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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY – AD HOC COMMITTEE**

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

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***DRAFT MINUTES - AD HOC COMMITTEE FOR SWAN WFH MIDWAY CENTER BROWNFIELD PLAN***

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**Ad-Hoc Members Present:** Jodi Milks, Commissioner Monteze Morales, Ken Peregon

**Ad-Hoc Members Excused:** Chad Goodwill

**County Commissioners:** Vice Chair John Taylor & Commissioner Monteze Morales

**Staff:** Rachael Grover, Planning Director & Macy Rose Walters, BRA Administrator

**County Admin:** Edward Winkler

**Recording Secretary:** Macy Rose Walters

**Consultant:** Therese Searles, Fishbeck

**Members of the Public:** 2

**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?

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**Call to Order:** Chair Peregon called the meeting to order at 10:04 a.m.

**Roll Call and Members Excused:** Three (3) of four (4) committee members were present. Chad Goodwill was excused from the meeting.

**Agenda:** No action was taken at the meeting, but considerations of the committee were below.

### **1. Immediate thoughts from Committee Members**

Discussion ensued with the development team in response to questions from the commissioners and the committee regarding the income restricted units.

Vice Chair Taylor asked if some of the units could be sold to households making less than 80% of area median income, if there were other entities like the housing millage to provide additional down payment assistance. The committee discussed the possibility of a gift of equity/downpayment assistance. Vice Chair Taylor and Commissioner Morales asked what the amount would be per unit if there was a gift of equity provided to home buyers and whether County Treasury could support these households via downpayment assistance. The committee discussed the estimated dollar amount that would be needed per household to get under 80% and the complexities of creating limited for-sale housing with downpayment assistance. Discussion ensued related to future consideration of the development team working with the county to find a housing tax increment financing plan that might work for households below 80% area median income that would include downpayment assistance, but ultimately this project would remain as proposed with only for-lease properties at 100% area median income. The discussion concluded with the statement that brownfield tax increment financing tool is for workforce housing, and without additional assistance, the project formulas work for area median incomes of 80-120%.

### **2. Overview of the Plan Attachments (TIF Tables, & Reimbursement Schedule)**

Discussion ensued related to the length of the plan and whether there were ways to reduce the total capture years to lower than the maximum allowed 30 years.

### **3. Summary of Municipal Services Agreement with City & Allen Edwin Home**

The development team provided a brief update of the community benefits they can provide, based on concerns shared during conversations with Galesburg City representatives and the City Council.

### **4. Recommendation of how the KCBRA could support the plan (lower LBRF capture, reduction in plan length, infrastructure match from LBRF, etc.)**

Discussion ensued related to the considerations brought on during the meeting and the community benefits discussion. No formal recommendation was made, but the committee discussed whether the Authority could pay for the remaining resurfacing of Blake BLVD, they would likely ask for reimbursement of those infrastructure costs through the brownfield plan.

**Other:** Director Milks noted the walkability of the project site in proximity to the downtown and the local school system.

**Adjournment:** There was no formal motion to adjourn, discussion ended at 11:27 a.m.

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