
**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY**

Thursday, February 21, 2019 • City Manager's Office Conference Room, City Hall

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

MEMBERS ABSENT: Doug Phillips

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); Dorla Bonner (Community Investment Manager); John Kneas (Legal Counsel for the Brownfield Redevelopment Authority)

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

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

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

APPROVAL OF THE MINUTES OF DECEMBER 20, 2018: Mr. Escamilla moved the approval of the minutes; supported by Mr. Troff. Motion approved by voice vote unanimously.

NEW BUSINESS

- 1. Consideration of a recommendation to approve the Purchase Agreement and First Right of Refusal of the specified Republic Services properties, and authorize the BRA Chair to sign. (ACTION: Motion to approve the Purchase Agreement and First Right of Refusal of the specified Republic Services properties, and authorize the BRA Chair to sign.)**

Ms. Kik introduced Mr. John Kneas to debrief the board on the purchase of the three smaller parcels for \$40k, and the Right of First Refusal for the larger Republic Services owned property along North Street. Mr. Kneas explained the ROFR would be active for 5 years, and would allow the BRA and City Staff the opportunity to make an offer if another bonafide offer were to be made. The agreement does allow us to conduct a phase I environmental study, and Mr. Kneas mentioned that we are working on obtaining the rights to a Phase II.

Mayor Hopewell made the comment that these parcels are vital pieces of property within the City and we need to do our due diligence to take care of it properly.

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Mayor Hopewell motioned to approve the Purchase Agreement and Right of First Refusal of the specified Republic Services properties, and authorize the BRA Chair to sign; supported by Mr. Brown. The motion passed 10 in favor, 0 against.

2. Consideration of a recommendation that the BRA approve the First Amendment to the Brownfield Plan Development Agreement with Westnedge Investment Group, LLC, and authorize the BRA Chair to sign. (ACTION: Motion to approve the First Amendment to the Brownfield Plan Development Agreement with Westnedge Investment Group, LLC, and authorize the BRA Chair to sign.)

Mr. Kisscorni introduced the Brownfield Plan Development Agreement with Westnedge Investment Group, LLC to the board. The original estimated activities were at \$800k but due to required parking lot repairs, this amount has greatly increased. The amendment increases the TIF amount to \$900k or 22 years, whichever comes first. As the owners of the project are looking to expand on the project, as well as make improvements to the Park Street Market site, the amendment would allow the owners to invest more into the community.

Kiar Gamsho, owner of Midtown Fresh and Park Street Market, thanked the board for supporting his projects. He said as a small developer, the City has been a great support and this will help them be sustainable.

Mayor Hopewell commented that we do this work every single day, and we look for partners who want what we want to do. Kiar has been a great partner.

Mayor Hopewell motioned to approve the First Amendment to the Brownfield Plan Development Agreement with Westnedge Investment Group, LLC, and authorize the BRA Chair to sign; supported by Mr. Brown. The motion passed 9 in favor, with Mr. Bolton abstaining.

3. Consideration of a recommendation that the BRA approves the use of BRA funds for the proposed services from DLZ Michigan to conduct a site visit of 116 Cedar Street property for updated abatement costs. (ACTION: Motion to approve the use of BRA funds for the proposed services from DLZ Michigan to conduct a site visit of 116 Cedar Street property for updated abatement costs.)

Mr. Kisscorni presented to the board a scope of work from DLZ to conduct a site visit of 116 Cedar Street property to assess and abate the asbestos within the building to prepare it for redevelopment. At the time, it looks like a portion of the building will be used for public safety, and the remaining portion could be used for mixed-use/community space. The final project details are still being decided.

Mayor Hopewell motioned to approve the use of BRA funds for the proposed services from DLZ Michigan to conduct a site visit of 116 Cedar Street property for updated abatement costs; supported by Ms. Owens. The motion passed 10 in favor, and 0 against.

OLD BUSINESS

COMMUNICATIONS & ANNOUNCEMENTS

Mr. Kik announced Mr. Kisscorni's retirement set for February 28, 2019. She thanked him for his time with the City and the Brownfield Redevelopment Board. The board also thanked Mr. Kisscorni and wished him the best.

STAFF UPDATES

Ms. McCarthy announced the Natural Features Protection ordinance. Currently city staff are working with the NFP technical committee to finalize. The first draft went out to the public and received a great amount of feedback. City staff are hopeful to see the ordinance in action by June.

CITIZEN COMMENTS

DIRECTOR'S COMMENTS

ADJOURNMENT: 8:09 a.m.



Joy Hills, Program Assistant – Community Planning & Economic Development



Patricia Owens, Chair