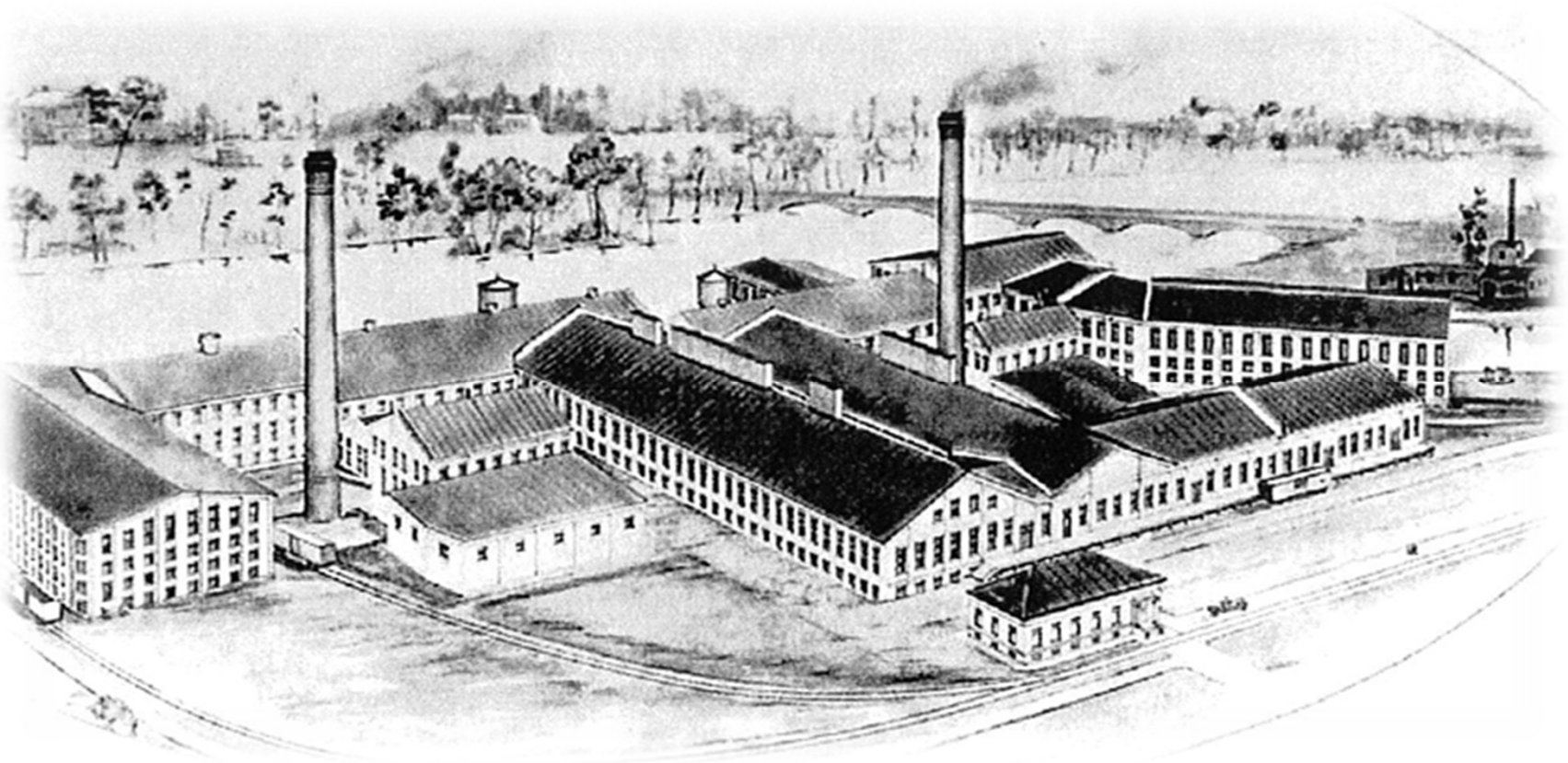


Plainwell Paper Mill Redevelopment

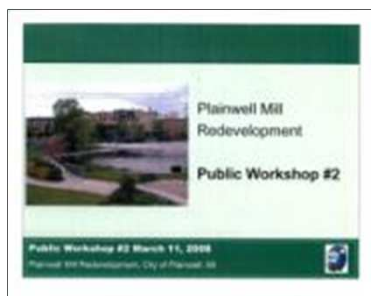
