
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY – AD HOC COMMITTEE

MEETING DATE: September 14, 2026
PLACE OF MEETING: VIRTUAL via Microsoft TEAMS
TIME: 10:30 a.m.

AD HOC COMMITTEE FOR WFH COOPER CORNERS, LLC BROWNFIELD PLAN

Members: Jodi Milks, Ken Peregon, and Andy Wenzel

Project Name: WFH Cooper Corners, LLC / Michigan Housing Partnership LLC, Cooper Corners

Location: Cooper Township, MI

Parcel ID(s): 03-25-276-022

Project Application Approval by KCBRA: August 27, 2026

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/237852807892690?p=f4W0DmsD2FnBI7SWgS>

Meeting ID: 237 852 807 892 690

Passcode: ej76TN6p

Role of the Committee:

The Ad Hoc Committee is being assembled to review the brownfield plan information and consider the KCBRA's role in supporting the plan. This committee will not take any action and will instead review and make a recommendation to the KCBRA for their formal consideration and discussion at the next regular meeting. *Estimated for the September 24, 2026, regular meeting.*

Summary of Application:

Allen Edwin Homes is planning to develop an approximately 7.4-acre property along Riverview Drive in Cooper Township. The project includes one parcel in southwest Cooper Township, approximately 0.5 miles north of Parchment North Elementary School. The development will include preparing the site to make way for 20 new single family homes. The capital investment on this project is expected to be approximately \$6.7 million with construction to start in Fall 2026 and all units completed in 2028. The Developer intends to deliver the 20 homes over a 2-year build cycle, including approximately 10 homes per year. All 20 homes are expected to be rental units, including 8 income-restricted four-bedroom rentals at 100% AMI rents, net of utility allowance. The 100% AMI Rent in Kalamazoo County net of utilities is \$2,562 in 2026. This Brownfield plan contemplates eligible activities for environmental site assessments (\$2,150), potential rent loss (\$1,310,880), infrastructure and safety improvements (\$1,252,260), site preparation costs (\$257,850), contingency (\$151,011), and brownfield plan/work plan preparation and implementation (\$75,000). The total eligible activities are anticipated to be approximately \$3,658,981 inclusive of interest. Interest is calculated at 5% of unreimbursed hard costs and capped at 20% of eligible activities, in compliance with KCBRA policy.

Local Support:

The Developer has been actively engaged with Cooper Township on the project. A Municipal Services Agreement is expected on this Project to assist the Township with municipal services funding. The development will include 20 new single-family homes, bringing Kalamazoo County closer to its goal of closing the 8,000 new-unit demand identified in the W.E. Upjohn Institute's Housing Needs Assessment.

AGENDA

- 1. Presentation of Project Scope by Development Team**
- 2. Overview of the Draft Brownfield Plan & Attachments (TIF Tables, & Reimbursement Schedule)**
- 3. Discussion and Questions**
- 4. Next steps**
- 5. Adjournment**

COMMITTEE MEMBERS:
PLEASE CALL 384-8305 OR EMAIL MACY.WALTERS@KALCOUNTY.GOV
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, MPA
Brownfield Redevelopment Administrator
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8305
