
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE:	Thursday, September 25, 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 August 28, 2025
 5. Public Comments (*4 minutes each*)
 6. Consent Agenda
 - a. **From General Fund:**
 - i. **\$262.50** - Varnum Invoice 1388069 (the B on Burdick)
 - ii. **\$326.91** - Staff Travel Reimbursement for MEDA Basic Course
 - iii. **\$195.00** - International Economic Development Council (IEDC) Membership
 - iv. **\$710.00** - IEDC Managing Economic Development Organizations Class Fee
 - v. **\$710.00** - IEDC Real Estate Development & Reuse Class Fee
 - vi. **\$535.00** – IEDC Business Retention & Expansion Class Fee
 - vii. **\$1,840.00** – Fishbeck Invoice 455826 (W.O. 2025-1 Gen. Env.)
 - b. **Project Business:**
 - i. **Developer Reimbursements for 2024 Tax Increment Revenue:**
 1. **\$176,375.20** – IPUSA 1st TIF Payment (\$5,901.45 State & \$170,473.75 Local)
 2. **\$50,355.92** – Schupan 1st TIF Payment (Midlink BFP) (Local TIR)
 - ii. **Transfers into Local Brownfield Revolving Fund (LBRF):**
 1. **\$2,300.00** – IPUSA 1st LBRF Transfer (2024 State TIR)
 2. **\$10,084.30** – Delta Marriott 2nd LBRF Transfer (\$9,800.00 State 2020 TIR & \$284.30 Local 2024 TIR)
 - iii. **3rd Party Reimbursements to KCBRA from 2024 TIR:**
 1. **\$26,990.45** - 555 Eliza St. Brownfield Plan 1st Payment (\$23,513.45 State & \$3,477.00 Local)
 - c. **From EPA Grant Fund:**
 - i. **\$1,458.94** – RJ's Printing Invoice 25962 (EPA Grant Supplies)
 - ii. **\$1,536.68** – Fishbeck Invoice 455824 (WO#2 Outreach & Programmatic)
 - iii. **\$122.05** – Fishbeck Invoice 455827 (WO#18 J. Smith Ent.)
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d. **From LBRF Fund:**

- i. **\$35.00** - Fishbeck Invoice 455825 (W.O. 2025-3 RSFW 5928 E MI)

7. Discussion and/or Action Calendar

a. **Discussion:** Clark Logic 555 Eliza Street Brownfield Plan

- i. LBRF Loan Project Update from Clark Logic
 - 1. Loan Repayment Agreement Draft Pending
- ii. 2025 EGLE Loan Payment Amount Update (\$31,500.00 2024 TIR)

b. **Discussion/Action:** Kalamazoo County Land Bank Eastside Condo Project

- i. Ad-Hoc Committee Update
- ii. Project Applications Part I & Part II

c. **Discussion:** KCBRA Operational Policy

- i. Eligible Activities to Accrue Interest Fishbeck Considerations
- ii. Staff Memo of Policy Update Considerations

d. **Action/Discussion:** Green Development Ventures, LLC

- i. BRA Staff Memo & Fishbeck 3rd Party Review
- ii. Green Development Ventures, LLC Brownfield Plan Presentation
- iii. Varnum Consent Waiver for Allen Edwin Homes

e. **Action/Discussion:** Fishbeck

- i. General Environmental Memo & Billing Summary
 - 1. EPA Grant Coalition Application Budget Discussion
 - 2. Previous 2025 EPA Coalition Grant Application (TAB Review)
- ii. EPA Grant Memo & Billing Summary
 - 1. Flowers Automotive Recycling Project Update (zoning approved)
 - 2. Grant ending September 30, 2025

f. **Action:** Delta Marriott Hotel (Kalamazoo Hotel Group, LLC)

- i. **\$247,376.00** – 1st Developer Reimbursement/Paid in Full (\$11,900.00 State 2020 TIR & \$235,476.00 Local TIR 2020-2024)
- ii. **\$12,754.07** – 2020 State Tax Increment Revenue Return (\$3,226.00 SET & \$9,528.07 School Operating)

g. **Discussion:** KCBRA General Environmental Consultant RFP Timeline

8. Financial Reports

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

9. Staff Report/Updates

- a. KCBRA fully reimbursed for 615 W. Kalamazoo Ave. by City BRA \$22,630.17
- b. KCBRA 2024 Annual Report on County Commission October 7, 2025, Agenda
- c. Green Development Ventures, LLC Development Agreement Draft Pending

10. Other

11. Board Member Comments

12. Adjournment

Next Regular Meeting: Thursday, October 23, 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:

Macy Rose Walters

Brownfield Redevelopment Administrator

Kalamazoo County Government

201 West Kalamazoo Avenue

Kalamazoo, MI 49007

TELEPHONE: (269) 384-8305

