

# KCBRA

## Board Member Retreat

*February 13, 2025*



*Prepared by:*

*Macy Rose Walters, Brownfield Redevelopment Administrator*

*Kalamazoo County Brownfield Redevelopment Authority*

*D: (269) 384 - 8305 email: [mrwalt@kalcounty.com](mailto:mrwalt@kalcounty.com)*

**PLANNING & DEVELOPMENT DEPARTMENT**

# Retreat Agenda

- 1:00 – 1:30 p.m. Recap of 2023 Board Retreat & Survey Results Presentation*
- 1:30 – 2:00 p.m. County Economic Strategic Goals as they may relate to the KCBRA*
- 2:00 – 2:30 p.m. LBRF Projected Revenue Presentation*
- 2:30 – 3:30 p.m. Objective 1: Project Prioritization Discussion*
- 3:30 – 4:30 p.m. Objective 2: LBRF Emerging Developer Fund Discussion*
- 4:30 – 5:00 p.m. Retreat Conclusion & Dismissal*



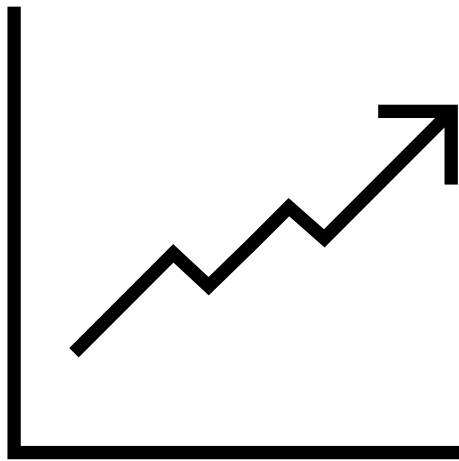
PLANNING & DEVELOPMENT DEPARTMENT

# KCBRA 2023 Retreat Recap

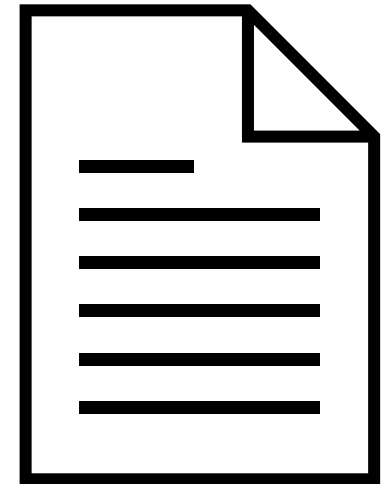




## 2023 KCBRA Retreat Summary



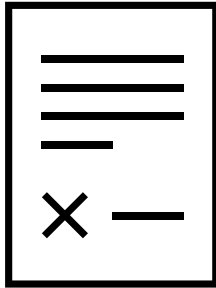
*LBRF Projections*



*LBRF Policy Updates*

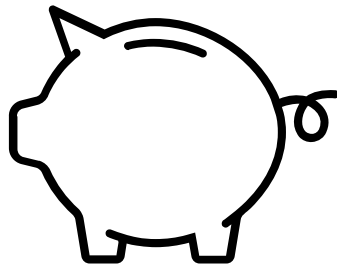


## 2023 Retreat Highlights



The LBRF Policy was updated

- BFP no longer a requirement for LBRF funding
- Funding >\$25k requires a Repayment Agreement
- Legislative Updates



A portion of the LBRF was invested

- **\$4.6** million dollars invested in Q2FY24
- Dividends to date \$172,789.91

# KCBRA Board Member Pre-Retreat Survey Results





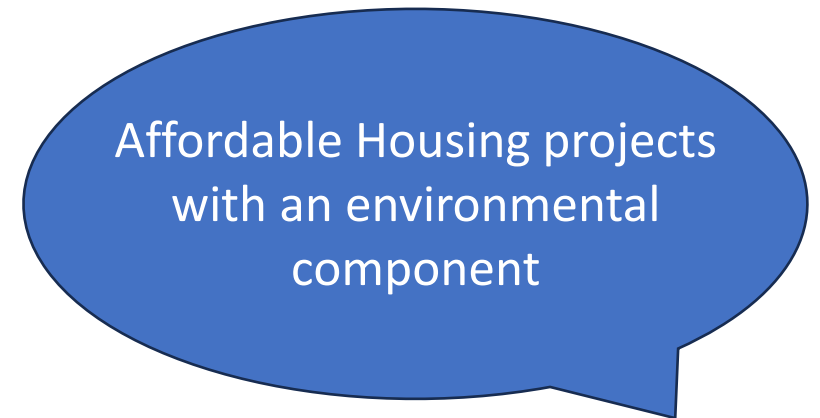
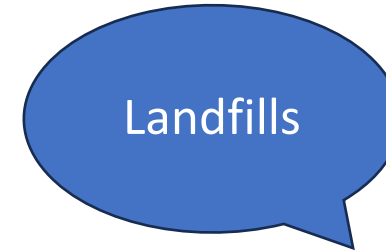
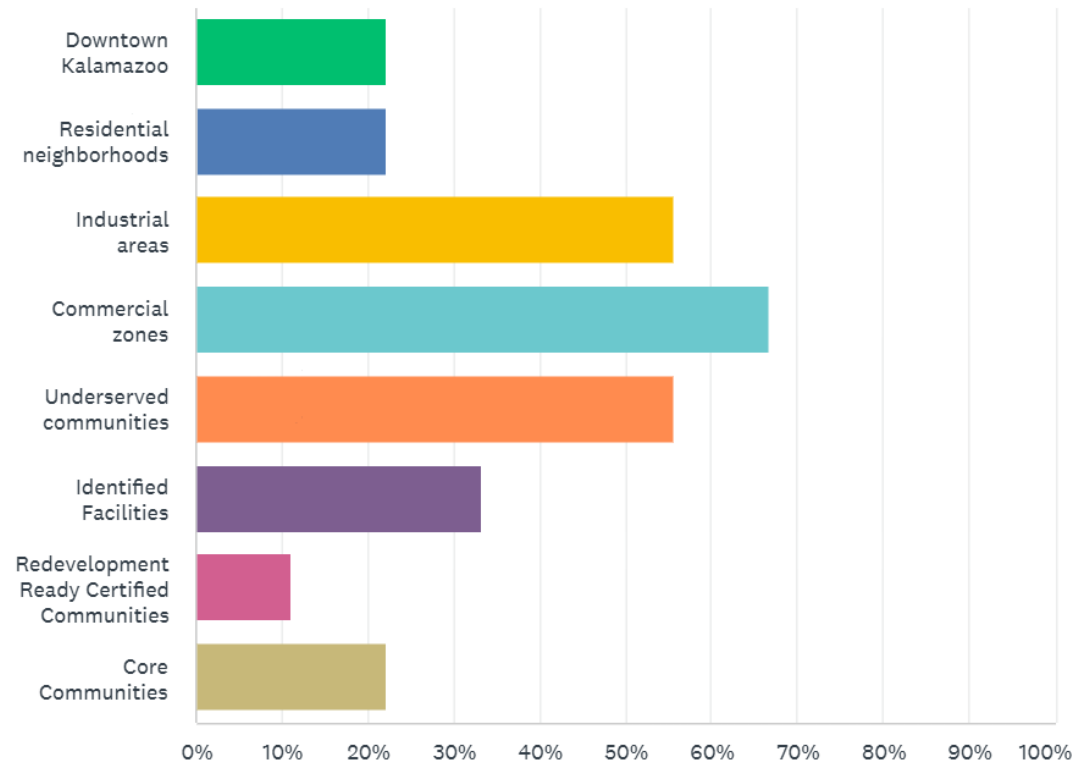
Community Need  
**Economic Impact** *Revolving Funds*  
*Job Creation* Project Feasibility  
Environmental Sustainability

Most common considerations of board members when reviewing redevelopment projects.  
*(with assumed preference for tax increment financing)*



## PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Which areas of the county do you think should receive the highest priority for redevelopment? (Select all that apply)

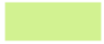














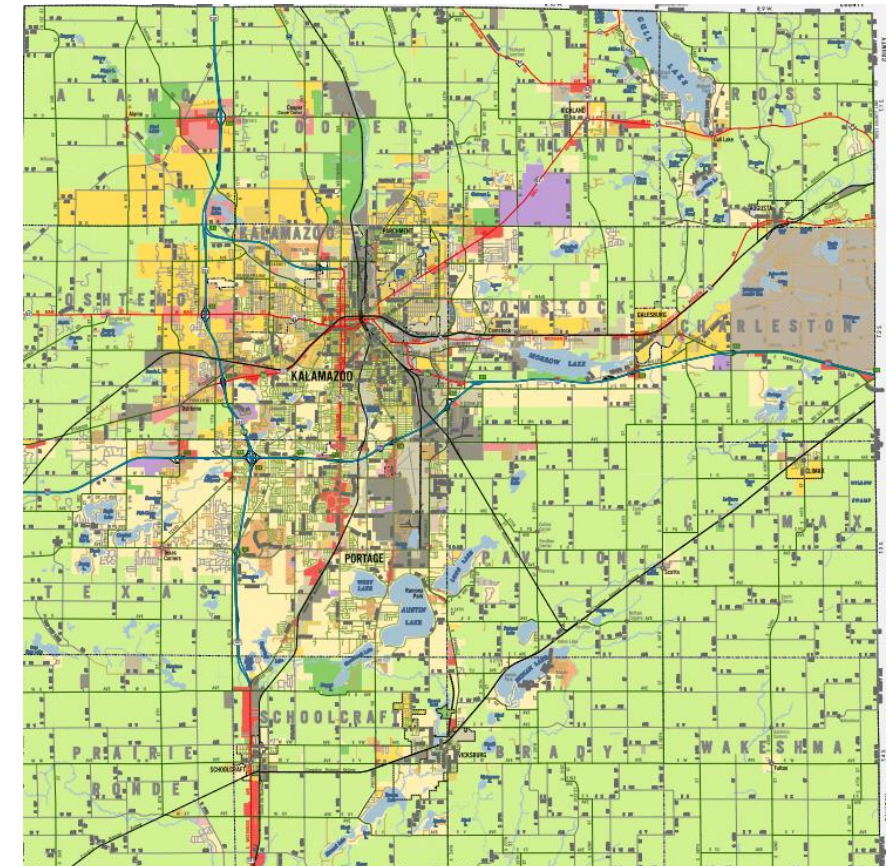


# PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

## GENERALIZED ZONING

- |   |   |  |                                    |
|---|---|--|------------------------------------|
|  | Agriculture, including Rural Residential      |  | Planned Unit Development (PUD)     |
|  | Office  |  | Residential: Single Family         |
|  | Commercial: Local/General                     |  | Residential: One- and Two-Family   |
|  | Commercial: Highway/Regional                  |  | Residential: Multi-Family          |
|  | Industrial: Restricted/Light                  |  | Residential: Mobile Homes          |
|  | Industrial: Heavy/Service                     |  | Residential/Commercial Mixed-Use   |
|  | Conservation, Recreation, Limited Development |  | Research/Industrial/Education Park |
|  | Public, Government, Institutional             |  | Unknown                            |

