

MEDDC Impacts in Plainwell

PURE *M*ICHIGAN®

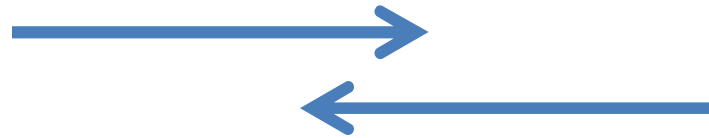


12-1-14

MEDDC has Improved Economic Vitality in Plainwell



The Island City



“The Michigan Economic Development Corporation has been a phenomenal partner in helping us respond to local economic development challenges we wouldn’t be able to tackle alone.” - **Plainwell Mayor Richard Brooks**

MEDC Impact on Plainwell Three Projects...

- Façade Enhancements – CDBG
2012
 - 2 Buildings Located in the CBD
\$121,175 matched with \$41,623 of private investment
- Public Infrastructure – CDBG
2010
 - Downtown Parking Lot (Fannie Pell Park) and Pedestrian Bridge
 - \$639,000 with a City Match of \$71,000
- Blight Elimination – Michigan Strategic Fund, CDBG
2010
 - \$1,000,000 Grant with a City Match of \$50,000
 - \$1,000,000 Grant from DEQ – Brownfield Red.
 - \$300,000 Grant from the DEQ- Site Reclamation
 - **MEDC allowed DEQ funds as grant match**



Façade Enhancements

107 S. Main Street -Rhino's CDBG - MSHDA



- \$31,640 CDBG
- \$33,640 private investment
- Local companies used during project

Façade Enhancements

111 N. Main Street
CDBG - MSHDA



- \$19,535 CDBG
- \$19,535 Private Investment

Mansard Roof = What ???

Façade Enhancements 111 N. Main Street CDBG - MSHDA



Michigan Downtown Association -2009
1st Place – State of Michigan
Communities under 10,000
population

Façade Enhancements

101 S. Main Street
CDBG - MEDC



- \$58,393 CDBG
- \$20,695 private investment
- Actively pursuing a MSHDA Rental Rehab Program to create three to four affordable units in a building that has been underutilized since 1991

Façade Enhancements

102 S. Main Street, Campbell's Pharmacy
CDBG - MEDC



- \$62,782 CDBG
- \$20,928 private investment
- Local companies used during project

"Our tenants can't express enough how wonderful it is to have new windows. It is warmer, quieter, and overall it makes it a nicer place to live," Mark Darrow, Mgr.

Fannie Pell Park Improvements

Project Total - \$710,000

\$639,000 Grant (MEDC)

\$71,000 – City Match

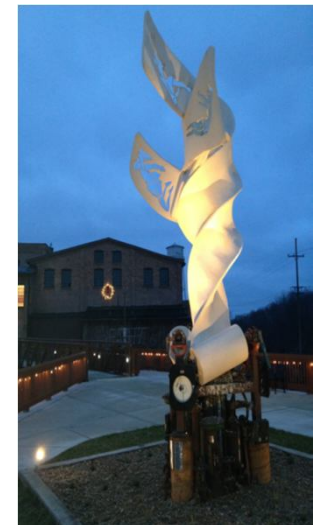
Additional downtown parking (25) serving the public

