



ANNUAL REPORT OF ACCOMPLISHMENTS

CITY OF KALAMAZOO BROWNFIELD REDEVELOPMENT AUTHORITY

2009



Prepared by:

**CITY OF KALAMAZOO
ECONOMIC DEVELOPMENT DIVISION**

March 2010

INTRODUCTION

Although 2009 continued, again, as a year of economic uncertainty for the City of Kalamazoo and the State of Michigan, the Brownfield Redevelopment Initiative remained a steady partner in the community while continuing its commitment and support for sustainable redevelopment projects. Most notably, the Brownfield Redevelopment Authority (BRA) was able to finalize negotiations and execute agreements with developers for three redevelopment projects during the year. The 12-month total of investment leveraged by the BRA for these projects underway was \$14.4 million. The investments are expected to create and/or retain 233 jobs and develop 29 new downtown residential units in our community, while rehabilitating five existing buildings, four of which carry historical significance in our downtown. Additionally, these three projects are all intended to be Leadership in Energy and Environmental Design (LEED) certified by the U.S. Green Building Council.

Measureable progress was also made in planning for, marketing and preparing larger, more complex sites for redevelopment, while negotiations on other new brownfield redevelopment projects were in progress at years' end. In 2009, much public investment of time, effort and money was made to pave the way for future redevelopment projects and manage the growing Brownfield Redevelopment Initiative.

The City of Kalamazoo's economic development staff is pleased to present this report, which details our accomplishments and highlights our hopes for the coming year.

PROJECTS COMPLETED OR UNDERWAY

Fabri-Kal Relocation and Expansion: Much progress was made related to the relocation and expansion of the Fabri-Kal Corporation to the former Mead facility located at 4141 Manchester by the end of 2009. Project plans outline a redevelopment of the site, in phases beginning in 2008 and ending in 2015, by investing between \$16.9 million and \$32.6 million into the rehabilitation of the existing 387,360 square-foot manufacturing building with associated infrastructure and parking for purposes of expanding and upgrading Fabri-Kal Corporation manufacturing capabilities. Investments totaling \$10.6 million for building rehabilitation, transfer of equipment from their former Cork Street facility and the purchase/installation of new equipment have been completed as part of early project phasing.

The investments have allowed for the relocation of 42 pre-existing jobs from their former facility located at 3303 East Cork Street, and will create at least an additional 40 jobs during the phasing period. The project also allowed a long-standing business in the city to remain, grow and enhance its competitiveness in a changing industry, while retaining and increasing the number of good-paying jobs and increasing the community's tax base. The site had been previously added to the Brownfield Plan based on functional obsolescence.

Kilgore Point: In August, the BRA entered into a Brownfield Plan Redevelopment Agreement with MAVCON Properties, LLC, for a redevelopment project. Agreed upon project plans outline a redevelopment of the site located 1919 East Kilgore Service Road by

investing a minimum of \$2.7million into the refurbishing of the existing 90,000 square-foot building/site with the intention of achieving LEED certification. These investments will allow for the retention of 6 jobs and the creation of 35 full-time equivalent jobs associated with the planned uses of the property. The project will allow a new business, Biddergy (an online auction and appraisal company), in the city to remain, grow and enhance its competitiveness in an emerging industry while retaining and increasing the number of good paying jobs and increasing the community's tax base.

BRA-related project support includes up to \$135,000 (or seven years) worth of actual Tax Increment Revenues (TIR), as well as Michigan Business Tax (MBT) credit application and submission assistance to the Michigan Economic Development Corporation (MEDC).

Metropolitan Center: In September, the BRA entered into a Brownfield Plan Redevelopment Agreement with MAVCON Properties, LLC, for a redevelopment project. Agreed-upon project plans detail the acquisition and complete rehabilitation of the property and existing buildings located at 105 – 127 East Michigan Avenue (plus a portion of Whiskey Alley and a portion of the southwest corner of Lot #9 and reconfigure into one parcel) for commercial or retail uses on the first floor levels of the buildings and residential uses in the upper levels. The capital investment for the project is a minimum of \$10 million, including improvements which are intended to achieve LEED certification for the project, and will, upon completion, create approximately 72 full-time equivalent jobs.