## Generalized Zoning KALAMAZOO COUNTY, MICHIGAN

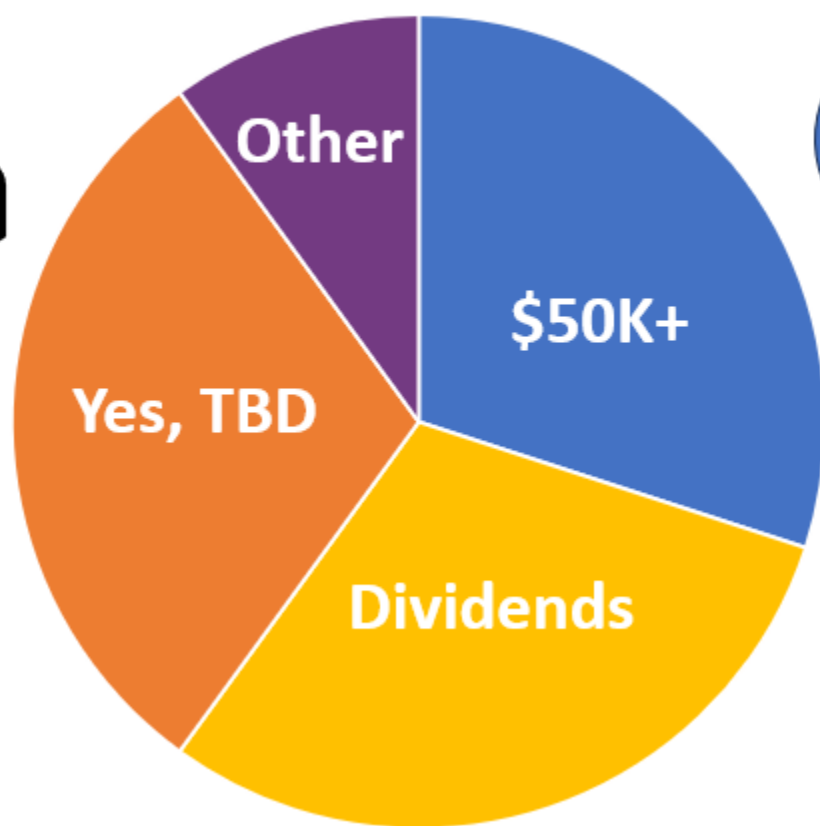


Downtown Kalamazoo	22.22%
Residential neighborhoods	22.22%
Industrial areas	55.56%
Commercial zones	66.67%
Underserved communities	55.56%
Identified Facilities	33.33%
Redevelopment Ready Certified Communities	11.11%
Core Communities	22.22%

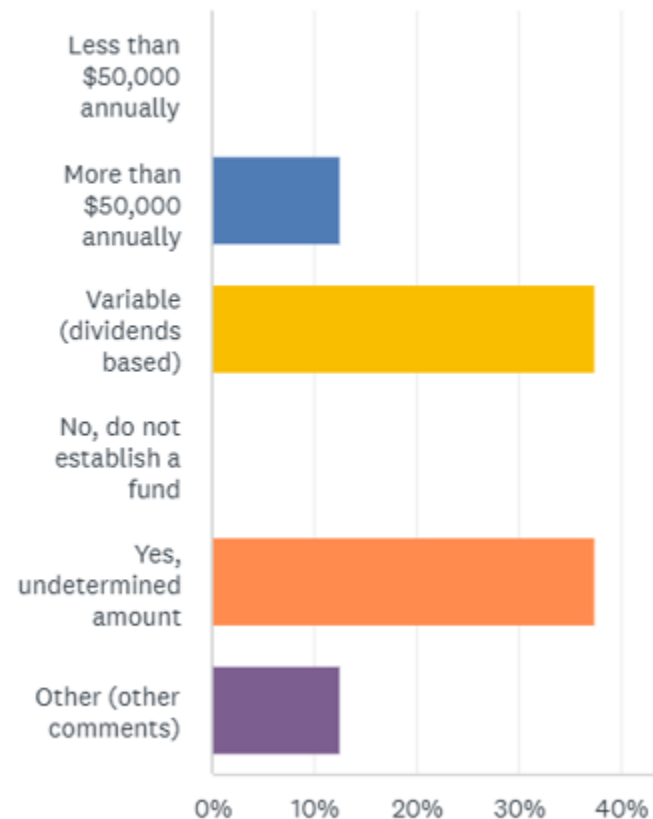


## PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Do you believe the KCBRA should establish a predevelopment or emerging developer fund out of the LBRF?



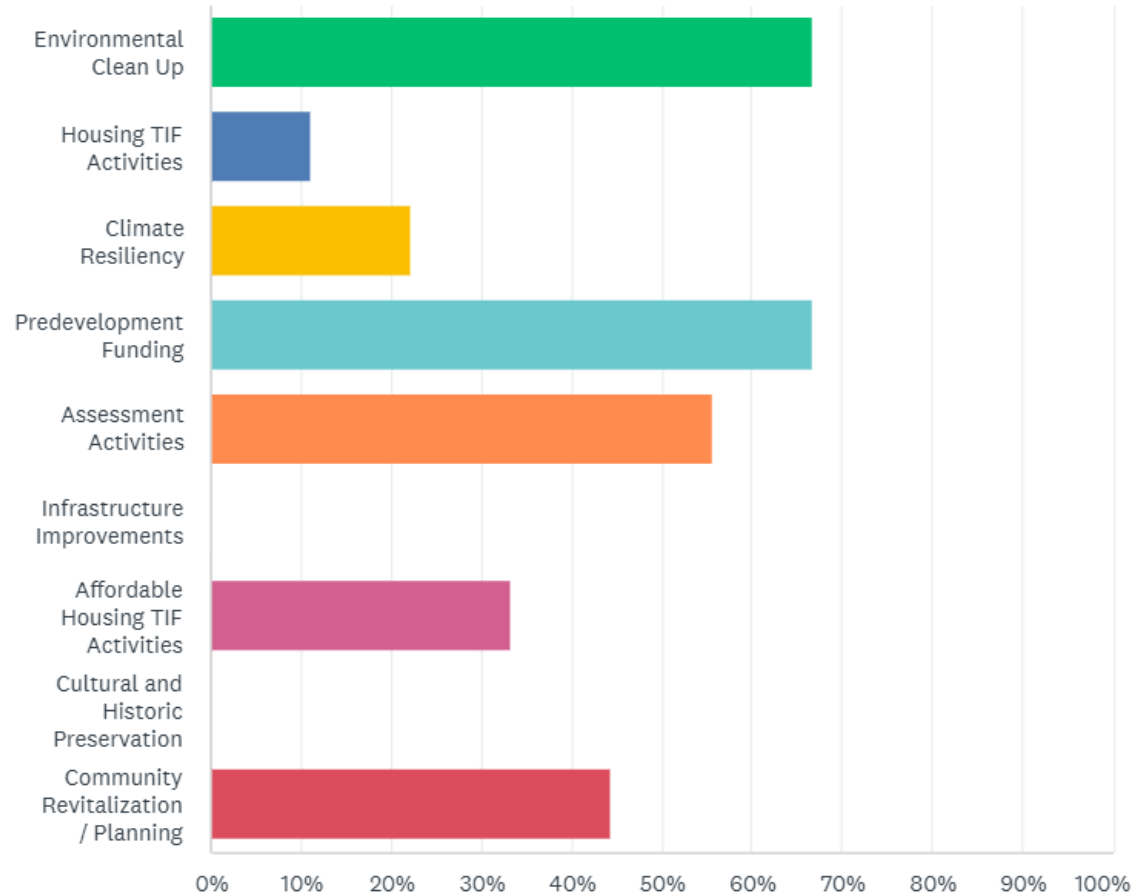
\$50K max  
per  
project?



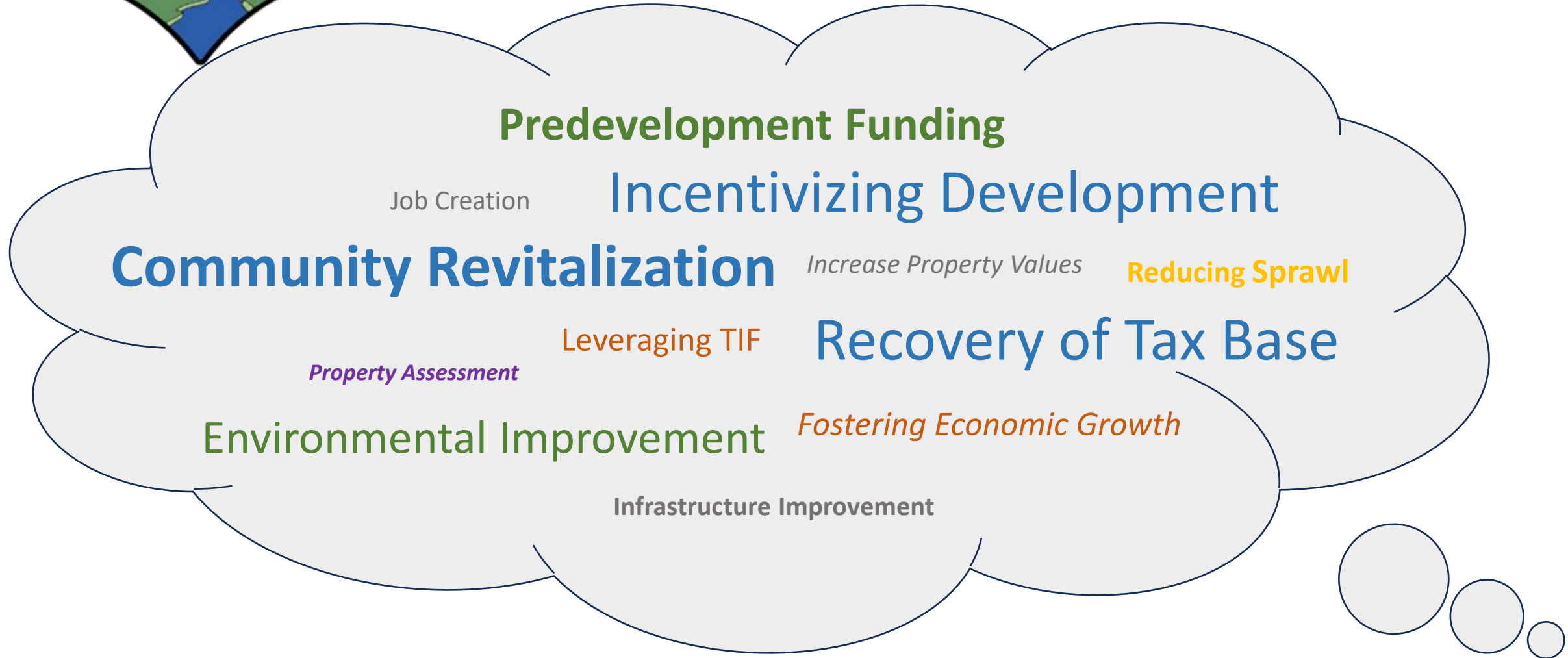


# PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Please select YOUR top three preferred activities to award LBRF grant funding.