Demolition of obsolete structures

Public restroom facility

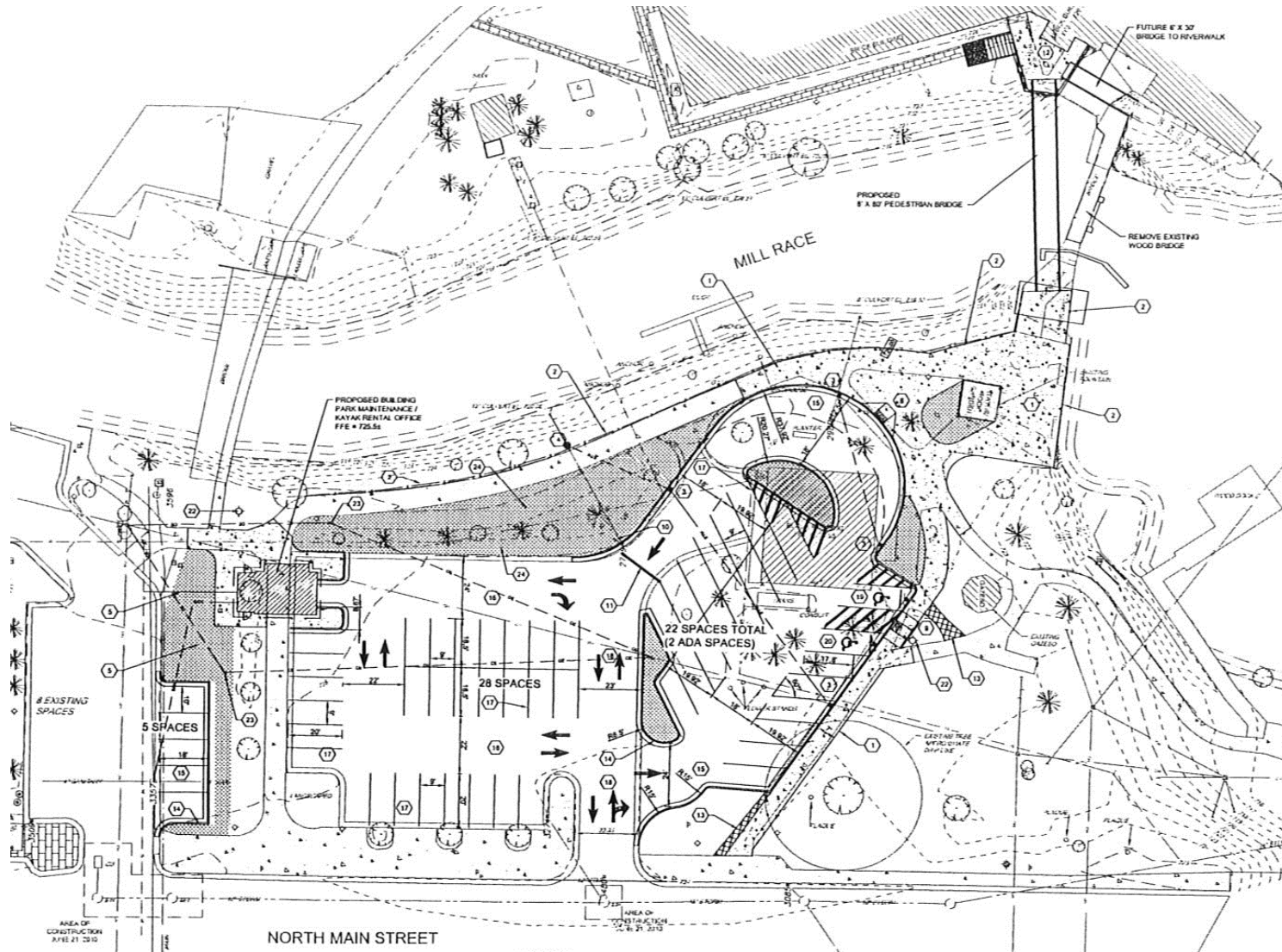
New ADA pedestrian bridge to central mill building/improved entrance

New kayak livery



"Renaissance Race"
T.J. Aitken

Public Infrastructure - CDBG Fannie Pell Park - 2010



Public Infrastructure - CDBG Fannie Pell Park - 2010

"Found" former
waterway that ran
underneath garage



Former garage used
by mill blocked
view of historic
structure...



Public Infrastructure - CDBG Fannie Pell Park - 2010

Placing ADA Pedestrian
Bridge - Heated



Blight Elimination- CDBG Mill Demolition- 2010



- **Essentially non-brick structures to be removed**
- **“Vision for Tomorrow”**
- **Historic “contributing” structures to stay**



Blight Elimination- CDBG Mill Demolition- 2010



Blight Elimination- CDBG Mill Demolition- 2010



Blight Elimination- CDBG Mill Demolition- 2010



Blight Elimination- CDBG Mill Demolition- 2010



Blight Elimination- CDBG Mill Demolition- 2010



Blight Elimination- CDBG Mill Demolition- 2010



Historic Mill Complex now Listed on National Register


- 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.

Secured Development Partner

- New Location – PLAINWELL
- \$2,400,000 private investment into CRA offices and Common Area
- 50 Jobs!
- First time in over a decade that part of the mill is held in private hands.

