



KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY

2023

OUTCOMES REPORT

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PRESENTED BY
THE KALAMAZOO COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY

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KCBRA 2023 OUTCOMES REPORT

OVERVIEW

The Kalamazoo County Brownfield Redevelopment Authority (KBCRA) has continued its mission to serve as a positive partner for economic change in Kalamazoo County. Through the utilization of the Local Brownfield Revolving Fund (LBRF) and recently awarded EPA Assessment Grant, the KCBRA has fostered job creation, eliminated blight, and encouraged the re-use of properties and infrastructure, leveraging investment within the local communities. In June, the KCBRA held a board retreat to review legislative changes to Michigan Public Act 381 of 1996, resulting in updates to KCBRA Project Applications, an updated LBRF Policy, and a targeted approach to investment strategies, further leveraging available redevelopment incentives.



The Mill at Vicksburg, Vicksburg, MI

KCBRA FUND BALANCES

Administrative costs include staff, operating, and legal expenses covered by Tax Increment Revenue (TIR) collected from current brownfield plans.

FUND 243

KCBRA General Fund

Expenses: \$122,055.06

Revenues: \$137,926.08

Administrative Balance: \$496,029.06

The Local Brownfield Revolving Fund

Revenues: \$3,097,832.19

Expenses: \$15,000.00

LBRF Fund Balance: \$4,805,924.79

FUND 242

Five brownfield plans captured into the LBRF in 2023. Projects included the Former Bud's Auto, RAI Jets, Stadium Park Way, Stryker, and Midlink Business Park.

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■ KCBRA Funding & Support

In 2023, the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) supported nine new projects from the EPA Assessment Grant, spending down 49% of grant funds. Allowing the KCBRA to support redevelopment projects by helping identify and investigate brownfield properties, and conduct environmental site assessments at sites countywide, with a focus on the Northside neighborhood in the City of Kalamazoo. In addition to those projects, five projects were awarded funding from the Local Brownfield Revolving Fund (LBRF).



KALSEE Credit Union Ribbon Cutting Spring, 2023

1

NEW BROWNFIELD PLAN & ONE AMENDED

14

PROJECT APPLICATIONS APPROVED

5

COMMUNITIES BENEFITED FROM FUNDING

112

NEW JOBS + 200 RETAINED

39

ACRES REDEVELOPED

GRANT OUTREACH & SUPPORT

- 5 OUTREACH EVENTS
- 3 PHASE I SITE ASSESSMENTS
- 1 PHASE II SITE ASSESSMENT
- 1 PRESSURE FIELD EXTENSION TEST
- 1 VAPOR MITIGATION SYSTEM PLAN
- 1 CONCEPTUAL SITE MODEL
- 2 BROWNFIELD PLANING RELATED ACTIVITIES
- 3 HAZARDOUS MATERIALS & ASBESTOS SURVEYS



