

KALAMAZOO COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY  
**MINUTES**

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**MEETING DATE:** Thursday, January 25, 2010  
**PLACE OF MEETING:** County Administration Building

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Present were: Clare Annen, Robert Barnard, Larry Baumgart, Leroy Crabtree, Marc Hatton, Ken Peregon, Julie Rogers, Matthew VanDyk, Thell Woods  
Kalamazoo Township: George Cochran  
Staff Support: David Artley, Jeff Hawkins (consultant), Lotta Jarnfelt  
Excused: Katrina Schuur  
Absent: Ruth Blake, Representatives from Augusta and Comstock  
Recording Secretary: Lori Pyatt

1. CALL TO ORDER

The meeting was called to order by Chairperson Rogers at 4:04p.m. (It was later stated that Ms. Schuur had sent notice that she would not be able to attend.)

2. APPROVAL OF MINUTES

A motion to approve the December 17, 2009 Minutes as presented was made by Mr. Crabtree, supported by Mr. Peregon, and carried unanimously.

3. CITIZENS COMMENTS

- There were no comments made at this time.
- Later, citizens Mary Brown and Connie Ferguson summarized that morning's meeting with Rebecca Humphrey of the DNRE and others from the environmental community in Lansing. The previous weeks' meeting with the Manufacturer's Association went well.

4. CONSENT CALENDAR

Bills for Payment

**a. Invoice #25993: Total \$4,532.69**

Davis Creek Business Park Methane Investigation, Kalamazoo, MI  
Work Order #12 (Bill Group F) - \$4,532.69

This can be applied only to the Petroleum Grant.

Activities include: data evaluation report preparation, laboratory costs and equipment rental.

Report will be provided to the KCBRA

- This was the last of the invoices on the project to approve.
- More information on the project would be coming in the future.

- A motion to approve the payment for invoice #25993 was made by Mr. Baumgart, supported by Mr. Annen, and carried unanimously.

5. COMMITTEE REPORTS

A. Executive Committee –

- Next meeting would be Wed., Feb. 10, 7:30am at the County Building.
- Both Executive and Project/Finance Committees met earlier this month.
- Good discussion were had about the retreat (more information to follow).

B. Project/Finance Committee –

- Next meeting would be Thur., Feb 11 at 4:30 pm at the County Building.

C. PR/Media Committee

There was nothing new to report.

## 6. STAFF REPORTS

- a. Selection of Liaison and Alternate Liaison to the Land Bank –
  - This was a non-voting participative position. (This was also on the EDC Agenda as both committees would be represented by the liaisons.)
  - Mr. Woods was interested in the Liaison position, stating there could be tremendous integration of the EDC and Brownfield interests with the Land Bank's focus. He had attended all the meetings thus far.
  - Mr. Crabtree was interested in both positions and agreed with Mr. Woods that a tremendous opportunities could open up if the BRA/EDC were represented.
  - Mr. Annen nominated Mr. Woods and Mr. Crabtree to the positions.
    - -Vote for Liaison Position: Mr. Woods received 6 out of 9 votes.
    - -Vote for Alternate Liaison Position: Mr. Crabtree was approved unanimously.
  - The nominees recognized that both could attend all meetings; the next meeting would be February 11, at 8am at the County Administration building.
  - Ms. Rogers reminded them they were representing the BRA and EDC, and she asked them to bring information to the Boards. She also asked Mr. Woods to let Mr. Crabtree know if he was not able to make a meeting.
- b. Midlink – update
  - The operating Vice-Presidents had formally swapped positions/offices.
  - Alan Schwartz, their new attorney, had been talked to regarding getting the 381 work plan on target.
  - The latest version of the developer's agreement (with all references to the loan taken out) had also been sent to them; they were interested in pursuing the inter-governmental agreement.
  - The 381 work plan needed to be done first.
  - The new players seemed interested in moving things forward; they were informed of the timeline and that the County wasn't in a position to move on it at that point. Discussion ensued.
- c. Davis Creek - 2805 East Cork — City of Kalamazoo – update
  - A slideshow may be brought in the future as an update on the project.
  - Monitoring was continuing to happen.
  - Marc Hatton had communicated with Jeff Spruit, of the DEQ. There was a known presence of methane which would be manageable during the development phase.
  - Discussion turned to possible tenants and marketing of the property; the group decided that it would be a good idea to put a BRA sign on the site.
- d. City of Kalamazoo Wellhead Protection/ Petroleum Concerns - Rapid Transit Site - 802 S. Burdick, Kalamazoo, MI – update
  - Two temporary monitoring wells were placed along the boundary; samples had been collected, and levels in the groundwater were below applicable criteria.
  - Reports would be wrapped up.
  - A representative (John Paquin) of the City of Kalamazoo stated no further work would be needed; he may have another site for the Authority.
  - Since there was enough data and unaddressed issues from the past, the DEQ may be pushed for access sometime in the future.
- e. Other Petroleum Site in the City Wellhead Protection Zone
  - Abby Site east of Sprinkle, north of O Ave., in Pavillion Twp., on which an above ground fuel tank had leaked in the past.
  - The Kalamazoo Community foundation was asking for assistance from the BRA; a letter would be drafted regarding what the Authority could do to help. Mr. Artley may

