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**CITY OF KALAMAZOO  
BROWNFIELD REDEVELOPMENT AUTHORITY  
Thursday, November 15, 2018 • Community Room, City Hall**

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

**MEMBERS ABSENT:** Mayor Bobby J. Hopewell; 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); Marcy Dix (Grant Finance Officer)

Meeting was called to order at 7:30 a.m. by Chair Patti 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. Phillips moved the approval of the amended agenda; supported by Mr. Brown. Motion approved by voice vote unanimously.

**APPROVAL OF THE MINUTES OF OCTOBER 18, 2018:** Mr. Brown moved the approval of the minutes; supported by Mr. Hess. Motion approved by voice vote unanimously.

**NEW BUSINESS**

- 1. Consideration of a recommendation the BRA approve a Brownfield Plan Development Agreement with 615 Holdings, LLC and approve city staff to finalize the Brownfield Grant Contract with MDEQ in the form similar to the agreement BRA has with MDEQ regarding Catalyst's Lot 9 project, and authorize the chair to sign both documents – the latter provided it is acceptable to city staff. (Action: Motion to have the BRA approve a Brownfield Plan Development Agreement with 615 Holdings, LLC and approve city staff to finalize the Brownfield Grant Contract with MDEQ in the form similar to the agreement BRA has with MDEQ regarding Catalyst's Lot 9 project, and authorize the chair to sign both documents – the latter provided it is acceptable to city staff.)**

Mr. Kisscorni led the discussion by briefing the board on the 615 Holdings, LLC project for 615 W Kalamazoo Avenue. The developers will be redeveloping the former Rorick Brothers Auto/Body Repair property into two, three-story buildings, each totaling approximately 12,000 square feet. The buildings will be mix-used having 2 commercial offices and 1 ADA-compliant one-bedroom apartment on the first floor, and residential on the second and third floors of both buildings. The developers have an estimated \$539,000 in eligible costs, and have asked the

BRA apply for a MDEQ grant and/or loan to assist in remediation costs. This amount is not to exceed \$265,000.

All questions were answered to the board's satisfaction.

**Mr. Brown motioned to have the BRA approve a Brownfield Plan Development Agreement with 615 Holdings, LLC and approve city staff to finalize the Brownfield Grant Contract with MDEQ in the form similar to the agreement BRA has with MDEQ regarding Catalyst's Lot 9 project, and authorize the chair to sign both documents – the latter provided it is acceptable to city staff; supported by Mr. Bolton. The motion passed 7 votes in favor, 0 against**

**2. Staff presentation of the 2019 EDC and BRA Budget for the board's approval. (Action: Motion to approve the 2019 EDC and BRA budget)**

Ms. Dix presented the proposed budgets for the EDC and BRA for the 2019 year. The board had a few questions regarding some of the descriptions of the budget line items. The board has asked to table this agenda item for the December meeting.

**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. Recommendation by the Executive Committee to the Mayor on the appointment of Kyle Gulau to the EDC and BRA boards.**

Ms. Owens announced to the board that the Executive BRA committee interviewed Mr. Kyle Gulau and believes that he will be a great fit for the board, and bring a different perspective to the board.

Mr. Gulau thanked the board, and introduced himself to the board.

Mr. Phillips invited Kyle to the December 20<sup>th</sup> BRA meeting.

**OLD BUSINESS**

**None.**

**COMMUNICATIONS & ANNOUNCEMENTS**

Mr. Phillips updated the board on the DHHS project. The project needs a ZBA rezoning which would be on the ZBA Board of Approval agenda that night (November 15, 2018). The project is still going through the site plan approval process.

Ms. Owens announced that Food Dance will be reopening on November 29 with a soft opening and a reopening to the public on November 30.

**STAFF UPDATES**

None.

**CITIZEN COMMENTS**

None.

**DIRECTOR'S COMMENTS**

Ms. Owens requested that a note be sent to the developers of 615 Holdings, LLC informing them the board would have appreciated their presence at the meeting today.

**ADJOURNMENT:** 8:03 a.m.



Joy Orr, Administrative Coordinator – Community Planning & Economic Development



Patricia Owens, Chair