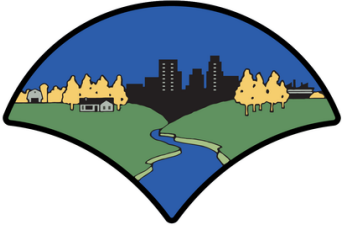


KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

2025 ANNUAL REPORT



THE KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



ABOUT THE AUTHORITY

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) was created in 2002 to address Brownfield sites countywide. It was established by the Kalamazoo County Commission under the Michigan Brownfield Redevelopment Refinancing Act (Act 381 of 1996, as amended). The KCBRA's role is to assist participating county municipalities and developers complete projects through the use of tax increment financing, grants, loans and other incentives.

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**

FROM THE BROWNFIELD REDEVELOPMENT ADMINISTRATOR

The KCBRA has become a major resource and partner for positive economic change in Kalamazoo County by helping to assess and understand contaminated sites, foster job creation, eliminate blight, re-use properties and infrastructure, and leveraging public and private investments. In 2025, the KCBRA closed out their most recent EPA Community-wide Brownfield Assessment Grant of \$300,000, leveraging over \$49M in private investment directly in Kalamazoo County.

Looking ahead, the KCBRA will continue to further economic impact in Kalamazoo County by implementing priorities identified during the February Board Retreat, resulting in the Emerging Developer Fund. The fund is an application based fund from the local brownfield revolving fund (LBRF), reserved for grants and loans toward projects lead by emerging developers.

Sincerely,



Macy Rose Walters

Macy Rose Walters, MPA
Brownfield Redevelopment
Administrator

KCBRA FUND BALANCES



THE GENERAL FUND & ADMINISTRATIVE FUND BALANCE (243)

Under Michigan Public Act 381 of 1996, brownfield redevelopment authorities are reimbursed for administrative expenses and project specific charges related to administering each brownfield plan. Only the actual costs of the Authority are reimbursed. Statute limits the Authority's reimbursable costs based on the number of active brownfield plans administered annually. Administrative costs covered by Tax Increment Revenue (TIR) captured by brownfield plans include staff salaries, operating costs, and project specific legal expenses. In 2025, the Authority had 20 active brownfield plans, and 16 plans capturing tax increment revenue.

FUND 243 ADMIN BALANCE

2024 CARRY FORWARD **\$685,550**

REVENUE TOTAL **+ \$194,185**

APPLICATION FEES \$10,000

DIVIDEND DEPOSITS \$145,792

3RD PARTY REVENUE* \$38,392

*3rd Party Reimbursements to the Authority for eligible project specific expenses that were not previously reimbursed through annual administration fees.

EXPENSE TOTAL **- \$162,012**

PROJECT ADMIN FEES **+ \$154,352**

\$872,075

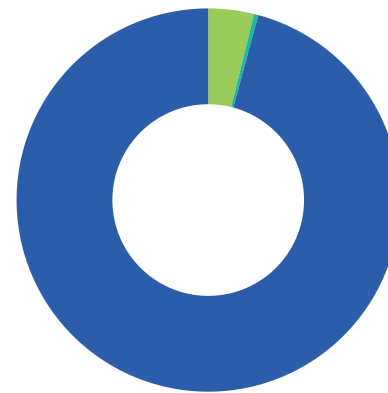
ADMINISTRATIVE FUND BALANCE *

*Administrative fund balance does not include project related revenue held for developer reimbursements through active brownfield plans

LOCAL BROWNFIELD REVOLVING FUND (242)

\$5,429,812 *

*Balance does not include encumbrances



95.8%

Previous Balance

3.8%

Dividends

.4%

Project Revenue

PROJECT REVENUE

Delta Marriott \$10,084

IPUSA \$2,300

KALSEE Credit Union \$7,426

Total Project Revenue **\$19,810**

PROJECT EXPENSES

Pre-Development Funding \$19,778.

Grant Funding \$14,679

Total Fund 242 Expenses **\$34,457**

2025 OUTPUTS & OUTCOMES

In 2025, Planning and Development Department Staff participated in various economic development trainings and local stakeholder events, as well as assisted three local municipalities with developing Brownfield Tax Increment Financing Policies to address eligible housing development projects in Kalamazoo County. **Kalamazoo County adopted their first two housing brownfield plans in 2025, with a proposed total construction of 314 new housing units.** The inclusion of housing to the Michigan Brownfield Redevelopment Statute, MI PA 381 of 1996, as amended in 2023, has allowed for new construction to be sold or leased for less than market rate, to households between 80-120% Area Median Income. This update to state law allows housing projects to receive tax increment financing as a reimbursement for developing the property and installing necessary public and private infrastructure while increasing the local housing stock.