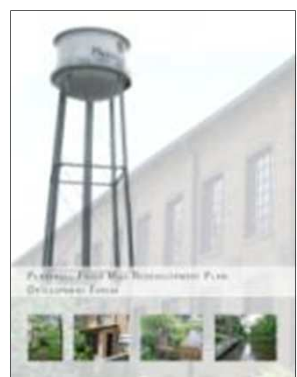
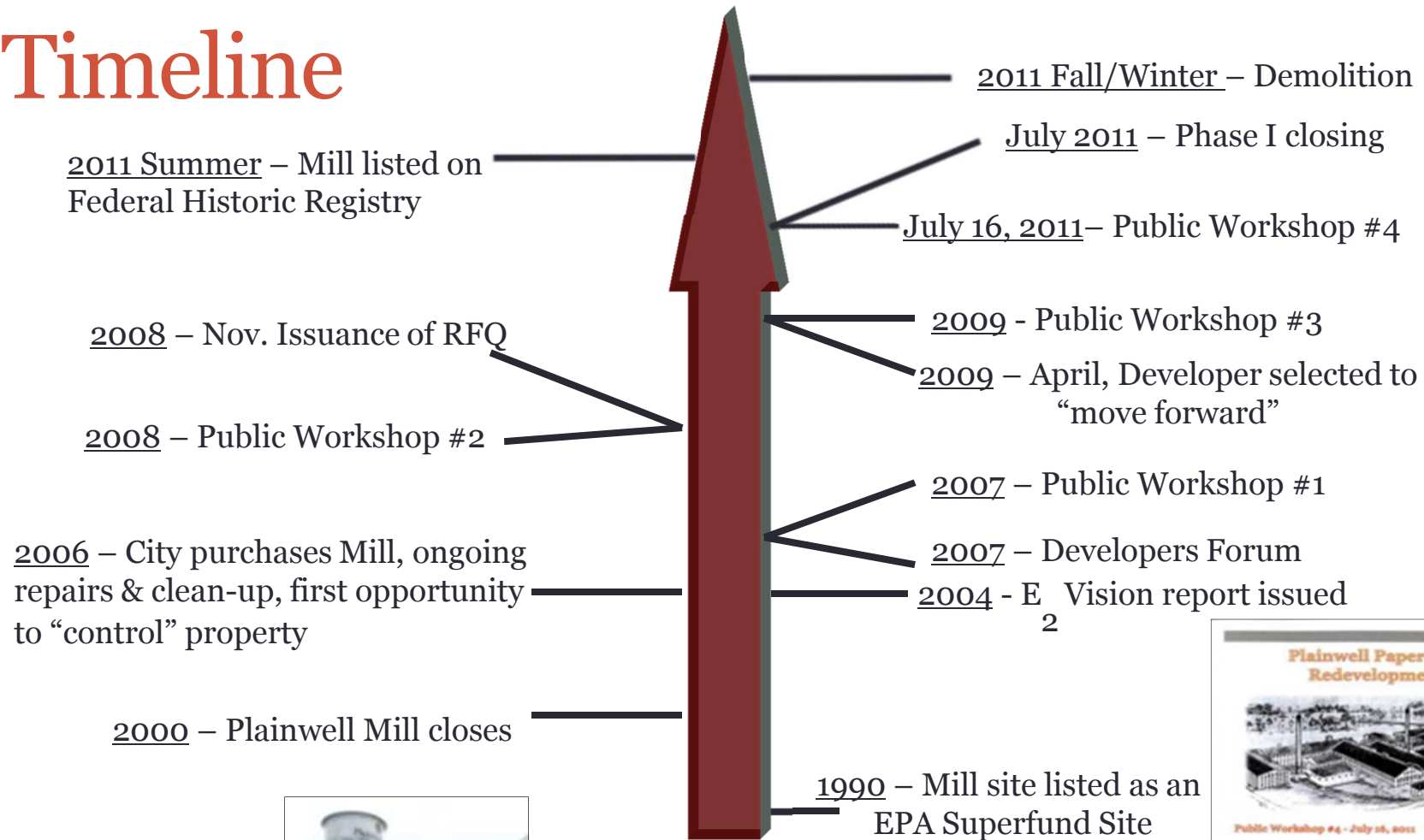


