

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, June 27, 2024
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 207-A
TIME: 3:00 pm

June 27, 2024 MINUTES – Final Approved 7-25-2024

Present: Connie Ferguson, Chad Goodwill, Jared Lutz, Jodi Milks, Monteze Morales, Kenneth Peregón, David Wang, and Andrew Wenzel

Members Excused: 1

Vacancies: 0

Kalamazoo Township: Sherine Miller

Oshtemo Township: none

Staff: Rachael Grover, Macy Rose Walters

Consultant: Jeff Hawkins, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

County Admin: none

Community: 7

1. Call to Order: **Chair Peregón called the meeting to order at 3:03 p.m.**
 2. Roll Call and Members Excused: **Eight of (8) of nine (9) voting members were present. Director Carew was excused. Commissioner Morales arrived at 3:05 p.m. and Director Wenzel arrived at 3:17 p.m.**
 3. Approval of the Agenda:

There was a request to remove Item 7d and add Item 7e.

Director Wang moved to approve item 3, as amended to include the removal of Item 7a, Director Milks seconded. None opposed, motion carried.
 4. Approval of Minutes: BRA Minutes of **May 23, 2024**

Director Lutz moved to approve item 4 as amended, Director Milks seconded. None opposed, motion carried.
 5. Public Comments (4 minutes each)
 6. Consent Agenda
 - a. **From General Fund**
 - i. **\$ 1,772.00 – Fishbeck Invoice 438958 (W.O. 2024-1 Gen. Env.)**
 - b. **From EPA Grant Fund**
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- i. **\$ 101.98** – Fishbeck Invoice 438962 (W.O.#11 Redman Ventures)
- ii. **\$ 101.97** – Fishbeck Invoice 438966 (W.O.#12 Legacy Senior Living)
- iii. **\$ 2,692.03** – Fishbeck Invoice 438959 (W.O.#17 Teresa’s Kitchen)
- iv. **\$ 190.40** – Fishbeck Invoice 438963 (W.O. #1 QAPP)
- v. **\$ 320.94** – Fishbeck Invoice 438957 (W.O. #2 Outreach & Programmatic)
- vi. **\$ 1,064.25** – Fishbeck Invoice 431498 (W.O. #8 Comstock Center)

c. Project Business:

i. Developer Invoice Packet for Approval

- 1. KALSEE Credit Union Total Eligible Expenses \$303,205.52

ii. Developer Reimbursements from 2023 Tax Increment Revenue

- 1. \$5,595.01 – 232, LLC, 6th TIF Reimbursement (Local TIR)
- 2. \$22,235.82 – 383 S. Pitcher Street 6th TIF Reimbursement (\$8,317.73 State & \$13,918.09 Local)
- 3. \$4,608.20 – Kalamazoo West 9th TIF Reimbursement (Local TIR)

d. KCBRA Business:

\$75.00 - Black Business Expo Saturday, August 24, 2024, 1pm – 6pm

Director Wang moved to approve Item 6, the Consent Agenda, Director Lutz seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

a. Action: Jeremiah Smith Enterprises, Northside Laundry

- i. Part I & Part II Project Applications

Commissioner Morales moved to approve item 7ai as presented, waiving the application fee, Director Wenzel seconded. A roll call vote was taken, the motion carried with 8 Yes and none opposed.

- ii. Fishbeck W.O.#18 EPA Grant – Northside Laundry

Director Lutz moved to approve the workorder as presented, Director Milks seconded. None opposed, motion carried.

b. Action: Kalamazoo County Land Bank Scatter Site Housing TIF Plan

- i. Part I & Part II Project Applications

Director Goodwill moved to approve item 7bi as presented, waiving the application fee, Commissioner Morales seconded. None opposed, motion carried.

c. Discussion/Action: Fishbeck

- i. General Environmental Memo & Billing Summary
- ii. EPA Grant Memo & Billing Summary
- iii. EPA Grant W.O. #2 Outreach & Programmatic Activities Amendment No. 3

Director Milks moved to approved item 7ciii as presented, Director Lutz seconded, none opposed, motion carried.

~~d. Discussion/Action:~~ KCBRA 2019-2022 Outcomes Report

- e. **Discussion/Action:** Letter of Support to the Brookside Foundation for their Community Change Grant Application to the EPA

Director Wang moved to approve item 7e as presented, Director Wenzel seconded, none opposed motion carried.

8. Financial Reports **Staff presented financial reports.**

- a. **Discussion:** Fund 243 Report
- b. **Discussion:** Fund 242 Report

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

- a. BRA Staff Attended Vacant, Abandoned, & Deteriorated Properties “VAD” Academy
- b. BRA Staff Attended Building a Foundation for Attainable Housing Workshop by MSU
- c. Pending Agreements (650 S. Rose Street GRA & 436 W. Willard Street LRA)

10. Committees - times dates and places

- a. Kalamazoo Land Bank Regular Meeting - Thursday, July 11th, 2023, at 8:30 a.m.
- b. KCBRA Committee of the Whole – Thursday July 11th, 2024, at 3:00 p.m.

11. Other

12. Board Member Comments

13. Adjournment **Director Lutz moved to adjourn at 4:36 p.m. Commissioner Morales seconded, none opposed, motion carried.**

Next Regular Meeting: Thursday, July 25, 2024, 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
