CITY OF KALAMAZOO
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING
Thursday, February 20, 2020 • Community Room Conference Room, City Hall

MEMBERS PRESENT: Nathan Bolton; James Escamilla; Kevin Hess; Kyle Gulau; Jason Novotny; Tom Schlueter; Jasmine Vedua

MEMBERS ABSENT: Fritz Brown; Patti Owens; Doug Phillips

CITY COMMISSIONERS/CITY STAFF PRESENT: Joe Agostinelli (Consultant to the BRA); Richard Cherry (Deputy City Attorney); Rebekah Kik (Planning and Economic Development Director); Jamie McCarthy (Development Coordinator); Antonio Mitchell (Community Investment Manager)

Meeting was called to order at 7:30AM by Vice Chair Nathan Bolton.

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

APPROVAL OF AGENDA: Ms. McCarthy recommended the removal of New Business items 1 and 2 from the agenda. Mr. Schlueter moved the approval of the agenda with the recommendation; supported by Mr. Hess. Motion approved by voice vote unanimously.

APPROVAL OF THE MINUTES OF JANUARY 16, 2020: Mr. Novotny moved the approval of the minutes; supported by Mr. Gulau. Motion approved by voice vote unanimously.

NEW BUSINESS

1. **Grant application to the Michigan Brownfield Redevelopment Program for the Harrison Circle project.**

   Ms. McCarthy provided an overview of the Harrison Circle project located at 525 E. Ransom and 617 Harrison Streets and its associated environmental issues. The grant award, through the Michigan Department of Environment, Great Lakes and Energy (EGLE), is up to $300,000 that will be used for vapor mitigation, due care obligations, and other environmental costs. The filed application outlines estimated costs to exceed $300,000. The BRA will have third-party environmental oversight to review the work that is done. The project will include MSHDA-financed affordable housing.

   Questions regarding the project timeline were answered, noting that this grant will require approval from the City Commission, a grant agreement between the developer and the BRA, and an extended purchase agreement with the developer.

Mr. Novotny moved to approve the grant application to the Michigan Brownfield Redevelopment Program as presented and authorize Vice Chair Bolton to sign; supported by Mr. Schlueter. Motion approved by roll call vote unanimously.

2. **Acceptance of 1116 Engleman tax foreclosed property from the Kalamazoo County Treasurer.**

   Ms. McCarthy outlined the opportunity to obtain the property, noting that it is a vacant commercially owned property, adjacent to other city-owned parcels. This property is adjacent and contiguous to a brownfield-eligible parcel.

   Mr. Escamilla moved to approve the acceptance of 1116 Engleman tax foreclosed property form the Kalamazoo County Treasurer; supported by Mr. Hess. Motion approved by roll call vote unanimously.

OLD BUSINESS

1. **Amended loan agreement with River's Edge Partners, LLC.**

   Ms. McCarthy provided context to the grant and loan combination with EGLE for soil remediation and context to the December 2017 BRA loan with the developer. The loan requires amending to reflect the increase in costs incurred which surpassed the value of the BRA loan. River's Edge Partners, LLC is responsible for the first principle payment in May 2021.

   Mr. Schlueter moved to approve the amended loan agreement with River's Edge Partners, LLC and authorize Vice Chair Bolton to sign; supported by Mr. Novotny. Motion approved by roll call vote unanimously.

2. **Acceptance of 501 North Westnedge tax foreclosed property from the Kalamazoo County Treasurer.**

   Ms. McCarthy led discussion regarding the history of the parcel as a former car services center and gas station and discussed the title transfer of the property. Transferring the property to the BRA would provide the opportunity to file a Baseline Environmental Assessment (BEA) that was never completed. The property qualifies as a facility.

   Mr. Escamilla moved to approve the acceptance of 501 North Westnedge tax foreclosed property from the Kalamazoo County Treasurer; supported by Mr. Novotny. Motion approved by roll call vote unanimously.

3. **Property disposition discussion for the sale of property located at 315 East Alcott Street.**

Ms. McCarthy and Mr. Cherry explained the history of the property, including a restrictive covenant that placed ambulatory service development limitations on the property and a perpetual parking easement with PlazaCorp.

The board asked Mr. Cherry to negotiate a sales price for the property located at 315 East Alcott Street prior to final approval by the board.

No motion required.

COMMUNICATIONS AND ANNOUNCEMENTS

None.

STAFF UPDATES

1. **Vice Mayor to serve on EDC/BRA board**

   The Vice Mayor, Patrese Griffin, will serve on the EDC/BRA board. Ms. McCarthy will arrange to have the city clerk at the March meeting to be sworn in.

2. **Board Applications**

   Ms. McCarthy noted that there are currently 5 applications; however, only one of those applicants resides in the City of Kalamazoo. The City Charter dictates that 50% of the BRA board must reside in the City of Kalamazoo.

CITIZEN COMMENTS

None.

DIRECTOR'S COMMENTS

None.

ADJOURNMENT: 8:20AM

Jamie McCarthy

Jamie McCarthy, Recording Secretary

P M Owens

Signature

Patti Owens, Chair

Printed Name/Title