

Brownfield Redevelopment Authority

Regular Meeting Minutes

Friday, November 18, 2016
4:00 p.m., Council Chambers



1. Call to Order by Valentine at 4:00 p.m.

2. Roll Call

Present: Laura Bos, Barbara Craig (4:07 p.m.), Tom Erdmann, Tom Fleming, Eugen Gawreliuk, Mike Henry, Chris Valentine

Absent: Robert Herrera, Andy Klavins, Stephanie Timmer, Art Bolt

3. Approval of Agenda

Motion by Henry, second by Fleming to approve the November 18, 2016 Regular Meeting Agenda as presented.

All in favor. Motion carried.

4. Approval of Minutes – September 19, 2016

Motion by Bos, second by Erdmann to approve the September 19, 2016 Regular Meeting Minutes as written.

All in favor. Motion carried.

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

There were none.

6. Financial Report

Hosier reviewed the Financial Report.

Motion by Erdmann, second by Henry to accept the Financial Report for the record.

All in favor. Motion carried.

7. Brownfield Plan Amendment for 220 Aylworth & 1280 Kalamazoo

Hosier introduced the developer, Renee Russell, representing Lukela Group, LLC, and noted this is the parcel the LDFA, sold to the Lukela group which we finished closing on in mid-October. This is the Brownfield plan for the 220 Aylworth office building and the 1280 Kalamazoo Street large blue building.

Hosier explained that the LDFA's action today is to recommend this to City Council for a public hearing and eventual approval or disapproval.

Henry asked what this means in layman's terms. Renee Russell explained that this is a facility with environmental issues; there are extra costs involved and this Brownfield plan amendment helps to mitigate this type of expense.

Henry asked if he understood correctly that it is the Lukela Group's intention to demolish the office building. Renee Russell responded that Lukela has had several people looking at the office building and "we are working hard to save the building. If we had 10 we could fill them all. This Brownfield plan amendment is a tool to help us succeed at doing that. We believe the flat work and exterior walls make it salvageable. Not cheap but salvageable."

Craig inquired about what type of businesses are interested in the property and Renee Russell listed packaging companies, a plumbing company and service businesses among others. They aren't looking to bring this up to running standards but to run their business.

Hosier remarked that Jack McCloughan has been very helpful in this process. "He has forwarded contacts to us; there seems to be a lot of need for space." Renee Russell agreed, noting that the current lessee contacted Lukela before we even had a purchase agreement for the building. Fleming explained that the current lessee is the company assembling the cooling towers for the power plant.

Valentine asked if the office building has room for industrial space to which Renee Russell responded, "No mostly office space, maybe a little space for warehousing. This brownfield plan covers both buildings."

Valentine inquired whether the city is comfortable that this is a good plan to which Hosier responded, "We are and we are doing what we can to encourage this development."

Motion by Erdmann to approve Resolution 2016-02, a resolution approving the proposed Brownfield Plan Amendment for 220 Aylworth & 1280 Kalamazoo and recommending the plans adoption to City Council, including the terms in both the resolution and the reimbursement. Second by Henry.

All in favor. Motion carried.

8. General Comments

There were none.

9. Adjourn

Motion by Fleming, second by Gawreliuk to adjourn at 4:10 p.m.

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All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary