



KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

**PREPARED BY
KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

OVERVIEW

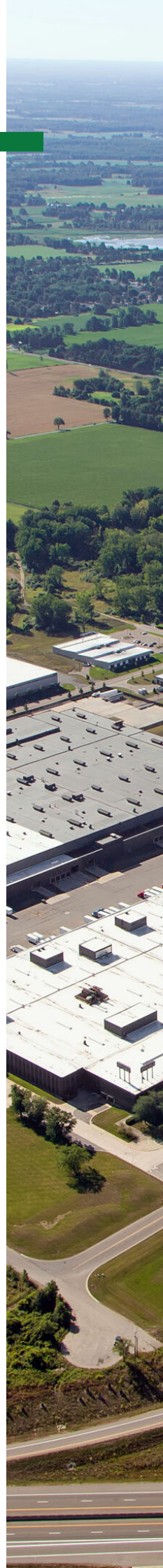
Since the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) was created in 2002, brownfield redevelopment has become a strategic initiative that benefits all corners of the community. The KCBRA has led this effort by educating the community, collaborating with units of government and other agencies, pursuing funding, and innovatively applying the tools created by the Michigan legislature.

2018 has been a very active year for the KCBRA. Nearly 50% of our 2016 U.S. EPA Brownfield Assessment grant funds have been expended supporting 9 projects in 6 communities, leveraging over \$17 million in investment, and creating nearly 50 jobs. The KCBRA recognizes the need to support projects that bring equitable opportunities to underserved areas of our community. For this reason, the EPA Grant was used to complete environmental assessments for five sites being redeveloped for mixed use (senior citizen housing, a café, an intergenerational computer and fitness center, and a medical office) by the Northside Association for Community Development.

The KCBRA continues to support redevelopment of the former Fox River Paper Mill in Vicksburg, Michigan. This \$70 million project will transform an over 100-year-old mill into a showcase for the region, creating over 200 jobs. In 2018, the KCBRA pursued and received a \$100,000 grant and \$1,250,000 loan for this project from the Michigan Department of Environment, Great Lakes and Energy.

The KCBRA also assisted two notable projects with Brownfield Plans in 2018: the Stadium Park Way Redevelopment Project and the Delta Hotels by Marriott Kalamazoo Conference Center, both sites in Oshtemo Township. These two projects will create nearly \$11 million in investment and over 55 jobs.

The KCBRA Board of Directors took another major step in its history by supporting a full-time Brownfield Redevelopment Coordinator to address the growing number of County Brownfield Projects. Leveraging the Brownfield tax increment allows the KCBRA to continue to fund its annual administrative and operating costs, as well as the Local Brownfield Revolving Fund created several years ago, to support future projects in the county. The following annual report provides further details on an exciting and active 2018.



GRANT RESULTS

2018 represents the second year of our U.S. EPA Brownfield Assessment Grant. Since the beginning of the grant cycle, 47% of the funds have been used to support projects community-wide. The grant funding has proven to be an integral part of our brownfield redevelopment strategies. In 2018, the need to address brownfield sites hasn't diminished in the county.

9

Number of
projects
benefiting
from funds

\$17,344,605

Project
investment
leveraged

6

Number of
communities
benefiting
from funds

**COMMUNITIES SERVED:
ALAMO & OSHTEMO TOWNSHIPS, CITIES
OF KALAMAZOO & PORTAGE, VILLAGES
OF SCHOOLCRAFT & VICKSBURG**

Total Grant Outputs

- 7 - Phase I Site Assessments
- 6 - Phase II Site Assessments
- 3 - Baseline Environmental Assessment
- 2 - Hazardous Materials Survey
- 3 - Brownfield Plans

Projected Jobs

254 - Retained or Created

Sq. Ft. Redeveloped

184,000

Acres Redeveloped

131.25

BROWNFIELD PLANS THROUGH 2018

The KCBRA received Tax Increment Revenue (TIR) from 14 properties in 2018. Private dollars leveraged on these properties total over \$374 million. Two of the projects in 2018 were new brownfield Plans, the Stadium Parkway Redevelopment project, and the Delta Hotels by Marriott property, both in Oshtemo Township.

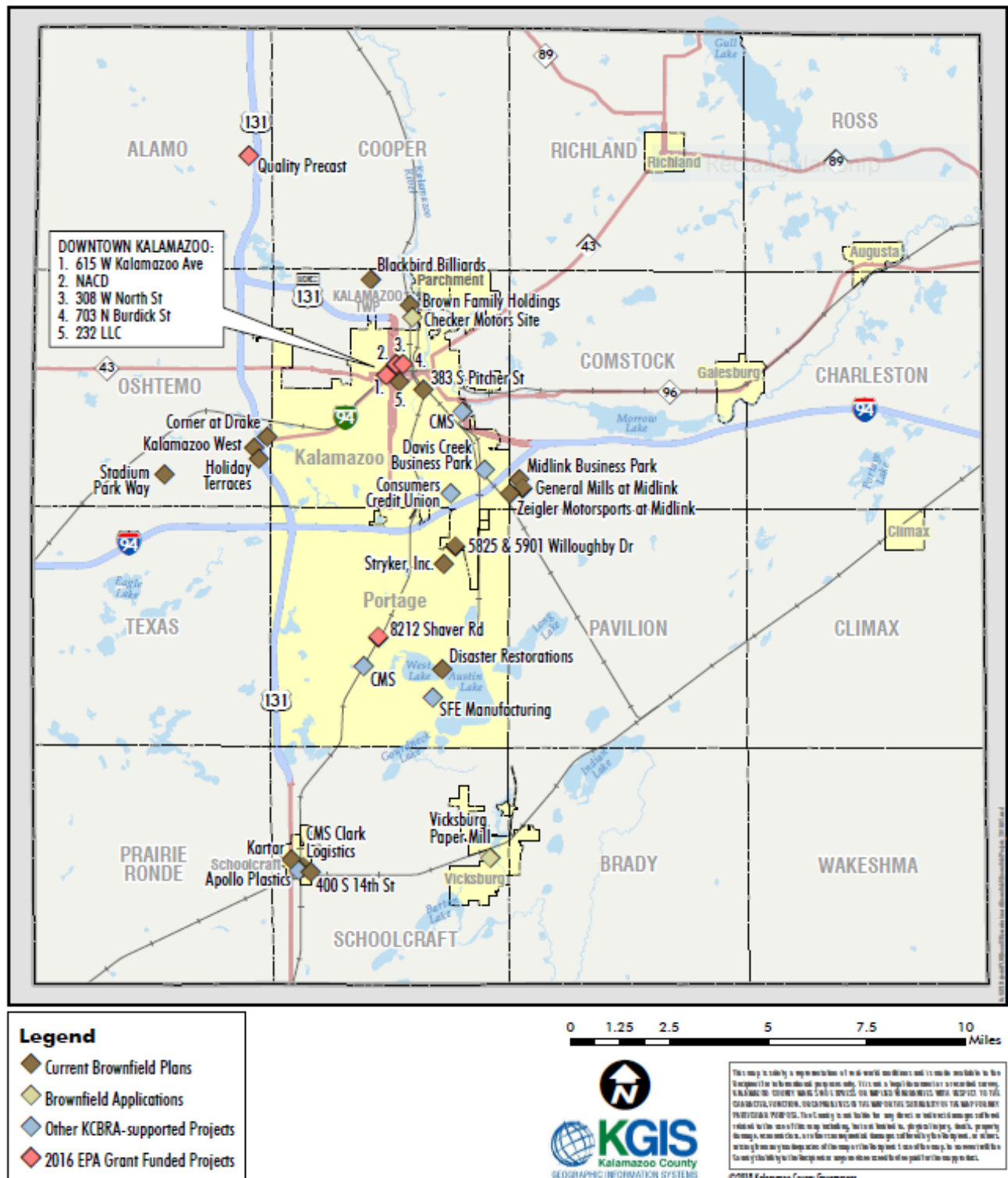
#	Year Established	Plan Name	Location	TIR Collected in FY 2018	TIR Collected through 12-31-18	~ Private \$ Leveraged
1	2008	Midlink Business Park	Comstock Twp.	\$229,382	\$1,275,446	\$100,000,000
		General Mills (added 2013)	Comstock Twp.	\$329,247	\$1,068,434	\$20,000,000
		AJZ Sprinkle (added 2017)	Comstock Twp.	\$85,112	\$127,299	\$9,000,000
2	2009	Brown Family Holdings	Kalamazoo Twp.	\$15,645	\$123,808	\$145,000
3	2011	232 LLC - Jimmy Johns	City of Kalamazoo	\$4,380	\$7,343	\$850,000
4	2013	Former Bud's Auto	City of Portage	\$740	\$6,673	\$60,000
5	2013	Kartar #6	Village of Schoolcraft	\$0	\$0	\$0
6	2014	Corner@Drake	Oshtemo Twp.	\$182,054	\$458,159	\$52,000,000
7	2014	Clark Logic	Village of Schoolcraft	\$620	\$2,116	\$1,051,000
8	2015	Blackbird Billiards	Kalamazoo Twp.	\$752	\$1,246	\$200,000
9	2016	RAI AZO, LLC	City of Portage	\$12,595	\$24,387	\$899,000
10	2016	Kalamazoo West Professional Center	Oshtemo Twp.	\$5,473	\$6,711	\$1,200,000
11	2016	Metal Mechanics	Village of Schoolcraft	\$10,810	\$17,005	\$1,475,000
12	2017	Stryker Instruments	City of Portage	\$103,942	\$103,942	\$175,000,000
13	2017	Former Superior Graphics	City of Kalamazoo	\$0	\$0	\$2,200,000
14	2018	Stadium Parkway Redevelopment	Oshtemo Twp.	\$17,920	\$17,920	\$6,898,400
15	2018	Delta Hotels by Marriott Kalamazoo Conference Center	Oshtemo Twp.	\$0	\$0	\$4,000,000
		TOTAL TIR Revenue		\$998,672	\$3,240,489	\$374,978,400

