
**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Thursday, November 21, 2019 • Community Room Conference Room, City Hall**

MEMBERS PRESENT: Nathan Bolton; Fritz Brown; James Escamilla; Kyle Gulau; Kevin Hess; Jason Novotny; Patti Owens; Doug Phillips; Tom Schlueter; Jasmine Vedula

MEMBERS ABSENT: None

CITY COMMISSIONERS/CITY STAFF PRESENT: Richard Cherry (City Attorney's Office); Jamie McCarthy (Development Coordinator); Antonio Mitchell (Development Project Coordinator)

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

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

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

APPROVAL OF THE MINUTES OF OCTOBER 17, 2019: Mr. Novotny moved the approval of the minutes; supported by Mr. Brown. Motion approved by voice vote unanimously.

NEW BUSINESS

1. Public Hearing for an Act 381 Brownfield Plan for Davis Creek Business Park, 2805 East Cork Street, Kalamazoo, Michigan.

Chair Owens opened the public hearing at 7:33AM

Ms. McCarthy presented the brownfield plan for the Davis Creek Business Park at 2805 East Cork Street with the purpose of reimbursing costs for eligible activities that have already been incurred by the City of Kalamazoo and Kalamazoo County Brownfield Redevelopment Authorities. The potential for future eligible activity reimbursement has also already been built into the plan.

The City Brownfield Redevelopment Authority (BRA) obtained the title to the property, which operated as an oil refinery and therefore had petroleum contamination. There has been significant investment on the property to remove soil, cap the area, monitor methane concentration, and to create the business park through the installation of a road, utilities, and storm water drainage.

Discussion ensued regarding the \$315,000 for future eligible activity costs. Mr. Agostinelli noted that it will cover site preparation and other related activities.

Ms. McCarthy noted that there is a 20-year capture period for Tax Increment Revenue that will reimburse the City BRA, Kalamazoo County BRA, and potentially future developers for eligible activities.

Ms. Owens also noted that the format of this plan is different than previous plans. Ms. McCarthy stated that the brownfield plan format will be modeled after the Michigan Economic Development Corporation's (MEDC) format with more specificity. Chapter amendments to the original plan will still operate under the old system.

Chair Owens closed the public hearing at 7:41AM

2. Consideration of a recommendation that the BRA adopts a resolution approving the implementation of an Act 381 Brownfield Plan for the Davis Creek Business Park located at 2805 East Cork Street, Kalamazoo and recommend adoption by the City Commission.

Mr. Escamilla disclosed that his company works with a client that is developing in the business park, but neither Mr. Escamilla, nor the company, stands to benefit from the adoption of this plan.

Mr. Bolton moved to adopt a resolution recommending approval of an Act 381 Brownfield Plan for the Davis Creek Business Park to the Kalamazoo City Commission; supported by Brown. Motion was approved unanimously by roll call vote.

OLD BUSINESS

None.

COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF UPDATES

In the absence of former Mayor Hopewell, Ms. McCarthy updated the board that BRA bylaws do not require the Mayor or anyone specific to sit on the board. The City Commission will decide who will serve as liaisons on public boards in January. Ms. McCarthy also noted that two board members, Mr. Phillips and Mr. Schlueter, have expiring terms in March of 2020.

Ms. McCarthy noted that there will be a large December agenda, likely including two brownfield plans, budget approval for the EDC and BRA, clarification of DDA obligations, and the development agreement with the Metropolitan Center. These items will be discussed in committee beforehand.

CITIZEN COMMENTS

None.

DIRECTOR'S COMMENTS

None.

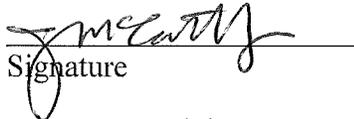
ADJOURNMENT: 7:45AM



Signature

NATHAN BOLTON - vice chair

Name/Title



Signature

Jamie McCarthy, recording secretary

Name/Title