00	1,160.00
			Billed Amount
Miles			8.40
			Phase subtotal
			1,252.40

DDA SIDEWALK CONSTRUCTION ENGINEERING

	Hours	Rate	Billed Amount
SURVEYOR II	5.75	124.00	713.00
TECHNICIAN III	5.50	90.00	495.00
SENIOR PROJECT MANAGER II	2.00	168.00	336.00
SENIOR ENGINEER	6.25	124.00	775.00
ENGINEER II	31.00	116.00	3,596.00
OFFICE TECHNICIAN	0.50	90.00	45.00
			Billed Amount
Miles			7.20
			Phase subtotal
			5,967.20

Invoice total **7,219.60**

TERMS: NET 30: 1-1/2% PER MONTH SERVICE CHARGE ON PAST DUE ACCOUNTS



# Prein & Newhof

Engineers • Surveyors • Environmental • Laboratory

3355 Evergreen Drive NE Grand Rapids, MI 49525  
t. 616-364-8491 f. 616-364-6955 preinnewhof.com

## Invoice

OSHTEMO CHARTER TOWNSHIP  
7275 W MAIN ST  
KALAMAZOO, MI 49009-8210

Invoice number 66468  
Date 03/08/2022

Project 2220298 ATLANTIC AVE REALIGNMENT  
& STADIUM CONNECTION

I think this is being split between PW and DDA - please confirm  
with Anna - I will create a PO accordingly

BILLING PERIOD: 1/30/22 TO 2/26/22

PROFESSIONAL SERVICES RELATED TO  
CONCEPT PLANNING

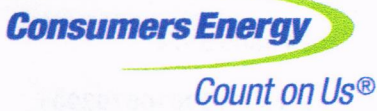
	Hours	Rate	Billed Amount
TECHNICIAN III	0.25	90.00	22.50
SENIOR PROJECT MANAGER II	0.75	168.00	126.00
SENIOR ENGINEER	2.00	124.00	248.00
ENGINEER II	26.00	116.00	3,016.00
subtotal	29.00		3,412.50
Invoice total			<u>3,412.50</u>

