
CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY
Thursday, July 15, 2004 - 7:51 a.m. • Development Center Conference Room #2

MEMBERS PRESENT: Larry Bell; Pat DiGiovanni; Malcolm Earhart; Susan Einspahr; Jim Greene; Sean McCann*; Jerry Meinzinger; Myra Willis

MEMBERS ABSENT: Mary Harper; Larry Lueth; Jim Marquardt; Bob Miller

CITY COMMISSIONERS/CITY STAFF/CITIZENS PRESENT: Jerome Kisscorni (Assistant City Manager); John Kneas (Assistant City Attorney); Mark Stuhldreher (Management Services Director); Chad Howell (Development Manager); Antonio Mitchell (Business Assistance Specialist); Tonya Sloan (Administrative Secretary)

Meeting was called to order at 7:51 a.m. by Chairperson Willis

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

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

ELECTION OF OFFICERS: Mr. Kisscorni stated that the Executive Committee recommends Ms. Einspahr for chair, Mr. Bell for vice-chair and Ms. Harper for secretary/treasurer. Mr. Greene moved that the nominations be closed; supported by Mr. Bell. Motion approved by voice vote unanimously. Mr. Greene moved that the officers be elected as nominated; supported by Mr. Earhart. Motion approved by voice vote unanimously.

Ms. Einspahr assumed chairmanship of the meeting.

APPROVAL OF THE MINUTES OF JUNE 17, 2004: Ms. Willis moved approval of the minutes; supported by Mr. Bell. Motion approved by voice vote unanimously.

APPROVAL OF FINANCIAL STATEMENTS FOR PERIOD ENDING JUNE 30, 2004: Mr. Stuhldreher outlined the activity during the period. Mr. DiGiovanni moved approval of the financial statements; supported by Mr. Bell. Motion approved by voice vote unanimously.

NEW BUSINESS

APPROVAL OF SALE OF DAVIS CREEK COURT SITE (WELLFIELD #13) FOR DEVELOPMENT OF NEW FOOD PROCESSING FACILITY: Mr. Howell indicated that staff has been working with Michael's Finer Meats to allow the company to expand within the city. Purchase of this site would enable the company to triple the size of its operations, retain 33

employees, and add 20 employees over the next four years. A term sheet outlining the terms of the sale was included in the board members' packets. It is proposed that those terms be modified, however, to provide up to 15 years TIF capture for eligible activities, which is necessary due to unanticipated expenses related to the topography of the site. Staff recommends that the board approve the sale based on the term sheet, with the modification of 15 years of TIF capture, and authorize the chair to sign the redevelopment and purchase agreement.

Mr. DiGiovanni asked if the board has approved more than five years of TIF capture in the past. Mr. Howell responded that it has, for the Speareflex project.

Representatives from Michael's Finer Meats gave a presentation regarding their proposed project.

Mr. Greene moved approval of the sale as outlined in the term sheet but with up to 15 years of TIF capture, and authorization of the chair to sign the redevelopment and purchase agreement; supported by Mr. Meinzinger. Motion approved by roll call vote unanimously.

APPROVAL OF SALE OF 930 PORTAGE STREET FOR FAST FOOD DEVELOPMENT: Mr. Howell stated that PlazaCorp would like to purchase this site and develop a Little Caesar's restaurant with a drive-through. Work on the redevelopment and purchase agreement is on-going, and staff expects to be able to present it to the Projects & Finance Committee next month. Mr. DiGiovanni moved approval of the sale as outlined in the term sheet, and authorization of the chair to sign the redevelopment and purchase agreement; supported by Mr. Greene. Motion approved by roll call vote unanimously.

* Mr. McCann left the meeting at 8:51 a.m.

COMMUNICATIONS & ANNOUNCEMENTS

PROJECT UPDATES: Mr. Howell gave a slide presentation showing progress on the Gull Street demolition, NEPG, and NACD projects.

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

ADJOURNMENT: 8:56 a.m.

Tonya Sloan, Recording Secretary

Susan Einspahr, Chair