
CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY
Thursday, June 17, 2004 - 8:13 a.m. • 3rd Floor Conference Room, City Hall

MEMBERS PRESENT: Larry Bell; Pat DiGiovanni*; Jim Greene; Mary Harper; Larry Lueth; Jim Marquardt; Sean McCann; Bob Miller; Myra Willis

MEMBERS ABSENT: Malcolm Earhart; Susan Einspahr; Jerry Meinzinger

CITY COMMISSIONERS/CITY STAFF/CITIZENS PRESENT: Jerome Kisscorni (Assistant City Manager); John Kneas (Assistant City Attorney); Randy Schau (Assistant City Attorney); Mark Stuhldreher (Management Services Director); Chad Howell (Development Manager); Antonio Mitchell (Business Assistance Specialist); Martha Aills (Special Projects Coordinator); Marc Hatton (Redevelopment Coordinator); Tonya Sloan (Administrative Secretary); Mark Chilcott; Jeff Nicholson

Meeting was called to order at 8:13 a.m. by Chairperson Willis

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

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

APPROVAL OF THE MINUTES OF MAY 20, 2004: Mr. Marquardt moved approval of the minutes; supported by Mr. Bell. Motion approved by voice vote unanimously.

APPROVAL OF FINANCIAL STATEMENTS FOR PERIOD ENDING MAY 31, 2004: Mr. Stuhldreher outlined the activity during the period. Ms. Willis questioned why the board paid for the historical photography at the Performance Paper site. Mr. Howell responded that the photography was done to foster inter-board cooperation and mitigate objections to the demolition of the buildings. Staff can investigate other funding options. Mr. DiGiovanni questioned whether it was an appropriate expense for the board and expressed concerns that it may set a precedent. Mr. Bell moved approval of the financial statements; supported by Mr. Marquardt. Motion approved by voice vote unanimously.

NEW BUSINESS

APPROVAL OF BROWNFIELD PLAN AMENDMENT #9: Mr. Kisscorni indicated that PlazaCorp has applied for the addition of two sites to the plan. In addition, staff felt that it was appropriate to add the City Yards site to the plan also. Mr. Howell discussed each of the sites to be added to the plan and outlined what the PlazaCorp projects will involve. Ms. Harper moved that the board approve the plan and request that the City Commission set a public hearing on the amended plan; supported by Mr. Greene. Motion approved by roll call vote unanimously.

APPROVAL OF REPUBLIC BANK SUBORDINATION AGREEMENT FOR SPEAREFLEX BLOCK: Mr. Schau stated that the board previously approved a subordination agreement to Republic Bank for the board's loan to PlazaCorp. PlazaCorp is now requesting additional funding from the bank and the bank has requested that the board approve a subordination agreement incorporating the increased loan amount. He has reviewed the agreement and found that it is the same as the one previously approved by the board, except for the dollar amounts. Mr. Kisscorni indicated that there have been some issues regarding repayment of the loan by PlazaCorp which have now been addressed to staff's liking. Until the matter can be resolved, PlazaCorp will place in escrow an amount which would bring their loan current. Mr. Lueth requested that the board receive financial reporting information from PlazaCorp before approving the agreement. Mr. Marquardt informed the board that he will abstain from voting on this issue due to the fact that his firm has done business with PlazaCorp. **Mr. Lueth moved approval of the agreement, subject to receipt and subsequent review of the financials of the project; supported by Mr. DiGiovanni. Motion approved by roll call vote unanimously, with Mr. Marquardt abstaining.**

* Mr. DiGiovanni left the meeting at 8:42 a.m.

FILLING OF BOARD VACANCIES: Mr. Kisscorni reported that the Executive Committee recommends that Mr. Green be reappointed to a six-year term on the board, Jim McIntyre be appointed to fill the expired term of Mr. Lueth, and Nancy Troff be appointed to fill the unexpired term of Rita Miller. **Mr. Marquardt moved approval of the appointments as recommended by the Executive Committee; supported by Mr. Miller. Motion approved by roll call vote unanimously.** Ms. Willis thanked Mr. Lueth for his service on the board.

COMMUNICATIONS & ANNOUNCEMENTS

NEPG TRAINING PROGRAM GRADUATES: Ms. Willis stated that the board members' packets include a letter notifying the board of the latest graduates from the program. Mr. Kisscorni noted that one of the graduates will be starting a business in the NEPG strip mall.

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

DIRECTORS' COMMENTS

Mr. Bell congratulated staff of the receipt by the city of a Cool Cities award.

ADJOURNMENT: 8:48 a.m.

Tonya Sloan, Recording Secretary

Myra Willis, Chairperson