



# **KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

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## **2024 ANNUAL REPORT**



# KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY OVERVIEW

## About the Authority

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) is a state sanctioned authority created in 2002 to address Brownfield sites countywide. It was established under the Brownfield Redevelopment Refinancing Act (Act 381 of 1996, as amended). The KCBRA's role is to assist participating county municipalities and developers through the use of tax increment financing, grants, loans and other incentives. The KCBRA also serves on the county's Economic Development Corporation Board and collaborates as needed. The 9-member board is selected by the Kalamazoo County Board of Commissioners. The KCBRA has become a major resource and partner for positive economic change in Kalamazoo County, helping to assess and understand contaminated sites, foster job creation, eliminate blight, re-use properties and infrastructure, and leverage investment.



KCBRA, Staff, & Consultant outing with State Representative Julie Rogers 41<sup>st</sup> House District

## Major Goals of Brownfield Redevelopment

1. Increase investment, jobs and revenue
2. Re-use existing infrastructure
3. Encourage redevelopment
4. Recovery of tax base
5. Improve value of surrounding property
6. Preserve historic or cultural community icons
7. Environmental cleanup
8. Reduce sprawl
9. Increase local housing stock per PA 90 of 2023
10. Incentivize projects for emerging developers & non-profit organizations

## LETTER FROM THE ADMINISTRATOR

The Kalamazoo County Brownfield Redevelopment Authority (KBCRA) continues to serve as a positive partner for economic change in Kalamazoo County. In 2024, the EPA Assessment Grant was extended for an additional year, to further support assessment activities and site inventory of prospective brownfield redevelopment sites. Through the utilization of the Local Brownfield Revolving Fund (LBRF) and incentivized development through tax increment financing (TIF) plans, the KCBRA has fostered job creation, eliminated blight, and encouraged the re-use of properties and infrastructure, leveraging investment within local communities. With the addition of PA 90 of 2023 to Act 381 of 1996, the KCBRA looks forward to participating in housing brownfield projects to support the housing continuum needs of Kalamazoo County. The KCBRA is thinking ahead to 2025, joining in the efforts to strategize resiliency and implementing policy updates to continue to make an impact on the reduction of sprawl and economic development.



**MACY ROSE WALTERS**  
BROWNFIELD REDEVELOPMENT ADMINISTRATOR

### Contact:

- 269-384-8305
- [www.kalcountybrownfield.com](http://www.kalcountybrownfield.com)
- 201 W. Kalamazoo Ave. Kalamazoo, MI 49007

# 2024 OUTCOMES



## 6 COMMUNITY OUTREACH OPPORTUNITIES

- 1 BROWNFIELDS 101 PRESENTATION
- 1 PRESENTATION TO STATE OFFICIALS
- 1 STAKEHOLDERS EVENT ATTENDED
- 1 COMMUNITY ENGAGEMENT EVENT
- 2 BROWNFIELD PLAN PRESENTATIONS



## PROJECT APPLICATIONS APPROVED

- TERESA'S KITCHEN
- JEREMIAH SMITH NORTHSIDE LAUNDRY PROJECT
- KALAMAZOO COUNTY LAND BANK AUTHORITY SCATTERED SITE HOUSING TIF PLAN
- 234/238 EM, LLC
- LANDSCAPE FORMS, INC.
- OPEN ROADS BIKE PROGRAM
- MIDLINK BFP AMENDMENT #4 SCHUPAN DEVELOPMENT



## COMMUNITIES IMPACTED

- 4 NEW PROJECTS SUPPORTED IN THE CITY OF KALAMAZOO
- 1 NEW BROWNFIELD PLAN IN COMSTOCK TOWNSHIP
- KALAMAZOO COUNTY LAND BANK FUTURE BROWNFIELD HOUSING-TIF COLLABORATION
- BROWNFIELDS 101 PRESENTATION TO TEXAS TOWNSHIP



## STAFF DEVELOPMENT & ECONOMIC DEVELOPMENT TRAINING

- STATE OF SW MI ECONOMIC DEVELOPMENT EVENT ATTENDED
- USE FOR VACANT, ABANDONED, AND DETERIORATED LAND WORKSHOP
- ATTAINABLE HOUSING WORKSHOP
- URBAN PLANNING SEMINAR
- CLEAN ENERGY WEBINAR
- CLIMATE RESILIENCY PLANNING



## EPA GRANT PROJECT METRICS

- 3 PHASE I ENVIRONMENTAL SITE ASSESSMENTS
- 4 PHASE II ENVIRONMENTAL SITE ASSESSMENTS
- 1 BROWNFIELD PLAN EVALUATION
- 3 HEALTH AND SAFETY PLANS (HASP) & SAMPLING AND ANALYSIS PLANS (SAP)
- 1 HAZARDOUS MATERIALS INSPECTION

## 1 NEW BROWNFIELD PLAN

LANDSCAPE FORMS, INC.

