
CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY
Thursday, October 16, 2003 - 8:00 a.m. • 3rd Floor Conference Room, City Hall

MEMBERS PRESENT: Pat DiGiovanni; Malcolm Earhart; Susan Einspahr; Jim Greene; Mary Harper; Jim Marquardt; Sean McCann; Bob Miller; Myra Willis

MEMBERS ABSENT: Larry Bell; Larry Lueth; Jerry Meinzinger

CITY COMMISSIONERS/CITY STAFF/CITIZENS PRESENT: Jerome Kisscorni (Assistant City Manager); Daryle Benjamin-Forbes (Community Planning & Development Director); Rick Goff (Neighborhood & Economic Development Manager); John Kneas (Assistant City Attorney); Chad Howell (Development Manager); Martha Aills (Special Projects Coordinator); Marc Hatton (Redevelopment Coordinator); Andrew Falkenberg (GIS Property Mapping Specialist); Tonya Sloan (Administrative Secretary)

Meeting was called to order at 8:00 a.m. by Chairperson Willis

MOTION TO EXCUSE ABSENT MEMBERS: Ms. Sloan reported that Messrs. Bell and Lueth had indicated that they would be absent. Mr. Greene moved to excuse those members; supported by Mr. Earhart. Motion approved by voice vote unanimously.

APPROVAL OF AGENDA: Mr. Greene moved approval of the agenda; supported by Ms. Einspahr. Motion approved by voice vote unanimously.

APPROVAL OF THE MINUTES OF SEPTEMBER 18, 2003: Ms. Einspahr moved approval of the minutes; supported by Mr. Marquardt. Motion approved by voice vote unanimously.

APPROVAL OF FINANCIAL STATEMENTS FOR PERIOD ENDING SEPTEMBER 30, 2003: Mr. Goff outlined the activity during the period. Mr. Marquardt moved approval of the financial statements; supported by Mr. Greene. Motion approved by voice vote unanimously.

NEW BUSINESS

RECOMMENDATION FOR PRELIMINARY APPROVAL OF FY 2004 BRA BUDGET: Mr. DiGiovanni discussed the details of the proposed budget. He indicated that staff is requesting that the budget be preliminarily approved by the board, forwarded to the City Commission for approval, and then returned to the board for final consideration after the City Commission has approved it. Ms. Einspahr moved that the board preliminarily approve the FY 204 BRA budget; supported by Ms. Harper. Motion approved by roll call vote unanimously.

RECOMMENDATION TO ACQUIRE FORMER AUTO ION SITE AT 74 MILLS STREET FROM STATE OF MICHIGAN: Mr. Howell indicated that approximately 99% of the cleanup of the site has taken place. Groundwater monitoring on the site will need to continue. A restrictive covenant is needed in order to close out the site, and the state, the site's current owner, does not

issue restrictive covenants. The state has therefore asked the city to purchase the site for a nominal fee. Staff and the Projects & Finance Committee recommend that the board purchase the site for an amount not to exceed \$500,000, record a restrictive covenant, confirm the floodplain boundary, and market the site for recreational or commercial use. He noted that if the city does not acquire the property, the state will auction it off. Mr. Greene moved that the board allocate up to \$500,000 for purchase of 74 Mills Street and recommend to the City Commission that the city acquire the site; supported by Mr. Miller. Motion approved by roll call vote unanimously.

ADJOURNMENT TO CLOSED SESSION: At 8:26 a.m., Mr. Greene moved that the meeting be adjourned to closed session to discuss a real estate matter; supported by Mr. Marquardt. Motion approved by roll call vote unanimously.

REOPENING OF PUBLIC MEETING: At 8:38 a.m., Ms. Einspahr moved that the board come out of closed session and reopen the public meeting of the board; supported by Mr. Greene. Motion approved by roll call vote unanimously.

ALLOCATION OF FUNDS RELATED TO KTS PROPERTY ACQUISITION: Mr. Earhart moved that the board allocate up to \$30,000 to resolve issues related to property acquisition for the KTS property; supported by Mr. Greene. Motion approved by roll call vote unanimously.

* Messrs. DiGiovanni and Miller left the meeting at 8:41 a.m.

COMMUNICATIONS & ANNOUNCEMENTS

RECEIPT OF INFORMATIONAL ITEMS: Ms. Willis indicated that the board members have received a map showing the location of the new Development Center, a meeting schedule for the remainder of 2003, the Projects & Finance Committee report, and the BRI and CMI summary charts.

ADJOURNMENT: 8:43 a.m.

Tonya Sloan, Recording Secretary

Myra Willis, Chairperson