

KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES

MEETING DATE: Thursday, July 22, 2010
PLACE OF MEETING: County Administration Building

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

1. CALL TO ORDER

The meeting was called to order by Chairperson Rogers at 5:51 p.m.

2. MEMBERS EXCUSED

There were no members to excuse.

3. APPROVAL OF AGENDA

A motion to approve the agenda was made by Mr. Woods, supported by Mr. Baumgart and approved.

4. APPROVAL OF MINUTES

A motion to approve the June 17, 2010 Minutes as amended prior to the meeting and presented that evening was made by Mr. VanDyk, supported by Mr. Peregon, and approved.

5. CITIZENS COMMENTS

Ms. Ferguson reported on dinner with a mutual friend of many Board Members.

6. CONSENT CALENDAR

There were no items to be addressed.

7. ACTION CALENDAR

There we no items to be addressed.

8. DISCUSSION ITEMS: Potential Midlink TIF deferral in 2010: Pros/Cons

Mr. Artley stated the issue of deferring TIF was up to the Board. Staff was of the opinion that in a year and no grant was received, there would be no money to operate on. If the \$125,000 was not loaned by the County, it would result in two consecutive years a row of no operating funds.

Discussion ensued on the pros and cons of delaying TIF Capture; this discussion include Renaissance Zones, how delaying would affect 2011 and

2012, how delaying capture *and* asking for a loan could be perceived, the possibility of obtaining grants for program funds, how delaying could allow more help to be offered to Midlink in the near future, and allow other long term advantages.

There would be a vote on the issue at a future meeting. Mr. Artley needed to know very soon which option the Board thought they would choose, because there were several steps involved in delaying TIF. If there was no action taken, capture would begin in 2011.

Mr. Hatton thought that not writing stipulations regarding delaying up to five years into Brownfield Plans was a procedural mistake.

Many members felt they didn't have enough comparative projection numbers on all the options to make a decision. Mr. Artley agreed that he could draft the documents, but clarified that they would still be estimates. Mr. Hawkins stated that since the initial projections many things had changed, and the original assumptions didn't apply.

9. STAFF REPORTS

- A. Grant Fund Status – Mr. Artley reported that there was about 10K left in hazardous substance (which could be used in vetting the Midlink response), unknown dollars with the County for copying because it ran about three months behind, and the dollars were close to zero on the Petroleum fund. There was a potential of another 37-39K for Davis Creek. For the sake of accuracy, the all the spreadsheets were being re-visited.
- B. EPA Grants – A new call for proposals could be issued as soon as August or September. There had been a draft of the guidelines a few weeks ago requesting comments, formal guidelines would come in August.
- C. Status of the \$125,000 Ask – A discussion was held on the probability that the County would grant the request; Mr. Urban's committee was hopeful. No one from Administration had declined the request. Mr. Barnard though it had a good chance, especially if TIF was captured.
- D. Davis Creek – 2805 East Cork – The sampling plan was still being reviewed and would go to the EPA the next week.
- E. Midlink –It seemed that Midlink's new legal team had a new sense of urgency; they had communicated that they were close. Mr. Artley had said, "If not by the deadline, the 10K grant would be spent elsewhere, and Midlink would need to write a check for vetting." They would probably hear something very shortly as a meeting was held earlier that day.

F. Attendance Update – This would be on the next agenda

G. Other—There was nothing to report.

10. COMMITTEES

A. Land Bank Report – Mr. Woods stated that there were three new urban gardens, and an Executive Director was hired, but otherwise no new developments.

B. By-Laws—The bylaws would be brought to the August meeting.

C. Executive Committee - The group decided to begin meeting at 7:30 on the Fridays when the ACW was not meeting. The next meeting was tentatively scheduled for August 20th at 7:30am.

D. Project/Finance Committee - The next meeting would be August 19th at 4pm.

E. PR/Media Committee - The members discussed that only one tour was needed; September 21st was a target date for the tour. Mr. Artley suggested sites to be visited. A presentation would be given to the EHAC on 8/11 at 9am. Mr. Hawkins offered his help.

11. OTHER

There was nothing to report.

12. BOARD MEMBERS COMMENTS

-Mr. Peregón requested that the Midlink TIF data be distributed before the committee meetings.

13. ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Crabtree, supported by Ms. Blake and was unanimously approved.

Next Meeting: Thursday, August 26, 2010

Respectfully submitted: LP