TERMS: NET 30: 1-1/2% PER MONTH SERVICE CHARGE ON PAST DUE ACCOUNTS

1/2 PW PO 14687  
1/2 PLANNING PO 14726

14649  
elec

Account: **1030 3845 5574**



**Questions:**  
Visit: **ConsumersEnergy.com**  
Call us: **800-805-0490**

Amount Due: **\$45.41**

Please pay by: **May 03, 2022**

**GATEWAY ATTN DUSTY FARMER  
OSHTEMO TOWNSHIP  
7275 W MAIN ST  
KALAMAZOO MI 49009-8210**



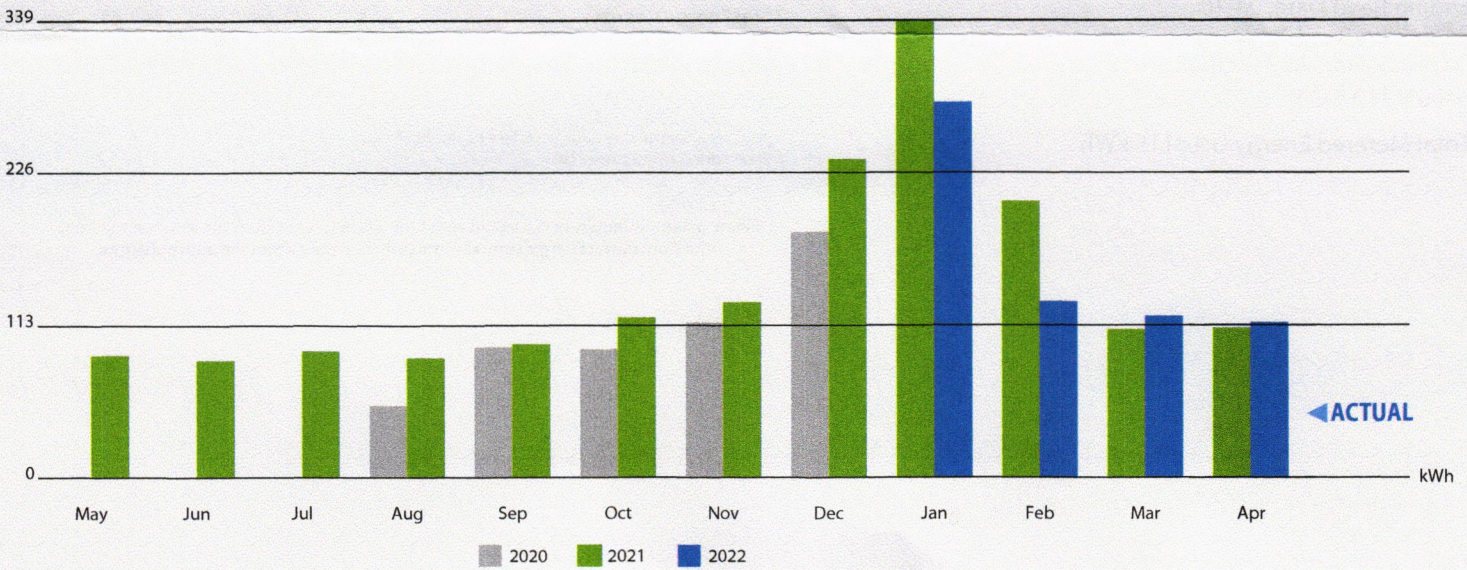
▶ **Thank You** - We received your last payment of **\$46.23** on **April 01, 2022**

▶ **Service Address:**  
6520 STADIUM DR  
KALAMAZOO MI 49009-2018

**April Energy Bill**

Service dates: **March 11, 2022 - April 10, 2022 (31 days)**

**Total Electric Use (kWh - kilowatt-hour)**



**April Electric Use**

**115 kWh**  
April 2021 use: 111 kWh

Cost per day:

**\$1.46**

kWh per day:

**4**

Prior 12 months electric use:

**1,589 kWh**

**STAY SAFE:** Call 9-1-1 and 800-477-5050. We'll respond day or night.



**Downed power lines.**  
Stay 25 feet away. Call from a safe location.



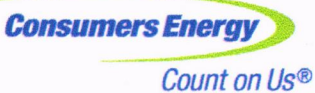
**If you smell natural gas.**  
If the "rotten egg" odor of gas is apparent, call from a safe location.



**Protecting the Environment**

Our Environmental Policy is a promise to keep priorities in check. That means providing you with reliable energy while keeping our environment protected for generations to come. Find out more at [www.ConsumersEnergy.com/community/sustainability/environment](http://www.ConsumersEnergy.com/community/sustainability/environment)

Fold, detach and mail this portion with your check made payable to Consumers Energy. Please write your account number on your check.



**You can pay your bill by mail, by phone or online**  
See reverse side for more information

Account: **1030 3845 5574**

**Service Address:**  
OSHTEMO TOWNSHIP  
6520 STADIUM DR  
KALAMAZOO MI 49009-2018

**PAYMENT CENTER**  
PO BOX 740309  
CINCINNATI OH 45274-0309

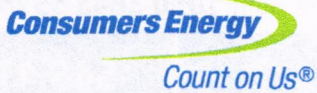
Amount Due: **\$45.41**

Please pay by: **May 03, 2022**

**Enclosed:**

I 103038455574 000000045419 0000 2056 9 000000000000

H 18



Need to talk to us? Visit [ConsumersEnergy.com](http://ConsumersEnergy.com)  
or call **800-805-0490**  
Hearing/speech impaired: Call 7-1-1

**Service Address:**  
6520 STADIUM DR; KALAMAZOO MI  
49009-2018  
Account: **1030 3845 5574**

### Account Information

Bill Month: April  
Service dates: 03/11/2022 - 04/10/2022  
Days Billed: 31  
Portion: 12 04/22