BRA-related project support includes up to \$200,000 (or 11 years) worth of actual TIR, support of gap financing application for a BRA loan of up to \$400,000, and MBT credit application and submission assistance to the MEDC.

610 South Burdick Street: In December, the BRA entered into a Brownfield Plan Redevelopment Agreement with 610 Burdick, LLC, for a redevelopment project. Agreed-upon project plans outline a redevelopment of the site, by investing a minimum of \$1.7 million into demolition of existing site structures, site preparation, necessary site and utility improvements and construction of a new 24,000 square-foot office building with the intention of achieving LEED certification. These investments will allow for the retention and consolidation of 110 jobs and the creation of an additional 10 new jobs associated with the planned use of the property. The project will allow an existing service provider (InterAct) to consolidate three offices, remain/grow at its current (main) location and allow the developer, The Hinman Company, to enhance its holdings through the development of a new facility while increasing employment opportunities and the community's tax base.

BRA-related project support includes up to \$140,000 (or seven years) worth of actual TIR if LEED certification is obtained, or \$120,000 if not, as well as MBT credit application and submission assistance to the MEDC.

PROSPECTIVE PROJECTS

507 Harrison Street: In September, staff began discussions with Kalamazoo People's Food Co-op, a for-profit entity, on the relocation and expansion of their business to this site.

Potential project discussions have centered on a \$1.7 million project, including equipment, inventory and transition costs for the construction of a 6,000 square-foot building with the possibility of expanding to 10,000 square-feet at some future date and associated site improvements. The investments would support the retention/creation of 12 jobs, house the Can-Do Kitchen, a non-profit project of Fair Food Matters, as a tenant, and continue their farmers market, the "100-Mile Market." The current weekly traffic of 1,100 individuals is expected to increase as a result of the project.

Bryant Street Residential: By years' end, staff had been discussing a potential redevelopment project with a developer partnership that would result in the clean up of contaminated property and pave the way for the construction of seven units of single-family residential with associated site improvements. The homes, built over a three year phasing period, are all proposed to be three to four bedroom, one to two baths, and ranging from 900 to 1,250 square feet in either ranch, bungalow or two-story home styles. Discussions are in the initial stages of development and are ongoing.

North Drake Road: Periodically in 2009, staff had discussions with a developer regarding a potential redevelopment project along North Drake Road. The project centered on the demolition of a functionally obsolete building and associated existing site features, paving the way for the construction of a typical size/style branch bank building complete with associated drive-thru features and other site improvements. Discussions are in the early stages of development and may yet materialize.

LONG-TERM PROJECT ACCOMPLISHMENTS

Davis Creek Business Park/Lakeside Refinery: Although no redevelopment projects have yet been realized at Davis Creek Business Park (DCBP) for reasons related to the downturn in the state's economy, much progress was made during the year towards long-term redevelopment preparedness. A year-long, \$137,000 site methane investigation began in spring. A cost sharing partnership with the Kalamazoo County BRA was developed whereby \$100,000 was committed (leveraged) from County EPA Site Assessment grant funds and the remaining \$37,000 committed from City of Kalamazoo BRA funds. By years' end, substantial data had been gathered that will greatly assist eventual redevelopment at the site, especially in areas where the presence of methane (from existing site contamination) has been confirmed.

In other leveraged investment news, the BRA and city staff partnered again with the Michigan Department of Environmental Quality, now Michigan Department of Natural Resources and Environment (DNRE), for soil remediation activities on the former Lakeside Refinery property located at 2705 East Cork Street. The approximate \$1.7 million DNRE-led project involved the excavation and off-site transportation and disposal (at a licensed disposal facility) of 39,962 tons of soil impacted by oil and refined petroleum residues from the former refinery operation. Other project activities included the removal and disposal of 2,261 tons of concrete slabs/foundations, 17.26 tons of miscellaneous debris and the removal and recycling of 12,728 lineal feet of piping. The field activities were initiated in

August and were substantially completed in December. In the spring of 2010, surface restoration activities will be completed and the area will be seeded with native vegetation.

Formal DCBP right-of-way dedication, including ingress/egress "Full Circle Drive," was completed in November. Demolition of the last two former Lakeside Refinery structures (2,100 square foot laboratory and 840 square foot storage building), paid for through BRA funds and managed by staff at a total cost of \$48,560, was initiated in May and completed in June. Long a source of vandalism and physically in the way of DNRE-led activities described above, the completion of activities (that included specification preparation, demolition, site restoration and demolition oversight) was an important milestone in looking toward the future of the site as opposed to being reminded of its past.