“CRA’s business takes us all over the country; our construction headquarters does not need to be in Michigan. With a strong partner in the MEDC and the advantages the Community Block Program offered us, it made our \$2 million dollar / 50 job investment in Michigan make sense.”

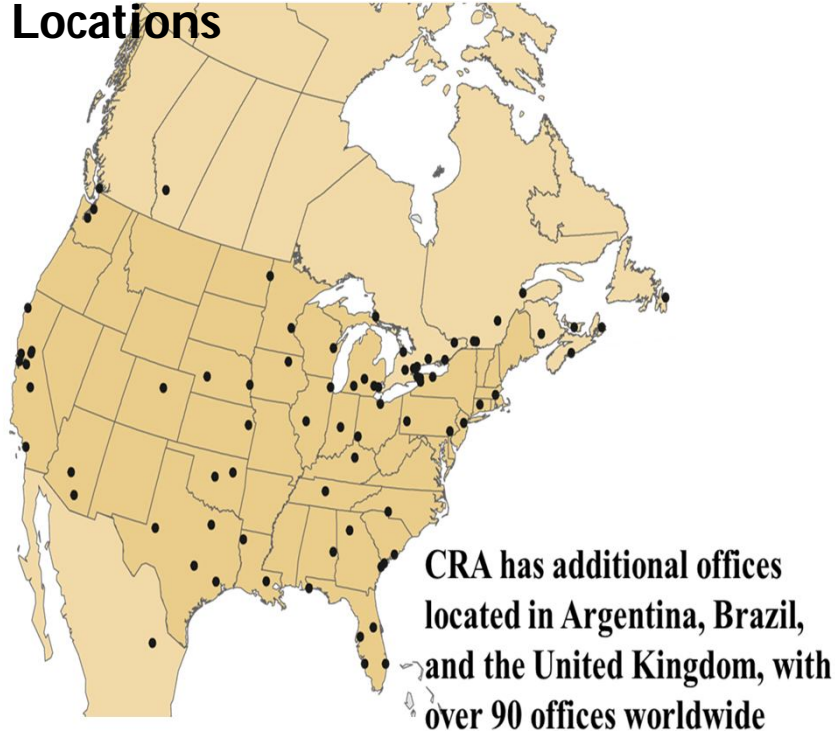
Wayne G. Bauman,
Vice President/Principal
Conestoga – Rovers & Associates, Inc.



Secured Development Partner



CRA's North American Office Locations



SPECIALTY

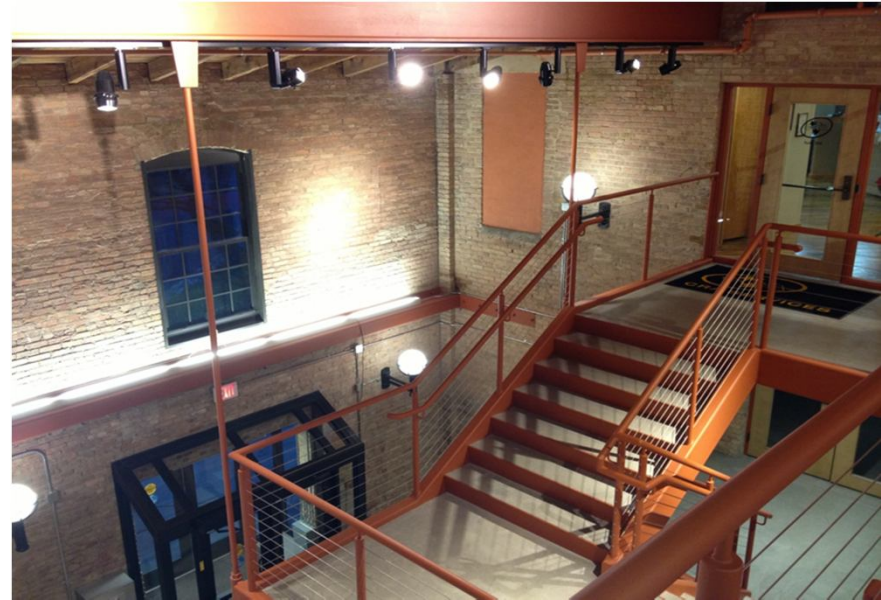
NUMBER EMPLOYED

| | |
|--|-------|
| • Engineers..... | 800 |
| • Scientists (Biologists, Chemists, Toxicologists, etc.)..... | 350 |
| • Geologists/Hydrogeologists..... | 250 |
| • Technicians/Technologists..... | 800 |
| • IT Professionals (including programmers/graphics, etc.)..... | 150 |
| • Support..... | 550 |
| Total..... | 2,900 |