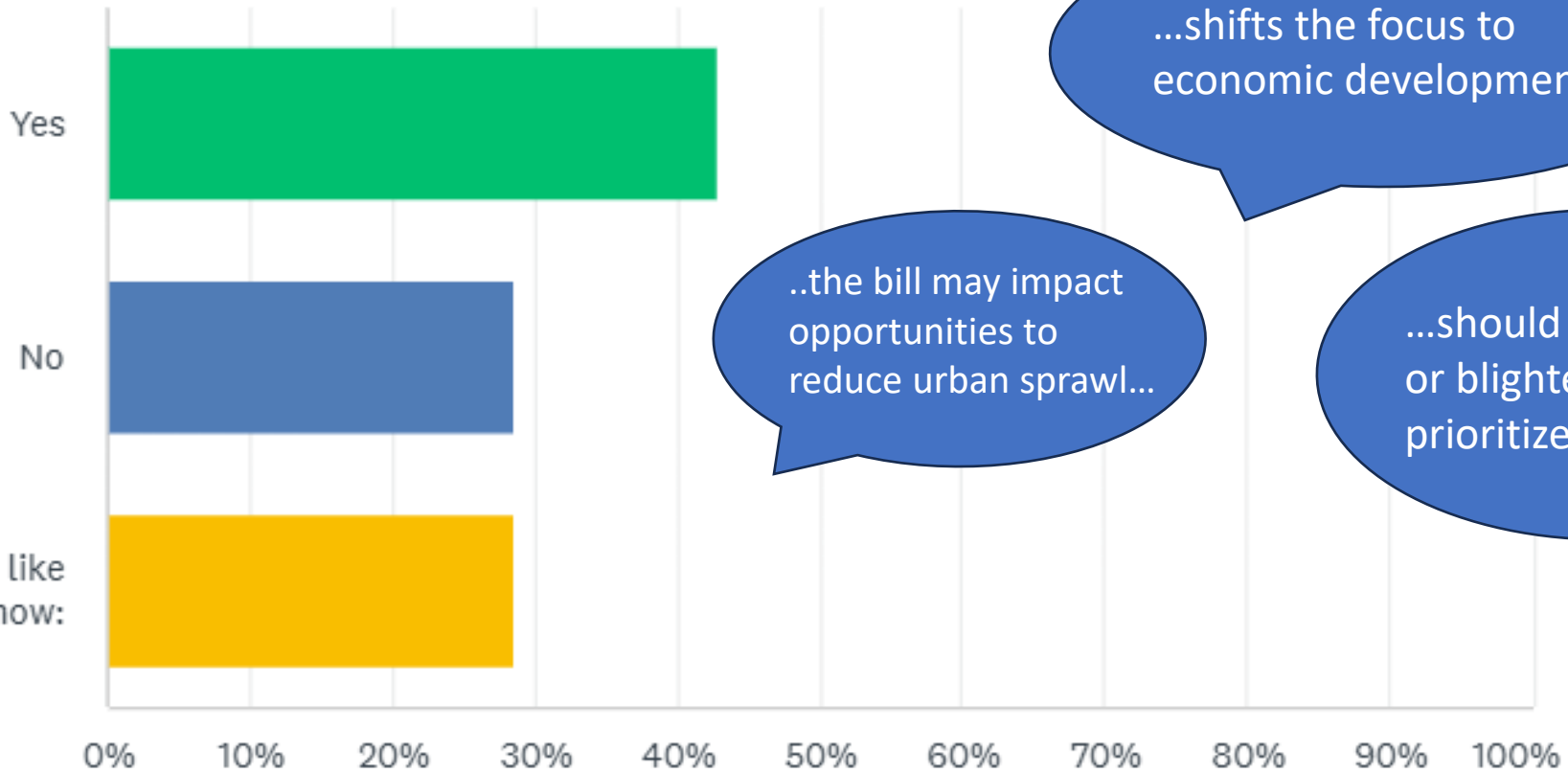


Board member perception of the KCBRA's role in the local community



# PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Has the inclusion of Housing Related TIR influenced your perspective of the KCBRA's role in the community?



...some projects feel like the opposite of brownfield redevelopment...

...it feels like a new tool to support housing...

If you'd like to explain how:

...shifts the focus to economic development...

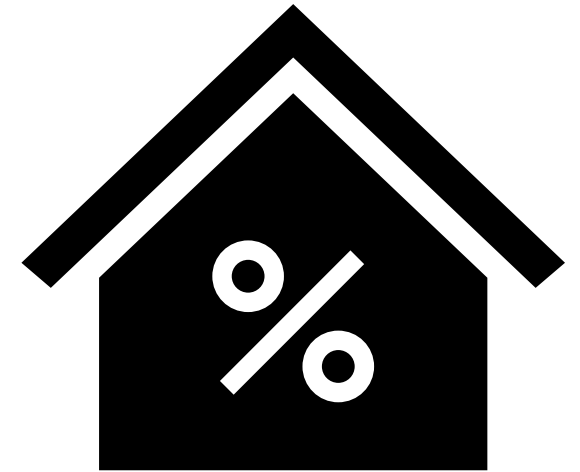
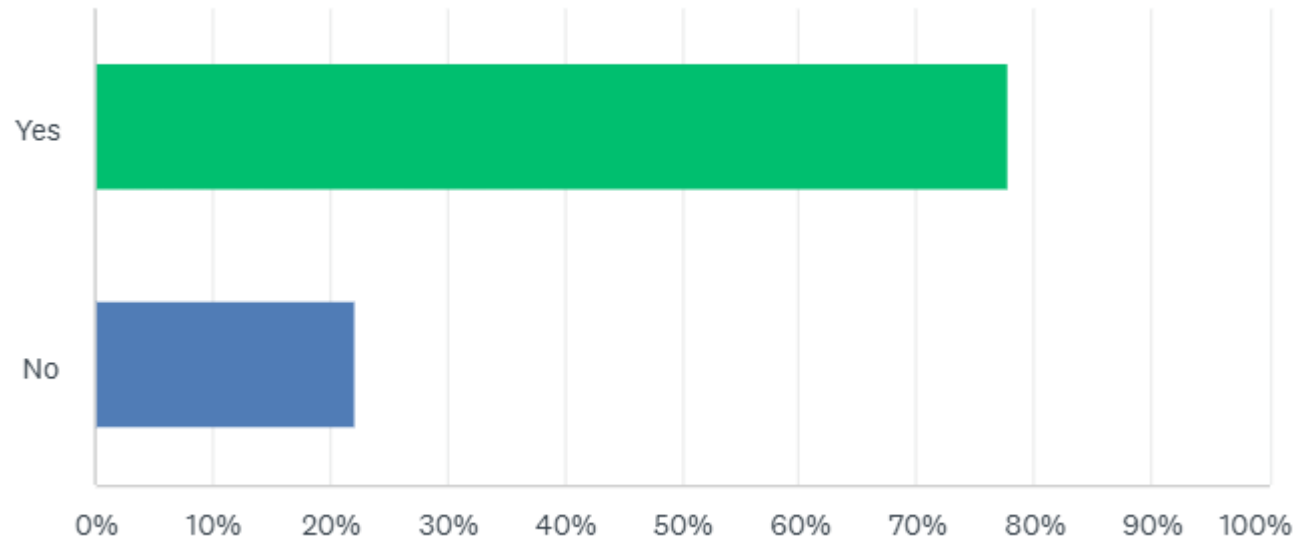
..the bill may impact opportunities to reduce urban sprawl...

...should contaminated or blighted sites be prioritized?



PLANNING & DEVELOPMENT DEPARTMENT  
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

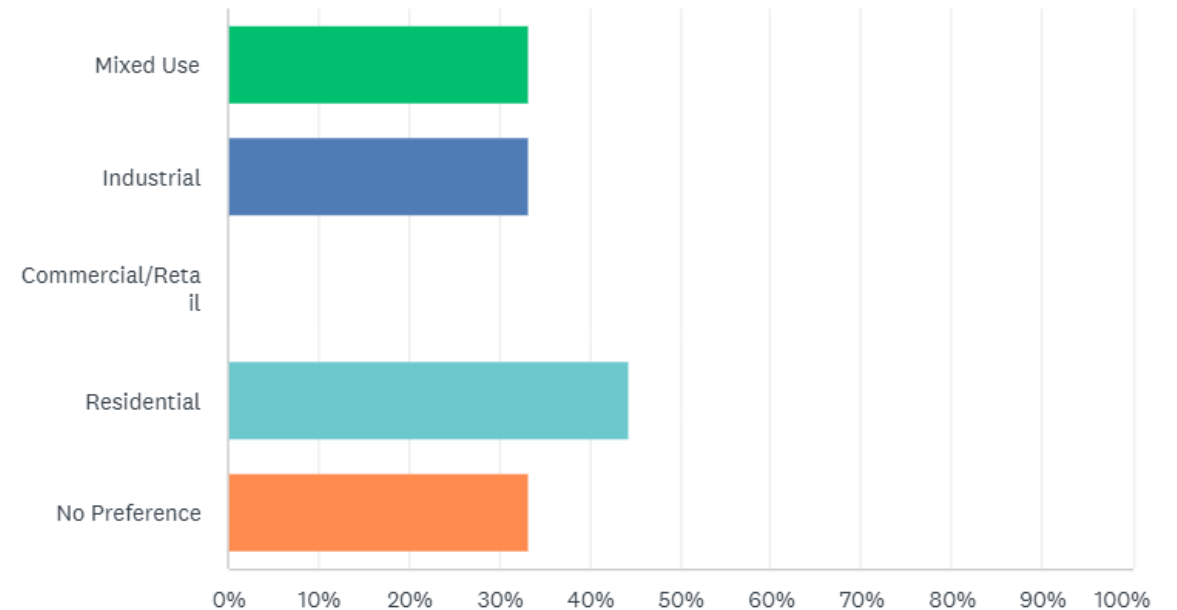
Do you believe the KCBRA should consider an affordability requirement to housing TIF plans like a preference towards a specific %AMI or number of affordable units?





## PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

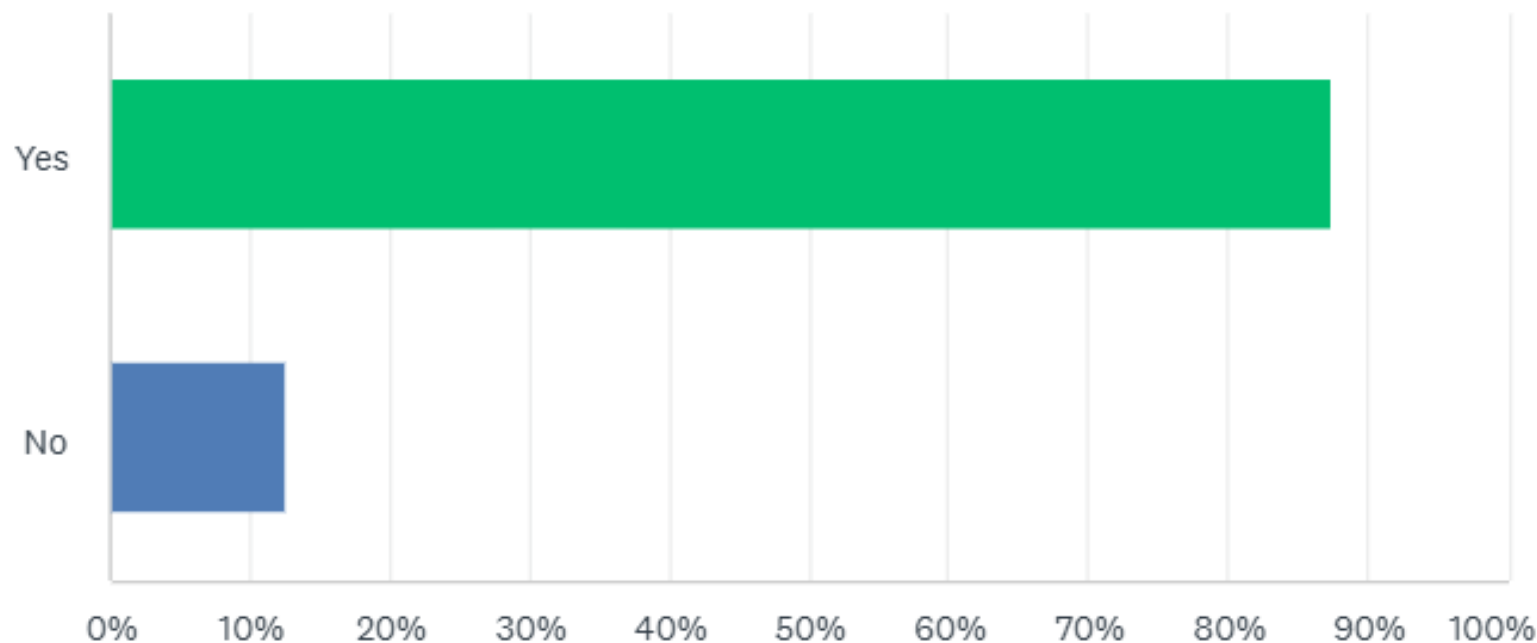
What type of project would you like to see the KCBRA prioritize funding out of the LBRF? (Select preferences)





PLANNING & DEVELOPMENT DEPARTMENT  
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Do you believe the KCBRA should build a framework for identifying preferred or prioritized projects they support out of the LBRF?

