

**ECONOMIC DEVELOPMENT CORPORATION OF THE COUNTY OF KALAMAZOO
BOARD OF DIRECTORS' MEETING**

MEETING DATE:	Monday, August 17, 2026
PLACE OF MEETING:	Kalamazoo County EXPO Center – Room C, 2900 Lake Street Kalamazoo, MI 49048
TIME:	11:00 a.m.

SPECIAL MEETING AGENDA

1. Call to Order
2. Roll Call – Please note newly appointed Members for Heritage Community Project
3. Members Excused
4. Approval of the Agenda
5. Approval of Minutes:
 - a. Minutes of July 23, 2026
6. Public Comments: (limited to 4 minutes each)
7. Discussion and/or Action Calendar:
 - a. **Discussion:** Heritage Community Project Plan
 - b. **Discussion/Action:** EDC Resolution Approving Project Plan (**Motion Required**)
 - c. **Discussion:** Remaining approval dates – Calendar of Events
8. Other:
9. Board Member Comments:
10. Staff updates:
11. Adjournment:

Next Meeting: September 24, 3:00 p.m.

Next Annual Meeting April 22, 2027, at 3:00 p.m.

***The EDC will meet immediately before the Regular Meeting of the Kalamazoo County
Brownfield Redevelopment Authority***

PLEASE CALL 384-8115 OR EMAIL RACHAEL.GROVER@KALCOUNTY.GOV
IF YOU ARE UNABLE TO ATTEND THE MEETING

Meetings of the Economic Development Corporation of the County of Kalamazoo (EDC) 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 EDC 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 EDC. Individuals with disabilities requiring auxiliary aids or services should contact the EDC of Kalamazoo County by writing or calling:

Rachael Grover, Director Planning and Development Department Kalamazoo County Government 201 West Kalamazoo Avenue Kalamazoo, MI 49007	TELEPHONE: (269) 384-8115
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**ECONOMIC DEVELOPMENT CORPORATION OF THE COUNTY OF KALAMAZOO
BOARD OF DIRECTORS' MEETING**

MEETING DATE:	Thursday, July 23, 2026
PLACE OF MEETING:	201 W Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A Hybrid option available – see link below for public information
TIME:	3:00 p.m.

DRAFT SPECIAL MEETING MINUTES

Present: Lana Escamilla, Chad Goodwill, Chas Hammond, Commissioner Morales, Kenneth Peregon, Andrew Wenzel

Members Excused: Christopher Carew, Jared Lutz, Jodi Milks

Vacancies: none

Kalamazoo Township: Craig Sherwood

Oshtemo Township: None

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

Consultant: Therese Searles, Fishbeck

Kalamazoo County Bond Counsel: Tom Colis, Miller Canfield

Recording Secretary: Rachael Grover

County Commissioners: none

Community: 3

1. Call to Order: **Chair Wenzel called the meeting to Order at 3:03 p.m. and noted that the meeting is being recorded.**
 2. Members Absent: **Christopher Carew, Jared Lutz, Jodi Milks were excused. Commissioner Morales arrived at 3:17 p.m. Six voting members of nine board of directors were present.**
 3. Approval of the Agenda:
Peregon motioned to approve the agenda and Goodwill seconded the motion. Motion carried.
 4. Approval of Minutes:
Goodwill motioned to approve the Special Meeting minutes of June 25, 2026, and Peregon seconded the motion. Motion carried.
 5. Public Comments: **None**
 6. Discussion and/or Action Calendar
 - a. **Discussion/Action:** EDC Project Application
Matt Shankle with Heritage Community of Kalamazoo, discussed the Project Application for EDC Bonds for development of a satellite campus in Texas Township. The \$100 million bond request will finance the development of the Texas
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Township independent living community for active adults over the age of 55. An estimated \$10 million of the total bond request will be utilized for improvements at the existing Heritage Community campus located in the City of Kalamazoo.

Staff noted the \$1,000 application fee has been paid by Heritage Community.

Escamilla motioned to accept the Application as presented and Morales seconded the motion. Motion carried by unanimous vote.

- b. **Discussion/Action:** Recommendation to County Commission appointment of 2 additional EDC Directors to serve only in respect to the proposed project – per Michigan Public Act 338.

Goodwill motioned to recommend to the County Commissioner the appointment of Dr. Ellen Hector and Bart Davis as the two additional EDC Directors to serve related to the specific Texas Township project. Peregón seconded. Motion Carried.

- c. **Discussion/Action:** EDC Bond Inducement Resolution

Bond Counsel Tom Colis summarized the Resolution.

Hammond motioned to approve the Resolution with the correction of the additional EDC Director recommended. Goodwill seconded the motion. The Resolution was approved with 6 yes and 0 nays.

- d. **Discussion:** Project Approval Timeline

Planning Department Director Grover and Bond Counsel Colis described the accelerated timeline presented which includes EDC, County Commission, City of Kalamazoo, and Texas Township required approval dates. The bond financing will need approval by September 24, 2026, for the start of construction to remain on track for the fall. This would require the EDC to call a special meeting prior to August 21, 2026.

- e. **Discussion/Action:** Schedule next Special Meeting for Project Plan Approval – need prior to August 18th if possible:

- i. Week of August 10th – availability of EDC Directors (not the same date as regular KCBRA meeting date for August)
- ii. August 27th (regular KCBRA meeting date)

Director Grover will send a poll to determine a possible special meeting date for the week of August 10th or Monday August 17th. If there is a time where a quorum of members can be determined, the Chair will call the special meeting, and it will be publicly noticed per the Open Meetings Act and EDC bylaws. No motion was made.