KALSEE Credit Union Gull Rd. Location Comstock, MI

KCBRA 2023 OUTCOMES REPORT

BROWNFIELD PLANS THROUGH 2023

#	Year Established	Plan Name	Location	TIR Collected in 2023	~ Private \$ Leveraged
1	2008	Midlink Business Park	Comstock Township	\$874,530.39	\$109,000,000.00
		General Mills (added 2013)	Comstock Township	\$109,541.98	\$20,000,000.00
		AJZ Sprinkle (added 2017)	Comstock Township	\$0.00	\$9,000,000.00
2	2009	Brown Family Holdings	Kalamazoo Township	Capture Complete in 2018	\$145,000.00
3	2011	232 LLC - Jimmy Johns	City of Kalamazoo	\$5,785.97	\$850,000.00
4	2013	Former Bud's Auto	City of Portage	\$7,659.43	\$300,000.00
5	2013	Kartar #6	Village of Schoolcraft	\$0.00	\$0.00
6	2014	Corner@Drake	Oshtemo Township	Capture Complete in 2021	\$57,000,000.00
7	2014	Clark Logic	Village of Schoolcraft	\$781.31	\$1,051,000.00
8	2015	Blackbird Billiards	Kalamazoo Township	\$1,907.45	\$200,000.00
9	2016	RAI AZO, LLC	City of Portage	Capture Complete in 2022	\$899,000.00
10	2016	Kalamazoo West Professional Center	Oshtemo Township	\$4,765.48	\$1,200,000.00
11	2016	Metal Mechanics	Village of Schoolcraft	\$5,402.89	\$1,474,946.00
12	2017	Stryker Instruments	City of Portage	\$484,267.60	\$205,000,000.00
13	2017	Former Superior Graphics	City of Kalamazoo	\$24,242.93	\$3,820,767.00
14	2018	Stadium Parkway Redevelopment	Oshtemo Township	\$134,880.22	\$4,278,000.00
15	2018	Delta Hotels by Marriott Kalamazoo Conference Center	Oshtemo Township	\$54,491.94	\$4,000,000.00
16	2019	Transformational Brownfield Plan The Mill at Vicksburg	Village of Vicksburg	\$0.00	\$52,000,000.00
17	2019	Project Spartan	City of Portage	\$631,196.69	\$25,000,000.00
18	2019	Graphic Packaging	City of Kalamazoo & Kalamazoo Township	\$437,301.31	\$180,000,000.00
19	2022	IPUSA	Pavilion Township	\$0.00	\$40,000,000.00
20	2023	KALSEE Credit Union	Comstock Township	\$27,336.83	\$3,000,000.00
KCBRA	2002-2023	TOTAL TIR Revenue	Kalamazoo County Brownfield Plans	\$2,804,092	\$718,218,713

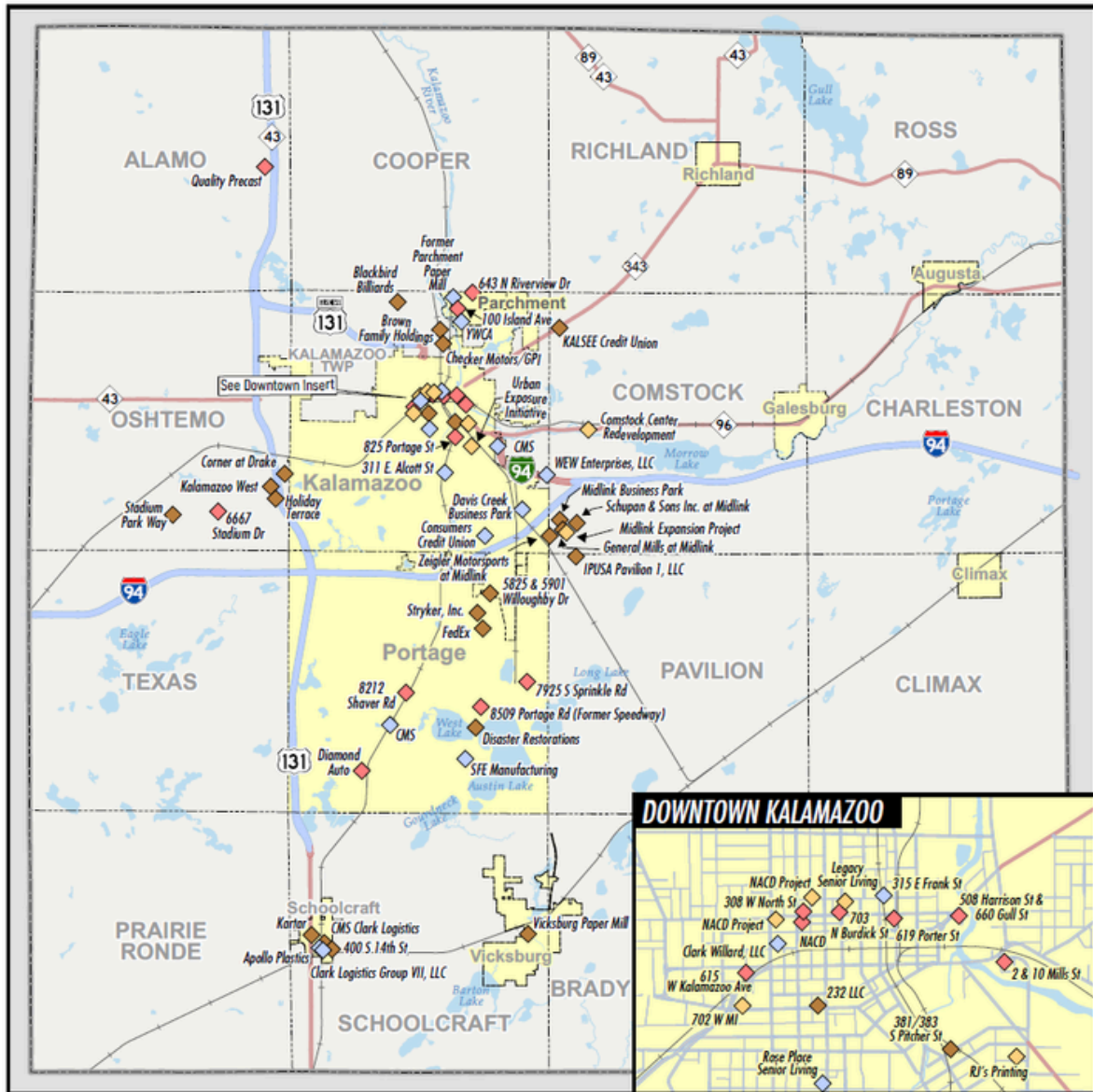
The KCBRA received Tax Increment Revenue (TIR) from 15 different properties in 2023. Private dollars leveraged on these properties total over \$718 million.