## 1 BROWNFIELD PLAN AMENDMENT

MIDLINK

# 159 JOBS CREATED

# 107 JOBS RETAINED

PROJECT METRICS BASED ON APPROVED APPLICATIONS SUBMITTED BY DEVELOPERS AND REDEVELOPMENT PLAN ESTIMATES

# 108.5

ACRES REDEVELOPED

# \$110,679,152

PRIVATE INVESTMENT ANTICIPATED



# KCBRA FUND BALANCES

## GENERAL FUND (243)

Administrative costs include staff salaries, operating costs, and legal expenses, covered by Tax Increment Revenue (TIR) collected from brownfield plans. Active brownfield plans reimburse the Authority for administrative expenses and the project specific charges related to administering each plan. The KCBRA's admin expenses are divided among the total amount of active plans annually, modeled at 10% of the total tax increment revenue capture of each plan, or as estimated in the individual brownfield plans. Project revenue and reimbursements to developers for eligible expenses are tracked through project accounts and reported to the Michigan Economic Development Corporation annually as required by law.

### ADMINISTRATIVE FUND & GENERAL FUND TRANSACTIONS 2024 BALANCES AT YEAR END

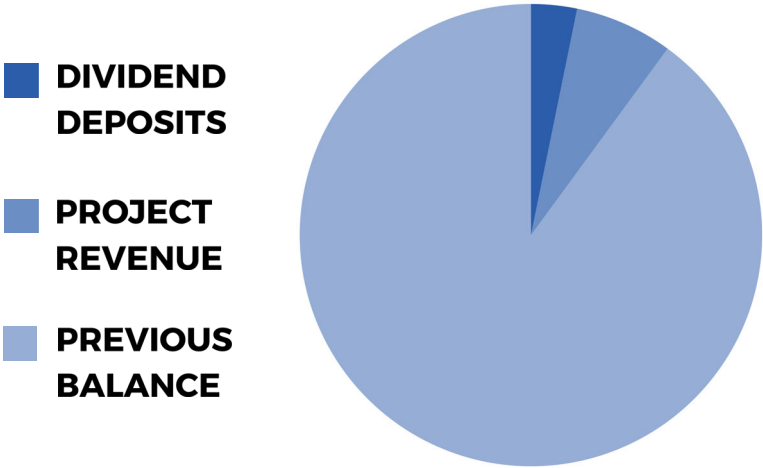
|                    |              |
|--------------------|--------------|
| 2023 CARRY FORWARD | \$496,029.06 |
| REVENUES           | +195,722.80  |
| EXPENSES           | -120,213.90  |
| PROJECT ADMIN FEES | +114,012.75  |

**ADMINISTRATIVE FUND BALANCE \$685,550.71**

## LOCAL BROWNFIELD REVOLVING FUND (242)

**\$5,393,318.73\***

\*BALANCE DOES NOT INCLUDE ENCUMBRANCES



The Local Brownfield Revolving Fund (LBRF) is a fund established by the Kalamazoo County Brownfield Redevelopment Authority, permissible by Michigan Public Act 381 of 1996. The purpose of the LBRF is to provide gap funding to conduct brownfield eligible activities for eligible and prospective redevelopment projects. Once established, tax increment revenue can be captured from brownfield plan properties. Capture of these funds are limited to five years per plan, and capture estimates are based on the eligible expenses within each specific brownfield plan. Funding is application based, in the form of a grant or loan, and can be used toward economic development projects county-wide.

**\$114,371.66 EXPENSES**

PLANS CAPTURING INTO THE LBRF IN 2024 INCLUDED STRYKER, SCANNELL, KALSEE CREDIT UNION, & 9008 PORTAGE ROAD.

In 2024, the KCBRA invested \$4.6M of the LBRF, leveraging available funding. Two previously approved projects (the YWCA and 436 Willard) were supported out of the LBRF and four brownfield plans captured into the fund.

