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**KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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**MEETING DATE:** Thursday, June 22, 2023  
**PLACE OF MEETING:** 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A  
**TIME:** 3:00 pm

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***June 22, 2023 MINUTES – Final Approved at 07-27-2023 Meeting***

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**Present:** Kenneth Peregon, Gary Barton, Christopher Carew, Connie Ferguson, Jared Lutz, Jodi Milks, and Andrew Wenzel

**Members Excused:** Monteze Morales and David (Wei) Wang

**Vacancies:** none

**Kalamazoo Township:** Steven Leuty

**Oshtemo Township:** none

**Staff:** Rachael Grover, Macy Rose Walters

**Consultant:** Therese Searles, Fishbeck

**Recording Secretary:** Rachael Grover

**County Commissioners:** none

**County Admin:** none

**Community:** 4

1. Call to Order: **Chair Peregon called the meeting to order at 3:10 p.m. and noted that the meeting is being recorded.**
  2. Roll Call and Members Excused: **David (Wei) Wang and Commissioner Morales were excused.**
  3. Approval of the Agenda:  
**Item 8di was added to the agenda, none opposed, Wenzel motioned to approve item 3 as amended. Milks seconded. None opposed, motion carried.**
  4. Approval of Minutes: BRA Minutes of **May 25, 2023**  
**Wenzel moved to approve item 4, the Minutes, Lutz seconded. None opposed, motion carried.**
  5. Public Comments (4 minutes each) **None**
  6. Disclosure of Interest: **Director Lutz disclosed their employment by Michigan Growth Advisors, a subsidiary of Miller Johnson, and their employer's interest in item 8d.**
  7. Consent Agenda – Invoices
    - a. **From General 243 Fund**
      - i. **\$ 341.00** – Varnum Invoice 1304417 (100 Island Ave, LLC)
      - ii. **\$ 2,226.61** - Fishbeck Invoice 424170 (General Environmental)
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b. **From EPA Grant**

- i. **\$ 480.25** - Fishbeck Invoice 424164 (Midlink Expansion)
- ii. **\$ 730.55** - Fishbeck Invoice 424168 (555 Eliza Street Expansion)
- iii. **\$ 334.25** - Fishbeck Invoice 424176 (Outreach & Programmatic)
- iv. **\$ 1,696.79** – Fishbeck Invoice 424166 (Comstock Center)

c. **Project Business**

- i. **\$ 1,437.50** - Fishbeck Invoice 424171 (EGLE Grant)

**Barton motioned to approve item 7, the Consent Agenda, Milks seconded. None opposed, motion carried.**

8. Discussion and/or Action Calendar

d. **Discussion/Action:** IPUSA Pavilion 1, LLC

- i. Collateral Assignment of Brownfield Plan Development Agreement

Richard Deahl from Great Lakes Capital presented the agreement, the reassignment of collateral regarding the IPUSA project, between the developer, the Kalamazoo County Land Bank Authority, and 1<sup>st</sup> Source Bank. Richard detailed the impact of action on the item, regarding the timeline of the project, and the Kalamazoo County Brownfield Development Authority's consent of the agreement by July 1<sup>st</sup>, 2023. Discussion ensued regarding formatting errors. Director Wang requested language be added to the agreement that released the Kalamazoo County Brownfield Redevelopment Authority from any liabilities to the Borrower that might otherwise lead to payments rendered under the development agreement to the lender.

**Carew moved to conditionally approve item 8di, authorizing the Chair to sign the consent waiver attached to the agreement, pending formatting updates and liability language be added to the agreement. Milks seconded. A roll call vote was taken, the motion carried with 6 Yes and Director Lutz abstained from voting and the discussion.**

a. **Discussion/Action:** Developer Reimbursements 2022 Tax Increment Revenue

- i. **\$5,137.46** - 232 LLC 5<sup>th</sup> TIF Reimbursement (Local TIR)
  - ii. **\$20,856.32** – 383 S. Pitcher Street 5<sup>th</sup> TIR Reimbursement  
(\$7,732.71 State & \$13,123.61 Local)
  - iii. **\$1,640.98** – Blackbird Billiards 7<sup>th</sup> TIF Reimbursement  
(\$675.15 State & \$965.83 Local)
  - iv. **\$4,890.06** – Metal Mechanics 7<sup>th</sup> TIF Reimbursement (Local TIR)
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**Fergusson moved to approve item(s) 8ai-8aiv, developer reimbursements from 2022 tax increment revenue, Milks seconded. None opposed, motion carried.**

- b. **Discussion/Action:** Vicksburg Mill – Paper City Development, LLC
- i. **\$292.50** - Reimbursement to Paper City for 2<sup>nd</sup> Quarter FY 23 Loan  
(Pending Proof of Payment and Waiver of Lien; EGLE Approved 5/31/2023)
- Milks moved to approve item 8bi, pending proof of payment and lien waivers, Carew seconded. None opposed, motion carried.**

- c. **Discussion/Action:** Fishbeck
- i. EPA Grant Contract Memo & Summary
    1. **\$548.40** - Fishbeck Invoice 424169 (Watershed Project Kalamazoo, LLC)

Staff updated the board on the status of Watershed Project Kalamazoo, LLC, located at 6667 Stadium Drive in Oshtemo Township. The property was listed for sale by the developer and activity on the site has paused. Item 8ci1 is the outstanding costs associated with the site.

**Lutz motioned to approve item 8ci1, Fishbeck invoice 424169, Milks seconded. None opposed, motion carried.**

- ii. General Environmental Contract Memo & Summary

**Fishbeck staff presented the EPA Grant and General Environmental Contract(s) memos and summaries.**

9. Financial Reports:
- a. 243 (247), and 242 (643)

**Staff presented the financial reports.**

10. Staff Report/Updates
- a. Midlink Expansion LBRF Funding Request
  - b. 555 Eliza Street Expansion LBRF Funding Request
  - c. KCBRA Board Retreat (Summary & Next Steps)
  - d. KCBRA LBRF Policy Draft II
  - e. National Brownfields Conference (Board Member Attendance)

11. Committees - times dates and places
- a. Land Bank Report – Thursday, July 13, 2023, at 8:30 a.m.
  - b. Project/Finance Committee – Thursday, July 13, 2023, 4:00 p.m.
  - c. Executive Committee – Friday, July 14, 2023, 9:15 a.m.
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12. Other

13. Board Member Comments

**Steven Leuty updated the board on recent conversations with EGLE, and the approval of site plans by Kalamazoo Township related to soil piles located on parcels within the Graphic Packaging Brownfield Plan.**

14. Adjournment: **Meeting adjourned at 4:28 p.m.**

***Next Meeting: on Thursday, July 27, 2023 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 384-8305 OR EMAIL MRWALT@KALCOUNTY.COM  
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:

Macy Rose Walters  
Brownfield Redevelopment Administrator  
Kalamazoo County Government  
201 West Kalamazoo Avenue  
Kalamazoo, MI 49007                      TELEPHONE: (269) 384-8305

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