*CRA's knowledge of Superfund was critical

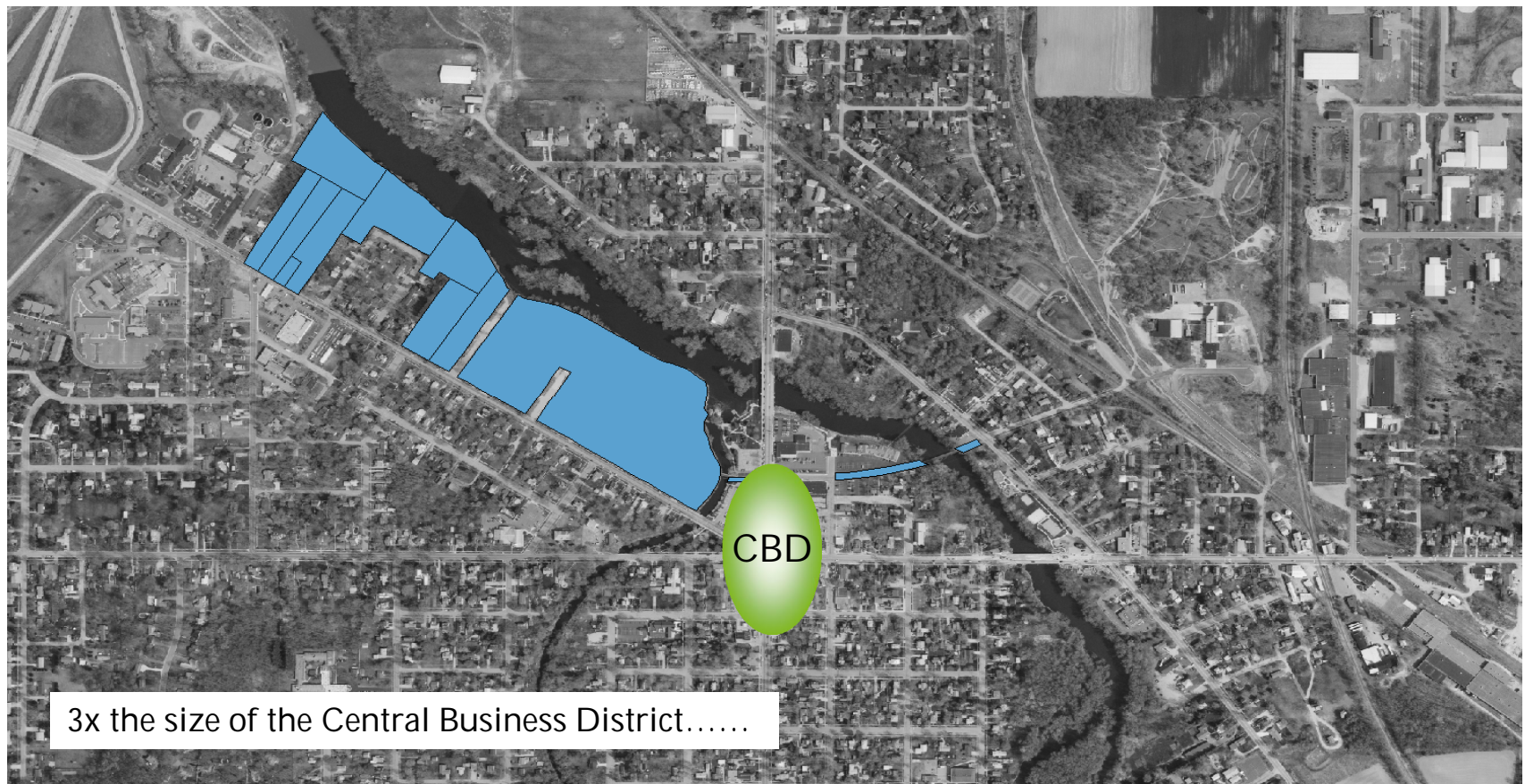
City Hall Move

- Requirement of development agreement with CRA
- Anchor for rest of development
- Secures access to mill building for public
- Recovery of scrap metal was used for City Hall move



