

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, April 23, 2026
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 105
TIME: 3:00 pm

DRAFT – MINUTES

Present: Christopher Carew, Lana Escamilla, Chad Goodwill, Chas Hammond, Jared Lutz, Monteze Morales, Kenneth Peregon and Andrew Wenzel

Members Excused: Jodi Milks

Vacancies: none

Kalamazoo Township: none

Oshtemo Township: none

Staff: Rachael Grover, Director of Planning and Development and Macy Rose Walters, Brownfield Redevelopment Administrator

Consultant: Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

Community: 1

1. Call to Order: **Chair Peregon called the meeting to order at 3:41 p.m.**
2. Roll Call and Members Excused: **Jodi Milks was excused. Eight (8) voting members of nine (9) board of directors were present.**

3. Approval of the Agenda:

Director Carew moved to approve item 3 as presented, the agenda, Director Lutz seconded. None opposed, motion carried.

4. Approval of Minutes: BRA Minutes of March 26, 2026

Director Hammond moved to approve Item 4, as presented, Director Goodwill seconded. None opposed, motion carried.

5. Public Comments: (4 minutes each)

6. Consent Agenda:

a. From General Fund:

- i. **\$23,483.94** - FY26Q1 Reimbursement to the Planning Department
- ii. **\$7,988.89** – Fishbeck Invoice 463885 (W.O. 2026-1 Gen. Env.)
- iii. **\$8,606.00** – Varnum Invoice 1415588 (100 Island & Pavilion Inv. w/ credit)

b. From Local Brownfield Revolving Fund:

- i. **\$6,500.00** – Fishbeck Invoice 463888 (W.O. 2026-2 Flowers Automotive)
 - ii. **\$2,500.00** – Fishbeck Invoice 463892 (W.O. 2025-4 Kzoo Curling Club)
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c. **Project Business:**

i. **Midlink Business Park**

1. **\$208,561.28** – East Cork Street Investors 20th TIF Reimbursement (2024 Local TIR)

ii. **The Mill at Vicksburg**

1. Authorization to Submit FY26Q2 EGLE Loan Report (State FY)
2. **\$318.86** - BRA Admin Expenses invoice for EGLE Loan FY26Q2 (State FY)

Director Lutz moved to approve Item 6 as presented, Director Hammond seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

a. **Discussion/Action:** Swan WFH Midway Center, LLC – Galesburg, MI

- i. Discussion: Meeting notes from Ad-hoc committee for Swan WFH Midway Center, LLC
- ii. Discussion: Ad-hoc Committee Memo
- iii. Action: Brownfield Plan & Presentation

BRA Staff noted the project name has changed to Michigan Housing Partnership, LLC, and an updated project application has been received to be put on file, the brownfield plan was formerly called the Swan WFH Midway Center, LLC in the City of Galesburg.

Director Goodwill moved to approve item 7a iii as presented, Director Wenzel seconded. A Roll Call Vote was taken the motion carried with seven (7) Yes, zero (0) No, and Director Lutz abstained from voting and discussion, their conflict of interest statement was previously reflected in the February 26, 2026, regular meeting minutes.

- iv. Discussion: Swan WFH Midway Center, LLC BFP Development Agreement 5/28/26 KCBRA Regular Meeting

b. **Discussion:** Fishbeck General Environmental Memo & Billing Summary
Consultant Searles presented the memo.

8. Financial Reports: **Staff Presented the Financial Reports**

a. **Discussion:** KCBRA General Fund 243 Report

- i. Staffing Update/Discussion

b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

BRA Staff update the board that the Michigan Class investment account is now at \$5M invested.

9. Staff Report/Updates: **Staff Presented Updates**

- a. Ali Family Home Project Loan Repayment Agreement Still Pending
 - b. Letter from Pavilion Investors, LLC BFP for Housing Unit Change
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- c. Administrator Walters to retake 1 section of CEcD Exam September 18, 2026
 - d. Available dates for KCBRA Board Retreat Room 207A
 - e. Staff attended Brownfield Planning Principals for Sustainable, Equitable Growth webinar on 4/14/26 hosted by Maryland Department of Planning
 - f. Staff sent out MEDC project reporting metrics to developers on 4/20/2026
- Staff update 9f was added after item 9e.**

10. Other: Discussion ensued related to planning the next board member retreat. BRA Staff will send out a doodle poll to schedule the retreat. Members discussed possible retreat topics related to housing tax increment financing and the KCBRA's involvement with housing related activities. Members would like to include a presentation from the Housing Department staff as well as the Kalamazoo County Land Bank staff related to updates on housing down payment assistance, community land trusts, and the pending scattered site housing tax increment financing plan. It was discussed these presentations do not need to happen at the retreat, but possibly the May 28, 2026, regular meeting. Commissioner Morales encouraged board members to read the book "The Black Power Score Card" by Andrew M. Perry, to help facilitate discussion on how to strategize housing equity and local impact of housing development in communities. It was also requested that staff review parcel maps that provide details on previously underserved areas or areas of priority related to brownfield redevelopment in the county. BRA staff will work with the KCBRA Chairperson to assemble a meeting agenda for the retreat.

11. Board Member Comments: **None**

12. Adjournment: **Director Hammond moved to adjourn, Director Goodwill seconded, none opposed, the meeting adjourned at 4:41 p.m.**

Next meeting: Thursday, May 28, 2026, at 3:00 p.m.

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 269-384-8305 OR EMAIL MACY.WALTERS@KALCOUNTY.GOV
IF YOU ARE UNABLE TO ATTEND THE MEETING

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