# BROWNFIELD PLAN & PROJECT UPDATES

## ACTIVE BROWNFIELD PLANS

Since the Authority was established in 2002, the KCBRA has participated in sixty-seven (67) redevelopment projects and has administered twenty-one (21) brownfield plans that will capture tax increment revenue (TIR) to facilitate and incentivize the redevelopment of eligible properties. In 2024, the KCBRA administered sixteen (16) active brownfield plans that captured tax increment revenue held to reimburse developers for eligible costs incurred through the redevelopment process and reimburse the KCBRA for annual administrative costs. Allowable by Act 381 statute, these active brownfield plans also captured into the Local Brownfield Revolving Fund (LBRF) to further redevelopment incentives county-wide. Plans can reimburse the developer for up to twenty-five years, with an additional five years of capture into the LBRF. These plans may end earlier as tax increment revenue is available and are limited by eligible costs incurred by the development. The Stryker Instruments Division Brownfield Plan in the City of Portage ended in 2024, two years earlier than estimated, allowing the tax increment revenue to roll back into the tax base sooner than estimated. Also in 2024, the IPUSA brownfield project completed their first phase of development, and Kalamazoo Storage expanded within the Stadium Park Way brownfield plan.

## PROJECTS SUPPORTED IN 2024

Six new project applications were approved by KCBRA in 2024. Municipalities impacted by these new projects include the City of Kalamazoo, the Charter Township of Comstock, the City of Parchment, and county-wide through a collaboration with the Kalamazoo County Land Bank Authority. In addition to approving brownfield plan applications, the KCBRA funded hazardous materials inspections, environmental site assessments, and pre-development activities for emerging developers. The project scopes included **a new brownfield plan to support the expansion of a local business, Landscape forms, Inc. keeping the corporate head quarters in Southwest Michigan**, and an amendment to the existing Midlink Business Park brownfield plan, to support a green aluminum processing facility, by Schupan and Son's, Inc. both in Comstock Township. The projects in the City of Kalamazoo included the proposed redevelopment of a site for a local food truck business into a restaurant, Teresa's Kitchen, a proposed residential mixed use facility through the redevelopment of the Heimstra's Optical building, and a proposed future brownfield plan for a mixed use residential and laundry services in Kalamazoo's Northside. The KCBRA supported the growth of non-profit organizations through the site study fund and LBRF, including funding a vapor mitigation system for the YWCA in the City of Parchment and a reimbursement for environmental assessment activities for the Open Roads Bike Program's new facility in the City of Kalamazoo.



**IPUSA PAVILION PHASE I  
IPUSA BROWNFIELD PLAN  
PAVILION CHARTER TOWNSHIP**



**KALAMAZOO STORAGE  
STADIUM PARK WAY BROWNFIELD PLAN  
OSHTEMO CHARTER TOWNSHIP**



**SCHUPAN'S JP PROCESSING CENTER  
MIDLINK AMENDMENT #4  
COMSTOCK CHARTER TOWNSHIP**

# BROWNFIELD PLAN CAPTURE REPORT

Sixteen (16) Brownfield Plans Captured Tax Increment Revenue (TIR) in 2024, a total of \$2,766,398, reserved for reimbursements to the developers of each plan, the KCBRA, payments to the State of Michigan Brownfield Fund, and capture into the Local Brownfield Revolving Fund (LBRF).

**PRIVATE INVESTMENT LEVERAGED COUNTY-WIDE IS ESTIMATED TO BE OVER \$738 MILLION**

| #     | Year Established | Plan Name                                                        | Location                                 | TIR Collected in 2024    | ~ Private \$ Leveraged |
|-------|------------------|------------------------------------------------------------------|------------------------------------------|--------------------------|------------------------|
| 1     | 2008             | Midlink Business Park                                            | Comstock Township                        | \$929,342.10             | \$109,000,000.00       |
|       |                  | General Mills (added 2013)                                       | Comstock Township                        | \$108,835.18             | \$20,000,000.00        |
|       |                  | AJZ Sprinkle (added 2017)                                        | Comstock Township                        | \$0.00                   | \$9,000,000.00         |
|       |                  | Schupan (added 2024)                                             | Comstock Township                        | \$115,646.38             | \$20,000,000.00        |
| 2     | 2009             | Brown Family Holdings                                            | Kalamazoo Township                       | Capture Complete in 2018 | \$145,000.00           |
| 3     | 2011             | 232 LLC - Jimmy Johns                                            | City of Kalamazoo                        | \$7,251.54               | \$850,000.00           |
| 4     | 2013             | Former Bud's Auto                                                | City of Portage                          | \$8,060.44               | \$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                   | \$65,391.67              | \$1,051,000.00         |
| 8     | 2015             | Blackbird Billiards                                              | Kalamazoo Township                       | \$2,032.67               | \$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                         | \$5,200.30               | \$1,200,000.00         |
| 11    | 2016             | Metal Mechanics                                                  | Village of Schoolcraft                   | \$5,802.48               | \$1,474,946.00         |
| 12    | 2017             | Stryker Instruments                                              | City of Portage                          | Capture Complete in 2024 | \$205,000,000.00       |
| 13    | 2017             | Former Superior Graphics                                         | City of Kalamazoo                        | \$26,035.96              | \$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                         | \$61,110.24              | \$4,000,000.00         |
| 16    | 2019             | <i>Transformational Brownfield Plan</i><br>The Mill at Vicksburg | Village of Vicksburg                     | \$0.00                   | \$52,000,000.00        |
| 17    | 2019             | Project Spartan                                                  | City of Portage                          | \$602,185.88             | \$25,000,000.00        |
| 18    | 2019             | Graphic Packaging                                                | City of Kalamazoo & Kalamazoo Township   | \$475,692.11             | \$180,000,000.00       |
| 19    | 2022             | IPUSA                                                            | Pavilion Township                        | \$193,437.16             | \$40,000,000.00        |
| 20    | 2023             | KALSEE Credit Union                                              | Comstock Township                        | \$25,493.91              | \$3,000,000.00         |
| KCBRA | 2002-2024        | <b>TOTAL TIR Revenue</b>                                         | <b>Kalamazoo County Brownfield Plans</b> | <b>\$2,766,398</b>       | <b>\$738,218,713</b>   |