Public Workshop #4 - July 16, 2011



Island City

Timeline



Guiding Principles

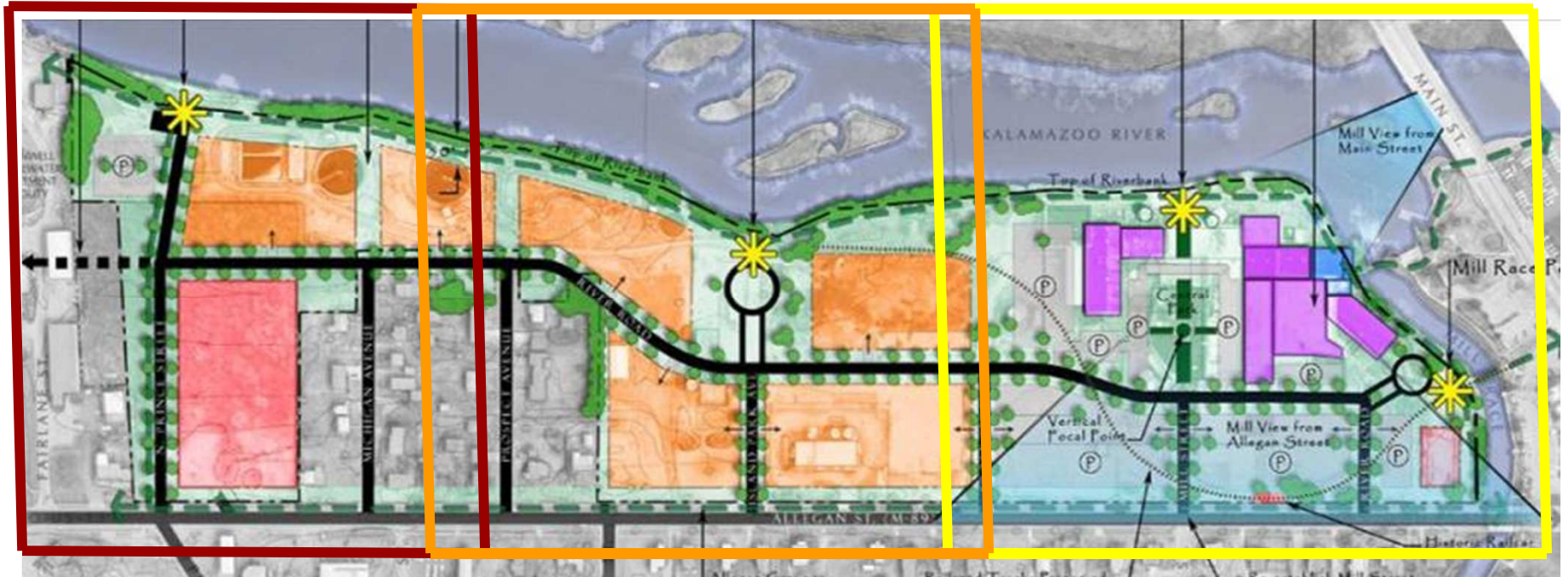
Community Input:



- Promote community gathering
- Provide mix of residential, commercial, recreation and civic uses
- Promote commerce and attract visitors
- Access the Kalamazoo River and protect the natural environment
- Recognize and celebrate the Plainwell Mill as an important part of the community's history and heritage
- Protect the health and safety of community residents

Vision For Tomorrow

Mill Concept Plan



•Western Redevelopment

- Gateway condition
- Prince St. connection

•Central Redevelopment

- River view corridors
- Allegan St.

•Mill Redevelopment

- Access and parking
- Mill race crossing

Partnerships – We can't do it alone

Community



CONESTOGA-ROVERS
& ASSOCIATES

+

Other Development
Partners

**Mill
Redevelopment**



Michigan Department of Environmental Quality



Potentially Responsible Party (PRP)



Michigan Economic Development Corporation

+ Other
Agencies

Significant Accomplishments



- Secured Developer -35+ jobs moving into downtown
- River Restoration
- 19.5% State Historic Tax Credits + 20% Federal
- Outside Funding -Mill demolition, Fannie Pell Park, M-89 and CBD Enhancement equates to \$5,659,000 in infrastructure “grant” funding
- Construction at Fannie Pell Park 95% complete
- Demolition- Winter of 2011
- Mill listed on National Historic Registry (Summer 2011)
- M-89 Improvements
- Mill Documentary

