



MEMORANDUM

TO: Kalamazoo County Brownfield Redevelopment Authority (KCBRA)

FROM: Macy Walters, Brownfield Redevelopment Administrator

DATE: March 27, 2025

SUBJECT: 2025 Board Retreat Meeting Notes

A board member retreat for the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) was publicly noticed and held on February 13, 2025, from 1:00 p.m. to 5:00 p.m. in room 207-A at the Kalamazoo County Administration Building. The following memorandum is provided as meeting notes in the form of post-retreat memorandum, no action was taken at the retreat. **Chair Peregon called the meeting to order at 1:09 p.m.**

Recap of 2023 KCBRA Board Retreat & Pre-retreat Survey Summary: the 2023 KCBRA board retreat outcomes included updates to the LBRF Policy, an update to LBRF projections, and a discussion of LBRF investment opportunities. At the 2025 retreat, members were presented with the results of the pre-retreat survey which included various questions based around economic development as it relates to MI Public Act 381, the results of the survey guided the retreat discussion. There was consensus that the KCBRA's role as an authority is to assist in the recovery of the tax base by aiding in the revitalization of communities through incentivizing development.

Project Prioritization & County Economic Strategic Goal Consideration: Members discussed previous EPA assessments grants and how the eligible grant activities shaped their past project prioritization. Members acknowledged the shared sense with Kalamazoo County Government for an effort to grow the economy, revitalize blighted areas, and create jobs. Members expressed interested in considering priority areas and property types. Historically the KCBRA has supported commercial and industrial projects, and the new Act 381 housing legislation will allow for residential projects. Members discussed the benefits of case-by-case project prioritization and site inventory county-wide.

LBRF Funding Discussion: The retreat presentation highlighted estimated revenue contributions into the LBRF based on active brownfield plans administered by the KCBRA. Data from LBRF capture was inclusive of the total amount of tax increment revenue captured (county, state, and local millages) from areas county-wide and provided a brief overview of project areas to date. There was discussion about county-wide outreach and how the KCBRA could strategize participation in future development projects. Discussion ensued regarding the current LBRF policy and developing a framework for considering requests for predevelopment funding and grant/loan programs for emerging developers.

Predevelopment Funding and Emerging Developer Program: Discussion led to the conclusion that members would like to establish a fund out of the LBRF to reserve for eligible activities as they relate to predevelopment funding and funding emerging developer grants/loans. Discussion ensued regarding the MEDC's definition of an emerging developer, and the limitations emerging developers have regarding funding for predevelopment activities. There was discussion on developing a framework for board agenda requests through the consent agenda, for projects that can provide a materials list for their request. The KCBRA considers each application and request on a case-by-case basis.

Retreat Conclusion: The retreat concluded with the consensus that there was no clear project type or project area identified and members would like to conduct outreach activities to understand community development goals county-wide. The KCBRA would also like to develop a framework for establishing an emerging developer program and predevelopment fund from the LBRF, and the funding amount allocated annually may vary based on account balance and projected annual interest and dividend deposits. It is estimated in the first year the KCBRA would consider \$500,000.00 from the LBRF reserved for eligible requests related to emerging developer grant/loans and predevelopment funding.

Present: Christopher Carew, Chad Goodwill, Kyle Gulau, Jared Lutz, Jodi Milks, Kenneth Peregon, and Andrew Wenzel. Commissioner Morales was excused, there is one vacancy.

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

Consultant(s): Jeff Hawkins & Logan Mulholland, Fishbeck

Recording Secretary: Macy Rose Walters, Brownfield Redevelopment Administrator

Community: 0

The meeting adjourned at 4:46 p.m.

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Macy Rose Walters, Brownfield Redevelopment Administrator www.kalcountybrownfield.com/meetings/

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