An annual report of TIR collections from Brownfield Plans is submitted to the Michigan Economic Development Corporation (MEDC) by the end of August each year, as required by law.

# KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



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# LOOKING FORWARD



Looking forward into 2025, the KCBRA will continue to pursue grant opportunities to leverage dollars locally, and think creatively by considering projects through a case-by-case application based approach for incentivizing redevelopment. The EPA grant awarded in 2021 was extended an additional year, allowing for greater project participation and furthering the assessment-based approach to site inventory and understanding environmental conditions throughout Kalamazoo County. Understanding current site conditions and collecting environmental data through environmental assessment activities better prepares local units of government, and developers, for economic growth and strategic planning for future redevelopment.

The addition of PA 90 of 2023 to Act 381, has allowed for the addition of housing related development activities for tax increment reimbursement through financing plans, permissible by the state brownfield program and Michigan State Housing Development Authority (MSHDA). In response to the changes to Act 381, the KCBRA has planned a Board Member Retreat for quarter 1 of 2025.

The board will review LBRF projections and consider how the Authority can assist in the recovery of the tax base by aiding in the revitalization of communities through incentivizing redevelopment and strategizing participation in future development projects.

At the end of 2024, the KCBRA was approached by developers for anticipated housing projects seeking brownfield incentives, including supporting the creation of affordable residential units at or below 120% of the area medium income. Project applications for housing TIF brownfield plans are estimated to be reviewed in early 2025.

The photo above (KCBRA Staff & Stakeholders) was taken at the groundbreaking ceremony for River's Edge, the redevelopment of a former brownfield site into affordable housing in the City of Kalamazoo. The photo on the next page is of the Legacy Senior Living project, affordable housing for area seniors, both projects received funding for environmental assessments from EPA grant dollars awarded to the KCBRA, showcasing how multi-agency funding fosters growth county-wide.

# THANK YOU



## BOARD OF DIRECTORS

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

### **KCBRA DIRECTORS AND EX OFFICIO MEMBERS IN 2024:**

**KENNETH PEREGON, BOARD CHAIR**

**GARY BARTON**

**CHRISTOPHER CAREW**

**CONNIE FERGUSON**

**CHAD GOODWILL**

**JARED LUTZ**

**JODI MILKS**

**MONTEZE MORALES (COMMISSIONER LIAISON)**

**JOHN TAYLOR (COMMISSIONER LIAISON, NON-VOTING)**

**DAVID (WEI) WANG**

**ANDREW WENZEL**

**SHERINE MILLER, KALAMAZOO TOWNSHIP (EX OFFICIO)**

**STEVEN LEUTY, ALTERNATE, KALAMAZOO TOWNSHIP (EX OFFICIO)**

### **PLANNING & DEVELOPMENT DEPARTMENT STAFF:**

**MACY ROSE WALTERS, MPA      BROWNFIELD REDEVELOPMENT ADMINISTRATOR**

**RACHAEL GROVER, MPA      DIRECTOR OF PLANNING & DEVELOPMENT**

### **BROWNFIELD CONSULTANT: FISHBECK**

Photo below: The Legacy Senior Living Ground Breaking Ceremony in the City of Kalamazoo (Government Stakeholders)