Project Overview – Mill Developer

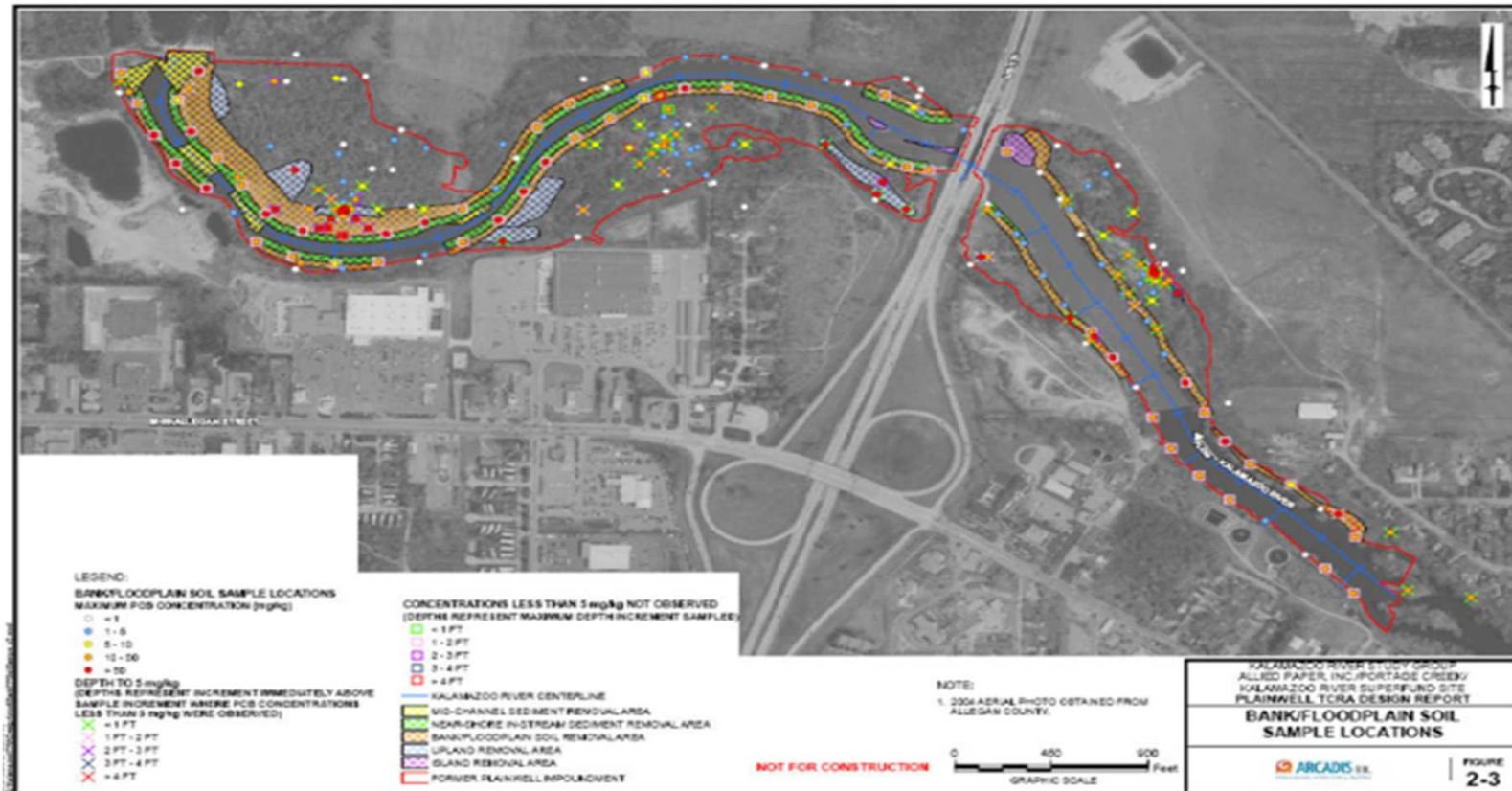
- Conestoga-Rovers & Associates

- National search
- Highly qualified and experienced global company with local presence
- 35+ jobs downtown
- \$2 million of private investment – Phase I
- High level of Superfund expertise
- Vision for mill aligns with community goals

