

**Status of Redevelopment Projects Chart**  
**City of Kalamazoo Brownfield Redevelopment Initiative**  
**June 25, 2008**

## Projects Completed or Underway

Site Name	Investment, # Jobs, # Residential Units	Status	Notes
Alumilite, 315 East North	\$400,000/9	Complete/1997	<a href="http://www.alumilite.com">www.alumilite.com</a>
MacKenzies' Bakery, 527 Harrison	\$475,000/13	Complete/1998	<a href="http://www.mackenziesbakery.com">www.mackenziesbakery.com</a>
Borgess/TSI, 817 Walbridge	\$5.7 million/130	Complete/2000	<a href="http://www.borgess.com">www.borgess.com</a> , 2002 Phoenix Award Recipient
Kal-West/Gordo's, 1515 East Vine	\$125,000/2	Complete/2000	<a href="http://www.sidewayspeople.com">www.sidewayspeople.com</a>
Covington Road, LLC, 4141 Davis Creek Court	\$1.8 million/24	Complete/1999	<a href="http://www.CRAworld.com">www.CRAworld.com</a>
Speareflex Block, 205&261 East Kalamazoo	\$7.1 million/200(estimate)	Complete/2004	<a href="http://www.plazacorp.net">www.plazacorp.net</a>
One Way Products/JTS Classic Cars 514 East Ransom	\$1,071,152/22	Complete/2002	<a href="http://www.onewayproducts.com">www.onewayproducts.com</a>
Riverfront Park, 667 East Michigan	\$250,000	Complete/2002	
South Town/Kalamazoo Gazette	\$33 million/175	Complete/2003	<a href="http://www.mlive.com">www.mlive.com</a>
Northside Grocery, Ransom and Park	\$4 million/30	Complete/2003	<a href="http://www.felpausch.com">www.felpausch.com</a>
West Tech Design, 625 Harrison	\$230,000/14	Complete/2004	
High Grade Materials, 2700 East Cork	\$700,000/10	Complete/2004	<a href="http://www.highgradematerials.com">www.highgradematerials.com</a>
Future's Heating, 527 Harrison Court	N/a (sold for parking)	Complete/2003	
North Point, 700 North Westnedge	\$1.1 million/23	Complete/2004	<a href="http://www.nsepg.org">www.nsepg.org</a>
NACD Northside Skill Center, 612 North Park	\$1 million/8	Complete/2004	
Smartshop, 516 East North	\$610,000/6	Complete/2006	<a href="http://www.hollyfisher.com/smartshop">www.hollyfisher.com/smartshop</a>
Davis Creek Meats, 4175 Davis Creek Court	\$3 million/35-50	Complete/2005	<a href="http://www.michaelsnorth.com">www.michaelsnorth.com</a>
Little Caesar's, 930 Portage Street	\$400,000/20	Complete/2005	<a href="http://www.littlecaesars.com">http://www.littlecaesars.com</a>
Little Caesar's/Dollar Store, 507 North Park Street	\$1 million/35	Complete/2005	<a href="http://www.littlecaesars.com">http://www.littlecaesars.com</a>
Aggregate Industries, 911 Hatfield	\$5.8 million/46	Complete/2005	<a href="http://www.aggregate-us.com">http://www.aggregate-us.com</a>
ALP, LLC, 2152 Portage	Tbd	Land Bank	
Rave Theater/Mixed Use, 141 East South	\$27 million/90-120/17 Residential Units	Complete/2007	<a href="http://www.mcweiner.com">www.mcweiner.com</a>
United Building, 242 East Kalamazoo	\$3.6 million/76	Complete/2006	<a href="http://www.plazacorp.net">www.plazacorp.net</a>
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	<a href="http://www.stryker.com">www.stryker.com</a>
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 W. South Street	\$31.5 million/66	Complete/2008	
Kalwards, LLC, 167 East Kalamazoo Avenue	\$2 million/20	Complete/2007	<a href="http://www.plazacorp.net">www.plazacorp.net</a>
MacKenzies' Bakery Expansion, 527 Harrison	\$300,000/15	Complete/2007	<a href="http://www.mackenziesbakery.com">www.mackenziesbakery.com</a>
Davis Creek Business Park Infrastructure	\$1.3 million	Underway	<a href="http://www.kzoobiz.org">www.kzoobiz.org</a>
Fabri-Kal Expansion, 4141 Manchester	\$16.9-\$32.6 million/82-202	Underway	<a href="http://www.f-k.com">www.f-k.com</a>
<b>Totals</b>	<b>\$169.5-\$202.1 million 1,261-1,476 jobs/29 residential units</b>		

