
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY – AD HOC COMMITTEE

MEETING DATE: March 10, 2026
PLACE OF MEETING: VIRTUAL via Microsoft TEAMS
TIME: 10:00 a.m.

AD HOC COMMITTEE FOR SWAN WFH MIDWAY CENTER BROWNFIELD PLAN

Attendance: Chad Goodwill, Jodi Milks, Commissioner Monteze Morales, & Ken Peregón
Project Name: Swan WFH Midway Center, LLC
Location: Galesburg, MI
Parcel ID(s): 07-24-140-030, 07-24-140-010, 07-24-201-250, 07-24-140-020
Project Application Approval by KCBRA: February 26, 2026

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 March 26, 2026, regular meeting.*

Summary of Application:

Allen Edwin Homes is proposing a housing-TIF plan to develop 13.78-acres of vacant land, including 4 parcels in an existing subdivision that is adjacent and vacant. The development would include 52 new units in total. 46 single-family homes and 6 duplex units, estimated to be 28 homes in year 1 and 24 in year 2. It is estimated that 42% of the total development will be income-restricted rental units at 100% AMI, 6 duplexes and 18 single-family homes. The proposed plan length is the full 30 years,

Local Support: It is unknown at this time if the project will receive local support. There have been concerns with the City and its residents, related to the fire millage and current road conditions. City staff also have concerns about the plan length and the added density on their municipal services if it is a full 30 years (not including utilities as those will flow to the city immediately).

Considerations for Committee: Consider negotiating the total plan length and max capture into the LBRF. There is also a gap in infrastructure costs to resurface Blake BLVD which services the development, would the KCBRA consider funding this gap as a reimbursable expense so the full road could be resurfaced?

AGENDA

- 1. Immediate thoughts from Committee Members**
 - 2. Overview of the Plan Attachments (TIF Tables, & Reimbursement Schedule)**
 - 3. Summary of Municipal Services Agreement with City & Allen Edwin Homes**
 - 4. Recommendation of how the KCBRA could support the plan (lower LBRF capture, reduction in plan length, infrastructure match from LBRF, etc.)**
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