
CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY
Thursday, May 20, 2004 - 7:30 a.m. • 3rd Floor Conference Room, City Hall

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

MEMBERS ABSENT: Larry Bell; Pat DiGiovanni; Larry Lueth; Sean McCann; Jerry Meinzing

CITY COMMISSIONERS/CITY STAFF/CITIZENS PRESENT: Jerome Kisscorni (Assistant City Manager); John Kneas (Assistant City Attorney); Randy Schau (Assistant City Attorney); Chad Howell (Development Manager); Antonio Mitchell (Business Assistance Specialist); Martha Aills (Special Projects Coordinator); Marc Hatton (Redevelopment Coordinator); Andrew Falkenberg (GIS Property Mapping Specialist); Tonya Sloan (Administrative Secretary); Holly Fisher; Bob Doud; Judy Joliffe; Mary Brown

Meeting was called to order at 7:35 a.m. by Chairperson Willis

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

APPROVAL OF AGENDA: Mr. Kisscorni indicated that an item to adjourn to closed session to discuss a real estate matter should be added to the agenda under New Business. **Mr. Miller moved approval of the agenda as amended; supported by Mr. Greene. Motion approved by voice vote unanimously.**

APPROVAL OF THE MINUTES OF APRIL 15, 2004: Mr. Greene moved approval of the minutes; supported by Mr. Marquardt. **Motion approved by voice vote unanimously.**

APPROVAL OF FINANCIAL STATEMENTS FOR PERIOD ENDING APRIL 30, 2004: Mr. Kisscorni 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

APPROVAL OF TERM SHEET FOR SMARTSHOP REDEVELOPMENT PROJECT, ENDORSEMENT OF THE COOL CITIES LOCAL ADVISORY COMMITTEE'S DESIGNATION OF SMARTSHOP AS THE CATALYST PROJECT FOR KALAMAZOO'S COOL CITIES GRANT APPLICATION, AND AUTHORIZATION OF THE EXECUTIVE COMMITTEE TO APPROVE SPECIFIC ACTIVITIES AND EXPENDITURES RELATED TO THE EXECUTION OF THE PURCHASE AGREEMENT AND/OR THE COOL CITIES GRANT: Ms. Aills provided background on the Smartshop project, which involves moving the business to the brownfield site at 518 East North Street, and plans for the remainder of the block. She outlined the term sheet for the project, indicating that the purchase price would allow the

authority to recover the BRI funds which have been invested in the property. She noted that this project was used for the city's application for a Cool Cities grant from the state.

Ms. Fisher outlined her background and discussed why she started Smartshop. She indicated that in addition to being a tipping point in the revitalization of the neighborhood, as indicated in the Cool Cities grant application, she sees this project as being a tipping point for the Smartshop and for her life as an artist.

Mr. Green moved that the board approve the term sheet for the Smartshop redevelopment project, endorse the Cool Cities Local Advisory Committee's designation of Smartshop as the catalyst project for Kalamazoo's Cool Cities grant application, and authorize the Executive Committee to approve activities and expenditures related to the execution of the Purchase Agreement and/or the Cool Cities grant; supported by Mr. Marquardt. Motion approved by roll call vote unanimously.

ADJOURNMENT TO CLOSED SESSION: At 8:06 a.m., Mr. Greene moved that the meeting be adjourned to closed session to discuss a real estate matter; supported by Ms. Einspahr. Motion approved by roll call vote unanimously.

REOPENING OF PUBLIC MEETING: At 8:27 a.m., Ms. Harper moved that the board come out of closed session and reopen the public meeting of the board; supported by Mr. Marquardt. Motion approved by roll call vote unanimously.

ALLOCATION OF FUNDS FOR PROPERTY ACQUISITION RELATED EXPENSES WITHIN THE CMI AREA: Mr. Greene moved that the board allocate \$200,000 for property acquisition-related expenses within the CMI area; supported by Mr. Earhart. Motion approved by roll call vote unanimously.

COMMUNICATIONS & ANNOUNCEMENTS

RECEIPT OF INFORMATIONAL ITEMS: Ms. Willis indicated that the board members have received the Project and Finance Committee report and the BRI and CMI summary charts in their packets.

ADJOURNMENT: 8:29 a.m.

Tonya Sloan, Recording Secretary

Myra Willis, Chairperson