## Projects Ready for Redevelopment

Site Name	Program Funding	Environmental Status	Redevelopment Status	Next Step(s)
<b>Riverfront BRI Site</b> 701 East Michigan	Brownfield Plan, State assessment	Environmental and geotechnical assessments complete	Site listed at \$125,000	Continue marketing site
<b>CMI Creekside</b> 646 East Michigan	Brownfield Plan, CMI	Environmental assessments completed	Site listed at \$59,000	Continue marketing site
<b>CMI Riverside (River West)</b> 508 Harrison	Brownfield Plan, CMI	Due Care Plan Completed	Trailway Construction Complete	Market site and engage development community
<b>507 Harrison</b>	Brownfield Plan, State-funded assessment	Selective soil capping with seeded topsoil completed	Available	Market site and engage development community
<b>Former Public Safety HQ</b> Lovell and Rose	TBD	Site is not a "facility" but is functionally obsolete	Available	Market site and engage development community
<b>Davis Creek Business Park</b> 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, Assessment work necessary (as needed) for individual developments	<b>Construction of site infrastructure is substantially complete – property available for redevelopment</b>	<b>Finish development of prospective developer package and implement marketing strategy for site</b>
<b>2220 Lane Boulevard</b>	MDEQ and BRA	DEQ Brownfield Redevelopment Assessment and due care fencing complete	Available	Foundation demolition and debris cleanup needed
<b>Walnut and Fisher, 803 East Walnut</b>	EPA and BRA	Site is not a "facility"	Available	Market Site
<b>Former Sprint</b> 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
<b>North and Westnedge (southeast)</b>	Renaissance Zone/TBD		Renaissance Zone	Market Site

## Projects with Site Preparation Needs

Site Name	Program Funding	Environmental Status	Redevelopment Status	Next Step(s)
<b>East Bank 433 Ampersee</b>	Brownfield Plan, Renaissance Zone, CMI, State-funded assessment	Partial ash removal, soil capping and fencing complete	Completing terms of agreement with Consumers; debris removal complete	Limited regulatory residential closure needed, execute new utility easements
<b>Auto Ion Area 50 and 74 Mills, 910 O'Neil</b>	Brownfield Plan, CMI, EPA-funded assessments	Conduct assessments as needed	Most land within 100-year floodplain or involved in Superfund cleanup/passed on acquiring 74 Mills from MDNR	Support potential expansion project of area business if feasible
<b>North and Westnedge (northwest)</b>	Renaissance Zone, EPA-funded assessment	Phase I ESA complete; testing recommended	Renaissance Zone	Phase II testing (est. \$10,000); craft purchase and development agreement
<b>River East Gull and Ampersee Area</b>	BRA	Environmental assessments complete	Continue land assembly and site preparation efforts	Facilitate redevelopment of larger area and site preparation
<b>CMI Block #4 Ransom, Walbridge, North and Harrison</b>	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
<b>Performance Paper 315, 405 and 505 E Alcott Street, 423 Reed Street</b>	Brownfield Plan Renaissance Zone CMI	Additional environmental testing pending	<b>Powerhouse demolition nearly complete</b> – State to seek funding for remainder of demolition and Portage Creek relocation. <b>Portage Creek reuse planning underway</b>	<b>Project on Hold – State Seeks Funding</b> (Assist MDEQ with creek relocation by providing FM Env. with new ingress/egress and alternative utilities access. <b>Complete corridor reuse planning</b> )

## Potential Authority Acquisitions

Site Name	Program Funding	Environmental Status	Redevelopment Status	Next Step(s)
<b>Schippers Crossing 3101 East Michigan</b>	Brownfield Plan, 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
<b>Panelyte 2403 South Burdick</b>	Brownfield Plan, State-funded cleanup, Renaissance Zone	State demolition and cleanup complete	<b>MDNR transferred title to State Landbank</b> (prime Portage Creek trailway site)	<b>Work with MDEQ to transfer ownership from State Landbank</b> (improve access to site, improve public waterfront, conduct corridor reuse planning along with Performance Paper property)
<b>McLeieer Oil Company 1718 E. MI Ave.</b>	MDEQ/EPA (UST- Fields Grant)/TBD	DEQ and EPA-funded demolition complete and cleanup activities in progress	<b>MDNR transferred title to State Landbank</b>	<b>Work with MDEQ to transfer ownership from State Landbank</b>
<b>J.A. Richards Parcels, Pitcher &amp; Parsons Area</b>	Proposed Brownfield Plan & EPA	Assessments Needed/TBD	<b>State Foreclosure delayed due to IRS Liens</b>	<b>Work with IRS &amp; State Treasury to facilitate foreclosure</b>
<b>Rail Road Property 505 &amp; 510 E. Ransom</b>	Proposed Brownfield Plan & EPA	Assessments Needed/TBD	<b>RR states a willingness to sell</b>	<b>Working with RR to negotiate a purchase agreement</b>

### 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  
 439 Richardson and 1109, 1113, & 1127 Walbridge