Tax Increment Revenue is collected and held for Administrative Expenses, Developer Reimbursements, payments to the Local Brownfield Revolving Fund and to the State of Michigan Brownfield Redevelopment Fund. An annual report of TIR collections from Brownfield Plans is submitted to the Michigan Economic Development Corporation by the end of August each year, as required by law.

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BROWNFIELD PROJECTS

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



In addition to approved brownfield plans, the KCBRA has provided redevelopment incentives to approximately 60 projects county-wide since the Authority was established in 2002.

Legend

- ◆ 2016 EPA Grant Funded Projects
- ◆ 2021 EPA Grant Funded Projects
- ◆ Brownfield Plans
- ◆ KCBRA Supported Projects

0 1.25 2.5 5 7.5 10 Miles



KALAMAZOO
COUNTY GOVERNMENT
Planning & Development Department

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KCBRA 2023 OUTCOMES REPORT

The KCBRA board, appointed by the Kalamazoo County Board of Commissioners, includes citizens, lenders, attorneys, environmental professionals, developers, architects, and real estate professionals.

BOARD OF DIRECTORS:

- Kenneth Peregon, Board Chair
- Gary Barton
- Christopher Carew
- Connie Ferguson
- Jared Lutz
- Jodi Milks
- Monteze Morales (Commissioner Liaison)
- John Taylor (Commissioner Liaison, non-voting)
- David (Wei) Wang
- Andrew Wenzel

- Ex Officio Members*
- Sherine Miller, Kalamazoo Township*
 - Steven Leuty, Alternate, Kalamazoo Township*
 - Iris Lubbert, Oshtemo Township*

Planning & Development Department Staff:

- Macy Rose Walters
Brownfield Redevelopment Administrator
- Rachael Grover
Director of Planning & Development

Brownfield Consultants:

Fishbeck



The Former Crown Vantage Papermill
Parchment, MI

LOOKING FORWARD TO 2024:

As the awarded 2021 EPA Assessment Grant comes to a close, the KCBRA will continue to pursue redevelopment incentives and promote economic development county-wide. Changes to MI Public Act 381 Brownfield Legislation include PA 90 of 2023, amending the statute to promote the utilization of certain property for housing development, unlocking new economic development tools for affordable housing development projects through the state Brownfield program.