
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, July 23, 2026

PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 105

TIME: 3:00 pm

July 23, 2026 MINUTES – Final Approved 8-27-2026 Meeting

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

Members Excused: Christopher Carew, Jared Lutz, and Jodi Milks,

Vacancies: none

Kalamazoo Township: Craig Sherwood

Oshtemo Township: none

Staff: Macy Rose Walters, Brownfield Redevelopment Administrator

Consultant: Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: Monteze Morales

Community: 3

1. Call to Order: **Chair Peregon called the meeting to order at 3:44 p.m.**
2. Roll Call and Members Excused: **Christopher Carew, Jodi Milks, and Jared Lutz were excused. Six (6) voting members of nine (9) board of directors were present.**
3. Approval of the Agenda:

Chair Peregon requested Item 7d be added to the agenda, and for it to be discussed after Item 7av.

Director Wenzel moved to approve item 3 as amended, the agenda, Director Hammond seconded. A Roll Call Vote was taken, six (6) Yes and zero (0) No, motion carried.

4. Approval of Minutes: BRA Minutes of June 25, 2026

Director Hammond noted discrepancies in the minutes.

Director Wenzel moved to approve Item 4, as amended to include adding the word “none” to public comment, correcting the next meeting date, and change the language to loan instead of grant on motion for item 7 di. Director Hammond seconded. None opposed, motion carried.

5. Public Comments: (4 minutes each)
 6. Consent Agenda:
 - a. **From General Fund:**
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- i. **\$5,117.60** – Fishbeck Invoice 467414 (W.O. 2026-1 Gen. Env.)
 - ii. **\$350.00** – MEDA Membership Invoice #7796
 - iii. **\$22,169.70** - FY26Q2 Reimbursement to Planning Dept
- b. **From Local Brownfield Revolving Fund:**
 - i. **\$291.55** – Fishbeck Invoice 467405 (W.O. 2025-5 KNAC)
 - ii. **\$6,450.00** – Fisbeck Invoice 467419 (W.O. 2026-4 Hope THRU Nav)
 - iii. **\$4,750.00** – Fishbeck Invoice 467421 (W.O. 2026-3 MRC Ind.)
- c. **Developer Reimbursements from Tax Increment Revenue**
 - i. **\$5,242.74** – Kalamazoo West 11th TIF Payment (2025 Local)
 - ii. **\$1,633.39** – Blackbird Billiards 10th TIF Payment (\$797.76 State 2025 & \$835.63 Local 2025)
 - iii. **\$104,845.86** – General Mills 15th TIF Payment (2025 Local)
- d. **Transfers into the Local Brownfield Revolving Fund**
 - i. **\$157.49** - Metal Mechanics Brownfield Plan 5th Transfer (2025 Local)
- e. **Project Business:**
 - i. **Vicksburg Mill Paper City**
 - 1. Authorization to Submit FY26Q2 Loan Report to EGLE (State FY)
 - 2. **\$164.22** – BRA Admin Expenses invoice for EGLE Loan FY26Q2 (State FY)

Director Hammond moved to approve Item 6 as presented, Director Escamilla seconded. None opposed, motion carried.

7. Discussion and/or Action Calendar

- a. **Action:** West Main 1, LLC Brownfield Plan
 - i. Ad Hoc Committee Notes from June 3, 2026

Director Wenzel moved to approve Item 7ai as presented, Commissioner Morales seconded. None opposed, motion carried

- ii. Ad Hoc Committee Notes from June 8, 2026

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

- iii. Fishbeck Memo & Fact Sheet w/ Plante Moran Summary
 - iv. Staff Memo & Brownfield Plan Presentation
 - v. West Main 1, LLC Brownfield Plan
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Staff presented the brownfield plan and the development team was available for questions. The community benefit of this project includes bringing a mixed-use development to Oshtemo Township's new Mixed Used Development District and increasing local housing stock by over 400 new units. Oshtemo Township would be reimbursed for their infrastructure costs, and the KCBRA would capture approximately \$7.5 million into the Local Brownfield Revolving Fund (LBRF). Administrator Walters asked the board if there were any considerations to limit LBRF capture. Discussion ensued related to the case-by-case nature of brownfield plan negotiations and when LBRF capture has been limited in the past. In this case, the local government has already negotiated the community benefit, and members questioned whether after 30 years, \$7.5 million would seem like as large or a figure. It was stated that limiting LBRF capture now limits funding toward future economic development projects county-wide. Administrator Walters noted that feedback from County Commissioners on past brownfield projects has been to try and avoid limiting the LBRF capture to promote LBRF fund sustainability. There was consensus from the board that for this project, capturing the full amount eligible into the LBRF would be an opportunity to support fund development and future projects.

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

d. Discussion: AEH 1706 W. Centre – City of Portage- H-TIF Project Request

Discussion ensued from the development team related to concern from Allen Edwin Homes over having a loan liability through this funding request and who could be the primary party on the loan agreement. There was consensus from the board directing staff to request Varnum add language into the reimbursement agreement to state the homeowner as the primary party of the development agreement, placing a lien on the property which would release the remaining loan funds due to the KCBRA if the property was sold to a tax-exempt buyer, including requiring the homeowner to maintain insurance on the home and create an escrow account that covers that expense. The responsibility of filing the lien paperwork was discussed, staff will ask Varnum to file the paperwork to ensure the KCBRA is notified of lapses or sale of home. The funding request will still be considered a loan, but the Ali Family will be the party responsible for the loan and not Allen Edwin Homes, even though AEH was the applicant on file for the request.

b. Discussion: Fishbeck General Environmental Memo & Billing Summary

c. Discussion: Metal Mechanics Brownfield Plan

- vi. **\$4,886.36** – D&D Realty Metal Mechanics 10th TIF Payment (Final Payment to Developer w/ 2025 Local)

Commissioner Morales moved to approve item 7ci, Director Wenzel, 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. Staff Attended City of Parchment BRA Meeting 6/16/2026
- b. Staff Attended Quarterly Kalamazoo Housing Stakeholders Meeting 6/26/2026
- c. Summer Tax Increment Financing Statements sent to LUGs on 7/17/2026
- d. Staff Attended City of Portage BRA Meeting 7/17/2026
- e. Staff Attended Kal. County Land Bank Strategic Planning Presentation 7/20/2026
- f. Staff Attended City of Parchment BRA Meeting 7/22/2026
- g. Michigan Housing Partnership, LLC Development Agreement Pending
- h. City of Portage Ali Family Home Loan Repayment Agreement Pending
- i. City of Portage Ali Family Home Development Agreement Pending
- j. 555 Eliza Street LBRF Loan Repayment Agreement Pending
- k. 436 Willard Street EGLE Grant Reimbursement Agreement Pending
- l. KCBRA Board Retreat 2026

10. Other: **None**

11. Board Member Comments: **None**

12. Adjournment: **Director Hammond moved to adjourn, Director Escamilla seconded, the meeting adjourned at 4:49 p.m.**

Next meeting: Thursday, August 27, 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**

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