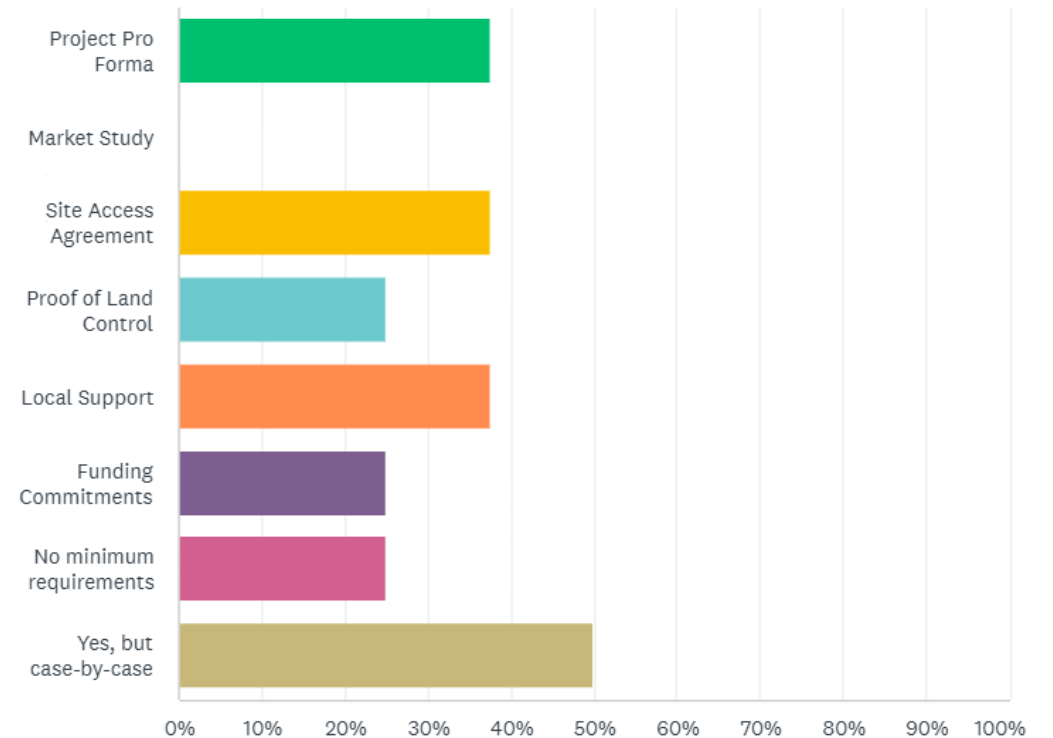
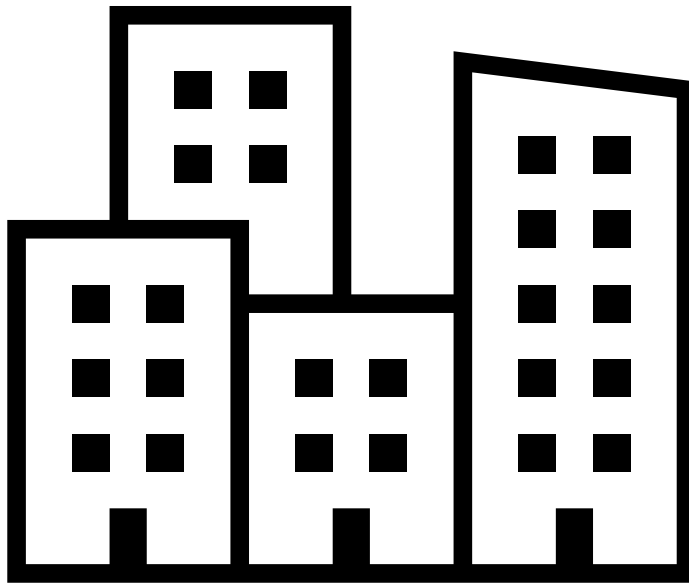






# PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Should the KCBRA use a similar review process as the MEDC and require a list of items for specific requests? (select all that apply)





## Survey Results Summary



### **Housing TIF**

*Preferred projects with greater affordability component.*



### **KCBRA's Role in the Community**

*Community Revitalization  
Recovery of Tax Base  
Incentivize Development*



### **LBRF Funding**

*Award grant funding for environmental clean up, predevelopment & assessment dollars.*

*Build a framework for project prioritization.*

*Establish an Emerging Developer Fund.*

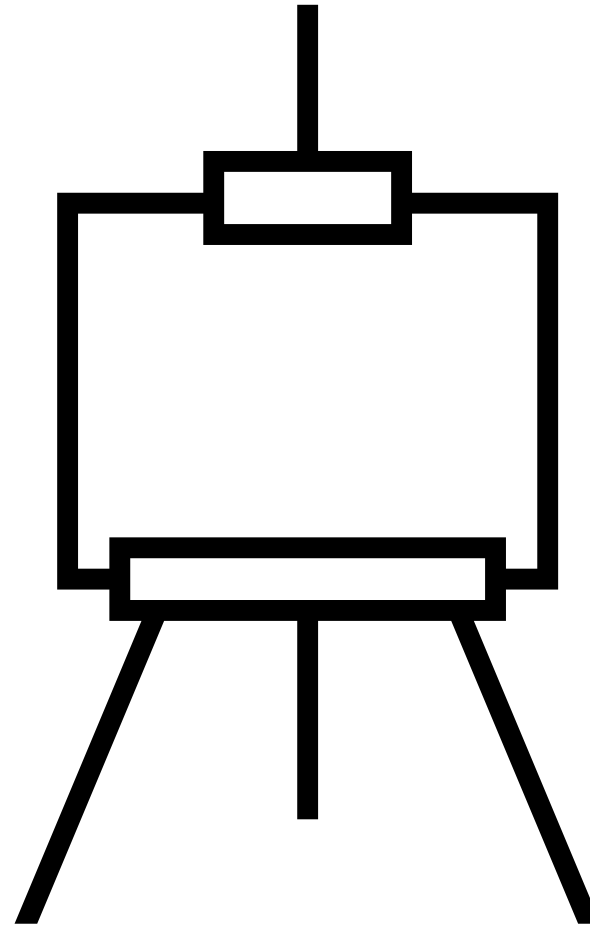


### **Project Considerations**



### **Project Prioritization**

*Residential, Environmental Clean Up, Predevelopment Funding, Assessment Activities, Community Revitalization/Planning & Affordable Housing TIF.*



## Survey Results Conclusion

# Kalamazoo County Strategic Goals *Economic Development*

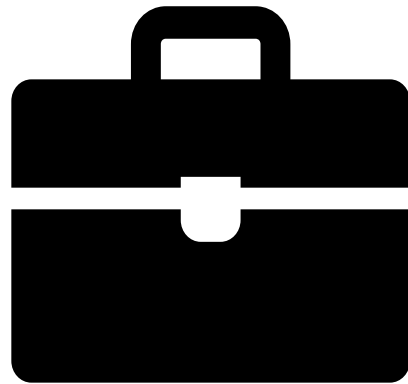




PLANNING & DEVELOPMENT DEPARTMENT  
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



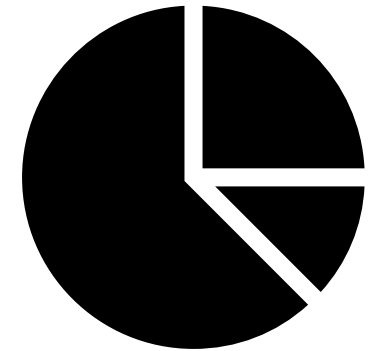
**Community  
Revitalization**



**Strengthen Public  
Workforce**



**Foster Sustainable  
Economic Growth**



**Data Driven  
Decision Making**

# The Local Brownfield Revolving Fund

Revenue Projections *2020-2055*





## Brownfield Plans Administered by the KCBRA

22

*Brownfield Plans  
Approved  
to Date*

16

*Active Plans*

*This total influences  
KCBRA total annual  
admin expenses.*

Number of Brownfield Plans per Municipality Administered by the KCBRA



**Municipalities w/o  
KCBRA BFPs**

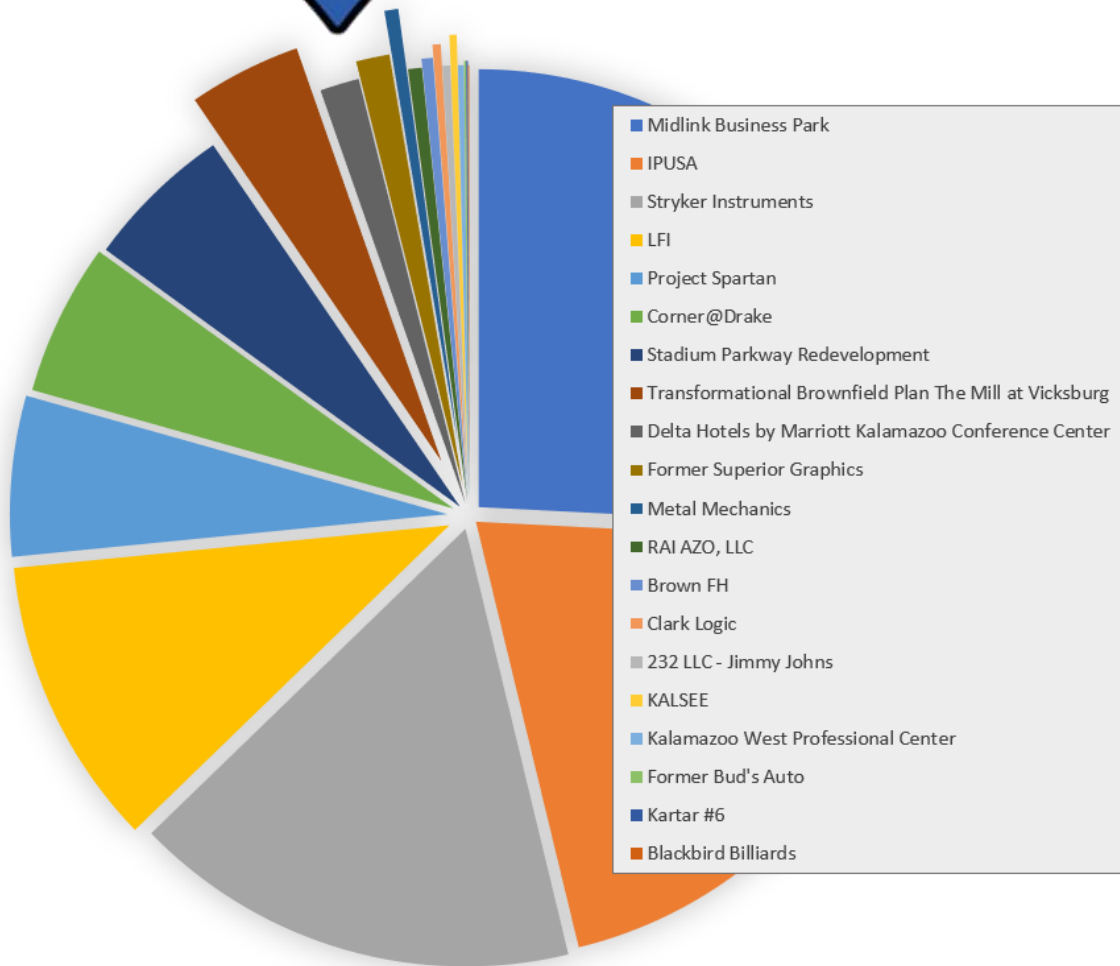
- Alamo Township
- Village of Augusta
- Brady Township
- Charleston Township
- Cooper Township
- Climax Township
- City of Galesburg
- Prairie Ronde Township
- Village of Richland
- Ross Township
- Texas Township
- Wakeshma Township

