
**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY
Thursday, October 18, 2018 • Community Room, City Hall**

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

MEMBERS ABSENT: Nancy Troff

CITY COMMISSIONERS/CITY STAFF PRESENT: Eric Kemmer (Development Manager); Rebekah Kik (Director of City Planning & Economic Development); Joy Orr (Administrative Coordinator); Jerome Kisscorni (Assistant City Manager); John Kneas (Legal Counsel to the BRA)

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

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

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

APPROVAL OF THE MINUTES OF September 20, 2018: Mr. Miller moved the approval of the amended agenda; supported by Mr. Schlueter. Motion approved by voice vote unanimously.

NEW BUSINESS

- 1. Consideration of a recommendation the BRA adopt a resolution to approve the Administrative Settlement Agreement and Order on Consent ("Agreement") with the United States Environmental Protection Agency, Region 5 and the United States Department of Justice, and authorize the chair, to sign the Agreement and, including other officers and attorneys-in-fact, to sign any further documents associated with the Agreement and the BRA's responsibilities under it. (Action: Motion the BRA adopt a resolution to approve the Administrative Settlement Agreement and Order on Consent ("Agreement") with the United States Environmental Protection Agency, Region 5 and the United States Department of Justice, and authorize the chair, to sign the Agreement and, including other officers and attorneys-in-fact, to sign any further documents associated with the Agreement and the BRA's responsibilities under it.)**

Mr. Kisscorni led the discussion explaining the work that has gone into working with the EPA to get to this agreement for the BRA to take responsibility and ownership for the Panelyte site located at 2403 S Burdick Street. The EPA signed a Record of Decision which allows for potential redevelopment on the 20 acres of the site. The agreement outlines how the BRA will assist in the efforts to clean up the Panelyte site as the EPA continues work on the Superfund site.

All questions were answered to the board's satisfaction.

Mr. Philips motioned to approve and adopt a resolution to approve the Administrative Settlement Agreement and Order on Consent ("Agreement") with the United States Environmental Protection Agency, Region 5 and the United States Department of Justice, and authorize the chair, to sign the Agreement and, including other officers and attorneys-in-fact, to sign any further documents associated with the Agreement and the BRA's responsibilities under it; supported by Mr. Miller. The motion passed 9 votes in favor, 0 against

2. Consideration of a recommendation to approve the First Amendment to Declaration of Restrictive Covenant and authorize the chair to sign it. (Action: Motion to approve the First Amendment to Declaration of Restrictive Covenant and authorize the chair to sign it.)

Mr. Kisscorni debriefed the board on the details of the First Amendment to Restrictive Covenant including a brief reminder of the agreement between Family Health Center and the BRA. The Restrictive Covenant specifies that any remaining parcels of the Performance Paper site would not be developed as primary health center sites, however, the First Amendment to the Restrictive Covenant will exempt the State DHHS project from the agreement in order for the Boji Group project to move forward.

All questions were answered to the board's satisfaction.

Mr. Schlueter motioned to approve the First Amendment to Declaration of Restrictive Covenant and authorize the chair to sign it; supported by Mr. Hess. The motion passed 8 votes in favor, and 1 abstained.

3. Consideration of a recommendation to approve the Development Agreement regarding 303 N Rose Street to PlazaCorp, and authorize the BRA Chair to sign. (Action: Motion to approve the Development Agreement regarding 303 N Rose Street to PlazaCorp, and authorize the BRA Chair to sign.)

Mr. Kisscorni introduced Mr. Andy Wenzel from PlazaCorp to debrief the 303 N Rose Street hotel project to the board. Mr. Wenzel informed the board that the project will be former Rose Street Market and County Administrative building parking lot into two sister hotels – a short and extended stay locations. There will be 118 rooms in the short stay, and 107 extended stay, and work will be done to create pedestrian friendly connections, parking, and 20,000 square feet of office space. Mr. Wenzel confirmed to the board that 55 new full time job equivalents and 35 part time jobs would come out of the project.

All questions were answered to the board's satisfaction.

Mr. Brown motioned to approve and adopt the Development Agreement regarding 303 N Rose Street to PlazaCorp, and authorize the BRA Chair to sign; supported by Mr. Philips. The motion passed 8 votes in favor, 1 abstain

OLD BUSINESS

None.

COMMUNICATIONS & ANNOUNCEMENTS

Ms. Kik debriefed the board on the Incremental Development Alliance event that took place in September. It took place over 3 days and composed of fast training for staff, partners, and small developers. Many of the small developers who took part have projects within the Edison, East Side, and North Side neighborhoods. Channel 3 news came out and interviewed some of the developers. IDA will be out the 2nd week of November to assist staff in understanding the small developer needs based on interviews from this last event. We have asked for additional budget funds for 2019 to help these small developers using mentorship from IDA.

Ms. Kik also announced Jamie McCarthy has accepted the position of Development Coordinator. She has been actively working for the Watershed Counsel, and with her environmental science background and planning nature she will be a great asset to our team. We have another candidate as well who we've extended an offer to, that we cannot disclose at this time, but we are excited for the potential skills and experience both people will bring to the table.

STAFF UPDATES

None.

CITIZEN COMMENTS

None.

DIRECTOR'S COMMENTS

ADJOURNMENT: 8:08 a.m.



Joy Orr, Administrative Coordinator – Community Planning & Economic Development



Patricia Owens, Chair