CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Thursday, January 18, 2024
Community Planning and Economic Development
245 N. Rose Street, Kalamazoo, MI 49007

MEMBERS PRESENT: Sharon Ferraro; Lucas Middleton; Kevan Hess; Michael Gurnee; Rachel Bair; Jason Novotny; Nathan Bolton

MEMBERS ABSENT: Andrew Schipper; Qianna Decker; Torean Greeley; Kyle Gulau

CITY COMMISSIONERS/CITY STAFF PRESENT: John Weiss (Attorney, Dickinson Wright); Jamie McCarthy (Sustainable Development Coordinator); PJ Thuringer (Economic Development Supervisor); Logan Mulholland (Fishbeck, Consultant); Jared Chambers (Business Specialist); Heidi Gartley (Brownfield Project Assistant)

Meeting was called to order at 8:13 AM by Chair Novotny.

MOTION TO EXCUSE ABSENT MEMBERS: Director Hess moved to excuse absent members; seconded by Director Bair. Motion approved by voice vote unanimously.

APPROVAL OF AGENDA: Director Gurnee moved the approval of the agenda as presented; seconded by Director Middleton. Motion approved by voice vote unanimously.

APPROVAL OF MINUTES: Director Bolton moved approval of minutes from the meeting of December 21, 2023 as presented; seconded by Director Hess. Motion approved by voice vote unanimously.

PUBLIC COMMENTS

None.

DIRECTOR'S COMMENTS

Director Novotny stated he will abstain from New Business Item 4 due to involvement with that development.

NEW BUSINESS

1. Adoption of a Resolution Approving and Authorizing Execution of a First Amendment to Brownfield Plan Development Agreement with 266 Michigan Ave Kalamazoo LLC.

Ms. McCarthy shared this project is moving forward and currently working with the state. It is also getting lined up in the approval process to go on the next City Commission agenda. Attorney Weiss has been working with the project's legal counsel to amend their Development and Reimbursement Agreement to match the updated Brownfield Plan figures.

Attorney Weiss shared this is a bit of an unusual progression as they are doing the Development and Reimbursement Agreement before official approval by City Commission of the Brownfield Plan amendment. If for any reason the City Commission does not approve the amendment, it will go back to the original plan.

Director Gurnee moved adoption of a Resolution Approving and Authorizing Execution of a First Amendment to Brownfield Plan Development Agreement with 266 Michigan Ave Kalamazoo LLC; seconded by Director Middleton.
A roll call vote was taken, and the motion passed unanimously.

2. Adoption of a Resolution Accepting the Second and Final TIF Reimbursement Request for 615 W Kalamazoo Avenue.

Mr. Reed, representative of 615 Holdings, LLC, said they finished their project in 2022 and now the project is fully up and running. Their average occupancy rate is 90-95%. Their commercial units are 75% full. Within the three filled commercial units, about 12-15 jobs have been supported. They are currently negotiating with a potential tenant to fill the fourth commercial unit. He said they have been really happy with the project and the community has been really accepting of it. He thanked the BRA for their support to help them get where they are.

Ms. Mulholland, Fishbeck Consultant, shared reimbursement request information, as found in the packet.

Director Middleton shared it was a great project which has elevated the space and been a great addition to the Stuart neighborhood. He thanked the developers for their work on it.

Director Ferraro shared their development showed people that building in a historic district does not necessarily mean a developer has to have an old-style building. She said it was a wonderful illustration of that.

Director Bolton moved adoption of a Resolution Accepting the Second and Final TIF Reimbursement Request for 615 W Kalamazoo Avenue; seconded by Director Hess.
A roll call vote was taken, and the motion passed unanimously.

3. Adoption of a Resolution Accepting the TIF Reimbursement Request for 400 Rose Phase 2.

Ms. Mulholland shared reimbursement request information, as found in the packet. She noted there were some costs incurred prior to the Brownfield Plan, but due to MEDC and EGLE guidance, those costs fall within an acceptable timeframe for reimbursement and will be supported local-only. She said the largest cost is the underground parking.

Director Gurnee asked why the excavate, transport, and disposal cost was local-only.

Ms. Mulholland shared that this plan was an MEDC workplan and not an EGLE workplan, hence why it is a local-only cost.

Ms. McCarthy thanked Ms. Mulholland for her help throughout the process and recognized that her assistance was a big resource to the BRA.

Director Gurnee moved adoption of a Resolution Accepting the TIF Reimbursement Request for 400 Rose Phase 2; seconded by Director Ferraro.
A roll call vote was taken, and the motion passed unanimously.

4. Adoption of a Resolution Accepting the TIF Reimbursement Request for 315 E Frank Street.

Ms. Mulholland shared reimbursement request information, as found in the agenda packet.

Director Middleton moved adoption of a Resolution Accepting the TIF Reimbursement Request for 315 E Frank Street; seconded by Director Bolton.

A roll call vote was taken, and the motion passed unanimously. Director Novotny abstained.

UNFINISHED BUSINESS

None.

COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF REPORTS AND UPDATES

Ms. McCarthy shared the Project and Finance Committee's next Property Re-Use workshop will take place Wednesday, January 24. The committee will be emailed a packet prior to the meeting.

ADJOURNMENT: The meeting was adjourned at 8:31 A.M. by Chair Novotny.

Heidi Gartley
Recording Clerk

Chair Signature

JASON NOVOTNY
Printed Name/Chair