



KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

PREPARED BY
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*Image courtesy of Midlink Business Park
Top Site Aerial Photography*

OVERVIEW

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) continues to serve as a catalyst for economic development throughout the county. In 2017, 36% of a \$400,000 Brownfield Assessment Grant from the U.S. EPA was used to support 15 outreach meetings and 7 environmental assessment projects in 6 Kalamazoo County communities. The KCBRA's efforts leveraged over 100 jobs and approximately \$15 million in investment. The return on investment is tremendous – for every dollar in grant funding used, nearly \$75 of investment has been generated. The KCBRA also continues to work with the Michigan Department of Environmental Quality and the Michigan Economic Development Corporation to bring state funding to the community.

One of the most powerful local tools offered by the KCBRA is a Brownfield Plan, which allows the limited capture of tax increment from new investment on a specific project. This tax capture is used to offset eligible brownfield costs, such as environmental studies, cleanup, lead and asbestos abatement, demolition, site preparation, and infrastructure improvements. The KCBRA supports both small and large impactful projects. This tool has helped some notable sites including Midlink Business Park, Corner@Drake, and the Stryker Medical Instruments project, which represented the largest incentive for a KCBRA supported project (over \$11 million). A similar level of support from the KCBRA is anticipated in 2018 for the former Vicksburg Paper Mill, where Paper City Development LLC plans to invest over \$50 million to create a mixed-use entertainment and light industrial development.

The KCBRA Board of Directors continues to diligently plan for the future by leveraging the tax increment from Brownfield Plans to fund most of its annual administrative and operating costs. Additionally, the KCBRA, under the authority of state statute, has created a Local Brownfield Revolving Fund (LBRF), which can capture up to five years of tax increment from Brownfield Plans. These funds are just now beginning to accumulate which will allow for an even more robust County Brownfield Program in the future. The following annual report provides further details on an exciting and active 2017.



GRANT RESULTS

2017 represents the first full year of our second U.S. EPA Brownfield Assessment Grant. Deal flow has been brisk since the start of the grant in 2016 with nearly 40% of grant funds used to support community-wide projects. Based on this level of activity, it is evident that the industrial legacy of our past continues to challenge the redevelopment of brownfield impacted sites.



