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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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<b>MEETING DATE:</b>	<b>Thursday, July 24, 2025</b>
<b>PLACE OF MEETING:</b>	201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
<b>TIME:</b>	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 June 26, 2025
5. Public Comments (*4 minutes each*)
6. Consent Agenda
  - a. **From General Fund:**
    - i. **\$350.00** – Staff Reimbursement for MEDA Membership Fee Invoice 6392
    - ii. **\$45.00** – Staff Reimbursement for MAP Pro-Housing Workshop Invoice 6049
    - iii. **\$21,609.38** - FY25Q2 Reimbursement to Planning Dept
    - iv. **\$645.00** - MEDA Basic Course Registration Fee Invoice 6430
    - v. **\$1,620.00** – Fishbeck Invoice 453354 (W.O. 2025-1 Gen. Env.)
  - b. **Project Business:**
    - i. **Developer Reimbursements for 2024 Tax Increment Revenue**
      1. **\$1,841.15** – Blackbird Billiards 9<sup>th</sup> TIF Payment (\$767.73 State & \$1,073.42 Local)
      2. **\$101,797.02** – General Mills 12<sup>th</sup> TIR Payment (Local)
      3. **\$5,519.22** – D&D Realty 9<sup>th</sup> TIF Payment - Metal Mechanics (Local)
    - ii. **The Mill at Vicksburg – Paper City Development, LLC**
      1. **\$255.43** - FY25Q3 Admin Invoice for EGLE Loan (State Fiscal Year)
      2. Authorization of Staff to Submit EGLE Loan Report FY25Q3
    - iii. **555 Eliza Street** – Authorization for 2025 EGLE Loan Payment of \$10,000.00
  - c. **From EPA Grant Fund:**
    - i. **\$127.36** – Fishbeck Invoice 453138 (WO#18 J. Smith Ent.)
  - d. **From LBRF Fund:**
    - i. **\$1,587.50** – Fishbeck Invoice 453355 (W.O. 2025-3 RSFW – 5928 E. MI)

7. Discussion and/or Action Calendar

- a. **Action:** Kalamazoo County Land Bank Eastside Condo Project LBRF Grant Request
  - i. Part I & Part II Project Applications
- b. **Action/Discussion:** KCBRA Operational Policy Discussion
  - i. Housing TIF Updates – Potential Development Loss & Interest Accrual
  - ii. Fishbeck Review of KCBRA Operational Policy Pending in August
  - iii. County Housing TIF Policy Pending for September 2025
- c. **Action:** Green Development Ventures, LLC
  - i. BRA Staff Memo & Fishbeck 3<sup>rd</sup> Party Review
  - ii. Green Development Ventures, LLC Brownfield Plan
- d. **Action/Discussion:** Fishbeck
  - i. General Environmental Memo & Billing Summary
  - ii. EPA Grant Memo & Billing Summary
    - 1. EPA Grant Project Budget Amendment of Encumbered Dollars

8. Financial Reports

- a. **Discussion:** KCBRA General Fund 243 FY25Q2 Report
- b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates

- a. Site Tour of River's Edge & Roundtable w/EGLE Director Phil Roos 7/10/25
- b. Summer Tax Increment Financing Statements sent to LUGs on 7/15/25
- c. BRA Staff attended a pro-housing workshop from Mi Association of Planners 7/16/25
- d. Green Development Ventures, LLC Development Agreement Draft Pending
- e. KCBRA 2024 Annual Report Draft Pending
- f. 555 Eliza Street/200 Lee Street LBRF Loan Request Update
- g. Flowers Automotive Project Application from 6/26/25 Agenda Update

10. Other

11. Board Member Comments

12. Adjournment

***Next Regular Meeting: Thursday, August 28, 2025, at 3:00 p.m.***  
***MEETING HELD ON THE FOURTH THURSDAY OF THE MONTH***

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*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*

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

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