By years' end, numerous activities related to Economic Development Administration grant closeout (for partial cost of infrastructure development) were also completed in advance of actual final document submission. Lastly, in November, the BRA entered into a contract with Realtor Callander Commercial to actively market DCBP for redevelopment. Efforts included development and placement of site signage, creation of various marketing materials, e-mail blasts and placement of the site into various web-based marketing systems.

River's Edge: In addition to the development prospect for 507 Harrison as discussed above, other strides were taken during the year to aid in long-range redevelopment of the riverfront redevelopment area, bounded by Paterson, Riverview, Kalamazoo/Michigan and Walbridge. This area was the focus of a branding effort led by LKF Marketing (LKF), with the intent to develop a branding and marketing package, including a name, tagline and a logo for the area. LKF conducted two focus groups, with attendees including neighborhood, business, arts and funding representatives with special interests in the area. A smaller consensus committee sorted through the focus groups' feedback. This process resulted in a new name, "River's Edge," and the marketing tag line, "Close to everything, far from ordinary." Logo development is well underway, with its unveiling expected in spring of 2010.

The determination of both board and staff is that, having expended the effort to acquire and prepare sites within River's Edge and developed community goals as reflected in the Riverfront Redevelopment Plan and the Riverfront Overlay Zoning District, it is worth being patient for the right projects. Such projects would be high quality, sustainable and in an urban-style. Overall, they would achieve an area of vibrant, mixed-uses, which would transform the area. During this slow period in the state and local economy, we continue our efforts in doing the underlying work necessary to support investment, so that we will be ready for area redevelopment when the economy improves and opportunities arise.

To this end, conceptual corridor improvement planning efforts were initiated and substantially completed by years' end. The efforts first included a detailed traffic study of the area as a basis for the development of proposed infrastructure improvements. The final report which details the effort and proposed improvements is expected by spring of 2010. Lastly, in November, the BRA entered into a contract with Realtor Callander Commercial to actively market available BRA-owned properties within River's Edge for redevelopment.

Efforts included development and placement of site signage, creation of various marketing materials, e-mail blasts and placement of the site into various web-based marketing systems.

Performance Paper/Portage Creek: In March, staff worked with the DNRE on an application to the National Oceanic and Atmospheric Administration for federal funding to complete remaining demolition and Portage Creek relocation activities at the former Performance Paper property now owned by the BRA. That application was submitted in mid-April but not approved for funding. Since then, staff attended a Great Lakes funding workshop that covered emerging funding opportunities, met with several levels of DNRE administration to develop a new strategy for state prioritization of the project and completed two new grant funding applications for submission to the EPA for their consideration to complete the remaining site work. Staff has also been working with city engineering and BRA consultants to coordinate new ingress/egress for an existing area company and necessary relocation of public/private utilities, which would require BRA expenditures of approximately \$500,000 in BRA funds and city staff to coordinate/manage the activities.

Panelyte: Staff has been working on the approved BRA acquisition of the former Panelyte property, located at 2403 South Burdick Street, from the Michigan Land Bank Fast Track Authority (MLBFTA). Phase I and Phase II environmental site assessment activities were completed by years' end at a cost of \$73,290.47 from the city's EPA site assessment grant. In order to conduct this due diligence for state and federal liability protection, a "Right of Entry" was executed with the MLBFTA to access the property. Site sampling activities were completed in November and next steps are to prepare the Baseline Environmental Assessment, craft the Due Care Plan and move forward with acquisition from the state land bank.

Former Superior Cleaners: The 4,110 square foot building at the former Superior Cleaners property, located at 3122-3125 Oakland Drive, was demolished in 2009. The project also included disconnection of utilities, abatement of asbestos-containing materials, removal of miscellaneous debris, removal of underground storage tanks and piping, abandonment of a water supply well and removal of the well vault, surface grading and restoration and material disposal. Demolition field work was initiated in November and substantially completed by years' end. Total project cost, including asbestos abatement, contractor procurement, third party contractor project management and oversight, and reporting was \$71,217.

