
**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY
Thursday, June 21, 2018 • Community Room, City Hall**

MEMBERS PRESENT: Nathan Bolton; Fritz Brown; Jim Escamilla; Kevan Hess; Bob Miller; Patti Owens; Doug Phillips; Tom Schlueter; Nancy Troff

MEMBERS ABSENT: Mayor Bobby J. Hopewell; John MacKenzie;

CITY COMMISSIONERS/CITY STAFF PRESENT: Eric Kemmer (Development Manager); Dwayne Powell (Economic Develop Coordinator); Sara Jo Shipley (Redevelopment Project Manager); Rebekah Kik (Director of City Planning & Economic Development); Joy Orr (Administrative Coordinator); John Kneas (Legal Counsel for the City of Kalamazoo Brownfield Redevelopment Authority)

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

MOTION TO EXCUSE ABSENT MEMBERS: Ms. Troff moved to excuse the absent; supported by Mr. Schlueter. Motion approved by voice vote unanimously.

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

APPROVAL OF THE MINUTES OF MAY 17, 2018: Mr. Schlueter moved approval of the agenda; supported by Ms. Miller. Motion approved by voice vote unanimously.

NEW BUSINESS

1. Staff update of the Fourth Amendment to the Revised Brownfield Plan, and request for special meeting to be held the week of July 9th, 2018.

Mr. John Kneas updated the board on the proposed Fourth Amendment to the Revised Brownfield Plan which includes adding Chapter 51) 180 E. Water Street. Due to circumstances, city staff have asked the board to hold a special meeting the week of July 9th to hold the public hearing and vote of the Fourth Amendment. The board agreed and the meeting was decided to be held July 12th at 7:30 A.M. in the Community Room of City Hall. This meeting will take the place of the regularly scheduled BRA meeting in July (July 19th).

2. Consideration of a recommendation to approve the Second Amendment to the Brownfield Plan Redevelopment Agreement with 400 Bryant, LLC 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 with 400 Bryant, LLC and authorize the Chair to sign on behalf of the City of Kalamazoo BRA.)

Mr. Kneas led the discussion on the proposed Second Amendment which included making the Prevailing Wage provision a non-requirement. That is the only change within the agreement. All questions were answered to the board's satisfaction.

Ms. Troff motioned to approve the implementation of the Second Amendment to the Brownfield Plan Redevelopment Agreement with 400 Bryant, LLC and authorize the Chair to sign on behalf of the City of Kalamazoo BRA; supported by Mr. Bolton. The motion passed 8 votes in favor, 0 against, and 1 abstained.

3. Consideration of a recommendation to approve restated and corrected agreement for easements with Precision Heat Treatment Company and authorize the BRA Chair to sign. (Action: Motion to approve restated and corrected agreement for easements with Precision Heat Treating Company and authorize the BRA Chair to sign.)

Mr. Kneas debriefed to the board that the need for the proposed restated and corrected agreement for Easements was due to finding that the version of the Agreement signed by BRA and the City and forwarded to Chicago Title was not the final version which the parties had approved and which was signed by Juzwiak and PHT. While the difference in the versions concerned minor language changes, there was an error regarding the location of the Storm Water Easement that has been corrected in the proposed agreement. All questions were answered to the board's satisfaction.

Mr. Miller motioned to approve restated and corrected agreement for easements with Precision Heat Treatment Company and authorize the BRA Chair to sign; supported by Mr. Schlueter. The motion passed 9 votes in favor, 0 against.

3. Consideration of a recommendation to acquire the following listed properties through the county treasurer's foreclosure process and pay the back taxes in the amount of \$44,245.00.

Ms. Shipley went over the proposed properties that are available due to foreclosure which includes 1616 E Main Street, 1628 E Main Street, 600 Phelps, and 629 Edwin (making up the Eastside commercial center and parking lot), and 501 N Westnedge Ave in the Northside. Ms. Shipley explained the reasoning for going after these properties as they were located in core neighborhoods specified in IK2025 that the City would like to begin investing resources into like we have Downtown. The buildings seemed to be in decent shape, and staff are anticipating not severe environmental contamination if any. All questions were answered to the board's satisfaction.

Mr. Hess motioned to acquire the following listed properties through the county treasurer's foreclosure process and pay the back taxes in the amount of \$44,245.00; supported by Mr. Brown. The motion passed 9 votes in favor, 0 against.

OLD BUSINESS

None

COMMUNICATIONS & ANNOUNCEMENTS

Ms. Shipley announced that Economic Development staff would have an intern for the summer to update the current site acquisition policy, and will be needing assistance from at least 3 BRA board members. Mr. Brown, Mr. Escamilla, and Mr. Phillips offered to assist.

STAFF UPDATES

Ms. Kik introduced Ms. Dorla Bonner and Mr. Kevin Ford to present their Shared Prosperity Kalamazoo plan. Ms. Bonner started the conversation discussing what affordable housing is, and why it is needed. She brought numerous fact sheets outlining the socio- and economic demographics of Kalamazoo including that 32% of Kalamazoo citizens are in poverty with the majority being African American who cannot afford rent in the area because most of our rentals are catered to college students, not families.

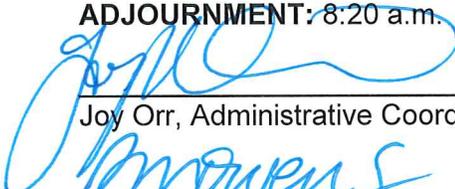
Due to time limitations, Mr. Ford's portion of the presentation will be rescheduled to go over the project goals and strategic plan for SPK. Mr. Ford did invite board members to attend the City Commission work session for June 25th at 6:00pm in the Community Room where SPK would be presented.

CITIZEN COMMENTS

None

DIRECTOR'S COMMENTS

ADJOURNMENT: 8:20 a.m.



Joy Orr, Administrative Coordinator – Community Planning & Economic Development



Patricia Owens, Chair