

# Agenda

## Brownfield Redevelopment Authority

### Board of Directors



City of Kalamazoo

Thursday, May 21, 2026

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 the minutes from the Brownfield Redevelopment Authority Board meeting on April 16, 2026. (**Action: Motion to approve**)

**D. PUBLIC COMMENTS**

**E. DIRECTOR COMMENTS**

**F. PUBLIC HEARING**

1. Public Hearing for an Act 381 Brownfield Plan for Zone 32 Phase 2 Located at 825 Porter Street and 810 N Pitcher Street, Kalamazoo, Michigan.
  - Project Presentation
  - Public Comment Period
  - Board of Directors Comments
  - Closing of the Public Hearing

**G. NEW BUSINESS**

1. Adoption of a Resolution Approving the Implementation of the Act 381 Brownfield Plan for the Zone 32 Phase 2 Project and Recommending the City Commission Adopt the Plan

2. Adoption of a Resolution Approving the Second Amendment to the Purchase and Sale Agreement between the City of Kalamazoo Brownfield Redevelopment Authority and Zone 32 Phase II, LLC and Authorize the Board Chair to Execute Closing Documents.

(ACTION: Motion to adopt a Resolution approving the Second Amendment to the Purchase and Sale Agreement between the City of Kalamazoo Brownfield Redevelopment Authority and Zone 32 Phase II, LLC and authorize the Board Chair to execute closing documents.)

3. Authorization for the Chair to Execute a Utility Easement for 825 Porter Street and Related Property in Connection with the Zone 32 Phase II Project, Subject to Review and Approval as to Form by BRA Legal Counsel.

(ACTION: Motion to authorize the chair to execute a utility easement for 825 Porter Street and related property in connection with Zone 32 Phase II Project, subject to review and approval as to form by BRA legal counsel.)

4. Approval of a Development and Reimbursement Agreement with Peregrine-Peninsula, LLC for the 111 Portage Street Redevelopment Project and Authorize the Chair to Execute, including any Necessary or Appropriate Substantive Changes, Subject to Approval as to Substance by the Board Chair and as to Form by BRA Legal Counsel.

(ACTION: Motion to Approve the Development and Reimbursement Agreement with Peregrine-Peninsula, LLC for the 111 Portage Street Redevelopment Project and Authorize the Chair to Execute, including any Necessary or Appropriate Substantive Changes, Subject to Approval as to Substance by the Board Chair and as to Form by BRA Legal Counsel.)

5. Approval of a Letter of Support for the Williard Street Project and Authorize the Board Chair to Sign.

(ACTION: Motion to approve a letter of support for the Williard Street Project and authorize the board chair to sign.)

6. Approval of a Temporary Access Agreement with the City of Kalamazoo Parks and Recreation Department for Use of Property Located at 655 Gull Road, and Authorization for the Department Director to Execute the Agreement, as Presented and Subject to Any Changes Approved as to Substance by the BRA Chair and as to Form by BRA Legal Counsel and the City Attorney.

7. Approval of a Contract Extension for Brownfield Consulting Services with Fishbeck from June 1, 2026 - December 31, 2027 in an Amount Not-to-Exceed \$110,000.

(ACTION: Motion to approve a contract extension for brownfield consulting

services with Fishbeck from June 1, 2026 - December 31, 2027 in an amount not-to-exceed \$110,000.)

8. Discussion and Distribution of the Revised Annual Conflict of Interest Disclosure Form.

(NO ACTION)

9. Recommendation of the reappointment of Directors Middleton and Gurnee to a full term on the Brownfield Redevelopment Authority Board for nomination by the Mayor and approval by the City Commission.

(ACTION: Motion to recommend the reappointment of Directors Middleton and Gurnee to a full term on the Brownfield Redevelopment Authority Board for nomination by the Mayor and approval by the City Commission.)

#### **H. UNFINISHED BUSINESS**

#### **I. COMMUNICATIONS AND ANNOUNCEMENTS**

#### **J. STAFF REPORTS AND UPDATES**

1. Quarterly Budget Reports - Fund 242 (Local Brownfield Revolving Fund) and Fund 243 (Brownfield Operations)

(NO ACTION)

#### **K. ADJOURNMENT**