
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, March 27, 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 February 27, 2025
 5. Public Comments (4 minutes each)
 6. Consent Agenda
 - a. **From General Fund:**
 - i. **\$35.00** – Staff Registration for EGLE Brownfields Stakeholder Workshop
 - ii. **\$63.75** – Fishbeck Invoice 449918 (W.O. 2025-1 Gen. Env.)
 - iii. **\$5,311.08** – Fishbeck Invoice 449919 (W.O. 2025-1 Gen. Env.)
 - iv. **\$2,323.25** – Fishbeck Invoice 449934 (W.O. 2025-2 KVHH)
 - b. **From LBRF Fund:**
 - i. **\$10,144.55** – Fishbeck Invoice 449775 (W.O. 2024-2 YWCA)
 - c. **From EPA Grant Fund:**
 - i. **\$330.47** – Fishbeck Invoice 449928 (W.O. #18 J. Smith Ent.)
 - ii. **\$490.78** – Fishbeck Invoice 449917 (W.O. #2 Outreach & Programmatic)
 7. Discussion and/or Action Calendar
 - a. **Action:** Pavilion Investors, LLC Development Agreement (Draft)
 - b. **Action:** Developer Invoice Packets for Eligible Expenses in Brownfield Plans
 - i. Kalamazoo Hotel Group, LLC (Delta Marriott BFP) Total Eligible Expenses \$248,552.03
 - c. **Action:** Rooney's Soul Food Wagon
 - i. Part I & Part II Project Applications
 - ii. Fishbeck W.O. 2025-3 5928 E Michigan Ave. Comstock Twp
 - d. **Action:** Maple Hill Auto Group Part I & Part II Project Applications
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- e. **Action:** West Main 1, LLC, Part I & Part II Project Applications
- f. **Action:** Kalamazoo County Land Bank LBRF Loan Request
- g. **Discussion/Action:** Fishbeck
 - i. General Environmental Memo & Billing Summary
 - ii. EPA Grant Memo & Billing Summary
- h. **Discussion:** Selection Committees (April 25, 2024, Annual Meeting)
 - i. Volunteers for Nomination Committee

8. Financial Reports

- a. **Discussion:** KCBRA General Fund 243 Report
 - i. Annual Audit Documentation for 2024 FY Submitted to County Finance
- b. **Discussion:** KCBRA Local Brownfield Revolving Fund
 - i. Fund 242 Report
 - ii. Approval of Meeting Notes for February 13, 2025, KCBRA Board Retreat
 - 1. Emerging Developer & Predevelopment Fund

9. Staff Report/Updates

- a. Pavilion Township Adopted Resolution for Pavilion Investors, LLC, BFP on 3/10/25
- b. Pavilion Investors, LLC, Notice to Taxing Jurisdiction sent via Cert. Mail on 3/20/25
- c. Pavilion Investors, LLC, BFP Public Hearing & County Resolution 4/1/25 @ 6:45 p.m.
- d. MEDC Project Reporting Forms for 2024 FY emailed to Developers on 3/11/25
- e. Letter of Support sent to Sen. Peters for Parchment Mills Site #2 Funds 3/18/25
- f. EGLE Brownfields Stakeholder Workshop in Lansing on 4/16/25 from 1-5 p.m.
- g. KCBRA Brownfields Presentation to St. Joe County BRA 4/17/25 @ 2:00 p.m.
- h. KCBRA/EDC Board Vacancy Interviews with County BAC 4/10/25 @ 4:00 p.m.
- i. County Website Changed to .gov, KCBRA Website Domain Name Consideration

10. Other

11. Board Member Comments

12. Adjournment

THREE MEETING NEXT MONTH: Thursday, April 24, 2025, at 3:00 p.m.
MEETING ORDER BEGINNING AT 3:00 P.M. EDC ANNUAL MEETING, KCBRA ANNUAL MEETING, AND THEN KCBRA REGULAR MEETING IMMEDIATELY FOLLOWING.

NOTE: KCBRA MEETINGS ARE HELD ON THE FOURTH 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
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305

