
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, June 25, 2026
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 105
TIME: 3:00 pm

June 25, 2026 MINUTES – Final Approved 7-23-2026 Meeting

Present: Chad Goodwill, Jared Lutz, Jodi Milks, Commissioner Moralez, Kenneth Peregon and Andrew Wenzel

Members Excused: Christopher Carew, Lana Escamilla, and Chas Hammond

Vacancies: none

Kalamazoo Township: Ashley Glass (alternate)

Oshtemo Township: Jodi Stefforia (virtual)

Staff: Macy Rose Walters, Brownfield Redevelopment Administrator

Consultant: Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: none

Community: 2

1. Call to Order: **Chair Peregon called the meeting to order at 3:33 p.m.**
 2. Roll Call and Members Excused: **Christopher Carew, Lana Escamilla, and Chas Hammond were excused. Six (6) voting members of nine (9) board of directors were present.**
 3. Approval of the Agenda:

Director Wenzel moved to approve item 3 as presented, the agenda, Director Lutz seconded. None opposed, motion carried.
 4. Approval of Minutes: BRA Minutes of May 28, 2026

Commissioner Morales moved to approve Item 4, as presented, Director Lutz seconded. None opposed, motion carried.
 5. Public Comments: **none**
 6. Consent Agenda:
 - a. **From General Fund:**
 - i. **\$4,221.25**– Fishbeck Invoice 466416 (W.O. 2026-1 Gen. Env.)
 - ii. **\$80.00** – Bluetree Webdesign Invoice 2605271620 (*Website Updates*)
 - b. **From Local Brownfield Revolving Fund:**
 - i. **\$3,000.00** – Fishbeck Invoice 466494 (W.O. 2026-3 MRC Ind.)
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Director Lutz moved to approve Item 6 as presented, Director Goodwill seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

- a. **Action:** 436 Willard Street EGLE Grant Draft Application

Commissioner Morales moved to approve Item 7a as presented, authorizing Fishbeck to submit the grant application on behalf of the KCBRA, Director Milks seconded. None opposed, motion carried.

- b. **Action:** Varnum Consent Waiver for Allen Edwin Home Projects: Michigan Housing Partnership, LLC & City of Portage 1706 W. Center Ave Brownfield Plan

Director Wenzel moved to approve Item 7b as presented, authorizing the Chair to sign the consent waiver, Director Goodwill seconded. None opposed, motion carried.

- c. **Discussion/Action:** West Main 1, LLC H-TIF Brownfield Plan – Oshtemo TWN

- i. Plante Moran Realpoint Financial Analysis Services Discussion

No action was taken on this item, Fishbeck consultants and Administrator Walters confirmed that in conversations with Plante Moran representatives, the project financials passed the “but for” test which acknowledged that the project would not be viable without the support of tax increment revenue. A summary including the Plante Moran review will be published within Fishbeck’s 3rd party review of the plan, to be discussed at the July regular meeting when the brownfield plan is presented.

- d. **Action:** 1706 W. Centre Ave Brownfield Plan – City of Portage

- i. Loan Repayment Agreement Language Discussion

Discussion ensued related to two requests to the KCBRA from Allen Edwin Homes (AEH). Due to AEH not being the property owner, and they do not want to incur debt for the project, AEH requested the KCBRA consider the original funding request as a repayable grant instead of a loan and request the KCBRA would hold AEH harmless in the event the homeowners do not pay their property taxes. Discussion ensued related to whether the KCBRA would like to meet the request by Allen Edwin Homes to consider the funding award as a repayable grant instead of a 0% interest 30-year loan. The board discussed the difference between awarding grants and loans to projects in the past, and how there have been grants with repayment terms. Administrator Walters specified that grants with repayment terms in the past were tied to a different funding source, previous federal grants, not the local brownfield revolving fund (LBRF). The KCBRA has requested the award continue to be considered a 0% interest 30-year loan to be repaid using tax increment financing from the brownfield plan, proposed to be administered by the City of Portage Brownfield Redevelopment Authority. There was consensus from the board to keep the language within the agreement as a loan and not a grant. Discussion

ensued regarding holding AEH harmless in the event the property owners do not pay their property taxes. There was consensus from the board to add language into the agreement to hold AEH harmless. Board members requested the agreement also include language requiring a deed restriction on the property that acknowledged repayment terms in the event the homeowner sells the property, including language that the loan amount is due in full if the home is sold to a nonprofit, as well as requiring the homeowners to have homeowner's insurance for the duration of the 30 years of repayment. The board requested Administrator Walters contact Varnum to add language into the agreement, to be presented to the KCBRA at their next regular meeting, pending AEH is agreeable to the funding source remaining a loan and not a grant.

Director Goodwill moved to keep the funding terms as a grant loan, requesting Administrator Walters work with the KCBRA's legal counsel to include language requiring the homeowner to maintain homeowner's insurance, include language related to a deed restriction on the property and the loan amount due in full if the property sells to a nonprofit, adding language to hold Allen Edwin Homes harmless, and keeping the request a grant. Director Milks seconded, none opposed, motion carried.

e. **Action:** KCBRA Fund 242 & 243 Fiscal Year 2026 Budget Amendment Proposal

Director Milks moved to approve item 7e, Director Wenzel seconded, none opposed, motion carried.

f. **Discussion:** Fishbeck

i. General Environmental Memo & Billing Summary

ii. Work Order 2026-1: General Environmental Consulting Amendment No. 1

Director Goodwill moved to approve item 7fii, Commissioner Morales seconded, none opposed, motion carried.

iii. Work Order 2026-4: Hope THRU Navigation Amendment No. 1

Director Lutz moved to approve item 7fiii, Director Goodwill seconded, none opposed, motion carried.

iv. Work Order 2026-5: Kalamazoo Nonprofit Advocacy Coalition (KNAC)

Director Goodwill moved to approve item 7fiv, Director Lutz, 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 and added item 9g as an update.**

a. Michigan Housing Partnership, LLC BFP approved by KCBOC on 6/2/26

- b. Staff Attended Regional Housing Partnership Housing Summit (Virtually) 6/12/26
- c. Michigan Housing Partnership, LLC Development Agreement Pending
- d. City of Portage Ali Family Home Loan Repayment Agreement Pending
- e. City of Portage Ali Family Home Development Agreement Pending
- f. 555 Eliza Street LBRF Loan Repayment Agreement Pending
- g. **EPA Grant '26 award announcement, the KCBRA was not awarded a grant for the 2026 cycle but will apply for the next funding cycle.**

10. Other: **None**

11. Board Member Comments: **None**

12. Adjournment: **Director Wenzel moved to adjourn, Director Lutz seconded, the meeting adjourned at 4:56 p.m.**

Next meeting: Thursday, June 25 July 23, 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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