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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, May 22, 2025  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

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**AGENDA**

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**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 April 24, 2025
  5. Public Comments (*4 minutes each*)
  6. Consent Agenda
    - a. **From General Fund:**
      - i. **\$2,550.00** - Varnum Invoice 1374594 (Pavilion Investors, LLC BFP)
      - ii. **\$153.50** – Staff Reimbursement for MEDA Emerging Leaders Training 5/8/25
      - iii. **\$97.20** – Staff Reimbursement for EGLE Stakeholders Workshop 4/16/25
    - b. **Project Business:**
      - i. **Developer Reimbursements for 2024 Tax Increment Revenue**
        1. **\$4,246.08** – 9008 Portage Road 4<sup>th</sup> TIF Payment (Local)
        2. **\$6,891.21** – 232 LLC 6<sup>th</sup> TIF Payment (Local)
        3. **\$23,466.28** – 383 S. Pitcher Street 7<sup>th</sup> (\$8,940.90 State & \$14,525.38 Local)
        4. **\$11,906.53** – KALSEE Credit Union 2<sup>nd</sup> TIF Payment (Local)
      - ii. **Transfers into LBRF**
        1. **\$7,426.54** – KALSEE 2024 State TIR
      - iii. **Return of Tax Increment Revenue to Taxing Jurisdictions**
        1. **\$3,362.05** – KALSEE 2024 State TIR (\$2,516.03 school operating & \$846.02 State Education Tax)
    - c. **From EPA Grant Fund:**
      - i. **\$793.26** – Fishbeck Invoice 451035 (WO#18 J. Smith Ent.)
    - d. **From LBRF Fund:**
      - i. **\$4,633.16** – Fishbeck Invoice 451050 (W.O. 2025-3 RSFW)
  7. Discussion and/or Action Calendar
    - a. **Action:** Flowers Automotive Recycling
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- i. Part I & Part II Applications
- ii. Fishbeck Work Order 2025-4 Flowers Automotive

b. **Discussion:** Fishbeck

- i. General Environmental Memo & Billing Summary
- ii. EPA Grant Memo & Billing Summary
- iii. **\$2,477.50** – Fishbeck Invoice 451038 (W.O. 2025-2 KVHH; \$391.50 from Site Study & \$2,086 from LBRF)

c. **Action:** Developer Invoice Packets for Eligible Expenses in Brownfield Plans

- 1. IPUSA Invoice Packet #2 total \$2,008,423.90

d. **Action:** KCBRA Fund 242 & 243 Fiscal Year 2026 Budget Proposal

- i. KCBRA Application Fee Amount (Finance Deadline 7/7/25)

8. Financial Reports

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

9. Staff Report/Updates

- a. BRA Staff attended MEDA 2025 Emerging Leaders Spring Training 5/8/25
- b. 2025 National Brownfield Conference in Chicago, IL August 4th-8th
- c. Lana Escamilla appointed to KCBRA/EDC Board on 5/20/25
- d. KCBRA Website Updates and New Project Profiles Added

10. Other

11. Board Member Comments

12. Adjournment

***Next Regular Meeting: Thursday, June 26, 2025, at 3:00 p.m.***

***MEETING 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](http://www.kalcountybrownfield.com) for electronic meeting notice and instructions***

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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:

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Kalamazoo County Government  
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