Mill Significance

- Big....36 Acres in a City of 2.2 sq. miles
- Over 250,000 sq. ft. of building (east side)
- 2,134 feet of state highway (M-89) frontage
- Adjacent to U.S. 131 and CBD
- "Front door "off expressway
- 3,370 (.64 miles) feet of river frontage



Mill Significance

Tied into the social fabric of Plainwell and region

Provided employment for generations of citizens (400-500 jobs)

At one point, mill consisted of 17% of the City's General Fund

In the year 2000, mill paid \$47,000 in utility payments to the city

Collapse of DDA



2. Mill Significance

JUNE 2003

Government Finance Review

GOVERNMENT FINANCE OFFICERS ASSOCIATION

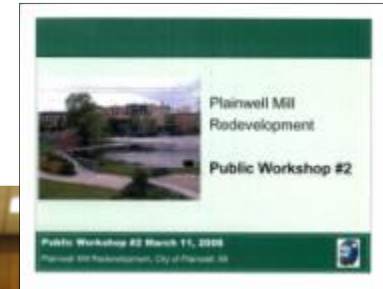
Exhibit 2: 10-Point Scale of Fiscal Distress

| Indicator | Performance Standard |
|---|--|
| Population Growth (2 years) | If the government lost population, then it is penalized one point. |
| Real Taxable Value Growth (2 years) | If the government experienced negative real growth, then it is penalized one point. |
| Large Decrease in Real Taxable Value (2 years) | If growth in real taxable value is less than -0.04 , then the government is penalized one point. The level of -0.04 is approximately one standard deviation below the average two-year real growth rate for cities and villages and approximately 1.5 standard deviations below the township average. The standard used is closer to the city and village standard deviation because very few townships experienced fiscal distress. |
| General Fund Expenditures as a Percentage of Taxable Value | If a city or village scores greater than 0.05, or if a township scores greater than 0.01, then the government is penalized one point. This is the only variable for which we use a separate standard depending on the type of government. We did this because a half standard deviation in the "wrong direction" gives a standard of 0.05 for cities and villages and 0.01 for townships. |
| General Fund Operating Deficit | This indicator is calculated by subtracting general fund revenues from general fund expenditures for a given year and dividing the result by general fund revenues. If the result is less than -0.01 , it is considered a nontrivial operating deficit and the government is penalized one point. |
| Prior General Fund Operating Deficits | Governments are penalized one point for each year in which they record an operating deficit. Thus, they can be penalized a total of three points for operating deficits—one for a current operating deficit and two for previous operating deficits. |
| General Fund Balance as a Percentage of General Fund Revenues | If this ratio is less than 0.13, then the government is penalized one point. Using a half standard deviation in the "wrong direction" as a benchmark (indicating a low fund balance), the resulting indicator threshold is about 0.13. |
| Current or Previous Year Deficit in a Major Fund | Governments are penalized one point for a current or previous year deficit in a major fund. For a definition of a major fund, see Stephen Gauthier, <i>Governmental Accounting, Auditing, and Financial Reporting</i> (Chicago: GFOA, 2001). |
| General Long-Term Debt as a Percentage of Real Taxable Value | If this ratio is greater than 0.06, then the government is penalized one point. The governments in our sample averaged 0.025 on this variable. Accordingly, one standard deviation in the "wrong direction" (high debt level) gives us a performance standard of about 6 percent. |

| 1999 Scores | | 2000 Scores | |
|-------------|----------------------|-------------|------------------|
| 10 | Highland Park | 8 | Flint |
| 7 | Hamtramck | 7 | Benton Harbor |
| 6 | River Rouge | 6 | Ecorse |
| 5 | Benton Harbor | 6 | Kinross Township |
| 5 | Buena Vista Township | 5 | Hamtramck |
| 5 | Ecorse | 5 | Highland Park |
| 5 | Flint | 5 | Newaygo |
| 5 | