
**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY SPECIAL MEETING
Thursday, May 16, 2019 • Community Room Conference Room, City Hall**

MEMBERS PRESENT: Fritz Brown; James Escamilla; Kevan Hess; Mayor Bobby J. Hopewell; Bob Miller; Patti Owens; Doug Phillips; Tom Schlueter; Nancy Troff

MEMBERS ABSENT: Nathan Bolton; Kyle Gulau

CITY COMMISSIONERS/CITY STAFF PRESENT: Rebekah Kik (Director of City Planning & Economic Development); Joy Hills (Program Assistant); Jamie McCarthy (Development Coordinator); Antonio Mitchell (Development Coordinator); Joe Agostinelli (Economic Development Consultant)

Meeting was called to order at 7:30AM by Chair Patti Owens

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

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

APPROVAL OF THE MINUTES OF MARCH 21, 2019: Mr. Phillips moved the approval of the minutes; supported by Mr. Brown. Motion approved by voice vote unanimously.

APPROVAL OF THE MINUTES OF APRIL 18, 2019 SPECIAL MEETING: Ms. Troff moved to approve the minutes of the April 18, 2019 special meeting; supported by Mr. Brown. Motion approved by voice vote unanimously.

NEW BUSINESS

1. Presentation from PlazaCorp – 3400 & 3406 Stadium Drive

Mr. Andy Wenzel from PlazaCorp came to give a presentation for a potential commercial project for the old Wayside Bar property located at 3406 Stadium Drive. Mr. Wenzel informed the board of the challenges presented with the property including significant site utility work, and other eligible expenses.

All questions were answered to the board's satisfaction.

2. Consideration of a recommendation to approve a letter of support on behalf of the BRA to the City Assessor in regards to the project proposed for 3400 & 3406 Stadium Drive, and supporting that the properties qualify as functionally obsolete. (ACTION: Motion to approve a letter of support on behalf of the BRA to the City Assessor in

regards to the project proposed for 3400 & 3406 Stadium Drive, and supporting that the properties qualify as functionally obsolete.)

Ms. McCarthy debriefed the board that the City Assessor's office has asked the board to provide a letter of support of the project before qualifying the properties as functionally obsolete as defined by Act 381. All questions were answered to the board's satisfaction.

Mr. Phillips motioned to approve a letter of support on behalf of the BRA to the City Assessor in regards to the project proposed for 3400 & 3406 Stadium Drive, and supporting that the properties qualify as functionally obsolete; supported by Mr. Escamilla. The motion passed 9 in favor, 0 against.

3. Consideration of BRA Board applicants, and volunteer 3-4 members of the BRA as a nominating committee to review the applicants. (ACTION: Motion to volunteer 3-4 members of the BRA to form a nominating committee to review BRA Board applicants.)

Ms. McCarthy opened the discussion to the board to create a nominating committee that would review the applications we have received to replace two of our seats. Ms. McCarthy informed the board that some applicants have been disqualified at this time as the majority of our board members must be City of Kalamazoo residents.

The board expressed that they would like to table this item to allow for more applications to be received, and be reviewed at the next board meeting in June.

4. Reschedule the June 20th BRA meeting due to an event conflict. (ACTION: Motion to cancel and reschedule the June 20th scheduled EDC/BRA meeting.)

Chair Owens opened the discussion asking if the June 20th meeting would have quorum? With the board answering that it would better to reschedule.

A citizen had asked that the meeting be held on June 13th, and the board agreed that time worked for the majority.

Mr. Brown motioned to cancel and reschedule the June 20th EDC/BRA meeting to June 13th; supported by Mr. Schlueter. The motion passed 9 in favor, 0 against.

5. Review of 2 scopes of work from Envirollogic to perform environmental assessments for the properties listed.

Ms. McCarthy went over the scopes of work for the board's knowledge. There would be Phase I environmental work done for all of the properties listed, as well as a potential BEA and Phase II for the 3 properties the BRA purchased from Republic Services on North Street. All questions were answered to the board's satisfaction.

OLD BUSINESS

Ms. Kik asked for additional feedback on the draft Operational and Incentive policies.

Ms. Hills gave an update on the draft Purchasing Policy and BRA Data capture, and that the drafts would be postponed until the June meeting.

Mr. Kneas gave an update that the closing of the 3 Republic Services properties were to happen this week.

COMMUNICATIONS & ANNOUNCEMENTS

None

STAFF UPDATES

None

CITIZEN COMMENTS

None

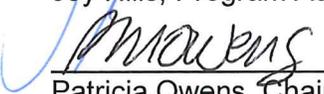
DIRECTOR'S COMMENTS

None

ADJOURNMENT: 8:45AM



Joy Hills, Program Assistant – Community Planning & Economic Development



Patricia Owens, Chair

