
CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY – SPECIAL MEETING
Thursday, July 12, 2017 • Community Room, City Hall

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

MEMBERS ABSENT: John MacKenzie; Bob Miller; Nancy Troff

CITY COMMISSIONERS/CITY STAFF PRESENT: Eric Kemmer (Development Manager); Sara Jo Shipley (Redevelopment Project Manager); Rebekah Kik (Director of City Planning & Economic Development); Joy Orr (Administrative Coordinator); John Kneas (Legal Counsel for the City of Kalamazoo Brownfield Redevelopment Authority); Jerome Kisscorni (Assistant City Manager)

Meeting was called to order at 7:32 a.m. by Vice Chair Nathan Bolton

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

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

APPROVAL OF THE MINUTES OF JUNE 18, 2018: Mr. Brown moved approval of the agenda; supported by Mayor Hopewell. Motion approved by voice vote unanimously.

NEW BUSINESS

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

Mr. Kisscorni led the discussion on the proposed Fourth Amendment to the Revised Brownfield Plan which includes the addition of Chapter 51) 180 Water Street (aka Lot 9). This project has an estimated \$14.5-\$15.7M in eligible activities, \$70M in investment, and 65 full time jobs. Also within this project there will be 313 parking spaces open for the public use (originally 180 spaces), 50 residential units with 10% being affordable housing. While there is no retail going into the space, there are several established organizations relocating to it including: The Kalamazoo Promise, Warner Norcross & Judd, Community and Schools, and Southwest Michigan First. All questions were answered to the board's satisfaction.

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

The Public Hearing was opened at 7:35am and closed at 7:36am. There were no comments or questions from the public.

Mr. Phillips asked when demolition for the project was going to start. Ms. Owens answered the demolition has been scheduled for July 23rd, 2018, but there were some delays administratively and a few design changes. Expectation for project completion is August of 2020.

3. Consideration of a recommendation to approve and adopt the resolution approving implementation of the Fourth Amendment to 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 Fourth Amendment to the Revised Brownfield Plan and recommending the City Commission adopt a resolution approving the amendment of the Plan.)

Mr. Brown motioned to approve and adopt the resolution approving implementation of the Fourth Amendment to the Revised Brownfield Plan and recommending the City Commission adopt a resolution approving the amendment of the Plan; supported by Mr. Escamilla. The motion passed 7 votes in favor, 0 against, and Ms. Owens abstained.

*Ms. Owens was excused for this portion of the meeting.

4. Consideration of a recommendation that the BRA approve the Brownfield Plan Development Agreement effective upon the City Commission's approval of the Fourth Amendment to the Revised Brownfield Plan which adds Lot 9 – subject to any necessary revisions that may be required to reconcile the Development Agreement with the Fourth Amendment – and authorize the vice chair to sign. (Action: Motion to approve the Brownfield Plan Development Agreement effective upon the City Commission's approval of the Fourth Amendment to the Revised Brownfield Plan which adds Lot 9 – subject to any necessary revisions that may be required to reconcile the Development Agreement with the Fourth Amendment – and authorize the vice chair to sign.)

Steve Loney from Tower Pinkster presented the Lot 9 project to the board. In his PowerPoint, a current aerial of the parking lot in its current state was shown followed by the proposed building design and the dramatic effect it would have on the area. Mr. Loney gave a floor-by-floor explanation including where identified organizations would have their offices, the floors dedicated to residential, and dedicated parking spaces for both the public and private entities. Mr. Loney also added amenities such as a fitness facility for residents and office tenants, and bike storage for the public.

Mr. Phillips and Mayor Hopewell requested a clear number on the amount of public parking spaces that would be available. Mr. Loney said he would be able to provide that number at a later date.

Mr. Phillips asked if the project would be responsible for the parking lot to the west. Mr. Loney answered yes, and that the responsibility would include the street scaping, snowmelt, utilities, green space, and walking spaces.

Overall, the board's impression of the project was positive, and they approved the design for the building. Mr. Kisscorni added that the proposal for the project would be going forward to City Commission on July 16th with a sales price of \$714k.

Mr. Brown motioned to approve the Brownfield Development Agreement effective upon the City Commission's approval of the Fourth Amendment to the Revised Brownfield Plan which adds Lot 9 – subject to any necessary revisions that may be required to reconcile the Development Agreement with the Fourth Amendment – and authorize the vice chair to sign; supported by Mayor Hopewell. The motion passed 7 votes in favor, 0 against.

*Ms. Owens returned to the meeting after voting was completed.

OLD BUSINESS

None

COMMUNICATIONS & ANNOUNCEMENTS

STAFF UPDATES

Mr. Kisscorni brought to the board's attention that the arena project has come back into conversation, which may slow down PlazaCorp's Rose Street Hotel project.

Ms. Kik briefed the board on the City's relationships with Incremental Development Alliance, and how we are partnering with them to learn some new methods and streamline processes in order to work with new and small developers in our area. She also added that while the first section of training has been completed (City staff only) there will be a second training being held in September that we will include outside partners to identify gaps in our current processes.

Mr. Kisscorni announced that Ms. Shipley has accepted a position as the Director of Economic Development of Ypsilanti Township, and her last day with the City will be August 3rd.

Ms. Shipley introduced Boemin Park (our Economic Development summer intern from K College) and how she has been an amazing asset to constructing our site prioritization process and starting work into the climate action plan.

CITIZEN COMMENTS

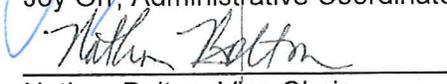
None

DIRECTOR'S COMMENTS

Mayor Hopewell asked what our current efforts were to bringing external businesses to Kalamazoo. Ms. Kik answered that now that we are a certified Redevelopment Ready Community (RRC) we have a team through Michigan Economic Development Corporation to assist us in marketing our sites and available spaces.

ADJOURNMENT: 8:47 a.m.


Joy Orr, Administrative Coordinator – Community Planning & Economic Development


Nathan Bolton, Vice Chair