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**CITY OF KALAMAZOO**  
**BROWNFIELD REDEVELOPMENT AUTHORITY**  
Thursday, December 20, 2018 • Community Room, City Hall

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

**MEMBERS ABSENT:** None

**CITY COMMISSIONERS/CITY STAFF PRESENT:** Rebekah Kik (Director of City Planning & Economic Development); Joy Orr (Administrative Coordinator); Jerome Kisscorni (Assistant City Manager); Jamie McCarthy (Development Coordinator); Antonio Mitchell (Development Coordinator); 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:** Mayor Hopewell moved to excuse the absent; supported by Ms. Troff. Motion approved by voice vote unanimously.

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

**APPROVAL OF THE MINUTES OF NOVEMBER 15, 2018:** Mr. Bolton moved the approval of the minutes; supported by Mr. Brown. Motion approved by voice vote unanimously.

**NEW BUSINESS**

**1. Staff presentation of the proposed Sixth Amendment to the Revised Brownfield Plan.**

Ms. Kik debriefed the board on the changes proposed for the Creamery project (1101 Portage Street). The City had passed a new PILOT ordinance earlier in 2018, and with the new ordinance Hollander Development moved to revise their formally 60/40 AMI ratio to 80/20. This change actually benefits the City as there will be additional low income housing units with this mix. The YMCA has also submitted an LOI to the project informing their commitment to the 24/7 daycare which is a key community benefit piece. The amendment proposed is removing all residential from BRA eligibility, and all BRA eligible activities will be focused on the commercial piece of the project.

**2. Public Hearing for the proposed Sixth Amendment to the Revised Brownfield Plan.**

The public hearing was opened at 7:35AM. There were no public comments, and the hearing was closed at 7:37AM.

**3. Consideration of a recommendation to approve and adopt the resolution approving implementation of the Sixth Amendment of the Revised Brownfield Plan, and recommending the City Commission adopt a resolution approving the amendment of the Plan. (Action: Motion to approve and adopt the resolution approving implementation of the Sixth Amendment to the Revised Brownfield Plan, and recommending the City Commission adopt a resolution approving the amendment of the Plan.)**

All of the board's questions were answered, and the Chair called for a motion.

**Mayor Hopewell motioned to approve and adopt the resolution approving implementation of the Sixth Amendment to the Revised Brownfield Plan, and recommending the City Commission adopt a resolution approving the amendment of the Plan; supported by Ms. Troff. The motion passed 10 in favor, 0 against, and Mr. Escamilla abstaining.**

**4. Consideration of a recommendation that the BRA approve the First Amendment to the Brownfield Plan Development Agreement with Hollander Development Corporation (or jointly with Kalamazoo Creamery Limited Dividend Housing Association Limited Partnership) and authorize the Chair to sign. (Action: Motion to approve the First Amendment to the Brownfield Plan Development Agreement with Hollander Development Corporation (or jointly with Kalamazoo Creamery Limited Dividend Housing Association Limited Partnership) and authorize the Chair to sign.)**

**Mr. Schlueter motioned to approve the First Amendment to the Brownfield Plan Development Agreement with Hollander Development Corporation (or jointly with Kalamazoo Creamery Limited Dividend Housing Association Limited Partnership) and authorize the Chair to sign; supported by Mayor Hopewell. The motion passed with 10 in favor, 0 against, and Mr. Escamilla abstaining.**

**5. Staff presentation of the EDC and BRA 2019 proposed budget.**

Ms. Dix presented the budgets with the revisions the board had requested at the November meeting. All questions were answered to the board's satisfaction.

## **OLD BUSINESS**

Ms. Troff requested an update on the 116 Cedar Project. Ms. Kik added that there is not a current update on the property besides the City is continuing to explore the Hollander project proposed.

## **COMMUNICATIONS & ANNOUNCEMENTS**

Ms. Kik introduced two new staff members to the CP&ED team – Ms. McCarthy and Mr. Mitchell.

Ms. Owens welcomed new EDC/BRA board member, Mr. Gulau to his first official BRA meetings as an active board member.

Mr. Kisscorni mentioned that there are two seats on the board coming available at the end of March 2019, as well as two reappointments.

**STAFF UPDATES**

None.

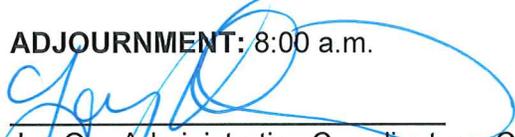
**CITIZEN COMMENTS**

Bill Murphy and Phillip Reed wanted to thank the board for their approval of the 615 Holdings, LLC project, and wanted to apologize for their absence at the meeting.

**DIRECTOR'S COMMENTS**

Chair Owens thanked Mr. Murphy and Mr. Reed's for their comments, and added that the board would appreciate a project presentation at the next board meeting.

**ADJOURNMENT:** 8:00 a.m.

  
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Joy Orr, Administrative Coordinator – Community Planning & Economic Development

  
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Patricia Owens, Chair