BROWNFIELD PROJECTS



Kalamazoo County Brownfield Projects 2018

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY



GRANT OUTREACH & SUPPORT

PROGRAMMATIC

- FEDERAL FINANCIAL & QUARTERLY REPORTS
- PROJECT MANAGEMENT & OVERSIGHT
- BUDGET TRACKING & COMPLIANCE

COMMUNITY OUTREACH

- VARIOUS MEETINGS & PRESENTATIONS WITH COMMUNITY STAKEHOLDERS
- DEVELOPER/LENDER INCENTIVES & FUNDING OUTREACH EVENT
- COLLABORATIVE MEETINGS WITH LOCAL UNITS OF GOVERNMENT

MARKETING

- WEBSITE DEVELOPMENT & LAUNCH
- EVENT AND MEETING MATERIALS
- UPDATED BROCHURES, POWERPOINT PRESENTATIONS, PROJECT PROFILES, AND GRANT DASHBOARDS



Stryker Instruments, Portage

BUDGET SUMMARY & COSTS

KCBRA FUND 247

EXPENSES \$873,693

REVENUES \$1,001,920

FUND BALANCE \$151,609

ADMINISTRATIVE COSTS

\$89,231

Including staff, operating and legal expenses covered by Tax Increment Revenue collected from current brownfield plans.

EPA GRANT FUNDS

EXPENDED \$213,444

REMAINING \$186,556

As of the end of 2018.

LBRF FUNDS

BALANCE \$82,777

Local Brownfield Revolving Funds as of the end of 2018.



Vicksburg Paper Mill, Vicksburg



Vicksburg Paper Mill, Vicksburg

An annual report of the KCBRA Tax Increment Revenue collections from Brownfield Plans was submitted to the State in August 2018 as required by law.

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

Joe Agostinelli

Christopher Carew

Travis Grimwood

Douglas Milburn

James Spurr

Julie Rogers, County Commissioner (liaison)

Scott McGraw, County Commissioner (alternate)

Sherine Miller, Ex Officio Director, Kalamazoo Township

Gary Barton

Connie Ferguson

Habib Mandwee

Jodi Milks

Andrew Wenzel

Planning & Development Department Staff:

Rachael Grover, Brownfield Redevelopment Coordinator

Lotta Jarnefelt, Director

Brownfield Consultant:

Envirologic Technologies, Inc.

To learn more about the Kalamazoo County Brownfield Redevelopment Authority, view past projects, download project applications, and find other helpful resources, please visit www.kalcountybrownfield.com.

Contact information:

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This Annual Report was prepared with the assistance of Envirologic Technologies, Inc.