*20 brownfield plans are estimated to capture into the LBRF, 11 plans have contributed into the LBRF to date, and 4 plans have completed capture.*

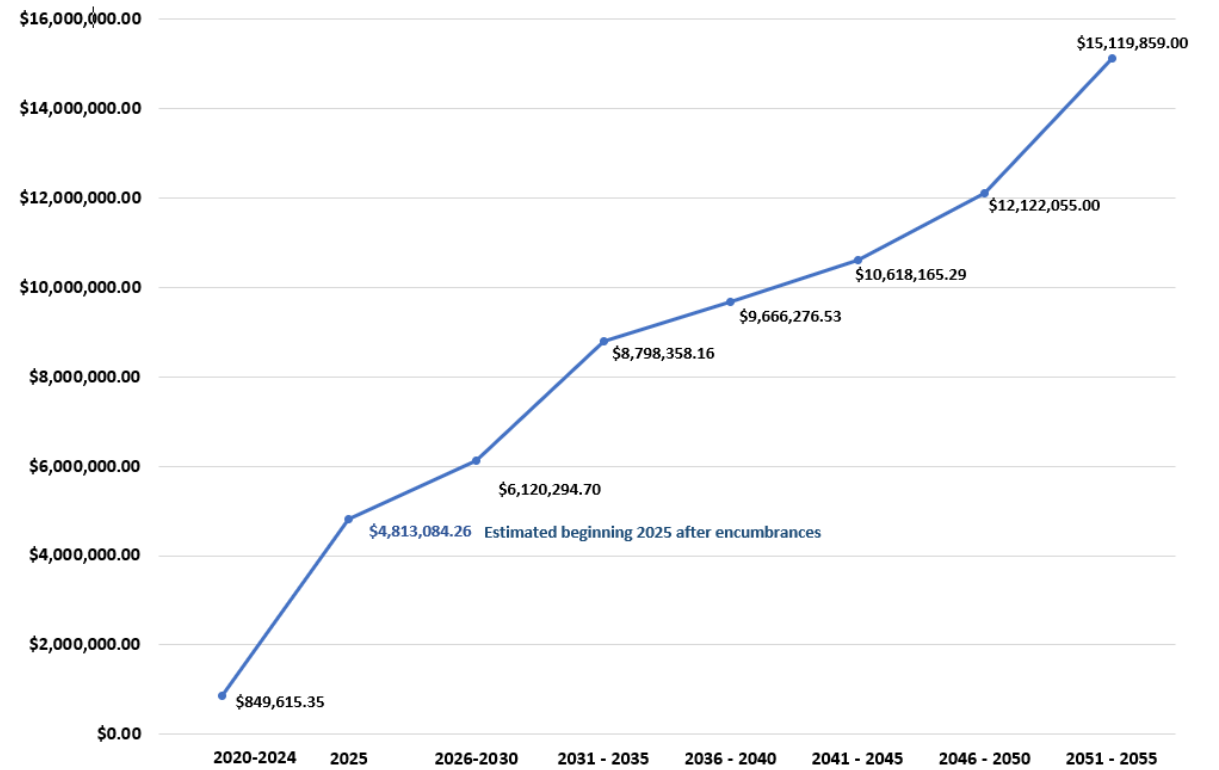




# PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



Estimated KCBRA LBRF Projections\* 2020 - 2055



\*Projections are based on the total amount of all estimated plan revenues into the Local Brownfield Revolving Fund as described within all approved KCBRA Brownfield Plans, less encumbrances, and does not factor in projected interest or dividend deposits.

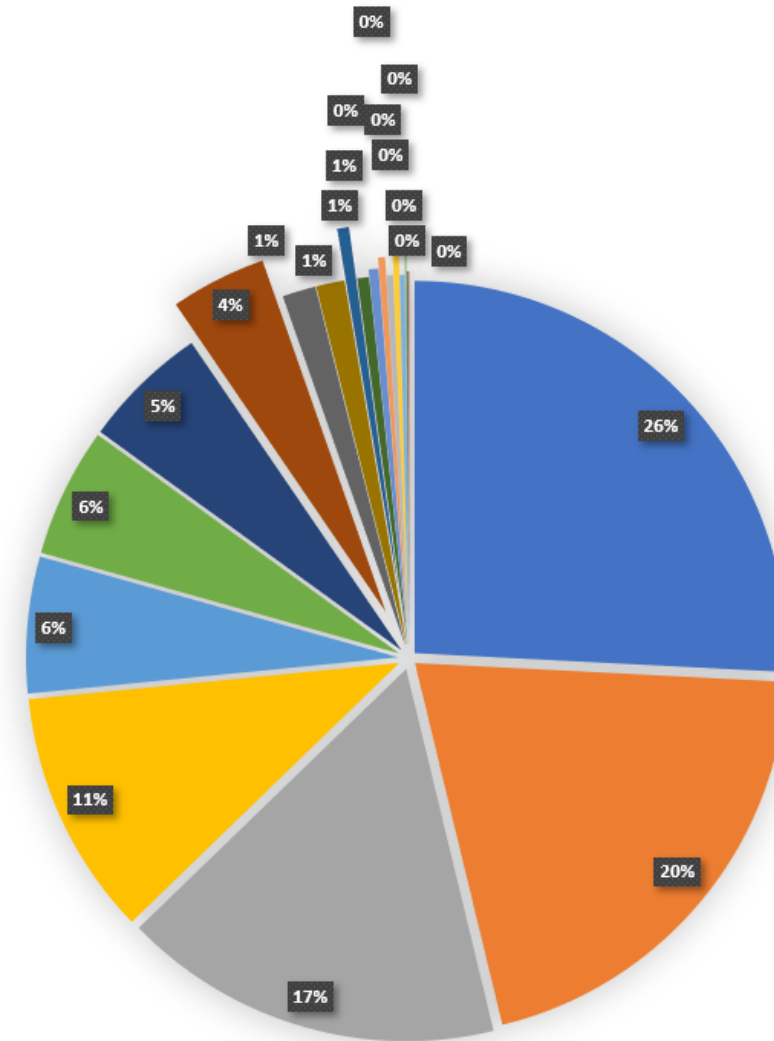
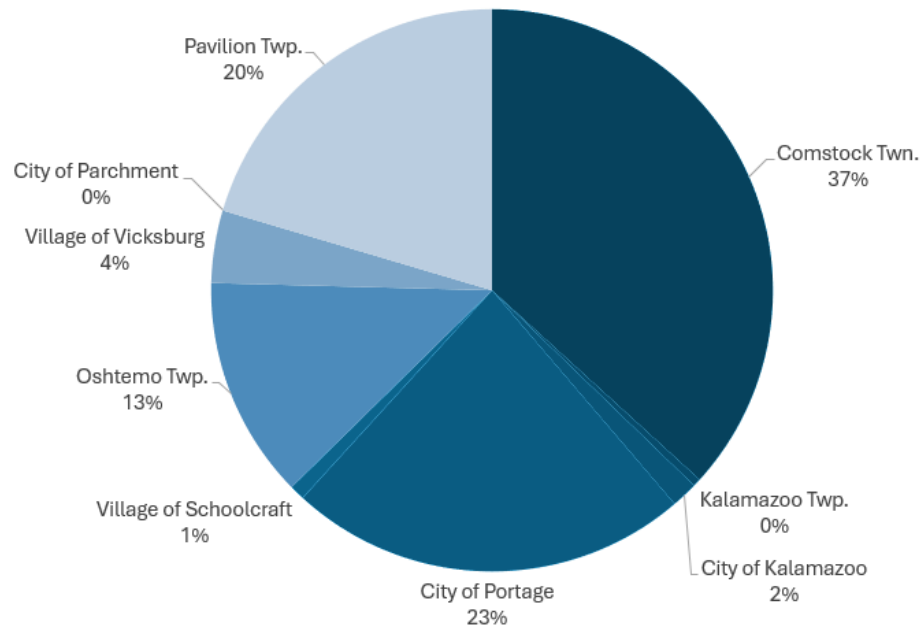




# PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

## LBRF Estimated Total Project Contributions by BFP

Estimated total LBRF Contribution Percentages

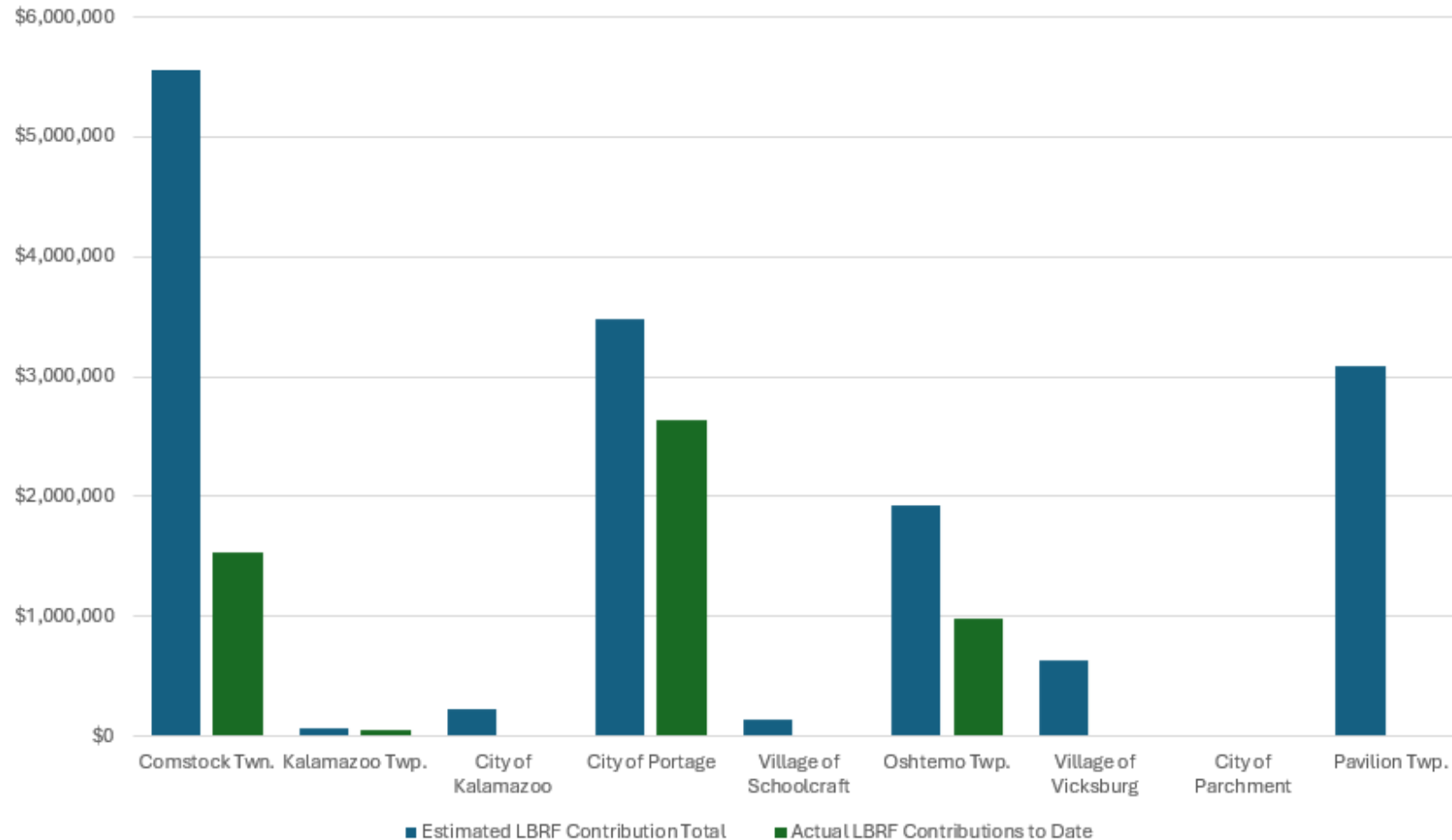


- Midlink Business Park
- IPUSA
- Stryker Instruments
- LFI
- Project Spartan
- Corner@Drake
- Stadium Parkway Redevelopment
- Transformational Brownfield Plan The Mill at Vicksburg
- Delta Hotels by Marriott Kalamazoo Conference Center
- Former Superior Graphics
- Metal Mechanics
- RAI AZO, LLC
- Brown FH
- Clark Logic
- 232 LLC - Jimmy Johns
- KALSEE
- Kalamazoo West Professional Center
- Former Bud's Auto
- Kartar #6
- Blackbird Billiards



# PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

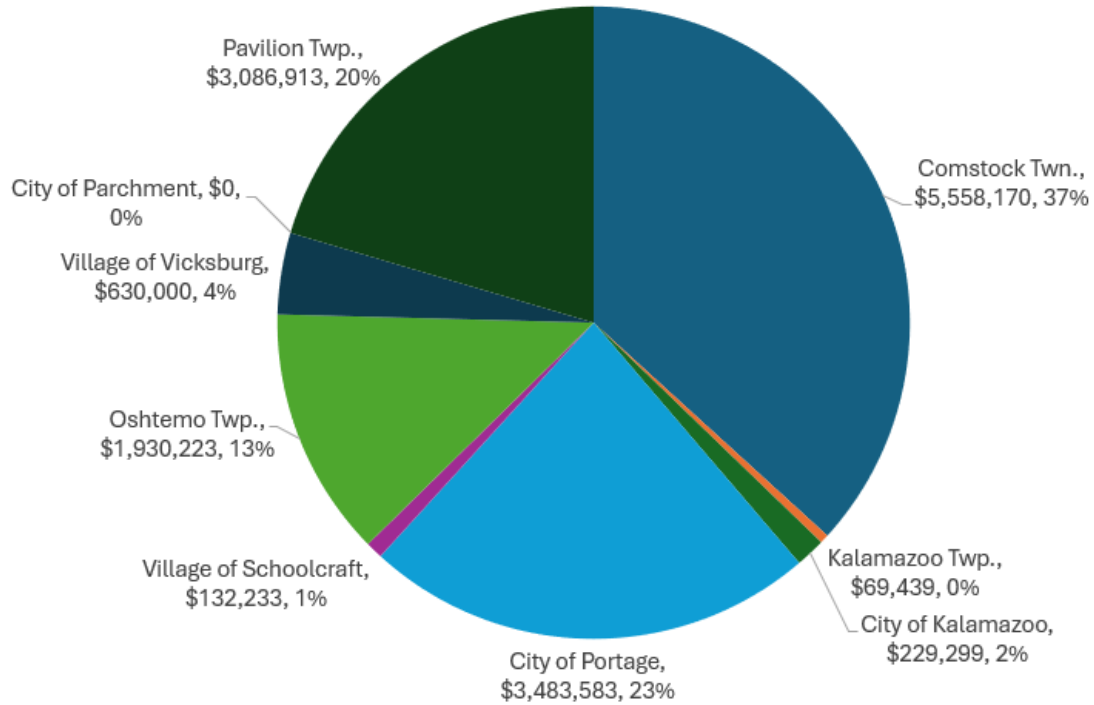
## LBRF Contribution Estimates by Municipality Area Statistics for KCBRA Administered Brownfield Plans



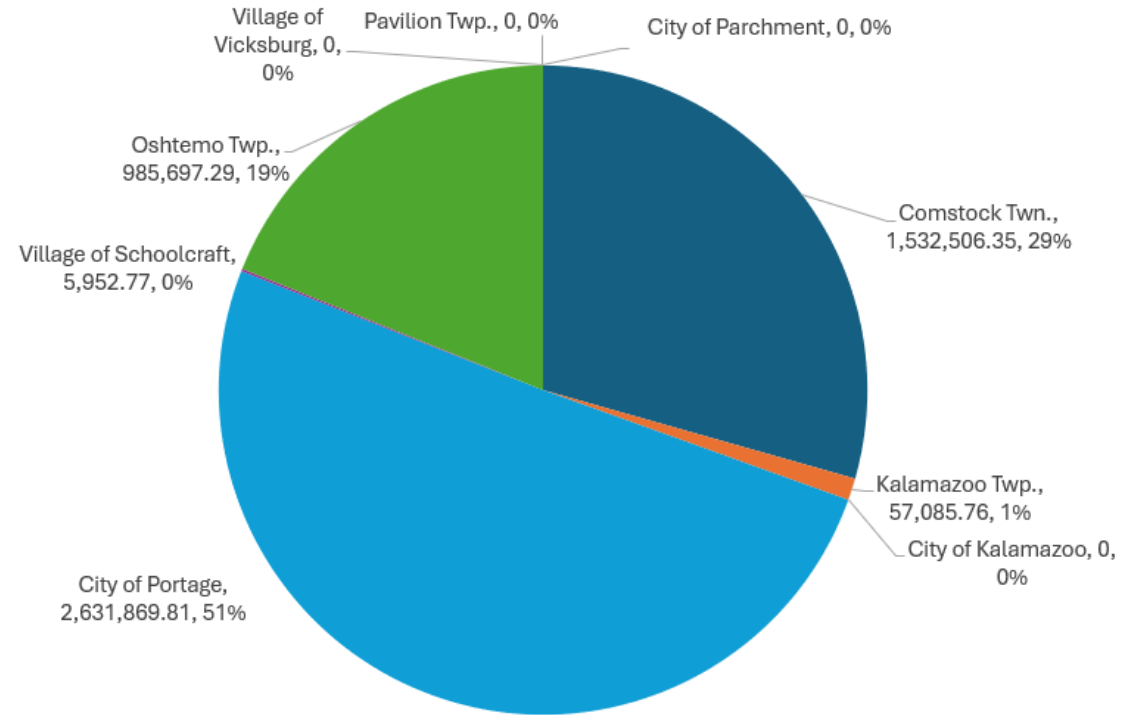


PLANNING & DEVELOPMENT DEPARTMENT  
 KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Contributions into the Local Brownfield Revolving Fund by Municipality



Future Estimated Totals



Totals Received to Date

# Objective 1:

## *Priority Project Types*





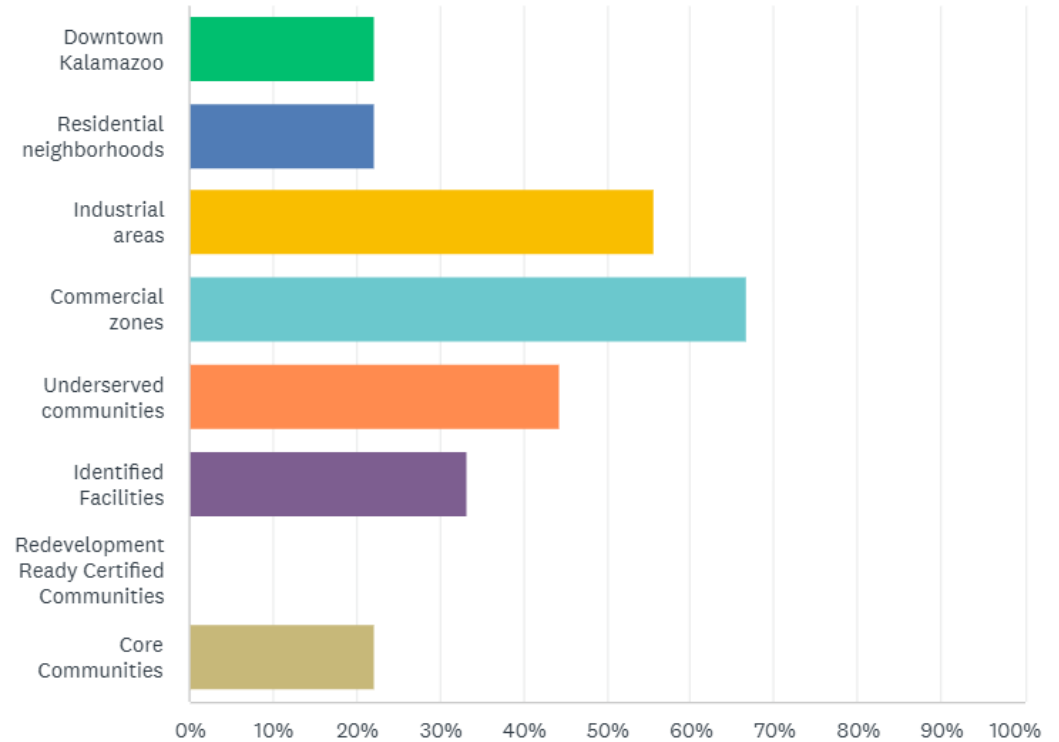
# PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



## ***Project Prioritization***

*Residential, Environmental Clean Up,  
Predevelopment Funding, Assessment Activities,  
Community Revitalization/Planning & Affordable  
Housing TIF.*

## **Priority Project Area Survey Results**



Which areas of the county do you think should receive the highest priority for redevelopment? (Select all that apply)