PROJECT APPLICATIONS APPROVED

- **Kalamazoo Valley Habitat for Humanity (in Cooper Township)**
- **Pavilion Investors, LLC**
- **Rooney's Soul Food Wagon**
- **Maple Hill Leaseholds, LLC**
- **Green Development Ventures, LLC**
- **The "B" on Burdick**
- **West Main 1, LLC**
- **Flowers Automotive Recycling**
- **The Kalamazoo Curling Club**
- **555 Eliza Street Expansion**

3

NEW BROWNFIELD PLANS

Pavilion Investors, LLC
Maple Hill Leaseholds, LLC
Green Development, LLC

6

COMMUNITIES IMPACTED

Cooper Township, Pavilion Township, Comstock Township, Oshtemo Township, the City of Kalamazoo, & the City of Parchment

4

BROWNFIELD 101 TRAININGS

To: St. Joe County BRA, Oshtemo Township, Pavilion Township, & the City of Galesburg

131

PROJECT MEETINGS

W/ Development Teams & Stakeholders

314

NEW HOUSING UNITS

275 total units in Pavilion Township
39 Single-family homes in Oshtemo Township

PROJECT APPLICATION OUTCOMES

10

New Project Applications or Updated Project Applications Approved

222.84

Acres proposed for redevelopment from 2025 Approved Project Applications

58

Estimated Jobs to be Created or Retained

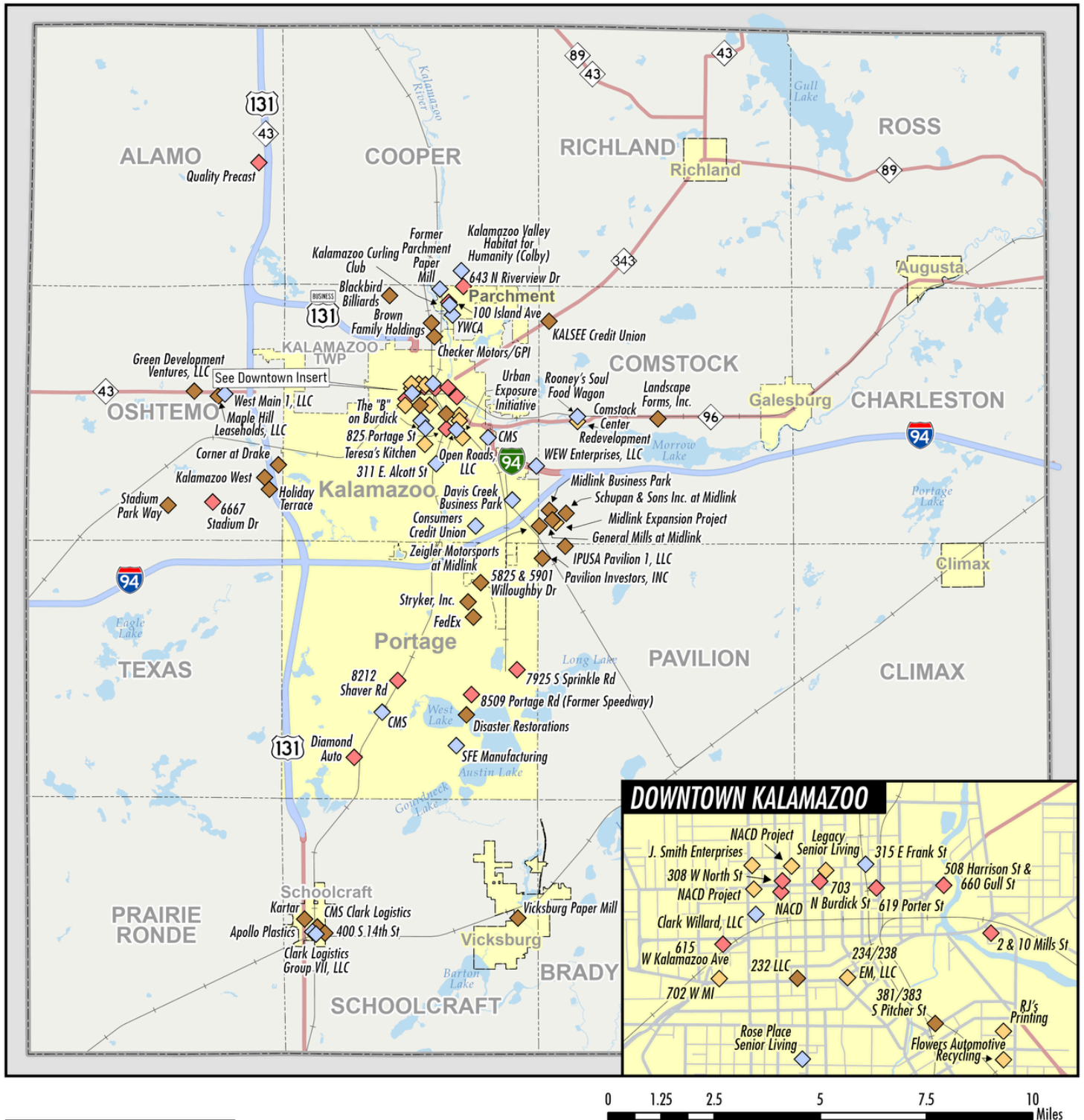
\$261,915,500

Total Capital Private Investment Anticipated from Project Applications Approved

BROWNFIELD PROJECT MAP

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

75 PROJECTS SUPPORTED TO DATE & 12 COMMUNITIES IMPACTED



Legend

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



KALAMAZOO
COUNTY GOVERNMENT
Planning & Development Department

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KCBRA BROWNFIELD PLAN CAPTURE REPORT

There were 16 active Brownfield Plans that captured Tax Increment Revenue (TIR) in 2025, with a total of \$2,422,927 reserved for developer reimbursements, KCBRA administration fees, payments due to the State of Michigan Brownfield Fund, and the Local Brownfield Revolving Fund (LBRF).

\$738M
IN PRIVATE
INVESTMENT
LEVERAGED
LOCALLY

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.

2025 Reporting Compliance Confirmed on 9/8/2026 by the Michigan Economic Development Corporation (MEDC)

#	Year Established	Plan Name	Location	TIR Collected in 2025	~ Private \$ Leveraged*
1	2008	Midlink Business Park	Comstock Township	\$483,014	\$109,000,000
