

**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Special Meeting - Thursday, October 2, 2025
City Hall, 241 W South St, Kalamazoo, MI 49007**

MEMBERS PRESENT: Sharon Ferraro; Jason Novotny; Andrew Schipper; Michael Gurnee; Rachel Bair; T.J. Ward; Lucas Middleton; Alonzo Wilson; Kyle Gulau

MEMBERS ABSENT: Scott Petersen; Eddie Warr

CITY COMMISSIONERS/CITY STAFF PRESENT: Jamie McCarthy (Development Manager); Heidi Waffle (Brownfield Project Assistant); Bobby Boyd (Economic Development Supervisor); Jessica Wood (Attorney, Dickinson Wright); Logan Mulholland (Fishbeck, Consultant); Jared Chambers (Development Administrator)

Meeting was called to order at 8:02 A.M. by Chair Gulau.

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

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

APPROVAL OF MINUTES: None.

PUBLIC COMMENTS

None.

DIRECTOR'S COMMENTS

None.

NEW BUSINESS

1. Closed session to review and consider the contents of a Privileged and Confidential communication from the Authority's legal counsel, pursuant to the Michigan Open Meetings Act, MCL 15.268(1)(h).

Director Middleton moved the board to go into closed session to review and consider the contents of a Privileged and Confidential communication from the Authority's legal counsel, pursuant to the Michigan Open Meetings Act, MCL 15.268(1)(h); seconded by Director Bair.

Closed Session.

Director Ferraro moved to end the closed session; seconded by Director Novotny.

2. Public hearing for a Transformational Brownfield Plan for Redevelopment Projects at 227 W. Michigan Avenue, 261 E Kalamazoo Avenue, and 619 Porter Street (and adjacent parcels), Kalamazoo, Michigan

- a. Opening of the Public Hearing: The public hearing was opened at 8:45 A.M.
 - b. Project Presentation:
 - Ms. McCarthy shared information on the transformational brownfield program and process with the MEDC, the City, and the City BRA.
 - Ms. Mulholland further explained the differences of a transformational brownfield plan (TBP) from a typical brownfield plan. They provide state tax savings through the capture of state sales tax, state payroll withholding tax, and state income tax.
 - Mr. Joe Agostinelli, of Michigan Growth Advisors, presented on the three projects that will be taking place with the TBP. He shared the revenue streams of each building by type. The sales tax capture of the Michigan Avenue Courthouse project is expected to be large due to the hotel sales tax. Ms. McCarthy pointed out that out of all the revenue, there is 18.8% attributable to local revenues.
 - Mr. Agostinelli shared the sources of funds, a summary of the incentives (neighborhood enterprise zone – 619 porter, commercial redevelopment act – Michigan Avenue Courthouse, and commercial rehabilitation act – Speareflex Building). He shared the economic benefits of the TBP, including the creation of significant tax revenues, creation of jobs (especially in the hotel), and the creation of 115 new residential units in the city.
 - Ms. McCarthy highlighted how the eligible activities of a TBP are different than traditional brownfield plans. She also noted that each project will run on its own 30-year schedule.
 - Director Gulau asked about timelines for the projects. Mr. Chilcott, representative of PlazaCorp, shared information (as found on the fact sheet).
 - c. Public Comment Period: None.
 - d. Board of Directors Comments: None.
 - e. Closing of the Public Hearing: The public hearing was closed at 9:10 A.M.
3. Adoption of a Resolution Approving Implementation of a Transformational Brownfield Plan for the Redevelopment Projects at 227 W. Michigan Avenue, 261 E Kalamazoo Avenue, and 619 Porter Street (and adjacent parcels) and Recommend City Commission Adopt the Plan

Director Middleton moved adoption of a Resolution Approving Implementation of a Transformational Brownfield Plan for the Redevelopment Projects at 227 W. Michigan Avenue, 261 E Kalamazoo Avenue, and 619 Porter Street (and adjacent parcels) and Recommend City Commission Adopt the Plan; seconded by Director Schipper.

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

UNFINISHED BUSINESS

None.

COMMUNICATIONS AND ANNOUNCEMENTS

Director Novotny said he appreciates everyone's creativity in this process.

STAFF REPORTS AND UPDATES

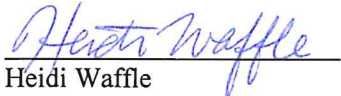
1. Information about Bond for upcoming Friendship Village development in Kalamazoo.

Attorney Wood said an EDC bond will be coming through their EDC board. She said they are simply a conduit issuer. It is not their debt and it is not any of their TIF. She explained the process for approvals and meetings. She

said there is a fee that the EDC will be able to get as well.

Mr. Boyd said it is \$75 million and he shared what those funds will be used for at Friendship Village.

ADJOURNMENT: The meeting was adjourned at 9:17A.M by Chair Gulau.


Heidi Waffle
Recording Clerk

Chair Signature

Printed Name/Chair