
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE:	Thursday, October 23, 2025
PLACE OF MEETING:	201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME:	3:00 pm

AGENDA

Link to join Webinar

<https://us02web.zoom.us/j/86081189885>

Webinar ID: 860 8118 9885

1. Call to Order: 3:00
 2. Roll Call and Members Excused
 3. Approval of the Agenda
 4. Approval of Minutes: BRA Minutes of September 25, 2025
 5. Public Comments (*4 minutes each*)
 6. Consent Agenda
 - a. **From General Fund:**
 - i. **\$23,257.50** - FY25Q3 Reimbursement to Planning Dept
 - ii. **\$3,040.28** – Fishbeck Invoice 457242 (W.O. 2025-1 Gen. Env.)
 - iii. **\$3,600.00** – Fishbeck Invoice 457231 (W.O. 2025-4 KCC Parchment Mill)
 - b. **Project Business:**
 - i. **The Mill at Vicksburg – Paper City Development, LLC**
 1. **\$265.72** FY25Q4 Admin Invoice for EGLE Loan (State Fiscal Year)
 2. FY25Q4 Authorization for Staff to Submit EGLE Loan Report
 - c. **From EPA Grant Fund:**
 - i. **\$1,200.00** – FY25Q4 Admin Invoice BRA-BF-00E03048-1 (State Fiscal Year)
 - ii. **\$41.53** - Vista print invoice EPA Supplies Window Decal (\$.47 to fund 243)
 - iii. **\$2,166.31** - Fishbeck Invoice 457075 (WO#2 Outreach and Programmatic)
 - iv. **\$477.95** – Fishbeck Invoice 456901 (WO#18 J. Smith Ent.)
 - v. **\$6,779.01** – Fishbeck Invoice 456973 (WO #20 Flowers Automotive)
 - d. **KCBRA Business:**
 - i. KCBRA 2026 Meeting Calendar
 7. Discussion and/or Action Calendar
 - a. **Action:** Kalamazoo County Land Bank Eastside Condo Project
 - i. Ad-Hoc Committee Update
 - ii. Part I & Part II Project Applications
 - b. **Action:** Green Development Ventures, LLC Development Agreement Draft
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- c. **Action:** Green Development Ventures, LLC – Ali Home Project Part I & Part II Project Applications
- d. **Discussion/Action:** The Mill at Vicksburg
 - i. Authorization of staff to make payments to Paper City Development, LLC, for quarterly reports previously approved by KCBRA, once EGLE approval is received.
 - ii. Brownfield Plan Capture Update
- e. **Action/Discussion:** Fishbeck
 - i. General Environmental Memo & Billing Summary
 - ii. EPA Grant Memo & Billing Summary
 - iii. W.O. 2025-1 General Environmental Amendment #1
- f. **Action:** General Environmental Contract Addendum #4
- g. **Action:** Developer Invoice Packets for Eligible Expenses in Brownfield Plans
 - i. City of Portage Invoice Packet #1 total \$2,899,102.45 (Project Spartan/ Fed Ex)

8. Financial Reports

- a. **Discussion:** KCBRA General Fund 243 Report Q3 Report
- b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates

- a. Staff Completed 3 IEDC Courses towards CEcD (MEDA Basic Economic Development Course, Managing Economic Development Organizations, & Real Estate Development and Reuse)
- b. Rivers Edge Project (received '16 EPA Grant Dollars) PILOT not BFP w/City BRA
- c. Kalamazoo County Housing TIF Policy Draft #2 Presented at 10/21/2025 COW
- d. KCBRA Operational Policy Update (Draft Policy Pending for November)

10. Other

11. Board Member Comments

12. Adjournment

Next Regular Meeting: Thursday, November 20, 2025, at 3:00 p.m.

NEXT MEETING HELD ON THE THIRD THURSDAY OF THE MONTH

Room 207a, County Admin Bldg - Or alternatively, held electronically or via teleconference. Please see the KCBRA website at www.kalcountybrownfield.com for electronic meeting notice and instructions

BOARD MEMBERS:

PLEASE CALL 384-8305 OR EMAIL MRWALT@KALCOUNTY.COM
IF YOU ARE UNABLE TO ATTEND THE MEETING

Meetings of the Kalamazoo County Brownfield Redevelopment Authority are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, political affiliation, sexual orientation, gender identity, or disability. The Kalamazoo County Brownfield Redevelopment Authority will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four (4) business days' notice to the Kalamazoo County BRA. Individuals with disabilities requiring auxiliary aids or services should contact the Kalamazoo County BRA by writing or calling:

Macy Rose Walters
Brownfield Redevelopment Administrator
Kalamazoo County Government
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