### Rate Information

Elec Gen Sec Rate GS Com  
Rate: 1100

### Meter Information

Your next scheduled meter read  
date is on or around 05/10/2022

#### Electric Service:

Smart Meter  
Meter Number: 31641858  
POD Number: 0000003870323  
Beginning Read Date: 03-11  
Ending Read Date: 04-10  
Beginning Read: 2782  
Ending Read: 2897 (Actual)  
Usage: 115 kWh

Total Metered Energy Use: 115 kWh

## April Energy Bill

Invoice: 206168702901

### Account Summary

Last Month's Account Balance	\$46.23
Payment on April 01, 2022	<u>\$46.23-</u>
<b>Balance Forward</b>	<b>\$0.00</b>

Payments applied after Apr 11, 2022 are not included.

### Electric Charges

Energy	25@ 0.091332	\$2.28
Energy	90@ 0.091482	\$8.23
PSCR	115@ 0.001760	\$0.20
System Access		\$28.37
Distribution	25@ 0.046168	\$1.15
Distribution	90@ 0.046251	\$4.16
FCM Incentive	115@ 0.000098	\$0.01
Power Plant Securitization	115@ 0.001256	\$0.14
Low-Income Assist Fund		<u>\$0.87</u>
<b>Total Electric</b>		<b>\$45.41</b>

**Total Energy Charges \$45.41**

**Amount Due: \$45.41**  
by May 03, 2022

If you pay after the due date, a 2% late payment charge will be added to your next bill.

Please make any inquiry or complaint about this bill before the due date listed on the front.  
Visit [ConsumersEnergy.com/aboutmybill](http://ConsumersEnergy.com/aboutmybill) for details about the above charges.

### NEWS AND INFORMATION

**Energy Usage:** If you have questions or would like information about your energy usage or

weather-adjusted consumption data, please contact 800-477-5050 or visit [www.ConsumersEnergy.com/aboutmybill](http://www.ConsumersEnergy.com/aboutmybill).