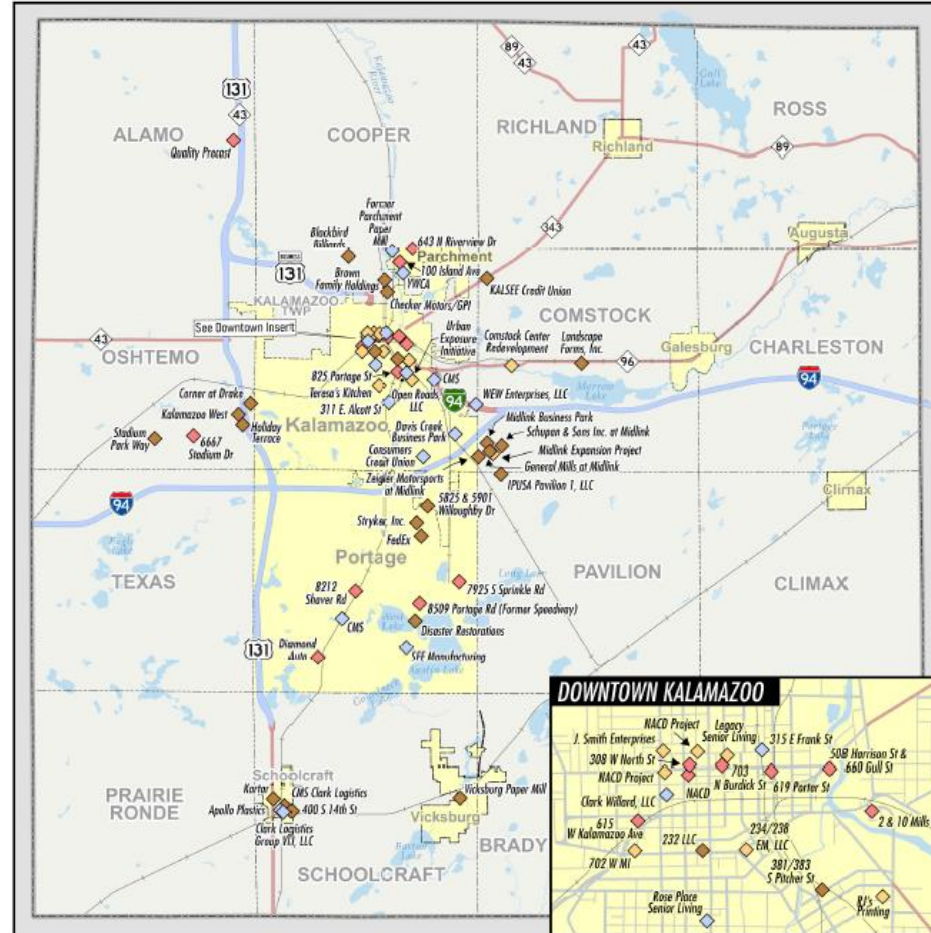




# PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

66

Number of Projects  
with KCBRA  
Participation in  
Kalamazoo County



**Legend**

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

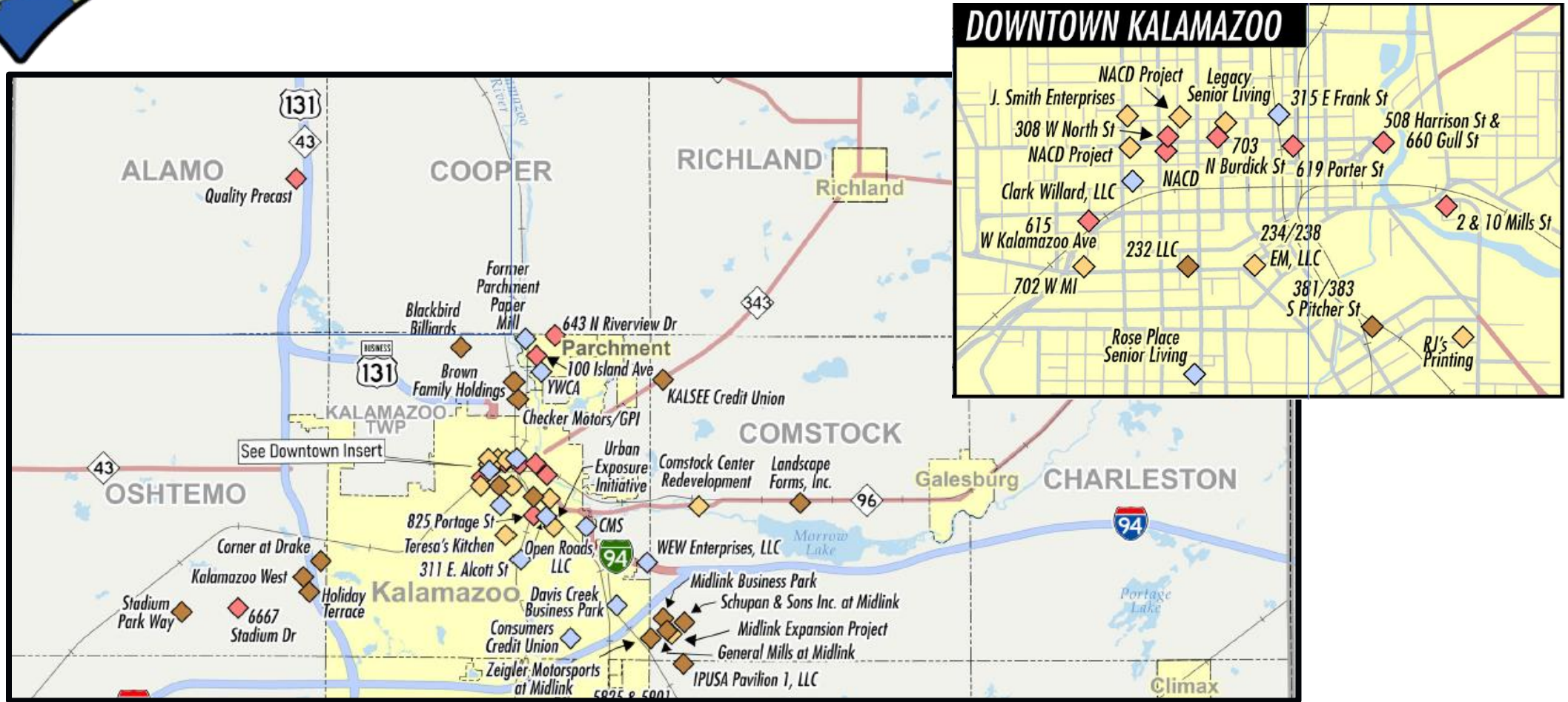
**KCBRA Project Metrics**  
 22 Brownfield Plans  
 16 2016 EPA Grant Funded  
 15 KCBRA Supported Projects  
 13 2021 EPA Grant Funded

## Kalamazoo County Brownfield Projects 2024

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



PLANNING & DEVELOPMENT DEPARTMENT  
 KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

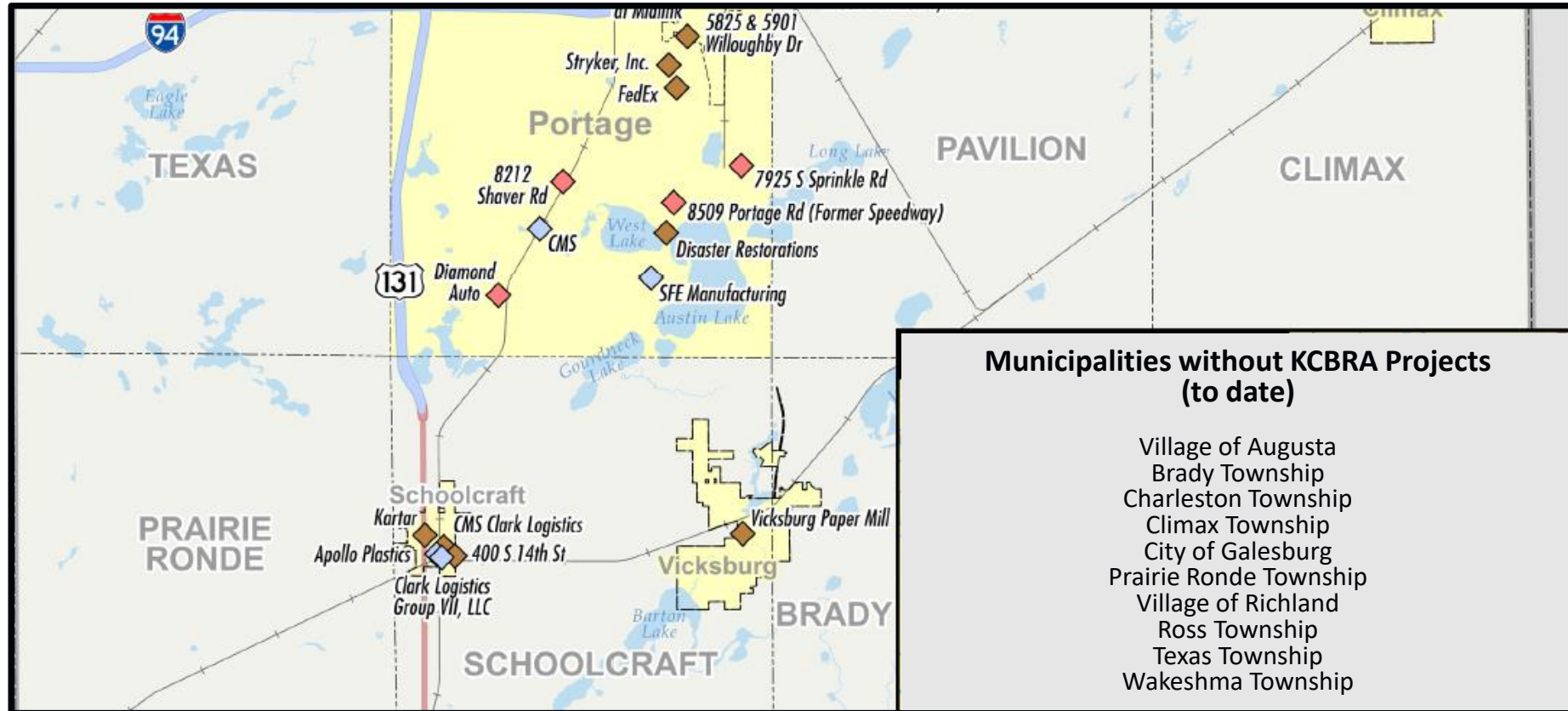


\*First KCBRA Supported project in Cooper Township in January 2025 Kalamazoo Valley Habitat for Humanity.





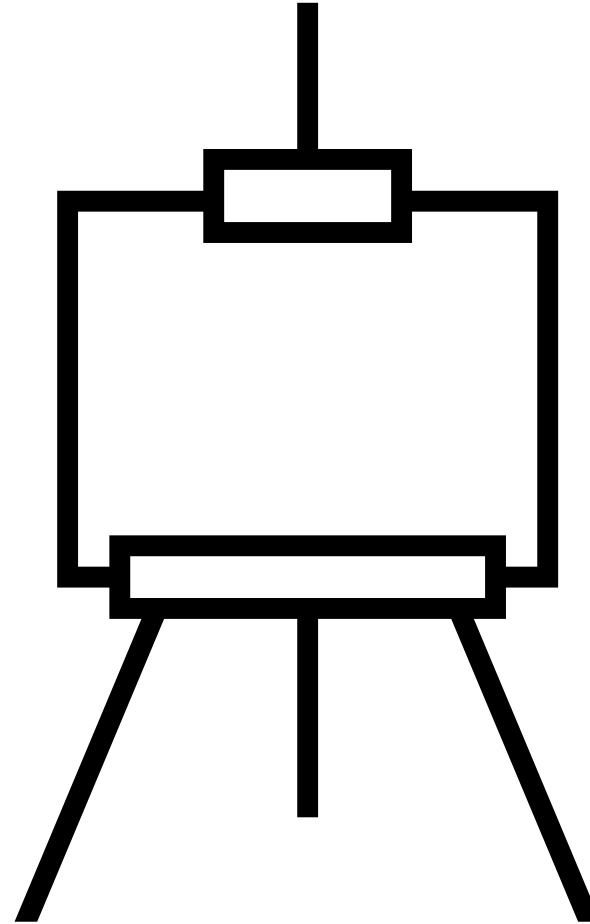
PLANNING & DEVELOPMENT DEPARTMENT  
 KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY







