
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, June 26, 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 April 24, 2025 (May 22nd Meeting Canceled)
5. Public Comments (*4 minutes each*)
6. Consent Agenda
 - a. **From General Fund:**
 - i. **\$2,550.00** - Varum 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
 - iv. **\$4,351.86** – Fishbeck Invoice 451612 (W.O. 2025-1 Gen. Env.)
 - b. **Project Business:**
 - i. **Developer Reimbursements for 2024 Tax Increment Revenue**
 1. **\$4,246.08** – 9008 Portage Road 4th TIF Payment (Local)
 2. **\$6,891.21** – 232 LLC 6th TIF Payment (Local)
 3. **\$23,466.28** – 383 S. Pitcher Street 7th (\$8,940.90 State & \$14,525.38 Local)
 4. **\$11,906.53** – KALSEE Credit Union 2nd TIF Payment (Local)
 5. **\$4,946.16** – Kalamazoo West 10th TIR 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.)

- ii. **\$1,125.90** – Fishbeck Invoice 451690 (WO#2 Outreach and Programmatic)
- iii. **\$334.31** - Fishbeck Invoice 451617 (WO#18 J. Smith Ent.)

d. **From LBRF Fund:**

- i. **\$4,633.16** – Fishbeck Invoice 451050 (W.O. 2025-3 RSFW - 5928 E. MI)
- ii. **\$7,366.50** – Fishbeck Invoice 451637 (W.O. 2025-3 RSFW – 5928 E. MI)

7. Discussion and/or Action Calendar

- a. **Action:** Flowers Automotive Recycling
 - i. Part I & Part II Applications
 - ii. Fishbeck Work Order 2025-4 Flowers Automotive
 - b. **Action:** Maple Hill Leaseholds, LLC
 - i. Subaru Project Brownfield Plan
 - ii. Subaru Project Development Agreement
 - c. **Action/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)
 - d. **Action:** Developer Invoice Packets for Eligible Expenses in Brownfield Plans
 - 1. IPUSA Invoice Packet #2 total \$2,008,423.90
 - e. **Action:** EGLE Loan Extension Request from Vicksburg Mill Paper City Development
 - f. **Action/Discussion:** KCBRA Fund 242 & 243 Budget 2025 & 2026 Budgets
 - i. KCBRA Fiscal Year 2026 Budget Proposal
 - ii. KCBRA Fiscal Year 2025 Budget Amendment (Adopt 2026 Proposal Metrics)
 - iii. KCBRA Application Fee Amount (Finance Deadline 7/7/25)
 - g. **Action:** 2025 National Brownfields Conference August 4th-8th Chicago, IL
 - i. \$2,000 Budget for Brownfield Redevelopment Administrator (BRA Staff)
 - h. **Action/Discussion:** Funding BRA Staff for Certified Economic Developer Certificate
 - i. **\$325.00** – MEDA Active Membership Fee
 - ii. **\$645.00** – 2025 Michigan's Economic Development Basic Course Fee (nonmembers \$870) September 9th - 11th, 2025, in Lansing, MI
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8. Financial Reports

- a. **Discussion:** KCBRA General Fund 243
- b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report
 - i. Emerging Developer Fund Ad-Hoc Committee Update

9. Staff Report/Updates

- a. BRA Staff attended MEDA 2025 Emerging Leaders Spring Training 5/8/25
- b. Lana Escamilla appointed to KCBRA/EDC Board on 5/20/25 & KCBRA 101 6/16/25
- c. KCBRA Website Updates and New Project Profiles Added
- d. BRA Staff interviewed with Center for Community Progress Team for Kalamazoo County Land Bank Strategic Planning on 6/10/25

10. Other

11. Board Member Comments

12. Adjournment

Next Regular Meeting: Thursday, July 24, 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 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:

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