The BRA contributed \$30,000 towards the project, and Economic Development staff assisted the Engineering Department in managing the project by coordinating completion of the bid specifications and contractor procurement, scheduling, assisting with invoice management and report reviews. This property was purchased by the Engineering Department in 2008 for purposes of improving the Parkview/Oakland Drive intersection. Some of this property will be needed to provide space for the intended infrastructure improvements. The balance of the parcel is to then be transferred to the BRA in hopes of leveraging redevelopment of the remaining contaminated parcel or possibly combined with adjacent property for a larger area project. Economic Development staff had previously

assisted the Engineering Department in conducting its due diligence of the site prior to acquisition through EPA Site Assessment grant funds.

PROGRAMMATIC EFFORTS & ADMINISTRATIVE HIGHLIGHTS

Property Acquisition: The BRA acquired the property located at 901 Porter Street through the state's tax reverted properties process. The site currently contains a residence and is in the former J.A. Richards area. The intent is to prepare and add this parcel to other area properties for an eventual, larger, redevelopment project. Other acquisitions for the year included the transfer of the former Public Safety training facility (116 West Cedar Street) and former Public Safety headquarters (215 West Lovell Street) from the City of Kalamazoo to the BRA, the acquisition of former railroad property located at 505/510 East North Street by the BRA, and the transfer of eight properties of interest (211 & 631 East North Street, 1008, 1014, 1024 and 1025 North Pitcher Street, and 1021 and 1028 Porter Street) from the Community Planning and Development Department to the BRA.

Site Prioritization: The third Brownfield Redevelopment Initiative Site Prioritization effort was initiated in September. The committee consists of members from a variety of professional disciplines, including DNRE staff, realtor, developers, Southwest Michigan First staff, environmental consulting, attorney, architectural design, banking, as well as city staff. By years' end, the effort was nearing a close with only a couple meetings left on the agenda. A report summarizing those efforts and findings is expected to be finalized in spring of 2010. The purpose of the effort was to summarize historic BRA investments and other activities related to program intent and progress to date. Using this information as a guideline, the committee is in the midst of discussion surrounding current target areas for past or potential future investment/activity. These discussions will then serve to guide scarce resource investment when needs or opportunities present themselves in the future.

Legislative: For over a decade, the BRA has acted like a land bank by acquiring and preparing properties for redevelopment purposes. For the last several years, city representatives have suggested that if the list of eligible activities under Act 381 was expanded to include acquisition-related expenses, it would be very helpful to programs like ours. In this way city/BRA investments that had been expended for those purposes could potentially be reimbursed to the city/BRA if a redevelopment project were realized at that property and new (local only) taxes were available for BRA capture. This very same acquisition eligibility was granted for land banks near the beginning of 2008 but not extended to cities/BRAs.

For these reasons, city staff has spent considerable time in working with our city lobbyist, other local and state representatives in proposing new legislation that would allow for the expansion of the list of eligible activities to include these acquisition-related expenses. By years' end, two bills, one in each the State House and State Senate, had been introduced by Representative Robert Jones and Senator Tom George, respectively. Staff has great hope that in early 2010 legislation will be passed for these purposes.

Association of Brownfield Redevelopment Authorities (ABRA): Currently, local units of government and their respective BRAs are largely on their own when it comes to initiating, developing, implementing and operating a local brownfield program. The responsibility of doing so is enormous and grows daily as the economy becomes more challenging and as brownfield redevelopment is becoming recognized as a sustainable growth element of a community. Given the economic challenges within the country and state, a well-functioning and efficient brownfield program becomes a critical element of an overall economic development strategy within a community.

There is no organization whose primary mission is to represent BRAs. The complexities and broad reach of the Michigan Brownfield Program necessitates its own representation. There currently is no voice or “seat at the table” for BRAs to provide input into law, policy and program development and implementation. Recent amendments to Act 381 and the proposed redesign of the Part 201 and 213 Programs are both timely examples of initiatives where an “ABRA” could provide valuable and practical input. The impacts to BRAs and practitioners should be considered when developing such important long-term wide-ranging matters.

For these reasons, city staff and a like-minded environmental consultant have proposed the formation of ABRA. Much of the year was spent exploring the idea with representatives from other central and west Michigan municipalities, with strong backing for its formation. In addition, the Michigan Municipal League, DNRE and MEDC have shown an interest and have validated the idea for such an entity. There is much to be done yet, but next steps include defining the mission, structure, membership and by-laws for the group.

