March 10, 2020
Ballot Proposals
City of Allegan Presentation
Purpose of the Presentation

• To review the two ballot proposal questions.
• To highlight why the proposals are on the ballot.
• To state the facts of the proposals.
• To answer questions about the proposals, but not allow grandstanding.
Shall the City of Allegan be authorized to sell .30 acres of land in the western portion of the Oakwood Cemetery to the Roman Catholic Diocese of Kalamazoo?
Why Is The Proposal On The Ballot?

- Blessed Sacrament Parish currently owns a cemetery adjacent to the Oakwood Cemetery off Sherman Street.
- The Parish has owned this property since the early 1900’s and the City has administered and maintained Blessed Sacrament Cemetery since that time.
- This past year the Parish approached the City inquiring to buy more land to allow their cemetery to expand.
- On December 9, 2019 the City Council for the City of Allegan voted to put the proposal of selling part of Oakwood Cemetery on the March 10, 2020 Primary Ballot.
What Happens If The Proposal Is Approved?

- City begins negotiations with the Catholic Diocese of Kalamazoo.
- Initial discussions with the Diocese has them paying for all surveying and road construction.
- The City will not pay any money to improve this part of Blessed Sacrament Cemetery.
Any Questions on Proposal 2020-1?
Shall the City of Allegan be authorized to sell .33 acres of land in Mahan Park for development as a hotel, as part of a transaction in which at least .38 acres of new park land are added to Mahan Park?
Why Is The Proposal On The Ballot?

• City Council established a priority in 2017 to sell city owned properties. To date we have sold eleven (11) parcels; 4 of which have been developed with new buildings.

• In 2018 the MEDC worked with the City to create a Request for Proposals to develop the vacant lot of 101 Brady Street.

• Only one proposal was received.

• This proposal was submitted by CL Real Estate.
Why Is The Proposal On The Ballot?

(continued)

• The City entered into an exclusive agreement with CL Real Estate to give them nine (9) months to study the lot and submit a final proposal.

• As part of that agreement, CL Real Estate had to conduct a marketing study and develop a conceptual plan for their development.

• This nine (9) month agreement was set to expire in early December 2019.
CL Real Estate presented their proposal for 101 Brady Street on November 25, 2019.

As part of that presentation, CL Real Estate presented two (2) options. One option had a five story hotel just on 101 Brady Street and one option had a four story hotel on part of 101 Brady Street and part of Mahan Park.

CL Real Estate’s only preference is to develop the second option.
• On December 9, 2019 the City Council for the City of Allegan voted to put the proposal of selling part of Mahan Park to develop a hotel on the March 10, 2020 Primary Ballot.
What Happens If The Proposal Is Approved?

- City begins negotiations with CL Real Estate.
- CL Real Estate and the City have until April 30, 2020 to come to an agreement.
- If the City can’t come to an agreement with CL Real Estate then the City will be free to negotiate any hotel developer.
- If the City can come to an agreement then the agreement will have certain milestones and assurances that the project moves forward at an appropriate basis.
- The City will then work with the existing Riverfront Committee and the public to ensure an appropriate design is reached for Mahan Park.
Any questions on Proposal 2020-2?
Remember to vote on March 10, 2020!