- f. **Discussion/Action:** Calendar for remainder of 2026 (**Motion Required**)

The meeting calendar for the months of September through December was discussed.

Hammond motioned to approve the remaining meetings as presented and Peregón seconded the motion. Motion carried.

7. Staff Update **none**
8. Other **none**
9. Board Member Comments **none**
10. Adjournment **Director Peregon moved to adjourn at 3:43 p.m. and Director Hammond seconded, the meeting adjourned.**

Next Meeting: August 27, 2026, or as Necessary, and Annual Meeting on April 22, 2027

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 384-8112 OR EMAIL RACHAEL.GROVER@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:

Rachael Grover
Director
Planning and Development Department
Kalamazoo County Government
201 West Kalamazoo Avenue
Kalamazoo, MI 49007 TELEPHONE: (269) 384-8115

The Economic Development Corporation
of the County of Kalamazoo

RESOLUTION APPROVING PROJECT PLAN
(Heritage Community of Kalamazoo Project)

Minutes of a special meeting of the Board of Directors of The Economic Development Corporation of the County of Kalamazoo (the “Corporation”), held on August 17, 2026, at 11:00 a.m., local time, at the Kalamazoo County Administration Building.

PRESENT: Directors _____

ABSENT: Directors _____

The following preamble and resolution were offered by Director _____
and supported by Director _____:

RECITALS:

A. There exists in the County of Kalamazoo, Michigan (the “County”) the need for certain programs to alleviate and prevent conditions of unemployment, to assist and retain local industrial and commercial enterprises in order to strengthen and revitalize the County’s economy and to encourage the location and expansion of industrial and commercial enterprises to provide needed services and facilities to the County and its residents; and

B. A program to alleviate the aforesaid conditions has been initiated by the Corporation;
and

C. A project plan (the “Project Plan”) has been prepared, in conformity with Act No. 338, Public Acts of Michigan, 1974, as amended (“Act No. 338”), and the Internal Revenue Code of 1986, as amended (the “Code”), providing all information and requirements necessary for a project (the “Project”) to be undertaken for the benefit of Heritage Community of Kalamazoo, a Michigan non-profit corporation, and its affiliates and subsidiaries (the “Applicant”), including the issuance

of revenue bonds by the Corporation (the “Bonds”).

NOW, THEREFORE, IT IS RESOLVED THAT:

1. The Project Plan, as attached hereto and made a part hereof, meets the requirements set forth in Section 8(4) of Act No. 338, and is hereby adopted and approved.

2. The persons who will be active in the management of the Project for not less than one year after approval of the Project Plan have sufficient ability and experience to manage the Project properly.

3. The proposed methods of financing the Project as outlined in the Project Plan are feasible and this Corporation has the ability to arrange, or cause to be arranged, the financing.

4. The Project as submitted is reasonable and necessary to carry out the purposes of Act No. 338.

5. Based upon the information submitted and obtained, the Project Plan as submitted and the Project to which it relates serves to strengthen and revitalize the County’s economy and to provide needed services and facilities to the County and its residents and, therefore, constitutes a vital and necessary public purpose.

6. The Secretary of this Board (the “Secretary”) shall convey this resolution and the Project Plan to the County Board of Commissioners for its review.

7. The Secretary is directed to certify to the County Board of Commissioners that upon advice of the Applicant and upon this Board’s investigation the Project will not have the effect of transferring employment of more than 20 full-time persons from another Michigan municipality to the County, without such other municipality consenting to the transfer of employment in accordance with Act No. 338.

8. The retention of the law firm of Miller, Canfield, Paddock and Stone, P.L.C. as

bond counsel to the Corporation, with respect to the Bonds to be issued in connection with the Project is hereby confirmed and approved, notwithstanding Miller Canfield's periodic representation in unrelated matters of the Applicant, and other potential parties to the financings contemplated by the Project Plan, including Old National Bank and other potential purchasers of the Bonds.

9. All resolutions and parts of any other resolution insofar as they conflict with the provisions of this resolution are rescinded.

AYES: Directors _____

NAYS: Directors _____

RESOLUTION DECLARED ADOPTED.

Secretary

I certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of The Economic Development Corporation of the County of Kalamazoo at a special meeting held on August 17, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Secretary

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HERITAGE COMMUNITY OF KALAMAZOO PROJECT

CALENDAR OF EVENTS
LOCAL PROCEEDINGS

**THE ECONOMIC DEVELOPMENT CORPORATION
OF THE COUNTY OF KALAMAZOO**

Accelerated Schedule:

Date	Entity	Activity
July 23, 2026	EDC	Adopt Inducement Resolution
August 5, 2026	County Board	Appoint Additional EDC Directors, Approve Project Area
August 17, 2026*	EDC	Approve Project Plan
No later than August 21, 2026	County	Publish/Post/Mail Notice of Public Hearing (at least 10 days prior to hearing)
September 1, 2026	County Board	Conduct Public Hearing on Project Plan; TEFRA Hearing
September 8, 2026	City of Kalamazoo City Commission	Approve Project Plan (Note: Tuesday meeting due to Labor Day)
September 14, 2026	Texas Charter Township Board	Approve Project Plan
September 24, 2026	EDC	Adopt Bond Authorizing Resolution

*Special Meeting

EDC = The Economic Development Corporation of the County of Kalamazoo

County = County of Kalamazoo

Township = Texas Charter Township