

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