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**CITY OF KALAMAZOO  
BROWNFIELD REDEVELOPMENT AUTHORITY  
Thursday, May 17, 2018 • Community Room, City Hall**

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**MEMBERS PRESENT:** Nathan Bolton; Fritz Brown; Jim Escamilla; Kevan Hess; Mayor Bobby J. Hopewell; Bob Miller; Patti Owens; Doug Phillips; Tom Schlueter; Nancy Troff

**MEMBERS ABSENT:** John MacKenzie;

**CITY COMMISSIONERS/CITY STAFF PRESENT:** Jerome Kisscorni (Assistant City Planner); Eric Kemmer (Development Manager); Dwayne Powell (Economic Development Coordinator); Sara Jo Shipley (Redevelopment Project Manager); Rebekah Kik (Director of City Planning & Economic Development)

Meeting was called to order at 7:30 a.m. by Chair Owens

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**MOTION TO EXCUSE ABSENT MEMBERS:** Mr. Brown moved to excuse the absent; supported by Mr. Phillips. Motion approved by voice vote unanimously.

**APPROVAL OF AGENDA:** Mr. Miler moved the approval of the amended agenda; supported by Mr. Brown. Motion approved by voice vote unanimously.

**APPROVAL OF THE MINUTES OF MARCH 15, 2018:** Mr. Brown moved approval of the agenda; supported by Ms. Troff. Motion approved by voice vote unanimously.

**NEW BUSINESS**

**1. Public Hearing on the proposed Third Amendment to the Revised Brownfield Plan.**

The Public Hearing on the proposed Third Amendment to the Revised Brownfield Plan was held. No public comments were made.

**2. Consideration of a recommendation to adopt a resolution approving the implementation of the Third Amendment to the Revised Brownfield Plan and recommend to the City a resolution approving the amendment to the Plan. (Action: Motion to approve the implementation of the Third Amendment to the Revised Brownfield Plan and recommend to the City Commission a resolution approving the amendment to the Plan.)**

Jerome briefed the Third Amendment which included the amended Chapter 48) 215 West Lovell and 418/424 South Rose Streets. This project will have an estimate of \$4.3 million in eligible activities, and estimate potential redevelopment investment of \$24.19 million. The use of the project is a mix of commercial and residential, and should have 10 full time job equivalents. All questions were answered to the board's satisfaction.

**Mr. Phillips motioned to approve the implementation of the Third Amendment to the Revised Brownfield Plan and recommend to the City Commission a resolution approving the amendment to the Plan; supported by Mr. Schlueter. The motion passed 10 votes in favor, 0 against.**

**\*\*Mr. Kisscorni asked to move to item #6 on the agenda\*\***

**6. Presentation on the Urban Growth Initiative for the Greater Downtown Kalamazoo – Andrew Haan, President Downtown Kalamazoo Incorporated.**

Mr. Haan gave a presentation on the UGI study. Mr. Miller complimented DKI and COK on partnership and potential of priorities to be realized. All questions were answered to the board's satisfaction.

**3. Consideration of a recommendation of the approval of a Redevelopment and Purchase Agreement between 400 Rose LLC, Park at Cedar LLC, and City of Kalamazoo Brownfield Redevelopment Authority, and authorize the BRA Chair to sign on behalf of the BRA. (Action: Motion to approve the Purchase and Redevelopment Agreement between (400 Rose), Park at Cedar II LLC, and City of Kalamazoo Brownfield Redevelopment Authority, and authorize the BRA Chair to sign on behalf of the BRA.)**

Mr. Kisscorni debriefed the proposed redevelopment and purchase agreement. Each of the 3 parcels would be mixed use and be built to be energy efficient. The plan was submitted Friday to the City of Kalamazoo. Within the plan, the developers have proposed residential component from Cedar turning to Rose Streets. They are currently working with the nearby church to let the sidewalk remain on backside of the structure. All ground floor residential has been approved by EBA.

There is also one level of underground parking proposed with 77 car capacity. Snowmelt systems and landscaping is also included within the plan. The 4 stories will be built with a mixture of metal, brick, and aluminum. Mayor Hopewell stressed the importance of workforce affordable housing being a part of the project. Ms. Owens added that you can't have affordable and workforce housing together, and Mr. Phillips requested more clarification on what "affordable" will be considered by.

The goal is to get started by this fall and have a one year completion time. All questions were answered to the board's satisfaction.

**Mr. Phillips motioned to approve the Purchase and Redevelopment Agreement between (400 Rose), Park at Cedar II LLC, and City of Kalamazoo Brownfield Redevelopment Authority, and authorize the BRA Chair to sign on behalf of the BRA; supported by Mayor Hopewell. The motion passed 10 votes in favor, 0 against.**

**4. Consideration of a recommendation for the approval of a Purchase and Redevelopment Agreement between BG West, LLC and the City of Kalamazoo Brownfield Redevelopment Authority, and authorize the BRA Chair to sign on behalf of the BRA. (Action: Motion to approve the Purchase and Redevelopment Agreement between BG West, LLC and the City of Kalamazoo Brownfield Redevelopment Authority, and authorize the BRA Chair to sign on behalf of the City of Kalamazoo BRA.)**

Mr. Terry Fitzpatrick from Boji Group came by to present to the group. The project will consist of 71,000 sq.ft. relocating the old MDHHS facility. The visitor parking will be filled and raised to make way for this project. This project is expected to take 14 months for construction to be completed. All questions were answered to the board's satisfaction.

**Mayor Hopewell motioned to approve the Purchase and Redevelopment Agreement between BG West, LLC and the City of Kalamazoo Brownfield Redevelopment Authority, and authorize the BRA Chair to sign on behalf of the City of Kalamazoo BRA; supported by Mr. Hess. The motion passed 9 votes in favor, 0 against, and Mr. Phillips abstaining via roll call vote.**

**5. Consideration of a recommendation to approve the Second Amendment to the Brownfield Plan Redevelopment Agreement and authorize the Chair to sign on behalf of the City of Kalamazoo BRA. (Action: Motion to approve the Second Amendment to the Brownfield Plan Redevelopment Agreement and authorize the Chair to sign on behalf of the City of Kalamazoo BRA.)**

Mr. Kisscorni presented the proposed Second Amendment to the Brownfield Plan Redevelopment Agreement. All questions were answered to the board's satisfaction.

**Mr. Phillips motioned to approve the Second Amendment to the Brownfield Plan Redevelopment Agreement and authorize the Chair to sign on behalf of the City of Kalamazoo BRA; supported by Mayor Hopewell. The motion passed 9 votes in favor, 0 against, and Mr. Schlueter abstaining via roll call vote.**

#### **OLD BUSINESS**

None

#### **COMMUNICATIONS & ANNOUNCEMENTS**

None

#### **STAFF UPDATES**

Mr. Brown asked for an update on the KTS site. Ms. Shipley said there would be a ZBA variance will be presented by October.

Ms. Shipley also gave an update on 116 Cedar project. The developer plans to pursue Low Income Housing Tax Credits. That application is due October 1, 2018. Developer is finalizing their site plan and other application requirements.

**CITIZEN COMMENTS**

None

**DIRECTOR'S COMMENTS**

Mr. Phillips commented that staff will need to come to next meeting of what the community would like to use in regards to affordable housing and workforce housing.

Mayor Hopewell gave an update of a gathering of small businesses from Dwayne Powell. He also encouraged developers to stay for full meeting when presenting.

ADJOURNMENT: 8:49 a.m.



Tinessa Patterson, Executive Assistant to the City Manager



Patricia Owens, Chair