Plan Amendments: Two amendments were made to the Amended and Restated Brownfield Plan during the year: the Fourteenth in April and the Fifteenth in June. The Fourteenth Amendment process removed seven chapters from the plan where no redevelopment activity had been made at those sites since their original addition to the plan. The sites/chapters removed were: Chapter 2) Schippers Crossing, Chapter 6) East Bank Site, Chapter 7) Auto Ion Area, Chapter 8) Panelyte, Chapter 11) Former Performance Paper, Chapter 19) South Town Commons – Former Bronson Hospital and Chapter 21) Stress-Con Industries. The property located at 418 South Rose Street was added to Chapter 24) Lovell and Rose of the plan. Remaining amendment activities were for plan maintenance and updates.

The Fifteenth Amendment process added six chapters to the plan and amended the eligibility status to an existing chapter. The sites/chapters added to the plan were: Chapter 34) Former Panelyte, Chapter 35) Former Performance Paper, Chapter 36) Former Superior Cleaners, Chapter 37) Arcadia Creek West End District, Chapter 38) 1919 East Kilgore Service Road and Chapter 39) 610 South Burdick Street. Two of these sites (former Panelyte and former Performance Paper) had been previously removed from the plan during the Fourteenth Amendment process. Adding them back into the plan allowed for the resetting of the plan timeline in anticipation of potential near-future investment.

TIF (Annual Review/Payments): In 2009, Tax Increment Finance payments totaling \$453,140.03 were made to 10 developers for reimbursement of eligible activities related to brownfield redevelopment projects. In addition, a total of \$98,139.53 in tax increment revenue was captured and reimbursed to the City of Kalamazoo Engineering Department for eligible infrastructure improvement expenses associated with the Stryker Headquarters redevelopment project. Lastly, \$186,806.96 in tax increment revenue was captured and applied as partial bond payment related to infrastructure improvements associated with the Ramp #3/Rave Theatre mixed-use redevelopment project. All capture and payments are consistent with each individual Brownfield Plan chapter and associated executed development agreements. In 2009, staff was managing a total of 16 active projects whereby the BRA captures taxes generated from the increase in value as a result of a brownfield redevelopment project.

Hybrid Vehicle: A Ford Escape hybrid vehicle was purchased and secured to replace the former Economic Development staff vehicle (a 1993 Ford Taurus). The cost of the vehicle was \$29,589.52, split evenly from both City of Kalamazoo BRA and Economic Development Corporation budgets. Additionally, the vehicle was adorned with decals that both reflect branding/marketing efforts from 2008 and approved City of Kalamazoo fleet markings/numbering at a cost of \$2,500. The vehicle has been touted in the Spring/Summer 2009 issue of "A View From The Curb," the City of Kalamazoo's Guide to Waste and Recycling, as well as serving as an example of our municipal focus on sustainable practices.

VITAL NUMBERS FOR 2009 AND CUMULATIVE ACCOMPLISHMENTS

Please find attached to this report the *Status of Redevelopment Projects* chart with updated figures (subject to revision) for the city's brownfield projects. This status chart lists our brownfield projects and outlines total private investment in excess of \$183 million, approximately 1,500 jobs created and/or retained and 58 residential units developed for projects completed or underway since program inception in 1996. In addition, the status chart reflects the status of other redevelopment efforts for properties which the BRA owns. Staff is proud of our brownfield accomplishments, especially when we consider that the brownfield program is just one of the economic development tools we routinely administer. We look forward to an exciting and challenging 2010 and extend our sincere thanks to each BRA board member for their leadership and commitment.

