
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, February 26, 2026
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 105
TIME: 3:00 pm

February 26, 2026, MINUTES – Final Approved at 3-26-2026 Meeting

Present: Christopher Carew, Lana Escamilla, Chas Hammond, Jared Lutz, Jodi Milks, Monteze Morales, and Andrew Wenzel

Members Excused: Chad Goodwill and Kenneth Peregón

Vacancies: none

Kalamazoo Township: none

Oshtemo Township: none

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

Consultant: Logan Mulholland, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

Community: 5

1. Call to Order: **Vice Chair Lutz called the meeting to order at 3:01 p.m.**
 2. Roll Call and Members Excused: **Ken Peregón and Chad Goodwill were excused. Seven (7) voting members of nine (9) board of directors were present. Commissioner Monteze Morales joined the meeting at 3:24 pm and attended virtually through OAG ADA accommodation 2022-7318.**
 3. Approval of the Agenda:
A request for Item 7g was added to the Agenda. Director Carew moved to approve Item 3 as amended, with Item 7g to be discussed first, Director Milks seconded. A Roll Call Vote was taken, Six (6) Yes, Zero (0) No, and Zero (0) Abstained, motion carried.
 4. Approval of Minutes: BRA Minutes of January 22, 2026
Director Hammond moved to approve Item 4, as presented, Director Milks seconded. None opposed, motion carried.
 5. Public Comments: (4 minutes each) **Robert Britigan thanked the board for their support of the Midlink Business Plan thus far and stated that 70% of the park is developed. He requested an opportunity to present to the KCBRA in June 2026, the plans for the remaining 30% of development.**
 6. Consent Agenda:
 - a. **From General Fund:**
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- i. **\$1,237.50** - Varnum Invoice 1404617 (Pavilion Investors, LLC)
- ii. **\$1,015.00** – Fishbeck Invoice 461597 (W.O. 2026-1 Gen. Env.)

Director Milks moved to approve Item 6 as presented, Director Wenzel seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

g. **Discussion:** 1701 Center St. – Ali Family & City of Portage BRA LBRF Request

Discussion ensued related to a future request to the KCBRA, forthcoming in March, related to a request for a loan out of the local brownfield revolving fund to be repaid with tax increment financing, through a Housing-TIF brownfield plan that will be administered by the City of Portage. Discussion ensued related to creating a reimbursement agreement and that compliance monitoring for income verification happened as soon as possible.

No action was taken.

a. **Action** MRC Industries

i. Part I & Part II Project Applications

Director Wenzel disclosed he had a conflict of interest on the project, as a board member for the organization.

Director Milks moved to approve Item 7ai, waiving the application fee, contingent upon the application being updated to reflect a \$45,000 ask to the KCBRA and for the taxable value of the property to be listed as \$0. Director Escamilla seconded. A Roll Call Vote was taken, Six (6) Yes, Zero (0) No, and Director Wenzel Abstained from voting and discussion. Motion carried.

ii. Fishbeck Work Order 2026-3: MRC Ind.

Discussion ensued related to amending the work order to include Phase II soil gas sampling and a Hazardous Materials Inspection.

Director Milks moved to amend Item 7 aii, to include a limited Phase II with soil gas sampling, and to include a Hazardous Materials Inspection, the work order total would be up to \$45,000. Director Escamilla seconded. A Roll Call Vote was taken, Six (6) Yes, Zero (0) No, and Director Wenzel abstained from voting and discussion. Motion carried.

b. **Action:** Swan WFH Midway Center, LLC - Allen Edwin Homes

i. Part I & Part II Project Applications

Vice Chair Lutz disclosed a conflict of interest as a staff member of Michigan Growth Advisors who is working with Allen Edwin Homes to write the brownfield plan.

Director Wenzel moved to approve Item 7bi as presented, Director Carew seconded. A Roll Call Vote was taken. Six (6) Yes, Zero (0) No, and Director Lutz abstained from voting and discussion.

Discussion ensued related to creating an ad-hoc committee to review the project pro forma and scope.

Director Wenzel made a motion to assemble a temporary ad-hoc committee to discuss the proposed brownfield plan for Item 7ci, nominating Ken Peregon, Chad Goodwill, Jodi Milks, and Commissioner Monteze Morales to serve on the committee. Director Milks seconded. None opposed, motion carried.

c. **Action:** Developer Invoice Packet for Reimbursement

i. Midlink Development, East Cork Street Investors, Invoice Packet #3, total of \$208,561.28

Director Hammond moved to approve Item 7ci as presented, Director Wenzel seconded. None opposed, motion carried.

d. **Discussion:** Fishbeck General Environmental Memo & Billing Summary
Consultant Mulholland Presented the Memos.

e. **Discussion:** KCBRA Operational Policy

Director Milks moved to approve Item 7e contingent upon providing a URL to the County's Housing TIF policy within the item, Director Hammond seconded, none opposed, motion carried.

f. **Action:** Administrative Cost Allocations for 2025

Director Wenzel moved to approve Item 7f as presented, Director Carew seconded, none opposed, motion carried.

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

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

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

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

a. Provided a Brownfields 101 to Kalamazoo Township Board of Directors 1/31/26

b. Attended Richland/Augusta/Galesburg Business Community Townhall on 2/24/26

c. To present Brownfield & Housing TIF 101 to Township Supervisors on 3/18/26

d. Received EPA Grant 2021 Closeout Letter 1/28/2026

e. Attended the Housing TIF Guide: How Communities Can Establish Strong Housing TIF Policies from Community Economic Development Association of Michigan (CEDAM) on 2/26/2026

10. Other: **There was discussion of whether there will be a quorum for the March regular meeting. Staff will reach out to board members for their availability.**

11. Board Member Comments: **None**

12. Adjournment: Director Milks moved to adjourn, Director Carew seconded, none opposed, the meeting adjourned at 5:00 p.m.

Next meeting: Thursday, March 26, 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

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:

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