		General Mills (added 2013)	Comstock Township	\$114,846	\$20,000,000
		AJZ Sprinkle (added 2017)	Comstock Township	\$0	\$9,000,000
		Schupan (added 2024)	Comstock Township	\$63,779	\$20,000,000
2	2009	Brown Family Holdings	Kalamazoo Township	Capture Complete in 2018	\$145,000
3	2011	232 LLC - Jimmy Johns	City of Kalamazoo	\$6,739	\$850,000
4	2013	Former Bud's Auto	City of Portage	\$7,259	\$300,000
5	2013	Kartar #6	Village of Schoolcraft	\$0	\$0
6	2014	Corner@Drake	Oshtemo Township	Capture Complete in 2021	\$57,000,000
7	2014	Clark Logic	Village of Schoolcraft	\$136,692	\$1,051,000
8	2015	Blackbird Billiards	Kalamazoo Township	\$2,031	\$200,000
9	2016	RAI AZO, LLC	City of Portage	Capture Complete in 2022	\$899,000
10	2016	Kalamazoo West Professional Center	Oshtemo Township	\$5,472	\$1,200,000
11	2016	Metal Mechanics	Village of Schoolcraft	\$6,044	\$1,474,946
12	2017	Stryker Instruments	City of Portage	Capture Complete in 2024	\$205,000,000
13	2017	Former Superior Graphics	City of Kalamazoo	\$27,174	\$3,820,767
14	2018	Stadium Parkway Redevelopment	Oshtemo Township	\$83,278	\$4,278,000
15	2018	Delta Hotels by Marriott Kalamazoo Conference Center	Oshtemo Township	\$65,286	\$4,000,000
16	2019	Transformational Brownfield Plan The Mill at Vicksburg	Village of Vicksburg	\$59,777	\$52,000,000
17	2019	Project Spartan	City of Portage	\$598,059	\$25,000,000
18	2019	Graphic Packaging	City of Kalamazoo & Kalamazoo Township	\$365,182	\$180,000,000
19	2022	IPUSA	Pavillion Township	\$384,133	\$40,000,000
20	2023	KALSEE Credit Union	Comstock Township	\$14,161	\$3,000,000
KCBRA	2002-2025	TOTAL TIR Revenue	Kalamazoo County Brownfield Plans	\$2,422,927	\$738,218,713

EPA GRANT CLOSE OUT: COMMUNITY-WIDE BROWNFIELD ASSESSMENT GRANT \$300,000

2021 EPA GRANT AWARD PERIOD: OCTOBER 2021 - SEPTEMBER 2025

In October of 2021, the U.S. Environmental Protection Agency (EPA) awarded the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) a \$300,000 community-wide assessment grant to conduct environmental site assessments for petroleum and hazardous substances. The funds were used to attend two National Brownfields Conferences and assess the environmental condition of 16 sites throughout Kalamazoo County, with a focus on the Northside neighborhood in the City of Kalamazoo.

