
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY – AD HOC COMMITTEE

MEETING DATE: March 17, 2026
PLACE OF MEETING: VIRTUAL via Microsoft TEAMS
TIME: 1:00 p.m.

FINAL NOTES - AD HOC COMMITTEE FOR SWAN WFH MIDWAY CENTER BROWNFIELD PLAN

Ad-Hoc Members Present: Chad Goodwill, Jodi Milks, and Commissioner Monteze Morales

Ad-Hoc Members Excused: Kenneth Peregón

County Commissioners: Commissioner Monteze Morales

Staff: Rachael Grover, Planning Director & Macy Rose Walters, BRA Administrator

County Admin: none

Recording Secretary: Macy Rose Walters

Consultant: Therese Searles, Fishbeck

Members of the Public: none

Project Name: Swan WFH Midway Center, LLC

Location: Galesburg, MI

Parcel ID(s): 07-24-140-030, 07-24-140-010, 07-24-201-250, 07-24-140-020

Project Application Approval by KCBRA: February 26, 2026

Role of the Committee:

The Ad Hoc Committee is being assembled to review the brownfield plan information and consider the KCBRA's role in supporting the plan. This committee will not take any action and will instead review and make a recommendation to the KCBRA for their formal consideration and discussion at the next regular meeting. *Estimated for the March 26, 2026, regular meeting.*

Summary of Application:

Allen Edwin Homes is proposing a housing-TIF plan to develop 13.78-acres of vacant land, including 4 parcels in an existing subdivision that is adjacent and vacant. The development would include 52 new units in total. 46 single-family homes and 6 duplex units, estimated to be 28 homes in year 1 and 24 in year 2. It is estimated that 42% of the total development will be income-restricted rental units at 100% AMI, 6 duplexes and 18 single-family homes. The proposed plan length is the full 30 years,

Local Support: It is unknown at this time if the project will receive local support. There have been concerns with the City and its residents, related to the fire millage and current road conditions. City staff also have concerns about the plan length and the added density on their municipal services if it is a full 30 years (not including utilities as those will flow to the city immediately).

Considerations for Committee: Consider negotiating the total plan length and max capture into the LBRF. There is also a gap in infrastructure costs to resurface Blake BLVD which services the development, would the KCBRA consider funding this gap as a reimbursable expense so the full road could be resurfaced?

Call to Order: Commissioner Morales called the meeting to order at 1:06 p.m.

Roll Call and Members Excused: Three (3) of four (4) committee members were present. Ken Peregon was excused from the meeting.

Agenda:

- 1. Minutes from March 10, 2026, Ad-Hoc Committee for Swan WFH Midway Center, LLC**
Goodwill moved to approve the minutes of March 10, 2025, Milks seconded, none opposed, motion carried.
- 2. Consideration of how the KCBRA could support the plan**
Discussion ensued related to the KCBRA considering payment of infrastructure improvements on Blake BLVD up to \$150,000.00 to be reimbursed within the brownfield plan to the KCBRA. Members also discussed whether tax increment revenue (TIR) could be reserved within the plan for future improvements to Battle Creek Street, and whether the developer could cap total interest on eligible costs to less than 20% to allow for greater TIR capture for the city. Staff will discuss this with the development team to see if the project can afford a reduction in interest revenue to support infrastructure. Members discussed the option to reduce capture into the local brownfield revolving fund (LBRF) to support infrastructure reimbursements to the City of Galesburg. Staff will present the city representatives with a couple of options for how the KCBRA can support the plan, options include a reduction of total plan length by reducing LBRF capture years or by keeping the 30-year plan length and reserving TIR for reimbursements to the city for improvements to Battle Creek Street. Committee members discussed some level of LBRF capture would still be preferred, considerations of up to \$500,000 or a percentage of available capture would be recommended.
- 3. Recommendations and direction for Staff to prepare a memo for 3/26/2026 Regular Meeting**
The committee would like staff to request guidance from the City of Galesburg representatives on what they believe would be a community benefit, reduced plan length or reimbursements to the city for infrastructure. It was discussed that the committee would also recommend up to \$150,000 of LBRF dollars to complete the resurfacing of Blake BLVD, and they would recommend reimbursement of those infrastructure costs to the KCBRA through the brownfield plan. The committee requested staff meet with the City of Galesburg representatives for guidance on the determination on plan length and level of infrastructure reimbursement. After consulting with City of Galesburg representatives, staff will prepare a memo to the KCBRA related to the city's preference of plan length and infrastructure improvements. There is no intention of scheduling another ad-hoc committee meeting. There was consensus by the committee to recommend the preference of the city representatives, related to which option they believe would be more beneficial for the community. Staff will prepare a memo for the 3/26/2026 regular meeting stating a formal recommendation has not yet been made by the ad-hoc committee until there is guidance from City of Galesburg representatives.

Other: none

Adjournment: Goodwill motioned to adjourn at 2:15 p.m., Commissioner Morales seconded, none opposed, motion carried.
