

CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Special Meeting - Thursday, October 9, 2025
City Hall, 241 W South St, Kalamazoo, MI 49007

MEMBERS PRESENT: Sharon Ferraro; Andrew Schipper; Rachel Bair; *T.J. Ward; Alonzo Wilson; Kyle Gulau; Scott Petersen

MEMBERS ABSENT: Jason Novotny; Eddie Warr; Lucas Middleton; Michael Gurnee

CITY COMMISSIONERS/CITY STAFF PRESENT: Jamie McCarthy (Development Manager); Heidi Waffle (Brownfield Project Assistant); Jessica Wood (Attorney, Dickinson Wright); *Logan Mulholland (Fishbeck, Consultant); Antonio Mitchell (Director, Community Planning and Economic Development); Kevin Ford (Shared Prosperity Kalamazoo Coordinator); Erin Hahn (Community Investment Administrative Assistant)
*Logan Mulholland joined the meeting virtually.

Meeting was called to order at 8:04 A.M. by Chair Gulau.

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

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

APPROVAL OF MINUTES: None.

PUBLIC COMMENTS

None.

DIRECTOR'S COMMENTS

None.

NEW BUSINESS

1. Consideration of a Step Aside Agreement with Sharing of the Administrative Fee as Presented by NCBDA.

Ms. Mattie Jordan-Woods, Chair of the Northside Cultural Business District Authority (NCBDA), discussed the creation of the NCBDA, which had a primary concern with increasing resident-owned businesses and to increase housing based on incomes within the neighborhood. She noted that the TBP project at 619 Porter does not meet the neighborhood association's priorities/ or the needs of the NCBDA. It meets the overall City plan that said to increase businesses and increase housing. She spoke to the decision of entering the Community Benefits agreement with the developer. She said a lot of their residents do not understand why they did not continue to vote against it, but she feels that once they are able to show them that they will do the NCBDA priorities with the \$700,000 of the voluntary agreement. She mentioned that they are volunteers for their board, and she has devoted many hours during this process to come to a decision that they can explain to the people they are responsible to in the Northside neighborhood. They are in front of the board today asking to share in the administrative support because the \$700,000 is going strictly towards the priorities they have set forth. They need the administrative fees. She shared

City staff does a great job when they ask a direct question, but they need someone who is focused on grants and on making sure the people who come forward to ask for a step aside assist with their residents in some way.

*Director Ward arrived at 8:08 AM.

Director Ferraro moved approval of a Step Aside Agreement with Sharing of the Administrative Fee as Presented by NCBDA; seconded by Director Bair.

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

UNFINISHED BUSINESS

None.


COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF REPORTS AND UPDATES

None.

ADJOURNMENT: The meeting was adjourned at 8:11 A.M by Chair Gulau.



Heidi Waffle
Recording Clerk

Chair Signature

Printed Name/Chair