
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, August 27, 2026
PLACE OF MEETING: 201 W. Kalamazoo Ave. Kalamazoo, MI 49007 Room 105
TIME: 3:00 pm

August 27, 2026 MINUTES – Final Approved at 9-24-2026 Meeting

Present: Christopher Carew, Lana Escamilla, Chad Goodwill, Chas Hammond, Jared Lutz, Kenneth Peregon and Andrew Wenzel

Members Excused: Jodi Milks, and Commissioner Morales

Vacancies: none

Kalamazoo Township: none

Oshtemo Township: none

Staff: Macy Rose Walters, Brownfield Redevelopment Administrator

Consultant: Therese Searles, Fishbeck

Recording Secretary: Macy Rose Walters

County Commissioners: none

Community: 1

1. Call to Order: **Chair Peregon called the meeting to order at 3:04 p.m.**
2. Roll Call and Members Excused: **Jodi Milks, and Commissioner Morales were excused. Christopher Carew joined the meeting at 3:14 p.m. Seven (7) voting members of nine (9) board of directors were present.**

3. Approval of the Agenda:

Director Wenzel moved to approve item 3, the agenda, Director Escamilla seconded. None opposed, motion carried.

4. Approval of Minutes: BRA Minutes of July 23, 2026

Director Hammond noted discrepancies in the minutes.

Director Hammond moved to approve Item 4, Director Goodwill seconded. None opposed, motion carried.

5. Public Comments: (4 minutes each)

6. Consent Agenda:

a. From General Fund:

- i. **\$385.00** – Administrator Walters CEcD Retake MC Test Invoice 114411
- ii. **\$22,566.25** – Fishbeck Invoice 468099 (W.O. 2026-1 Gen. Env. West Main 1, LLC)

b. From Local Brownfield Revolving Fund:

- i. **\$9,500.00** – Fishbeck Invoice 468101 (W.O. 2026-3 MRC Ind.)
-

- ii. **\$10,350.00** – Fishbeck Invoice 468708 (W.O. 2026-4 Hope THRU Nav.)
- c. **Project Business:**
 - i. **Developer Reimbursements from Tax Increment Revenue**
 - 1. **\$1,197,754.00** – City of Portage 1st TIF Payment (Fed Ex/Scannell 2025 Local)
 - 2. **\$58,247.66** – Select Products Stadium Park Way 4th TIF Payment (2023 Local)
 - 3. **\$36,234.62** – Select Products Stadium Park Way 5th Payment (2024 Local)
 - 4. **\$34,629.78** – Select Products Stadium Park Way 6th Payment (2025 Local)
 - 5. **\$27,400.45** – Kalamazoo Storage Stadium Park Way 3rd TIF Payment (\$10,173.79 State 2023 & \$17,266.66 Local 2023)
 - 6. **\$25,399.37** – Kalamazoo Storage Stadium Park Way 4th TIF Payment (2024 Local)
 - 7. **\$24,274.41** – Kalamazoo Storage Stadium Park Way 5th TIF Payment (2025 Local)
 - 8. **\$21,732.23** – 383 S. Pitcher Street 8th TIF Payment (\$9,339.41 2025 Local & \$12,392.82 2025 State)
 - ii. **2025 MEDC Annual Reports** – Authorize Submittal to MEDC by 8/31/2026
 - iii. **555 Eliza Street** – Authorization for Final EGLE Loan Payment of \$99,166.62
- d. **Transfers into the Local Brownfield Revolving Fund**
 - i. **\$2,614.53** – Stadium Park Way 2nd Transfer (2022 State TIR)
 - ii. **\$64,386.47** – Delta Marriott (2025 Local TIR)
- e. **Return of Tax Increment Revenue to Taxing Jurisdictions**
 - i. **\$79,212.23** - Stadium Park Way School Operating (\$37,791.18 of 2023, \$35,921.18 of 2022, & \$5,499.87 of 2021)
 - ii. **\$46,603.74** – Stadium Park Way State Education Tax (\$22,151.39 of 2023, \$21,203.03 of 2022, & \$3,249.32 of 2021)

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

7. Discussion and/or Action Calendar

- a. **Action:** WFH Cooper Corners, LLC Housing TIF – Cooper Township – Allen Edwin Homes
 - i. Part I and Part II project applications

Director Carew moved to approve Item 6 as presented, Director Wenzel seconded. A Roll Call Vote was taken, the motion carried with six (6) Yes, zero (0) No, and Director

Lutz abstained from voting due to a conflict of interest for working for the firm that wrote the brownfield plan.

- ii. Ad-Hoc Committee for WFH Cooper Corners, LLC Brownfield Plan

Director Wenzel moved to assemble an ad-hoc committee to discuss item 7ai, nominating Ken Peregon, Jodi Milks, and Andy Wenzel, Director Carew seconded. None opposed, motion carried.

- b. **Action:** Green Development Ventures, LLC H-TIF Plan – Oshtemo Township – Allen Edwin Homes

- i. KCBRA, Green Development Ventures, LLC, & Echo Workforce Investments, LLC Consent to Assignment and Conveyance Documents

Director Wenzel moved to approve Item 7bi, authorizing the KCBRA Chair to sign the consent to reassignment and conveyance document, Director Goodwill seconded. None opposed, motion carried.

- c. **Action:** 436 W. Willard Street – Kalamazoo Plating Works – Clark Willard

- i. Draft Grant Reimbursement Agreement

Director Escamilla moved to approve Item 7c, authorizing the KCBRA Chair to sign the Grant Reimbursement Agreement, as presented, Director Lutz seconded. None opposed, motion carried.

- ii. EGLE Grant 2026-3595 Acceptance Letter & Authorization for Chairperson to sign Grant Agreement

Director Goodwill moved to approve Item 7cii as presented, authorizing the KCBRA Chairperson to sign the Grant Agreement, Director Wenzel seconded. None opposed, motion carried.

- d. **Discussion:** Fishbeck General Environmental Memo & Billing Summary

8. Financial Reports: Staff Presented the Financial Reports.

- a. **Discussion:** KCBRA General Fund 243 Q3 Report
- b. **Discussion:** KCBRA Local Brownfield Revolving Fund 242 Report

9. Staff Report/Updates: Staff Presented Updates

- a. West Main 1, LLC Draft Development Agreement Pending
 - b. City of Portage Ali Family Home Loan Repayment Agreement Pending
 - c. City of Portage Ali Family Home Development Agreement Pending
 - d. 555 Eliza Street LBRF Loan Repayment Agreement Pending
 - e. Michigan Housing Partnership, LLC Development Agreement Pending
 - f. Maple Hill Leaseholds, LLC reassignment of TIF Pending
 - g. KCBRA Board Retreat 2026
-

- h. Staff presented Housing TIF 101 to Oshtemo Township Board of Trustees 8/11/2026
- i. Oshtemo Township adopted a Resolution in Support of the West Main 1, LLC H-TIF BFP on 8/11/2026
- j. Staff Attended SME Brownfields Brainstorm Event 8/13/2026
- k. Presented West Main 1, LLC H-TIF BFP to County BOC COW 8/18/2026
- l. Public Hearing for West Main 1, LLC H-TIF Plan on 9/1/2026 at 6:45 p.m.
- m. Staff to retake CEcD Exam Multiple Choice Portion 9/18/2026

10. Other: **None**

11. Board Member Comments: **None**

12. Adjournment: **Director Wenzel moved to adjourn, Director Hammond seconded, the meeting adjourned at 4:24 p.m.**

Next meeting: Thursday, September 24, 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:

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