
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Tuesday, September 17, 2019
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 311
TIME: 1:00 PM

Special Meeting MINUTES

Present: Joe Agostinelli, Connie Ferguson, Habib Mandwee, Doug Milburn, Jodi Milks, Ken Peregon, Meredith Place

Members Excused: Gary Barton, Chris Carew, Travis Grimwood, Andy Wenzel

Kalamazoo Township: None

Staff: Rachael Grover, Lotta Jarnefelt

Consultant: David Stegink, Envirollogic Technologies

Recording Secretary: Rachael Grover, Lotta Jarnefelt

Community: 3

1. Chair Ken Peregon called the meeting to Order at 1:04 p.m.
2. Members Absent: Barton, Carew, Grimwood, Wenzel
3. Approval of the Agenda: **Agostinelli motioned approval of the agenda and Milks seconded the motion. Motion carried.**
4. Citizens Comments: None
5. Discussion and/or Action Calendar

a. **Discussion/Action:** Project Bronco/Graphic Packaging, Kalamazoo Township and City.

i. Conflict Consent Waiver letter

The firm that KCBRA's legal counsel is employed, Varnum, has had, and may in the future have attorney's represent Graphic Packaging International (GPI) on other matters, not related to this Brownfield redevelopment project. GPI has provided consent to Varnum's representation of the KCBRA in this matter. This conflict waiver gives KCBRA's consent and agreement that Varnum may provide attorneys to represent GPI. Conflict Consent letter presented in packet.

Agostinelli motioned to authorize the Chair to execute Varnum conflict letter as presented and Place seconded the motion. Motion carried.

ii. Development Agreement

KCBRA legal counsel and Graphic Packaging International legal counsel have reviewed and come to agreement on the language of the Development Agreement between KCBRA and GPI. Staff presented the agreement and pointed out changes.

Milks motioned to authorize Chair to execute Development agreement as presented. Ferguson seconded the motion. Motion carried.

iii. Act 381 Work Plan Submittal

Staff and Envirollogic have reviewed the Act 381 Work Plan. MEDC staff have also reviewed the draft of the Work Plan. Once the Development Agreement is executed it will be attached to this final draft of the Act 381 Work Plan to be submitted to the Michigan Strategic Fund. The Brownfield Plan, expected to be approved by the County Commission tonight (September 17th), will also be attached to the Act 381 Work Plan. The MSF Board will consider the Act 381 Work Plan for approval of School Tax capture at the September 24th meeting. No action required.

b. **Discussion/Action:** Project Spartan Brownfield Application, Portage

Agostinelli provided information regarding the Scannell Development project at 6701 Portage Road. It will be a 330,000 square foot distribution center that is expected to provide an estimated 900 jobs. Private investment is estimated at \$25 million plus an additional \$15-20 million of personal property.

Scannell has submitted a Part I and Part II application along with the Application fee. Scannell has not yet submitted the Reimbursement Agreement. At this time, the KCBRA has not incurred costs for the project.

Place motioned to approve the Scannell Brownfield Application and Mandwee seconded the motion. Motion carried with Milks abstaining.

c. **Discussion/Action:** 643 N. Riverview Drive, Parchment

Part I Application provided by the developer, Mayra Melchor.

Staff provided a description of the redevelopment project. The property operated as a restaurant for over 20 years but prior to that was a gas station. There is likely a tank near the building where the new owner needs to install an outside cooler.

Stegink provided a description of the Work Order and proposed work.

Agostinelli motioned to accept the Part I application, waive the application fee, and approve Work Order #24 for the 643 N. Riverview project, and Mandwee seconded the motion. Motion carried.

d. **Discussion/Action:** 6667 Stadium Drive, Oshtemo Township

Part I application submitted by developer for an apartment redevelopment. Recommendation for now is to submit this for eligibility determination to EPA prior to September 30th when our grant is scheduled to expire. We are currently waiting to hear from the EPA on our extension request for our EPA grant funds.

Agostinelli motioned to approve the Part I application and Envirologic Work Order #25 contingent upon receipt of the application fee and Reimbursement agreement. Milks seconded the motion. Motion carried.

6. Other

7. Board Member Comments

8. Adjournment: **Meeting adjourned at 2:06 p.m.**

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:

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