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

## Ways to pay your energy bill:



**Auto-pay**  
Checking or savings

**Auto-pay**  
Discover® MasterCard®  
or Visa®  
(Eligibility varies)



**eLockbox**  
via ACH

Secure electronic  
payment with  
emailed remittance



**Same-day payment**  
ConsumersEnergy.com

Discover® MasterCard®  
or Visa® or eCheck



**Same-day payment**  
866-329-9593

Discover® MasterCard®  
or Visa® or eCheck



**By mail**  
Check, money order

Consumers Energy  
Payment Center  
P.O. Box 740309  
Cincinnati, OH 45274-0309

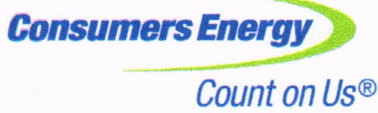


**In person**  
Cash, check, card  
or money order

Varies by authorized  
payment location  
Fee may apply

14649 Ekel.

Account: **1030 3845 5574**



**Questions:**  
Visit: [ConsumersEnergy.com](http://ConsumersEnergy.com)  
Call us: **800-805-0490**

**Amount Due: \$46.23**  
**Please pay by: April 04, 2022**

**GATEWAY ATTN DUSTY FARMER  
OSHTEMO TOWNSHIP  
7275 W MAIN ST  
KALAMAZOO MI 49009-8210**



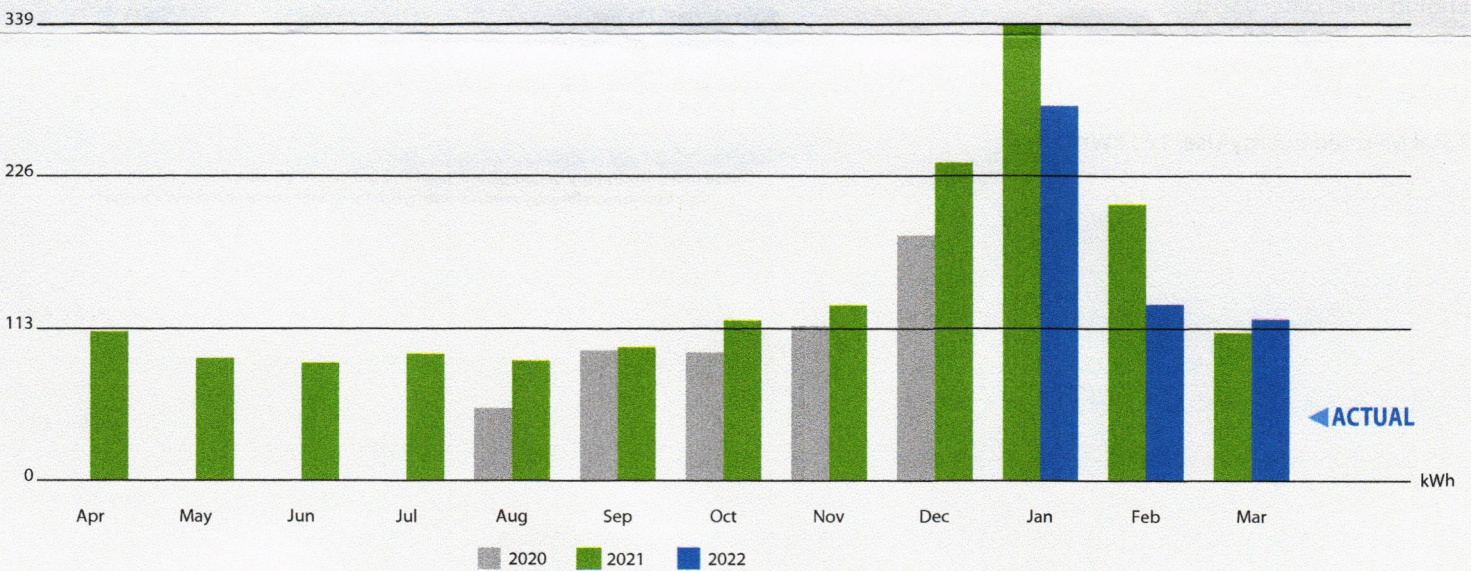
▶ **Thank You** - We received your last payment of **\$47.77** on **March 07, 2022**

▶ **Service Address:**  
6520 STADIUM DR  
KALAMAZOO MI 49009-2018

**March Energy Bill**

Service dates: **February 09, 2022 - March 10, 2022 (30 days)**

**Total Electric Use** (kWh - kilowatt-hour)



**March Electric Use**

**120 kWh**  
March 2021 use: 110 kWh

Cost per day: **\$1.54**

kWh per day: **4**

Prior 12 months electric use: **1,585 kWh**

**STAY SAFE:** Call 9-1-1 and 800-477-5050. We'll respond day or night.



**Downed power lines.**  
Stay 25 feet away. Call from a safe location.



**If you smell natural gas.**  
If the "rotten egg" odor of gas is apparent, call from a safe location.

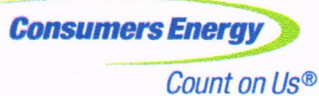


**Explore Energy Efficiency Solutions for Your Business**

Discover the many ways your business can save, or tell us a little about your business to find the solutions best suited to you.

**Get started**  
[www.ConsumersEnergy.com/startsaving](http://www.ConsumersEnergy.com/startsaving)

Fold, detach and mail this portion with your check made payable to Consumers Energy. Please write your account number on your check.