come back with a recommendation to be considered.

- Discussion turned to clarification of the property and the BRA's role, the tax status/owner of the parcel, and the timing of the project.
- f. Future funding –EPA submitted 10/16/09.
- An announcement would be made in April.
- g. Other
- A thank you had been received by Shawn Brown, Beckan Industries; Mr. Artley would forward it on. That was a site that could be walked through as a group. Beckan Industries had received a Catalyst Award.
  - Ms. Rogers indicated help was still needed for P/R.
  - The DEQ was renamed the Department of Natural Resources and Environment (DNRE).
  - The Annual meeting of the Brownfield Redevelopment Authority would be occurring in April, and the Chair/Vice-Chair positions would be up for re-election. Ms. Rogers reminded the group of their initial desire to share the leadership and urged anyone interested in the positions to let Mr. Artley know.

## 7. OTHER

### A. National Brownfield Conference Report –

Chairperson Rogers gave a PowerPoint presentation. She suggested a book, *The Option of Urbanism*, and explained the Tour named “Bohemian Bywater” (a neighborhood post-Hurricane Katrina.)

- Bywater Art Lofts – old sewing factory (brownfield) converted into subsidized housing for artists.
- ICI NOLA – Former meat processing factory. Owners were ready to develop a mixed use project, but the economy crashed so they turned it into their home.
- N.O. Naval Support Station – 1mill. sq. ft. of floor space; had strong resident input partnering with government and planners. It would be divided and developed (like Midlink).
- American Can Tour – old beer, coffee, molasses factory converted into mixed use retail, housing and parking. Old machinery recycled as painted art, planter boxes. It was 95% occupied
- Falstaff Brewery Tour – abandoned in 1978; asbestos was a problem; the 6 month cleanup and abatement cost 2 million. Converted into apartments--90% occupied. It was the first post-Katrina brownfield project, and it spurred other developments in the area.

Mr. Peregon also passed around materials and discussed the tours/sessions he attended:

- Dillard University trained people in entrepreneurship in the green industry.
- The Make It Right foundation was building ‘green’ houses with a new twist on the local architecture.
- Jacob’s Family Foundation helped a community establish not only a grocery store, but also had plans for an entire village via: community funding.
- Attended a seminar on sustainable remediation covering how demolition and redevelopment of properties could be done in a more energy efficient way.
- Seminar: Community Health as a Social Justice Issue.

Both Ms. Rogers and Mr. Peregon thanked the Authority for sending them to the convention. The next National Brownfield Conference would be held in May of 2011.

### B. Board Retreat --

- Mr. Artley drew their attention to the ‘Advance’ packet, and summarized the topics to be covered.
- The group agreed that the 8AM to noon February 20<sup>th</sup> would be better than the 27<sup>th</sup>.
- Mr. Van Dyk said he would look into a site for the retreat.

- Discussion turned to topics such as the expectation of the County Board and by-laws.

C. State Association of Brownfields

- Mr. Artley drew their attention to the two documents at the back of the packet.
- Mr. Hatton said that for a number of reasons it may be advisable for the BRAs in the state to organize in order to create representation in the policy making process; the DEQ had been supportive. He summarized where the effort stood.
- He agreed to let Mr. Artley and Ms. Jarnefelt know when the next meetings would be held.

8. BOARD MEMBERS COMMENTS

- Mr. Peregón thought the idea of the State Association of Brownfields was great.
- Mr. Hatton indicated that the State was considering HB 5566 (sponsored by Rep. Robert Jones) which would allow adding acquisition costs to eligible expenses. Committee Hearings would be held Feb 10 & 11. The hang-up was school tax capture not able to be used for reimbursement purposes. He would keep the board informed, especially if formal support was needed.

9. ADJOURNMENT

The meeting was adjourned at 5:47p.m.

**Next Meeting: Thursday February 25, 2010**

*Respectfully submitted: LP*