
**CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Thursday, January 16, 2020 • Community Room Conference Room, City Hall**

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

MEMBERS ABSENT: None

CITY COMMISSIONERS/CITY STAFF PRESENT: Joe Agostinelli (Consultant to the BRA); Richard Cherry (Deputy City Attorney); Jamie McCarthy (Development Coordinator); Antonio Mitchell (Development Project Coordinator)

Meeting was called to order at 7:32AM by Chair Patti Owens.

MOTION TO EXCUSE ABSENT MEMBERS: All members were present.

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

APPROVAL OF THE MINUTES OF DECEMBER 19, 2019: Mr. Bolton moved the approval of the minutes; supported by Mr. Novotny. Motion approved by voice vote unanimously.

NEW BUSINESS

1. Staff and developer presentations of the proposed Act 381 Brownfield Plan for the redevelopment project located at 708, 714, 718 and 720 North Burdick Street.

Mr. Gulau presented a development plan to the board, highlighting his plan to revitalize 100-year old buildings and close the gap between single-family housing and large housing development complexes. There are three buildings on four parcels, two of which will be mixed-use, and one will be residential. Mr. Gulau noted the Brownfield Program can help level the playing field on functionally obsolete buildings and stimulating smaller developers to engage with these developmental opportunities.

Mr. Agostinelli presented the brownfield noting that 720 N Burdick St is a facility, 708 N Burdick St is functionally obsolete, and 714 and 718 N Burdick St are both adjacent and contiguous. There is a total of \$163,700 in eligible activities with a 12-year reimbursement schedule and a total of 16 years of capture, including revolving fund capture.

2. Public Hearing for the proposed Act 381 Brownfield Plan for the redevelopment project located at 708, 714, 718, and 720 North Burdick Street.

Chair Owens opened the public hearing at 7:59AM.

No members of the Public offered comments.

Chair Owens closed the public hearing at 7:59AM.

Mr. Gulau left the meeting prior to board discussion at 8:00AM.

3. Motion to adopt the Resolution approving implementation of an Act 381 Brownfield Plan at 708, 714, 718, and 720 North Burdick Street and recommending adoption by the City Commission.

Mr. Brown moved to adopt the resolution approving implementation of an Act 381 Brownfield Plan at 708, 714, 718, and 720 N Burdick St and recommending its adoption by the City Commission; supported by Mr. Schlueter. Mr. Gulau abstained from voting and the motion approved by roll call vote unanimously.

4. Motion to approve the Development Agreement with Zoo North, LLC and authorize the Chair to sign.

Mr. Philips moved the approval of the development agreement with Zoo North, LLC; supported by Mr. Hess. Mr. Gulau abstained from voting and the motion approved by roll call vote unanimously.

Mr. Gulau returned to the meeting at 8:10AM.

5. Formation of subcommittee to review applications for the EDC/BRA Board prior to candidate recommendation to the Mayor for approval.

Mr. Philips and Mr. Schlueter have terms expiring on the board and Ms. McCarthy recommends the formation of a subcommittee to review candidates for recommendation to the Mayor for approval. Two members have also moved out of the city so candidates will need to reside in the city to maintain 50% city resident board members.

Ms. Vedula, Mr. Hess, Mr. Phillips, and Mr. Gulau volunteered for the subcommittee.

OLD BUSINESS

None.

COMMUNICATIONS AND ANNOUNCEMENTS

Ms. McCarthy notified the board that she will be bringing more information to committee to revise a loan payment agreement for the River's Edge project at 600 E Michigan. Paperwork

must reflect an \$11,000 increase in the original EGLE loan amount from 2017. Payments will start in 2021.

Ms. McCarthy notified the board that the Harrison Circle project was invited to submit a full application for a grant from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) in the amount of \$300,000 to offset the cost of vapor mitigation. The board chair must sign off on the state application, so a special meeting may occur before next meeting to adhere to the developer's timeline.

STAFF UPDATES

None.

CITIZEN COMMENTS

None.

DIRECTOR'S COMMENTS

None.

ADJOURNMENT: 8:19AM



Signature

NATHAN BOLTON - vice chair

Name/Title



Signature

Jamie McCarthy, Recording Secretary