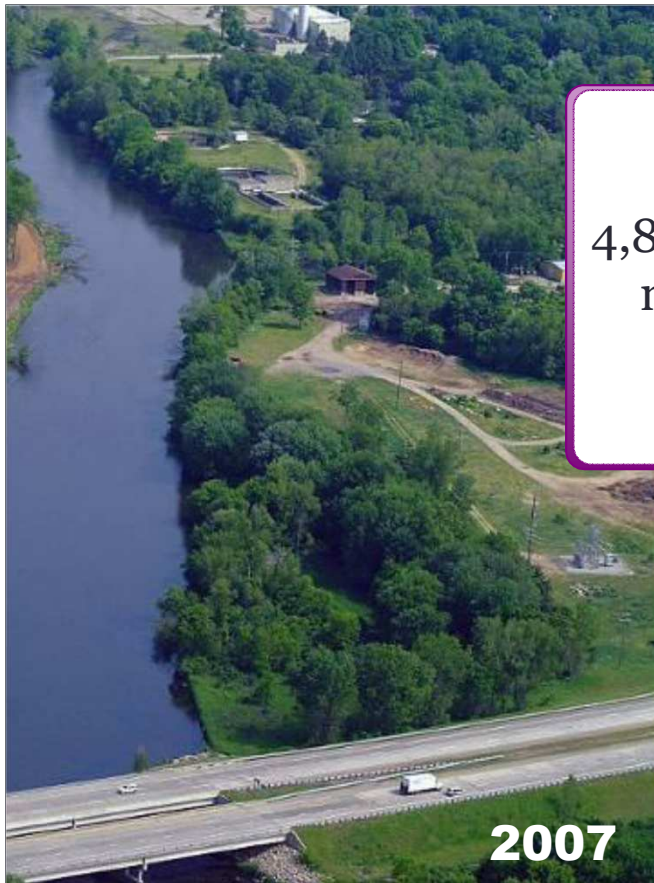


Project Overview – River Restoration (2009)

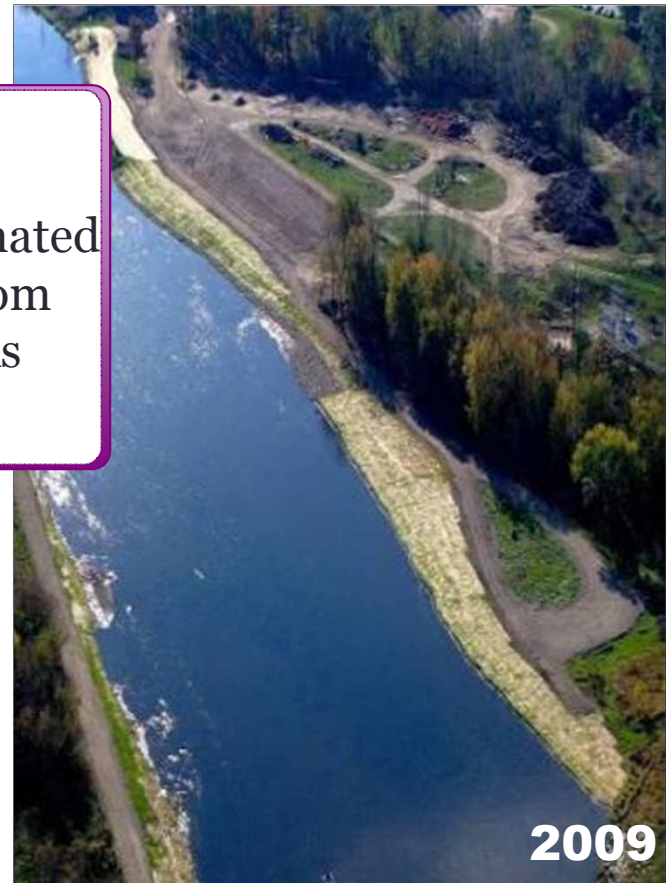
- Removed: 129,000 yards of contaminated material
- Cost: \$30+ million



Project Overview – River Restoration (2009) Cont.



