Agenda
Brownfield Redevelopment Authority
Board of Directors

City of Kalamazoo

Thursday, December 19, 2024 7:45 AM

CPED Main Conference Room - 245 N. Rose Street, Suite 100

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of minutes from the BRA meeting on November 21, 2024

D. PUBLIC COMMENTS

E. DIRECTOR COMMENTS

F. NEW BUSINESS

1. 2023 Brownfield Tax Increment Revenue Capture Summary & 2024 Grant Projects Summary (Presentation - No Action)

2. Local Brownfield Revolving Fund Policy Framework (Discussion Item - No Action)

G. UNFINISHED BUSINESS

H. COMMUNICATIONS AND ANNOUNCEMENTS

I. STAFF REPORTS AND UPDATES

1. December 2 - City Commission Approved Act 381 Brownfield Plan for Bronco Commons

J. ADJOURNMENT

CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Thursday, November 21, 2024
Community Planning and Economic Development
245 N. Rose Street, Kalamazoo, MI 49007

MEMBERS PRESENT: Sharon Ferraro; Lucas Middleton; Rachel Bair; Kevan Hess; *Andrew Schipper; Michael Gurnee; Torean Greeley; Jason Novotny; Nathan Bolton; Alonzo Wilson

MEMBERS ABSENT: Kyle Gulau

CITY COMMISSIONERS/CITY STAFF PRESENT: Jamie McCarthy (Sustainable Development Coordinator); Jerrid Burdue (EDC Liaison/Neighborhood Business & Special Projects Coordinator); Jessica Wood (Attorney, Dickinson Wright); Logan Mulholland (Fishbeck, Consultant); Jared Chambers (Business Specialist); Heidi Waffle (Brownfield Project Assistant); Chelsie Downs-Hubbarth (Community Investment Manager)

Meeting was called to order at 8:04 AM by Chair Middleton.

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

APPROVAL OF AGENDA: Director Hess moved the approval of the agenda; seconded by Director Bolton. Motion approved by voice vote unanimously.

APPROVAL OF MINUTES: Director Gurnee moved approval of minutes from the meeting of October 17, 2024 as presented; seconded by Director Bolton. Motion approved by voice vote unanimously.

PUBLIC COMMENTS

None.

DIRECTOR'S COMMENTS

None.

PUBLIC HEARING

*Director Schipper entered the meeting at 8:08 AM.

1. Public hearing for an Act 381 Brownfield Plan for the Redevelopment Project at 3607, 3619, and 3625 W Michigan Ave, Kalamazoo, MI.
    a. Opening of the Public Hearing: The public hearing was opened at 8:07 AM.
    b. Project Presentation: Joe Agostinelli, representative of Michigan Growth Advisors, and Greg Dilone, representative of Interstate Capital, gave a presentation to the board.
        - Mr. Dilone shared there will be 214 units with 42 of them rent-controlled. It will be a $41 million project in total. It is a market rate apartment complex, with a mix of studios, one bedroom, and two bedroom apartments. He listed the amenities and interior quality of the

apartments. They would like to begin demolition in quarter one, entering quarter two, of 2025.

- Mr. Agostinelli explained this project qualifies under the new brownfield housing TIF, which gives a different window into eligible activities than they would see under the old rules. He explained the eligible activities for the project. The final bucket of eligible activities is the financing gap associated with the construction of affordable housing. They went through the proforma review process with the City and Plante Moran.
- Director Middleton asked since they are targeting market rate, how does the income qualified component come into the mix.
- Mr. Agostinelli shared 42 of the units will be income qualified and be eligible for TIF reimbursement.
- Director Middleton asked if they know what that mix will look like yet.
- Ms. McCarthy shared it is a mix of the studio, one bedroom, and two bedroom apartments. They will be 70%-100% AMI.
- Director Bair mentioned the site plans have significantly more impervious surface than the current use of the site. She asked what is being done to manage stormwater retention and mitigate environmental impacts of that.
- Mr. Dilone explained the site is located in the NFP and they went through that process. He showed on the slide where the large retention pond is located at the bottom of the steep grade change that occurs naturally on-site.
- Ms. Mulholland shared additional brownfield plan information for the project, including the total investments. She said it will still need a Work Plan. MSHDA has been primarily issuing conditional approvals for housing plans.
- Director Middleton asked the term that the developer has to income qualify.
- Ms. Mulholland shared it is the same term that the developer receives reimbursement, eighteen years.
- Director Hess said it is a great project and he knows it’s not easy being the first person to do something so he appreciates the development team sticking with them and staff making sure they did it right. He said hopefully the see more like it.
- Mr. Agostinelli said they appreciate the Authority’s consideration and the staff support working through the details.
- Ms. McCarthy explained the tentative timeline of the approval queue.

c. Public Comment Period: None.
d. Board of Directors Comments: None.
e. Closing of the Public Hearing: The public hearing was closed at 8:26 AM.

NEW BUSINESS

1. Adoption of a Resolution Approving the Implementation of an act 381 Brownfield Plan for the Redevelopment Project at 3607, 3619, and 3625 W Michigan Avenue and Recommending City Commission Adopt the Plan.

Director Gurnee moved adoption of a Resolution Approving the Implementation of an act 381 Brownfield Plan for the Redevelopment Project at 3607, 3619, and 3625 W Michigan Avenue and Recommending City Commission Adopt the Plan; seconded by Director Bolton.
A roll call vote was taken, and the motion passed unanimously.

2. Adoption of the 2025 Annual Meeting Schedule of the Brownfield Redevelopment Authority.

Director Novotny moved adoption of the 2025 Annual Meeting Schedule of the Brownfield Redevelopment Authority; seconded by Director Bair.
A voice vote was taken, and the motion passed unanimously.

3. Authorization of the Use of FY 2024 Funding from Fund 242 – Local Brownfield Revolving Fund up to $40,600 for Electric Service and Connections at 500 Harrison Street along the Jack Coombs Trail.

Ms. McCarthy shared information on the activities proposed to be funded, as found in the agenda packet.

Director Hess moved authorization of the Use of FY 2024 Funding from Fund 242 – Local Brownfield Revolving Fund up to $40,600 for Electric Service and Connections at 500 Harrison Street along the Jack Coombs Trail; seconded by Director Greeley.
A roll call vote was taken, and the motion passed unanimously.

UNFINISHED BUSINESS

None.

COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF REPORTS AND UPDATES

1. Budget Report(s) for Fund 242 – Local Brownfield Revolving Fund (LBRF) and Fund 243 – Brownfield Operations.

Ms. McCarthy shared information on both BRA budgets, as found in the agenda packet.

Director Schipper asked what period(s) the interest line for the LBRF comes from.

Ms. McCarthy shared she will ask Management Services for further clarification on how the interest is calculated.

ADJOURNMENT: The meeting was adjourned at 8:43 A.M. by Chair Middleton.

Heidi Waffle Recording Clerk	Chair Signature	Printed Name/Chair