
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, November 19, 2015
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207a
TIME: 4:00 pm

MINUTES

Present: Joe Agostinelli, Ken Peregon, Thell Woods, Andy Wenzel, Jim Spurr, Habib Mandwee, Julie Rogers, Chris Carew

Members Excused: Travis Grimwood, Tim Hudson, Douglas Milburn

Kalamazoo Township: George Cochran

Staff: Rachael Grover, Lotta Jarnefelt

Consultant: Jeff Hawkins

Recording Secretary: Rachael Grover

Community: 3

1. Chair Agostinelli called the meeting to Order at 4:00 p.m.
 2. Members Excused: Travis Grimwood, Tim Hudson, Douglas Milburn
 3. Approval of the agenda: **Motion to approve agenda Wenzel, support from Carew. Motion adopted.**
 4. Approval of Minutes: BRA Minutes of October 22, 2015. **Peregon moved and Mandwee seconded the approval of October 22, 2015 minutes. Motion carried.**
 5. Citizens Comments: None
 6. **Discussion/Action:**
 - a. **Discussion/Action:** 3912 Douglas Avenue, Kalamazoo Township – Brownfield Plan
 - i. Part I and Part II Application
Mandwee moved and Woods seconded approval of the Application. Motion adopted.
 - ii. Envirollogic Work Order #23 Brownfield Plan - \$2,500
Woods moved to approve Work Order #23, Wenzel seconded approval. Motion carried.
 - iii. Brownfield Plan
Motion from Wenzel to recommend approval of the Blackbird Billiards Brownfield Plan to the County Board of Commission with the correction of the order of Tables in the Plan, support from Carew. Following discussion, motion carried.
 - b. **Discussion/Action:** 232 LLC
 - i. Extension of Development Agreement – Attorney for 232 LLC provided update regarding project and that it will not be completed by 1st Addendum date of 12/31/2015. Addendum #2 will be drafted and discussed by committee and brought to future meeting.
 - ii. Act 381 Work Plan – MEDC is supportive of submitting an Act 381 Work Plan. KCBRA Board members discussed supporting submitting an Act 381 Work Plan subject to 232 LLC preparing the Plan with their contracted Environmental Consultant and submitting the Plan to the KCBRA for staff and legal review.
 7. Consent Agenda – Invoices
 - a. **\$560.00** – Envirollogic WO#17 General Environmental Review
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- b. **\$174.80** – Rykse’s Breakfast invoice – Township TIF Breakfast
Woods moved and Mandwee seconded approval of Consent Agenda. Motion carried.
8. Financial Report
- a. **Discussion:** Fund 247 Year-to-date
 - b. **Discussion/Action:** Budget Amendments for End of 2015
Rogers moved to approve 2015 End of Year Budget Amendments as presented for submittal to County Finance. Peregón seconded approval. Motion adopted.
9. Discussion and/or Action Calendar
- a. **Discussion/Action:** 555 E. Eliza St.
 - i. \$1,832.50 – Envirollogic WO#21 MDEQ Loan
Carew motioned to approve payment of invoice for work related to WO#21, Wenzel seconded approval. Motion adopted.
 - b. **Discussion/Action:** 2425 S. 11th Street, Oshtemo
 - i. Discussion with Oshtemo Township Staff – planned for December
 - ii. Envirollogic WO#24 for Brownfield Plan - \$4,000 – tabled for further discussion.
 - c. **Discussion/Action:** Costco Tax Appeal update
Chair Agostinelli gave an update regarding discussion with Varnum legal counsel regarding tax capture reimbursement pending outcome of Costco tax appeal to the Michigan Tax Tribunal. Chair and staff will discuss the tax appeal and tax increment reimbursement with developer Gesmundo.
 - d. **Discussion/Action:** Authorize Staff to submit EPA Assessment Grant through Grants.gov
Peregón moved to authorize staff to submit the EPA Assessment Grant Application through Grants.gov with a Grants.gov account approved by the County, motion seconded by Carew. Motion adopted.
 - e. **Discussion/Action:** Development Agreement/Reimbursement Agreement discussions – set up work group/committee to discuss draft. Spurr, Wenzel, Woods, Agostinelli volunteered to set up a work session to discuss these documents.
10. Staff Reports:
- a. Air Museum property – staff met with RAI Jets regarding submitting an Application
 - b. TIF Breakfast summary
11. Committees - times dates and places
- a. Land Bank Report –
 - b. Project/Finance Committee–verbal report, next meeting Thursday, December 10th , 4:00pm
 - c. Executive Committee – verbal report, next meeting Friday, December 11th , 8:30 am
 - d. PR/Media Committee –
12. Other – Jarnefelt wanted to let Board know that Zena’s daughter Nia passed away last week. Chair Agostinelli motioned staff to spend \$200.00 for donation to Cancer research organization for Zena’s daughter. Support from Spurr. Motion adopted.
13. Board Member Comments
Rogers requested that Members discuss the Dark Stores tax appeal issue with State Lawmakers.
14. Adjournment at 5:50 p.m.

Next Meeting: 3rd Thursday –December 17, 2015 at 4pm (room 207a, County Admin Bldg)

PLEASE CALL 384-8112 OR EMAIL RAGROV@KALCOUNTY.COM

IF YOU ARE UNABLE TO ATTEND THE MEETING
