
CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY ~~SPECIAL MEETING~~
Thursday, July 18, 2019 • Community Room Conference Room, City Hall

MEMBERS PRESENT: Nathan Bolton; Fritz Brown; James Escamilla; Kyle Gulau; Kevan Hess; Bob Miller; Patti Owens; Tom Schlueter; Nancy Troff

MEMBERS ABSENT: Mayor Bobby J. Hopewell; Doug Phillips

CITY COMMISSIONERS/CITY STAFF PRESENT: Rebekah Kik (Director of City Planning & Economic Development); Joy Hills (Program Assistant); Jamie McCarthy (Development Coordinator); John Kneas (Legal Counsel for the Brownfield Redevelopment Authority); (Joe Agostinelli (Economic Development Consultant); Dorla Bonner (Community Planning Investment Manager); Bob McNutt (Building & Development Manager)

Meeting was called to order at 7:41AM by Chair Patti Owens

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

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

APPROVAL OF THE MINUTES OF JUNE 13, 2019: Mr. Schlueter moved the approval of the minutes; supported by Mr. Bolton. Motion approved by voice vote unanimously.

NEW BUSINESS

- 1. Consideration of a recommendation the BRA approves the Amendment to the MDEQ Grant Agreement between the BRA regarding 615 Holdings, LLC, and authorize the BRA Chair to sign. (ACTION: Motion to approve the Amendment to the MDEQ Grant Agreement between the BRA regarding 615 Holdings, LLC, and authorize the BRA Chair to sign.)**

Ms. McCarthy debriefed the board that the BRA was awarded an additional \$13,000 in grant dollars from the Michigan Department of Environmental, Great Lakes, and Energy (EGLE) for cover professional third-party overview of the 615 Kalamazoo Avenue project. The project has proven to be very technical, and the additional funds will aid in assisting the project to completion. All questions were answered to the board's satisfaction.

Mr. Escamilla motioned to approve the Amendment to the MDEQ Grant Agreement between the BRA regarding 615 Holdings, LLC, and authorize the BRA Chair to sign; supported by Ms. Troff. The motion passed 9 in favor, 0 against.

2. EDC/BRA board nominations

Ms. McCarthy announced that all applicants listed met the City resident requirement, and the committee chose 3 candidates to interview based on their applications. The top 2 candidates the nominating committee would like to bring forward for the Mayor's recommendation, be he will be able to see all applicants as well.

Director Troff stated that all applicants were wonderful and suggested to keep their applications for future board openings. This comment was supported by Director Miller.

3. Consideration of a recommendation that the BRA approves the Termination and Discharge of the Mortgage with Enmar, L.L.C., and authorize the chair to sign the Mortgage Discharge, including any other document that is needed for the transfer of title from First National Bank to the eventual new owners of 701 E Michigan Avenue. (ACTION: Motion to approve the Termination and Discharge of the Mortgage with Enmar, L.L.C., and authorize the chair to sign the Mortgage Discharge, including any other document that is needed for the transfer of title from First National Bank to the eventual new owners of 701 E Michigan Avenue.)

Mr. Kneas led the discussion informing that the BRA is in the third position within the loan, so we are losing out on the loan. There is always the possibility of a second-generation BRA project. Mr. Kneas also stated that the BRA will be receiving some funds through back taxes, and staff are working with the County and City Assessor to determine what that amount will be. All questions were answered to the board's satisfaction.

Mr. Bolton motioned to approve the Termination and Discharge of the Mortgage with Enmar, L.L.C., and authorize the chair to sign the Mortgage Discharge, including any other document that is needed for the transfer of title from First National Bank to the eventual new owners of 701 E Michigan Avenue; supported by Ms. Brown. The motion passed 9 in favor, 0 against.

OLD BUSINESS

Operational Policy

Ms. Kik gave a quick presentation on the key factors of the proposed draft of the Operational Policy which showcased some of the major operational changes for the board. The request was made if board members could review again and make final comments by August.

COMMUNICATIONS & ANNOUNCEMENTS

Ms. Kik announced the official retirement of Eric Kemmer and Rob Bauckham from the City of Kalamazoo.

STAFF UPDATES

None

CITIZEN COMMENTS

None

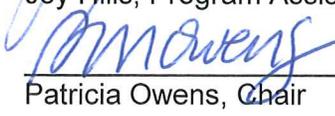
DIRECTOR'S COMMENTS

None

ADJOURNMENT: 8:20 AM



Joy Hills, Program Assistant – Community Planning & Economic Development



Patricia Owens, Chair