PLANNING & DEVELOPMENT DEPARTMENT  
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



**Prioritization Considerations**

**Objective 2:**  
*Emerging Developer Fund  
Designation*



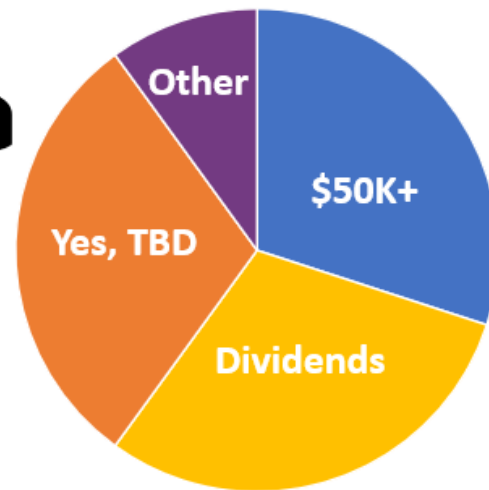
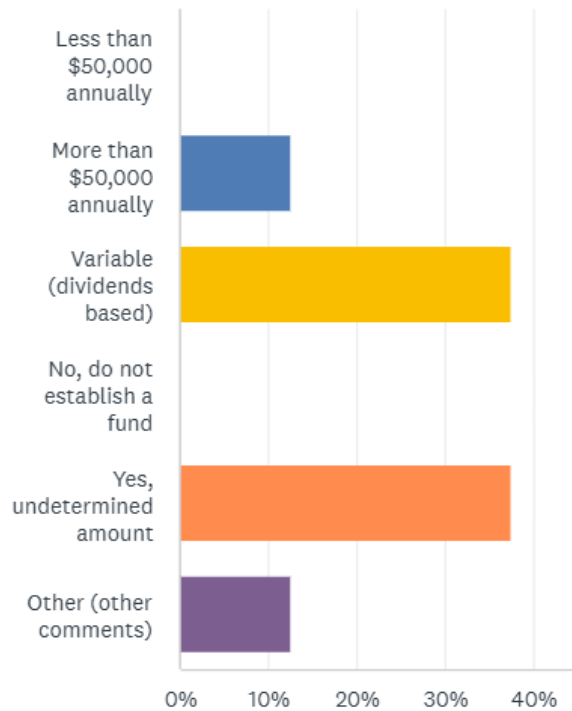


# PLANNING & DEVELOPMENT DEPARTMENT KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

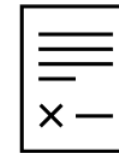
## Emerging Developer Definition

An individual or entity with limited real estate experience and financial resources.

*Example: Someone who is looking to establish themselves as an experienced developer or they may be actively seeking education, mentorship, and access to capital to further their development skills and capabilities.*



\$50K max per project?



## KCBRA 2023 Retreat Review

The LBRF Policy was updated

- BFP no longer a requirement for LBRF funding
- Funding >\$25k requires a Repayment Agreement
- Legislative Updates

A portion of the LBRF was invested

- \$4.6 million dollars invested in Q2FY24
- Dividends to date \$172,789.91

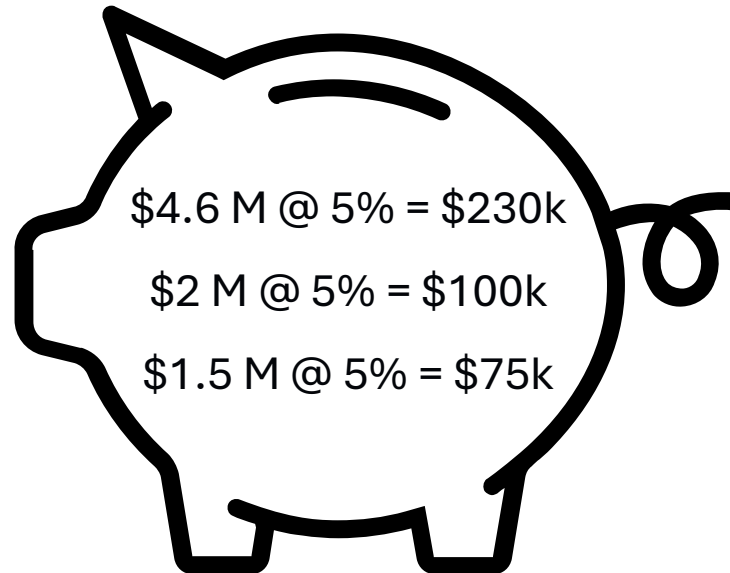
## Funding Emerging Developer Fund: Survey Results



## Funding Limitations

### Predevelopment Activities

- Feasibility Studies
- Due Diligence
- Site Assessment
- Land Acquisition
- Site Plan Prep
- Preliminary Design & Legal



### Annual Dividends Calculations

### LBRF Growth Calculations 2020-2055

+ \$2 million every 5 years



## Implementation Considerations



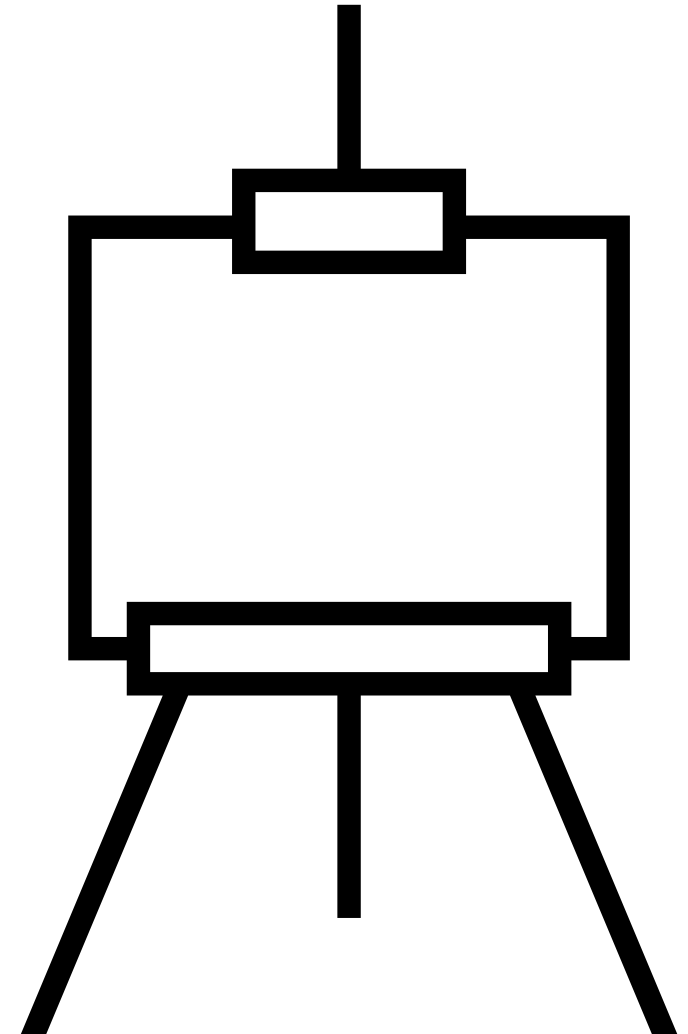
**Checklist for Emerging Developer Eligibility**



**Application Frequency**

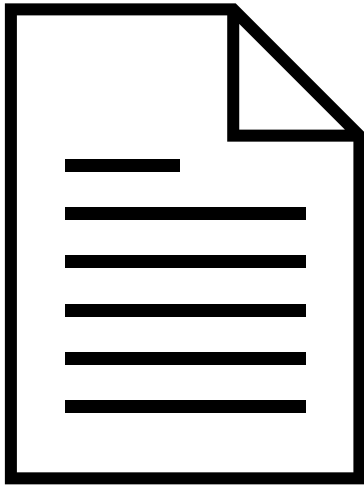


**Activities Eligible for Emerging Developer Funding**



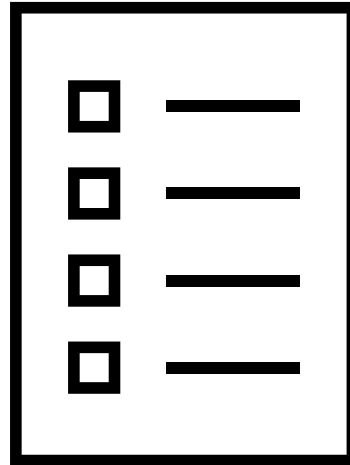


## Emerging Developer Implementation Next Steps



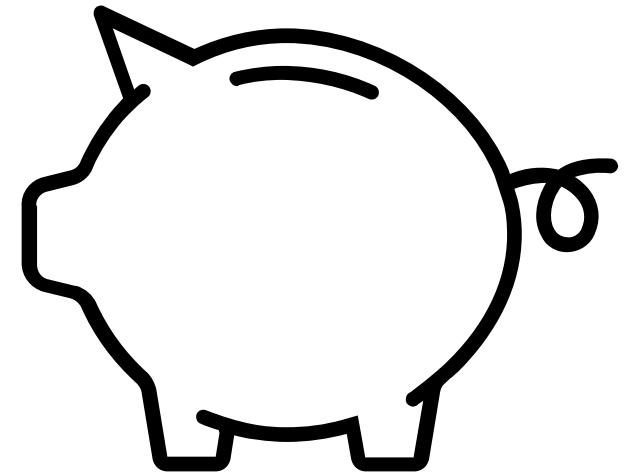
### ***LBRF Policy Update***

Administrative Updates Recommended



### ***Project Applications***

Update Project Applications  
Emerging Developer Agreement

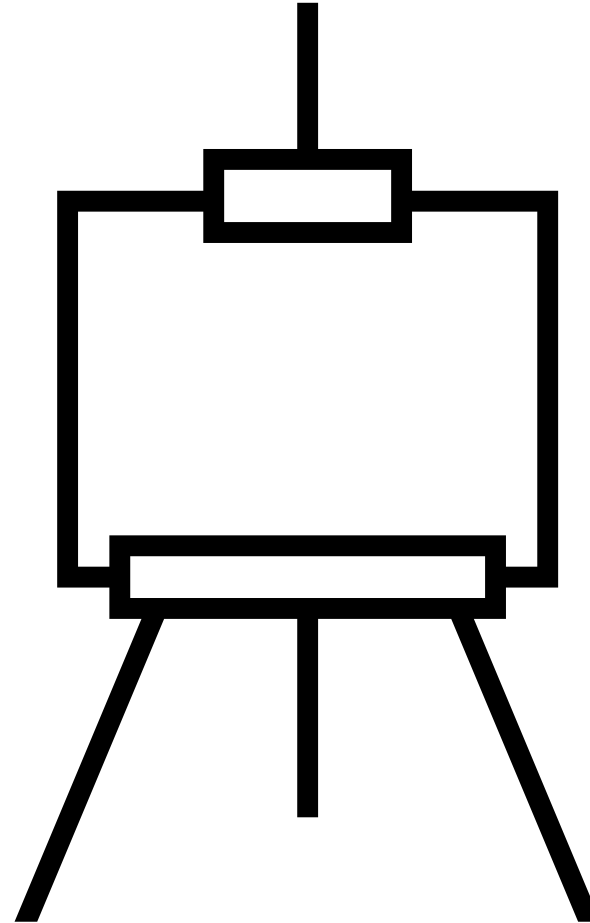


### ***Fund Designation***

Financial Matters &  
Outreach



PLANNING & DEVELOPMENT DEPARTMENT  
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



**Retreat Conclusion**