Status of Redevelopment Projects Chart

City of Kalamazoo Brownfield Redevelopment Initiative

March 2010

Projects Completed or Underway

Site Name	Investment, # Jobs, # Residential Units	Status	Notes
Alumilite, 315 East North	\$400,000/9	Complete/1997	www.alumilite.com
MacKenzies' Bakery, 527 Harrison	\$475,000/13	Complete/1998	www.mackenziesbakery.com
Borgess/TSI, 817 Walbridge	\$5.7 million/130	Complete/2000	www.borgess.com, 2002 Phoenix Award Recipient
Kal-West/Gordo's, 1515 East Vine	\$125,000/2	Complete/2000	www.sidewayspeople.com
Covington Road, LLC 4141 Davis Creek Court	\$1.8 million/24	Complete/1999	www.CRAworld.com
Speareflex Block, 205 & 261 East Kalamazoo	\$7.1 million/ 200 (estimate)	Complete/2004	www.plazacorp.net
One Way Products/JTS Classic Cars 514 East Ransom	\$1,071,152/22	Complete/2002	www.onewayproducts.com
Riverfront Park, 667 East Michigan	\$250,000	Complete/2002	
South Town/Kalamazoo Gazette	\$33 million/175	Complete/2003	www.mlive.com
Northside Grocery, Ransom and Park	\$4 million/30	Complete/2003	www.felpausch.com
West Tech Design, 625 Harrison	\$230,000/14	Complete/2004	
High Grade Materials, 2700 East Cork	\$700,000/10	Complete/2004	www.highgradematerials.com
Future's Heating, 527 Harrison Court	N/A (sold for parking)	Complete/2003	
North Point, 700 North Westnedge	\$1.1 million/23	Complete/2004	www.nsepg.org
NACD Northside Skill Center, 612 North Park	\$1 million/8	Complete/2004	
Smartshop, 516 East North	\$610,000/6	Complete/2006	www.hollyfisher.com/smartshop
Davis Creek Meats, 4175 Davis Creek Court	\$3 million/35-50	Complete/2005	www.michaelsnorth.com
Little Caesar's, 930 Portage Street	\$400,000/20	Complete/2005	www.littlecaesars.com
Little Caesar's/Dollar Store 507 North Park Street	\$1 million/35	Complete/2005	www.littlecaesars.com
Aggregate Industries, 911 Hatfield	\$5.8 million/46	Complete/2005	www.aggregate-us.com
ALP, LLC, 2152 Portage	TBD	Land Bank	
Rave Theater/Mixed Use, 141 East South	\$27 million/90-120/ 17 residential units	Complete/2007	www.mcweiner.com
United Building, 242 East Kalamazoo	\$3.6 million/76	Complete/2006	www.plazacorp.net
Ashley Square, 705-721 North Pitcher	\$1.85 million/ 12 residential units	Complete/2006	
Stryker Headquarters, 2825 Fairfield Road	\$16.7 million/90-140	Complete/2006	www.stryker.com
Attorneys Office, 341-357 South Pitcher	\$200,000/20	Underway	

Projects Completed or Underway (Continued)

Site Name	Investment, # Jobs, # Residential Units	Status	Notes
Jack Coombs Trailway	\$418,000	Complete/2006	
Greenleaf Holdings 3, LLC 130 & 140 West South Street	\$31.5 million/66	Complete/2008	
Kalwards, LLC, 167 East Kalamazoo Avenue	\$2 million/20	Complete/2007	www.plazacorp.net
MacKenzies' Bakery Expansion, 527 Harrison	\$300,000/15	Complete/2007	www.mackenziesbakery.com
Davis Creek Business Park Infrastructure	\$1.3 million	Complete/2009	www.kzoobiz.org
Fabri-Kal Expansion, 4141 Manchester	\$16.9-\$32.6 million/ 82-202	Underway	www.f-k.com
Kilgore Point 1919 East Kilgore Service Road	\$2.7 million/41	Underway	www.biddergy.com
Metropolitan Center, 105 East Michigan Avenue, MAVCON Properties, LLC	\$10 million/72/ 25 residential units	Underway	www.mavconproperties.com
610 S. Burdick Street, 610 Burdick, LLC	\$1.7 million/120	Underway	www.hinmancompany.com
Totals	\$183.9-\$216.5 million 1,494-1,709 jobs 54 residential units		