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

Outputs

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

Projected Jobs

205 - Retained or Created

Sq. Ft. Redeveloped

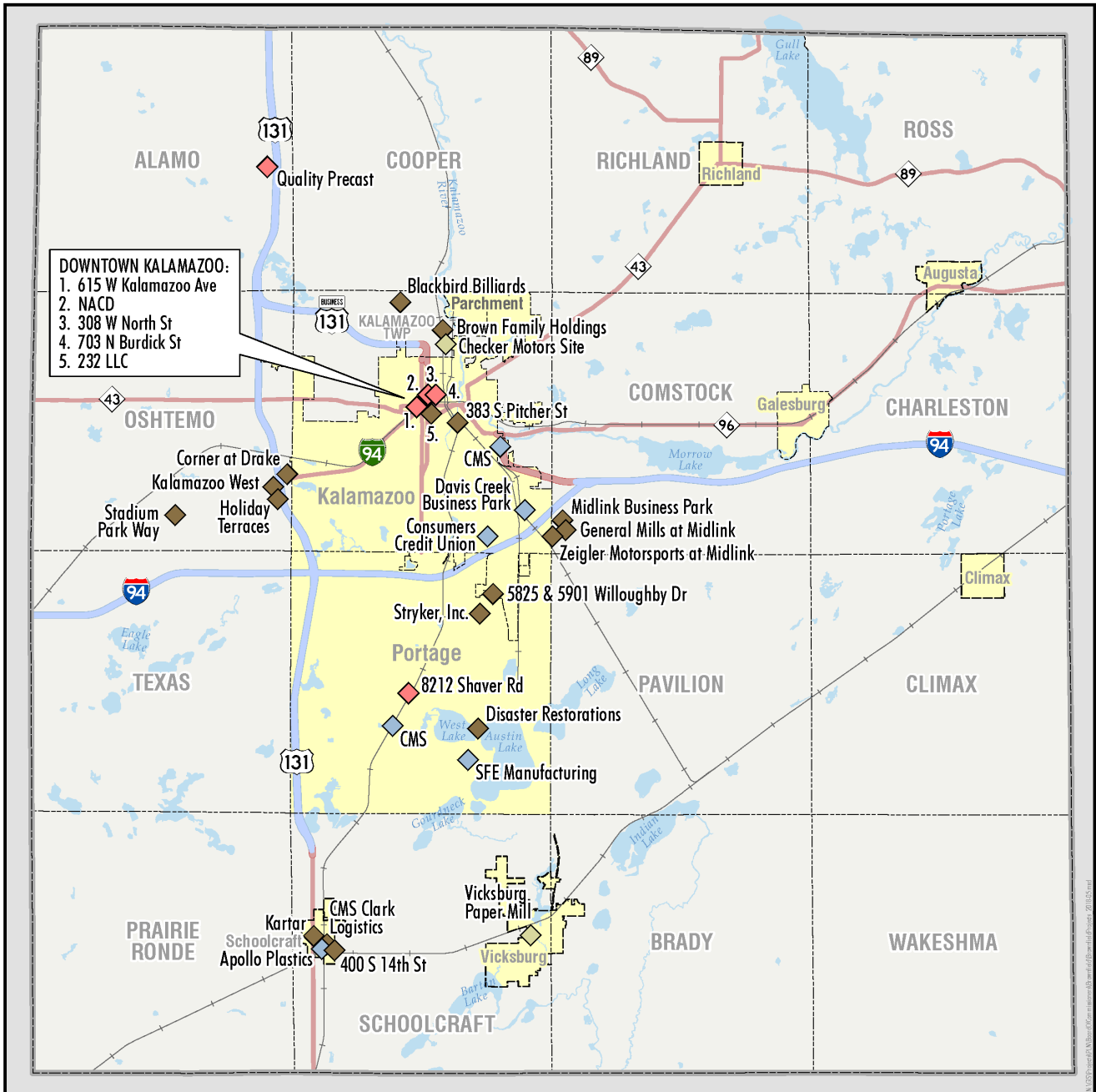
160,000

BROWNFIELD PLANS THROUGH 2017

The KCBRA received Tax Increment Revenue (TIR) from 12 properties in 2017. Two of the projects were new brownfield Plans, the Stryker Instruments Division project in the City of Portage and the Former Superior Graphics property in the City of Kalamazoo. Private dollars leveraged on these properties total over \$364 million.

#	Year Established	Plan Name	Location	TIR Collected in FY 2017	TIR Collected through 2017	~ Private \$ Leveraged
1	2008	Midlink Business Park	Comstock Twp.	\$204,377	\$1,046,064	\$100,000,000
		General Mills (added 2013)	Comstock Twp.	\$329,860	\$630,416	\$20,000,000
		AJZ Sprinkle (added 2017)	Comstock Twp.	\$42,187	\$42,187	\$9,000,000
2	2009	Brown Family Holdings	Kalamazoo Twp.	\$14,364	\$108,163	\$145,000
3	2011	232 LLC - Jimmy Johns	City of Kalamazoo	\$2,963	\$2,963	\$850,000
4	2013	Former Bud's Auto	City of Portage	\$1,403	\$5,132	\$60,000
5	2013	Kartar #6	Village of Schoolcraft	\$0	\$0	\$0
6	2014	Corner@Drake	Oshtemo Twp.	\$170,006	\$276,105	\$52,000,000
7	2014	Clark Logic	Village of Schoolcraft	\$608	\$1,496	\$1,051,000
8	2015	Blackbird Billiards	Kalamazoo Twp.	\$494	\$494	\$200,000
9	2016	RAI AZO, LLC	City of Portage	\$11,792	\$11,792	\$899,000
10	2016	Kalamazoo West Professional Center	Oshtemo Twp.	\$1,238	\$1,238	\$1,200,000
11	2016	Metal Mechanics	Village of Schoolcraft	\$6,195	\$6,195	\$1,475,000
12	2017	Stryker Instruments	City of Portage	\$0	\$0	\$175,000,000
13	2017	Former Superior Graphics	City of Kalamazoo	\$0	\$0	\$2,200,000
		TOTAL TIR Revenue		\$785,487	\$2,132,245	\$364,080,000

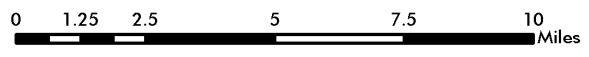
BROWNFIELD PROJECTS



DOWNTOWN KALAMAZOO:
 1. 615 W Kalamazoo Ave
 2. NACD
 3. 308 W North St
 4. 703 N Burdick St
 5. 232 LLC

Legend

- ◆ Current Brownfield Plans
- ◆ Brownfield Applications
- ◆ Other KCBRA-supported Projects
- ◆ 2016 EPA Grant Funded Projects



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GRANT OUTREACH & SUPPORT

PROGRAMMATIC

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

COMMUNITY OUTREACH

- VARIOUS MEETINGS & PRESENTATIONS WITH COMMUNITY STAKEHOLDERS
- NACD COMMUNITY-WIDE OPEN HOUSE
- STRYKER INSTRUMENTS GROUNDBREAKING
- COLLABORATIVE MEETINGS WITH LOCAL UNITS OF GOVERNMENT

MARKETING

- BROCHURES, POWERPOINT PRESENTATIONS, PROJECT PROFILES, AND GRANT DASHBOARD
- EVENT INVITATIONS & MATERIALS
- KALAMAZOO COUNTY GOVERNMENT NEWSLETTER



Clark Logic, 555 E. Eliza Street, Schoolcraft

BUDGET SUMMARY & COSTS

KCBRA FUND 247

EXPENSES \$786,725
REVENUES \$795,386
FUND BALANCE \$110,697

ADMINISTRATIVE COSTS

\$77,584

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

EPA GRANT FUNDS

EXPENDED \$142,133
REMAINING \$257,867

As of the end of 2017.

LBRF FUNDS

BALANCE \$38,154

Local Brownfield Revolving Funds as of the end of 2017.



Metal Mechanics, Schoolcraft



Community Outreach Event, Northside Association for Community Development

An annual report of the KCBRA Tax Increment Revenue collections from Brownfield Plans was submitted to the State in August 2017 as required by law.

The 11-member 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

Connie Ferguson

Habib Mandwee

Jodi Milks

Andrew Wenzel

Julie Rogers, County Commissioner

Scott McGraw, County Commissioner (alternate)

Sherine Miller, Ex Officio Director, Kalamazoo Township

Christopher Carew

Travis Grimwood

Douglas Milburn

James Spurr

Planning & Development Department Staff:

Rachael Grover, Resource 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.

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