FINAL APPROVED GRANT BUDGET

\$300,000.00

\$1,200

Personnel

\$1,500

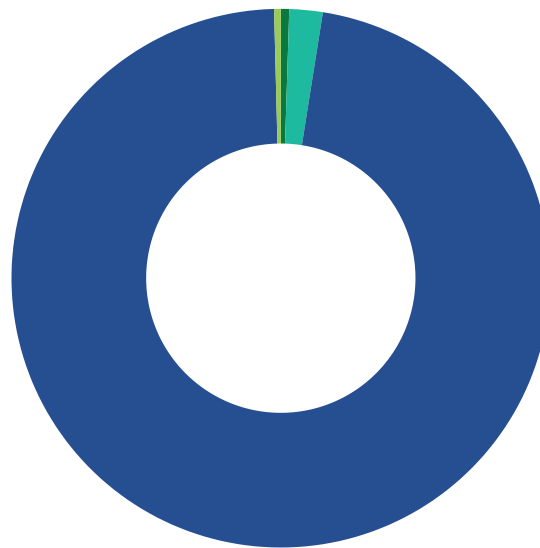
Supplies

\$6,000

Travel

\$291,300

Contractual



KEY ACCOMPLISHMENTS & OUTCOMES

16

Projects
Supported;
4 in target area

10

Outreach Events:
7 Brownfield 101 Presentations
2 Expo Events as Info Vendor
1 EPA Grant Award Presentation

298

Jobs Retained
or Created

\$49,071,631

Private Investment
Leveraged & \$144,819
of Public Investment
Leveraged

EPA GRANT PROJECT DELIVERABLES



100% OF GRANT AWARD UTILIZED

leveraging private and public investment county-wide.

\$163.57

of private investment leveraged per \$1 of EPA Grant Funds, far greater than the **national average** of **\$20.45** leveraged for every USEPA dollar.

GRANT AWARD OUTPUTS & OUTCOMES

Phase I Environmental Site Assessments	9
Phase II Environmental Site Assessments	17
Health & Safety Plans	10
Sampling and Analysis Plans	10
Clean Up Planning & Brownfield Planning Assessments	8
Hazardous Materials Inspections	6

GRANT COSTS PER PROJECT

\$5,268

1116 Lake Street

\$18,513

1216 S Burdick Street

\$8,695

234 E Michigan Ave.

\$6,140

555 Eliza Street

\$25,223

702 W Michigan Ave.

\$23,068

802 N Westnedge Ave.

\$26,000

Comstock Center
Redevelopment

\$22,000

Former Crown
Vantage Paper Mill

\$7,761

Former Schoolhouse #10

\$15,018

Fortitude Graphic Design

\$6,537

Midlink Business Park

\$16,758

NACD Church & Frank

\$52,404

NACD Ransom Street

\$14,165

YWCA

\$14,165

Flowers Automotive

\$12,568

Legacy Senior Living

THANK YOU

BOARD OF DIRECTORS

The 9-member board is appointed by the Kalamazoo County Board of Commissioners, and includes citizens, lenders, attorneys, construction management professionals, architects, landscape architects, real estate professionals, and economic development project managers. The KCBRA also serves on the Economic Development Corporation of the County of Kalamazoo Board (EDC) and meets on an as needed basis.

KCBRA DIRECTORS AND EX OFFICIO MEMBERS IN 2025

Christopher Carew

Lana Escamilla

Chad Goodwill

Kyle Gulau

Chas Hammond

Jared Lutz

Jodi Milks

Monteze Morales (*Commissioner Liaison*)

Kenneth Peregon

Andrew Wenzel

Non-voting Members:

John Taylor (*Commissioner Liaison Alternate*)

Craig Sherwood, Kalamazoo Township *Ex Officio* Member

Jodi Stefforia, Oshtemo Township *Ex Officio* Member

PLANNING AND DEVELOPMENT DEPARTMENT STAFF

Rachael Grover, MPA Director of Planning & Development

Macy Rose Walters, MPA Brownfield Redevelopment Administrator

BROWNFIELD CONSULTANT

General Environmental Contract: Fishbeck

Consultant: Therese Searles, Senior Brownfield Specialist

CONTACT



269-384-8305



www.kalcountybrownfield.com



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Kalamazoo, MI 49007

Photo:

KCBRA Stakeholders at
the 2023 National
Brownfields Conference
in Detroit, MI