Projects Ready for Redevelopment

Site Name	Program Funding	Environmental Status	Redevelopment Status	Next Step(s)
Riverfront BRI Site 701 East Michigan	Brownfield Plan, State assessment	Environmental and geotechnical assessments complete	Site listed at \$91,700	Continue marketing site
CMI Creekside 646 East Michigan	Brownfield Plan, CMI	Environmental assessments completed	Site listed at \$74,250	Continue marketing site
CMI Riverside (River West) 508 Harrison	Brownfield Plan, CMI	Due Care Plan completed	Trailway construction complete	Market site and engage development community
507 Harrison	Brownfield Plan, State-funded assessment	Selective soil capping with seeded topsoil completed	In negotiations with prospective developer	Market site and engage development community
Former Public Safety HQ Lovell and Rose	TBD	Site is not a "facility" but is functionally obsolete	Available	Market site and engage development community
Davis Creek Business Park 2805 East Cork	BRA, Brownfield Plan, EPA and State-funded cleanup, BRA & U.S. Dept. of Commerce (EDA) for infrastructure	MDEQ-led investigation for large-scale remediation – ongoing; currently finishing year-long methane investigation, assessment work necessary (as needed) for individual developments	Construction of site infrastructure is complete – property available for redevelopment	Continue marketing site
2220 Lane Boulevard	MDEQ and BRA	DEQ Brownfield Redevelopment Assessment and due care fencing complete	Available	Foundation demolition and debris cleanup needed
Walnut and Fisher, 803 East Walnut	EPA and BRA	Site is not a "facility"	Available	Market site
Former Sprint 315 Parsons & 1015 N. Pitcher	Renaissance Zone/TBD	Phase I ESA completed, not a "Facility" – no further testing needed	Repurchased from Sprint (6/08) for \$12,500 - Available	Market site
North and Westnedge (southeast)	Renaissance Zone/TBD		Renaissance Zone	Market site

Projects with Site Preparation Needs

Site Name	Program Funding	Environmental Status	Redevelopment Status	Next Step(s)
East Bank 433 Ampersee	Brownfield Plan, Renaissance Zone, CMI, State-funded assessment	Partial ash removal, soil capping and fencing complete	Approximately 10 feet of ash (below ground level) needs to be removed from the site prior to marketing/redevelopment.	Limited regulatory residential closure needed, execute new utility easements, identify funding and/or end user for ash
North and Westnedge (northwest)	Renaissance Zone, EPA-funded assessment	Phase I ESA complete; testing recommended	Renaissance Zone	Phase II testing (est. \$10,000); craft purchase and development agreement
River East Gull and Ampersee Area	BRA	Environmental assessments complete	Continue land assembly and site preparation efforts	Facilitate redevelopment of larger area and site preparation
CMI Block #4 Ransom, Walbridge, North and Harrison	Brownfield Plan, CMI Grant	Phase I/II BEAs complete	Land assembly efforts continue	Facilitate redevelopment of block, in conjunction with West Tech and Smartshop projects
Performance Paper 315, 405 and 505 E Alcott Street, 423 Reed Street	Brownfield Plan Renaissance Zone CMI	Additional environmental testing pending	Powerhouse demolition complete – state to seek funding for remainder of demolition and Portage Creek relocation; Portage Creek reuse planning complete	Project on hold – state seeks funding (assist MDEQ with creek relocation by providing FM Envelope with new ingress/egress and alternative utilities access)

Potential Authority Acquisitions

Site Name	Program Funding	Environmental Status	Redevelopment Status	Next Step(s)
Schippers Crossing 3101 East Michigan	EPA-funded Natural Features Inventory	Public Services implementing remedial action plan for lagoons and firing range	Transfer to BRA delayed to permit utility to pay property holding costs	TBD
Panelyte 2403 South Burdick	Brownfield Plan, State-funded cleanup, Renaissance Zone	State demolition and cleanup complete, currently conducting environmental assessment activities	MDNR transferred title to State Landbank (prime Portage Creek trailway site)	Continue process to transfer ownership from State Landbank (improve access to site, improve public waterfront, conduct corridor reuse planning along with Performance Paper property)
J.A. Richards Parcels, Pitcher & Parsons Area	Proposed Brownfield Plan & EPA	Assessments Needed/TBD	State foreclosure delayed due to IRS liens	Work with IRS & State Treasury to facilitate foreclosure

Other Holdings (long-term land assembly)
307 East Ransom, 614 North Pitcher 813 and 825 Porter Street 1901 North Park Street 651, 809 & 906 Gull Street 708, 930 & 1003 Amperssee Avenue 314 Parsons Street 316 & 627 E. North 505 & 510 E. Ransom Street 910 O'Neil Street 439 Richardson and 1109, 1113 & 1127 Walbridge