4,800 tons of contaminated material removed from Plainwell Mill banks

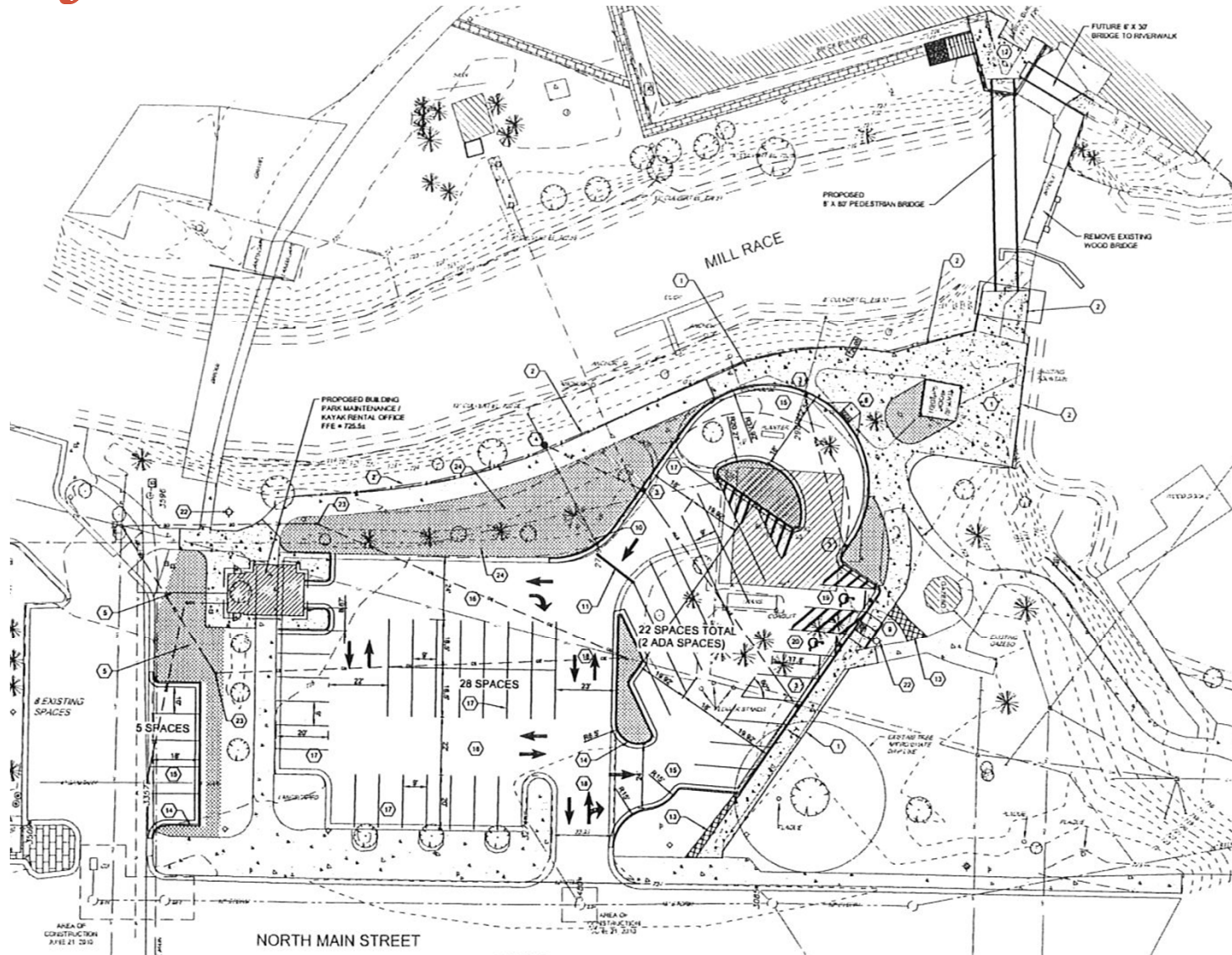


Project Overview – Fannie Pell Park

- \$639,000 Grant (MEDC)
- Front Door to Development
- 25 Additional Parking Spaces
- Handicap Accessibility



Project Overview – Fannie Pell Park



Project Overview – Fannie Pell Park



Before



After

Project Overview – Fannie Pell Park



Before



After

Project Overview – Public Safety Building



- Council decision to remodel existing de-water building
- Significant “carrots” to build new eliminated by Federal gov’t
 - Build America Bonds-Recovery Zone Designation-Interest Rate
- Estimated cost is \$1.4-\$1.6 million to remodel – \$500,000+ savings vs. new
- Building is centrally located with easy access to M-89
- Anticipation of M-89 project
- Opportunity to save additional mill building

Project Overview – Demolition



- City received \$2.3 million in grant dollars for demolition
- Essentially non-brick structures to be removed – “Vision for Tomorrow”
- Federal and State laws (plus grant requirements) require Sampling and Analysis Plan (SAP) to be approved and completed prior to commencing with demolition
- SAP submitted to DEQ in January of 2011 with final approval given in June (6-months): behind schedule approximately 4 months
- Sampling commenced mid-June.....completed (13 days)

Project Overview – Demolition...cont.

- Detailed results and analysis – 30-40 days
- Results to be included in demolition bid package after DEQ approval
- Demolition to be split into three packages with south side of mill (truck dock area+ Specialty Minerals) to be removed first due to Weyerhaeuser having clean-up responsibilities on the west side
- Demolition is highly complicated due to clean-up responsibilities and historic structures that need to be protected
- “Wrecking Ball”Fall/Winter of this year

Project Overview – Historical Designation


- Preserve and safeguard our community's heritage
- Help to stabilize property values and strengthen our local economy
- Many public and private grant/loan funds are set aside for structures on historic registers



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

Preliminary determinations:

 appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

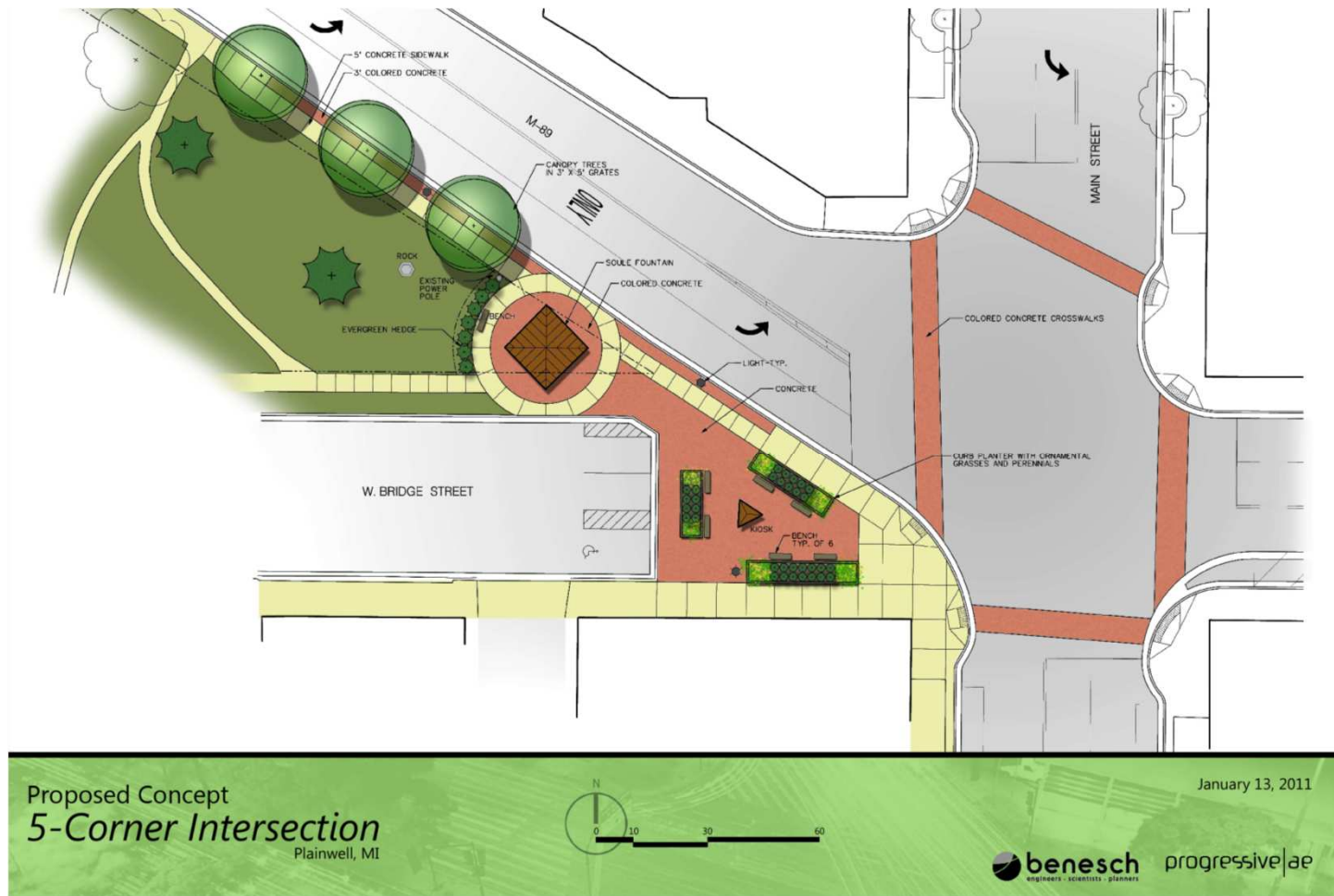
Project Overview – M-89 Improvements

April 2012 – Infrastructure Upgrades

- Project budget - \$11 million
- M-89 Bridge is replaced (top 10 worst in SW Mich)
- New sidewalks, curb/gutter and storm sewer
- Water main replacement - +/- \$1.5 million “grant”
- Sewer main replacement- +/- \$800,000 “grant”
- Enhancement Grant - \$420,000

Project Overview – M-89 Improvements...cont.

\$420,000 CBD-Enhancement Grant: decorative street lights, benches, trash receptacles, benches, trees, sidewalk and concrete throughout downtown



Project Overview – City Hall Move

- Requirement of development agreement
- Anchor for rest of development
- Secures access to mill building for public
- Agreement with DEQ to use scrap metal value for City Hall move

