

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Board of Directors Meeting
MINUTES: amended May, 2012

MEETING DATE: Thursday, April 26, 2012 following the 4:00 p.m. EDC meeting

PLACE OF MEETING: Room 207A, County Administration Building

Present: Joe Agostinelli, Clare Annen, Larry Baumgart, Brandt Iden, Julie Rogers, Anne Summerfield, Matthew VanDyk, Andy Wenzel, Thell Woods

Members Excused: Ruth Blake, Brandt Iden, Kenneth Peregon

Kalamazoo Township: George Cochran

Community: Connie Ferguson

Guests: Lisa K.J. Phillips, Phillips Environmental Consulting Svcs, Inc.; Erik D. Peterson, Envirologic; Brittainy R. Roth, Environlogic

Staff: David Artley, Lotta Jarnefelt

Recording Secretary: Janet Jones

1. Chairperson Agostinelli called the meeting to order at 5:12 p.m.
2. Members Excused: Ruth Blake, Brandt Iden, Kenneth Peregon
3. Wenzel moved and Baumbart seconded approval of the Agenda. Motion Carried
4. Summerfield asked that the March 22, 2012 minutes be corrected to spell her name correctly; Wenzel requested that spelling of his name be corrected. Artley amended Item #4 of the minutes to reflect that the staff report and approval of the minutes were two separate items. The amended minutes of March 22, 2012 were approved by consensus.
5. Citizen Comments: Ferguson noted that CUR has gone to a quarterly meeting schedule and at the last meeting agreed that CUR is interested in working with BRA on an upcoming *Lunch and Learn* to present the changes made by the DEQ.
6. Consent Calendar:
Woods moved and VanDyk seconded payment of the invoice from Janet Jones for meeting work on March 22, 2012: 3 hours @ \$15 = \$45.00. Motion Carried
7. Discussion/Action: Phalanx Project at River Reach:
Artley provided a summary of the application which was in the Board packet. Briefly, Phalanx Capital Partners requested a contribution from Kalamazoo County BRA of \$1,000 and waiving of the \$500 application fee to support their business development of a parcel of the River Reach development. Funds would be applied to the cost of completing the due diligence necessary to due care plan. Phillips environmental Consulting has completed Phases 1 and 2 of the environmental plan and discovered that there are metals and excessive amounts of arsenic that qualifies the project at Brownfield eligible. Staff recommended approval of the \$1,000 grant and waiving of the \$500 application fee. Board member concerns included:
 - TIF is not available because it has been committed by the City of Parchment so County BRA contribution would need to come from the County's allocation to BRA [City of Parchment BRA has no money to expend].
 - This application is time sensitive so that the proposed business can be up and running by sometime during the summer 2012.

- BRA has a policy that applications will be discussed at a regularly scheduled meeting and acted upon in a subsequent meeting.
- BRA has no policy about direct grants-in-aid that cannot be reimbursed by TIF and approval would set a precedent with no cap.
- EDC is inappropriate for application since EDC funds are loaned, not granted.

VanDyk moved that the agreement be amended to establish a \$2,000 grant cap and that if the project fails, the reimbursement to the County BRA from Phalanx should include both the grant and the license fee. Discussion followed.

Vote was taken by a show of hands the MOTION CARRIED 5:2

Annen moved and Summerfield seconded that the application not be approved.

Discussion followed.

Rogers called the question. Vote was taken by a show of hands the MOTION to disapprove the application CARRIED 5:2

Phillips was asked to inform Phalanx with the assurance that this decision does not imply that BRA dislikes the project.

Policy discussion of the issues of concern will be added to the Executive Committee agenda

8. Staff Reports: None

9. Committees:

- a. Land Bank: Woods reported that 346 parcels have been foreclosed upon and discussion at the last meeting included whether Land Bank can purchase any of them. Terry Dorgan, Carrie DeLong – new members.
- b. Executive: The committee discussed the Phalanx project. Jarnefelt gave feedback on the interview process for hiring staff for BRA & EDC. After today's election, the Executive Committee will consist of: Agostinelli, Baumgart, Blake, Rogers, and Woods. Next meeting: Friday, May 11, 2012 7:30 a.m.
- c. Project/Finance: The committee discussed the Phalanx project. Jarnefelt gave feedback on the interview process for hiring staff for BRA & EDC. After today's election, the Project/Finance Committee will consist of Annen, Iden, Peregon, Summerfield, VanDyk, and Wenzel, one of whom will be designated as an alternate. Next meeting – Thursday, May 10, 2012 4:00 p.m.
- d. PR/Media: Hawkins sent a report that the *Lunch and Learn* session will be on June 7 at the Innovation Center. The draft plan for the event was included in the packet. After discussion, it was agreed that CUR will be added to the agenda to give information about the organization. The invitation will be sent to elected officials in the County. The first 30 to respond will not pay for their lunch.

10. Other & Member Comments: The new brewpub was referenced – information will be forthcoming.

- A sympathy card from BRA members was presented to Clare Annen with the added sentiment that the Authority is glad to see him back.
- Agostinelli presented a Thank You card signed by members and staff to David Artley

with thanks for his stellar staffing over the past 6 years. He will be missed. Best wishes on his new assignment with the County.

- Artley commented that this is his last official meeting as staff to the BRA and EDC. He stated that he has served on or staffed many boards and that his experience with Kalamazoo County BRA was the best! He added that BRA consists of strong-minded people who engage in strong and important discussions; they disagree and agree with patience and respect and each is diligent in the work. Thank you very much for the privilege. 6 years of service.
- Jarnefelt added that the new staff is Lee Adams. She commented that one of the reasons that the transition to new staff is succeeding is that David is still working for the County in another capacity and is available for support.
- Cochran – met Artley in 1991 with Community Prevention Partnership grant proposal. Artley subsequently was an advisor for the building authority and many different areas he has been the one who has kept the County going.
- Annen stated that his daughter reported that Dave was originally brought in to get MH some grants and was successful in that endeavor.
- Woods really enjoyed seeing David receive the honor from the Poverty Reduction Initiative. The acceptance speech was gracious and very insightful.
- Artley: There is not a person in the room I wouldn't call a friend. Thank you for your commitment to the BRA & EDC.

11. Meeting adjourned at 5:50 p.m.

Next Meeting: **Thursday, May 24, 2012 at 4:00 p.m.**