
CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY
Thursday, January 15, 2004 - 7:36 a.m. • 3rd Floor Conference Room, City Hall

MEMBERS PRESENT: Pat DiGiovanni; Malcolm Earhart; Susan Einspahr; Mary Harper; Larry Lueth*; Sean McCann; Bob Miller

MEMBERS ABSENT: Larry Bell; Jim Greene; Jim Marquardt; Jerry Meinzing; Myra Willis

CITY COMMISSIONERS/CITY STAFF/CITIZENS PRESENT: Jerome Kisscorni (Assistant City Manager); John Kneas (Assistant City Attorney); Chad Howell (Development Manager); Antonio Mitchell (Business Assistance Specialist); Martha Aills (Special Projects Coordinator); Andrew Falkenberg (GIS Property Mapping Specialist); Tonya Sloan (Administrative Secretary)

Meeting was called to order at 7:36 a.m. by Acting-Chairperson Einspahr

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

APPROVAL OF AGENDA: Mr. Earhart moved approval of the agenda; supported by Mr. DiGiovanni. Motion approved by voice vote unanimously.

APPROVAL OF THE MINUTES OF DECEMBER 17, 2003: Mr. Lueth moved approval of the minutes; supported by Mr. Miller. Motion approved by voice vote unanimously.

APPROVAL OF FINANCIAL STATEMENTS FOR PERIOD ENDING DECEMBER 31, 2003: Mr. Kisscorni outlined the activity during the period. Mr. DiGiovanni moved approval of the financial statements; supported by Ms. Harper. Motion approved by voice vote unanimously.

NEW BUSINESS

NEPG REQUEST FOR \$100,000 EIF LOAN FOR 700 NORTH WESTNEDGE AVENUE COMMERCIAL PROJECT: Mr. Kisscorni stated that the Projects & Finance Committee has reviewed this request and recommends that the board approve the loan based upon the terms detailed in the board members' packets and authorize staff to request that the City Commission transfer the funds for the loan from the EIF to the BRI Fund. Mr. Lueth indicated that the board members usually get more detailed information regarding a project and its financing data than what was received this time. He asked staff to discuss that information, and requested that the detailed information be provided for future requests. Staff provided information regarding financing sources for the project and the tenants which have committed to the project. Mr. Earhart moved that the board approve the loan based upon the terms presented and authorize staff to request that the City Commission transfer funds for the loan from the EIF to the BRI Fund; supported by Ms. Harper. Motion approved by roll call vote unanimously.

REVIEW AND ACCEPTANCE OF ANNUAL REPORT: Ms. Einspahr indicated that the report was contained in the board members' packets. Mr. Howell summarized the content of the report. Ms. Harper moved that the report be accepted and forwarded to the City Commission; supported by Mr. Lueth. Motion approved by voice vote unanimously. Ms. Einspahr thanked staff for all of the hard work done this year.

* Mr. Lueth left the meeting at 8:05 a.m.

COMMUNICATIONS & ANNOUNCEMENTS

RECEIPT OF INFORMATIONAL ITEMS: Ms. Einspahr indicated that the board members have received the Projects & Finance Committee report and the BRI, CMI and Renaissance Zone summary charts in their packets.

DIRECTORS' COMMENTS

Mr. Earhart stated that he feels that the housing project being developed by Rev. Wells on the Northside was poorly thought-out by the city. Approximately 20 years ago the city allowed BFI to expand along the Burdick corridor, and everything else in that area has since decayed. He doesn't believe that anyone will want to move into these nice, new houses across from the garbage company, and feels that it would have been smarter to make that area a transition between the industrial uses and the neighborhood, and create in-fill housing on vacant lots in the Northside neighborhood.

ADJOURNMENT: 8:15 a.m.

Tonya Sloan, Recording Secretary

Susan Einspahr, Acting Chairperson