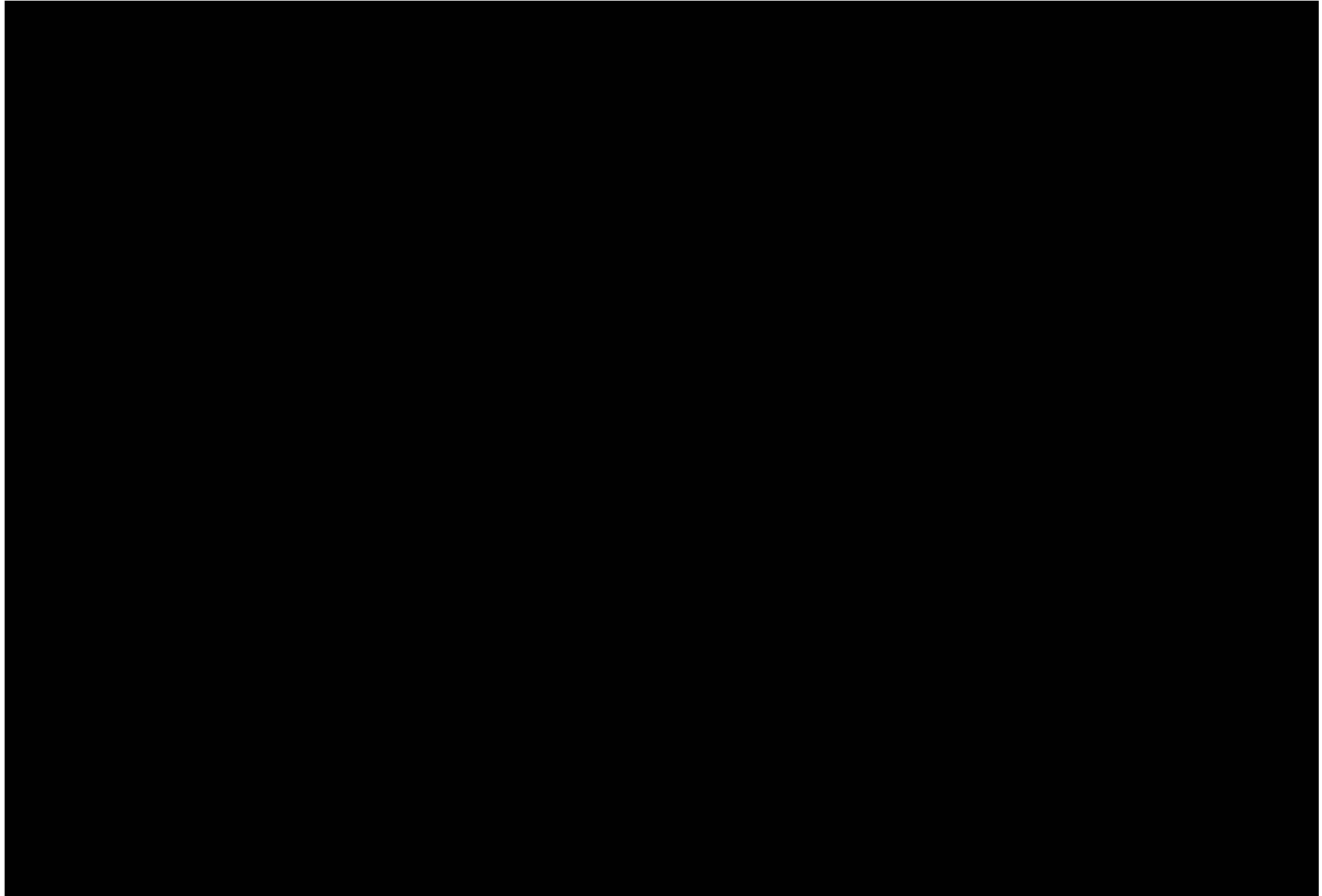


Project Overview – Mill Documentary

- Documents history and significance of mill for future generations
- Helps tell the story of mill employee contribution to Plainwell and surrounding community
- 3-way partnership:

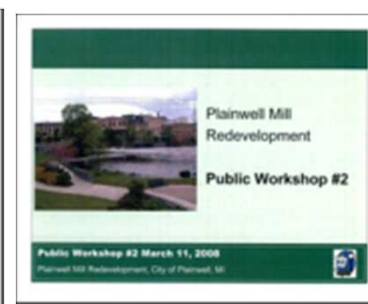
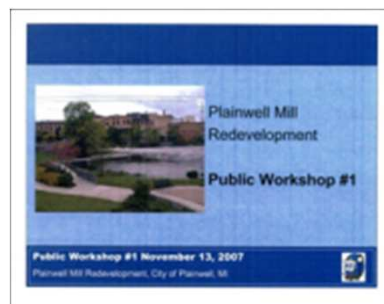


Mill Documentary - Trailer



Looking Ahead

- Closing on phase I (Council has approved) – Represents first time in over a decade that any part of the mill will be held in private hands
- Mill demo – Fall/Winter 2011
- Public Safety Building – Spring/Summer 2012
- CRA move in date – Summer 2012
- Move of City Hall – To be determined
- Riverwalk planning - 2012
- More public meetings – Forthcoming



• Thank You



'The Island City'

Public Workshop #4 - July 16, 2011