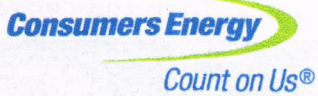
**You can pay your bill by mail, by phone or online**  
See reverse side for more information

Account: **1030 3845 5574**

**Service Address:**  
OSHTEMO TOWNSHIP  
6520 STADIUM DR  
KALAMAZOO MI 49009-2018

**PAYMENT CENTER**  
PO BOX 740309  
CINCINNATI OH 45274-0309

**Amount Due: \$46.23**  
**Please pay by: April 04, 2022**  
▶ **Enclosed:**



Need to talk to us? Visit [ConsumersEnergy.com](http://ConsumersEnergy.com)  
or call **800-805-0490**  
Hearing/speech impaired: Call 7-1-1

**Service Address:**  
6520 STADIUM DR; KALAMAZOO MI  
49009-2018  
Account: **1030 3845 5574**

### Account Information

Bill Month: March  
Service dates: 02/09/2022 - 03/10/2022  
Days Billed: 30  
Portion: 12 03/22

### Rate Information

Elec Gen Sec Rate GS Com  
Rate: 1100

### Meter Information

Your next scheduled meter read  
date is on or around 04/08/2022

#### Electric Service:

Smart Meter  
Meter Number: 31641858  
POD Number: 0000003870323  
Beginning Read Date: 02-09  
Ending Read Date: 03-10  
Beginning Read: 2662  
Ending Read: 2782 (Actual)  
Usage: 120 kWh

Total Metered Energy Use: 120 kWh

### March Energy Bill

Invoice: 205456814738

#### Account Summary

Last Month's Account Balance	\$47.77
Payment on March 07, 2022	<u>\$47.77-</u>
<b>Balance Forward</b>	<b>\$0.00</b>

Payments applied after Mar 11, 2022 are not included.

#### Electric Charges

Energy	120@ 0.091332	\$10.96
PSCR	120@ 0.001760	\$0.21
System Access		\$28.49
Distribution	120@ 0.046168	\$5.54
FCM Incentive	120@ 0.000098	\$0.01
Power Plant Securitization	120@ 0.001256	\$0.15
Low-Income Assist Fund		<u>\$0.87</u>

**Total Electric** **\$46.23**

**Total Energy Charges** **\$46.23**

**Amount Due:** **\$46.23**  
**by April 04, 2022**

If you pay after the due date, a 2% late payment charge  
will be added to your next bill.

Please make any inquiry or complaint about this bill before the due date listed on the front.  
Visit [ConsumersEnergy.com/aboutmybill](http://ConsumersEnergy.com/aboutmybill) for details about the above charges.

### NEWS AND INFORMATION

**ALERT: Beware of unauthorized payment centers or phone and email scams regarding utility payments:** Consumers Energy never demands

payment using only a prepaid card. For your convenience, you can find a payment center near you or choose from many other secure payment options at [www.ConsumersEnergy.com/waystopay](http://www.ConsumersEnergy.com/waystopay).

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

### Ways to pay your energy bill:



**Auto-pay**  
Checking or savings  
**Auto-pay**  
Discover® MasterCard®  
or Visa®  
(Eligibility varies)



**eLockbox**  
via ACH  
Secure electronic  
payment with  
emailed remittance



**Same-day payment**  
ConsumersEnergy.com  
Discover® MasterCard®  
Visa® or eCheck



**Same-day payment**  
866-329-9593  
Discover® MasterCard®  
Visa® or eCheck



**By mail**  
Check, money order  
Consumers Energy  
Payment Center  
P.O. Box 740309  
Cincinnati, OH 45274-0309



**In person**  
Cash, check, card  
or money order  
Varies by authorized  
payment location  
Fee may apply

May 12, 2022

**To: DDA Board**

**From: Iris Lubbert, AICP  
Planning Director**

**Re: Project Update: Stadium Drive Sidewalks**

Based on the DDA Board's feedback at their March 31<sup>st</sup> meeting, direction is needed on how to proceed with the south side Stadium Drive sidewalk project.

Ryan Russell with Prein&Newhof will be present to provide an update to the DDA Board on the north side of this project and help answer any questions.

May 12, 2022

**To: DDA Board**

**From: Iris Lubbert, AICP  
Planning Director**

**Re: Project Update: VC and Village Form Based Code Amendment**

Wade Trim, per contract with the DDA, is underway drafting amendments to both the VC zoning district and Village Form Based Code. The subcommittee will provide an update to the DDA Board at their regular May 19<sup>th</sup> meeting.