

KALAMAZOO COUNTY
ECONOMIC DEVELOPMENT CORPORATION
MINUTES

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

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

1. CALL TO ORDER

Chairperson Woods called the meeting to order at 5:10pm.

2. APPROVAL OF MINUTES

Mr. Annen corrected the minutes to read, "Chairperson Woods called the meeting to order."

A motion to approve the January 2010 Minutes as amended was made by Mr. VanDyk, supported by Mr. Hatton and unanimously approved.

3. CITIZENS COMMENTS

Connie Ferguson reported that a Legislative Breakfast would be held March 8, at 7:30am.

4. CONSENT CALENDAR

There was nothing on the consent calendar.

5. REPORT

There was nothing reported at this time.

6. KALAMAZOO COUNTY LAND BANK

- There would be 14.1 to 15.6 million of Neighborhood Stabilization dollars to help remediate five areas of the community, including 1.4 million to go toward administration, .5 million in demolition, 5.2 million to rehabilitate vacant and blighted properties, 4.7 million securing foreclosed properties and 3.8 million toward rehabbing foreclosed properties.
- Davis-Bacon guidelines would be a factor.
- 25% of the fund was to go to helping low income families.
- Discussion ensued on this and foreclosed properties outside these five neighborhoods that the Land Bank could be faced with in the future.
- It was suggested that the County Treasurer be invited to discuss the issue further.

- The group was reminded that these remediation efforts may have a need for BRA involvement.

7. EVENT CENTER VETTING COMMITTEE (ECVC)

- The Vetting committee report was out. Mr. Artley said he could re-send it to the board if needed.
- A four-hour meeting/hearing had taken place that week.
- The vetting committee concluded:
 - Construction: could be covered by RZF Bonds, other bonds and possibly private funds.
 - Operations: the question before the County Board was the issue of placing it on the ballot; the media reported that they were split on the decision. (They had until May 23rd to place it on the August Ballot; a decision would have to be made by the May 18th meeting.)

8. ARCADIA COMMONS WEST

- A presentation the previous week made a good argument for the creation of jobs based on the history of Arcadia Commons East.
- Discussion turned to the authority of the group involved in this issue, general support and parking issues.

The Members agreed that it would not be necessary to have someone come to do a presentation at a future EDC meeting, but Mr. VanDyk encouraged the group to read the Vetting Committee Report.

9. OTHER

A discussion took place regarding the process of opening frozen grants:

- Mr. Hatton suggested the framework should be based on what came out of the retreat.
- Ms. Rogers stated she would not be prepared to vote on opening those grants, unless discussions were held first.
- Mr. Artley offered that staff would get the information to the board before the meetings, and the individual projects would need to be looked at individually as opposed to following a single process.
- Mr. VanDyk agreed to begin the process discussed at the retreat, including looking for a consultant. Mr. Artley stated that particular issue was being looked at by staff, including funding, and best practices.

Mr. Baumgart asked if the EDC had the authority to sell bonds for specific projects.

- Lotta stated they could issue bonds, but the County Board had to approve the effort first. Discussion ensued on authority.

During the BRA meeting, a Bylaws Committee for both BRA and EDC was created to review the bylaws and bring suggest changes/additions/deletions to the Boards:

Mr. Woods, Mr. VanDyk and Mr. Crabtree volunteered to be on the Bylaws Committee for both the BRA and the EDC.

- It was agreed that suggestions would go before County Legal, then emailed to the Members before being voted on by the BRA/EDC Boards
- Chair Rogers hoped the endeavor would be completed within a few months

10. BOARD MEMBERS COMMENTS

No comments were made.

9. ADJOURNEMNT

The meeting was adjourned at 5:49pm.

Next Meeting: March 25, 2010

Respectfully submitted: LP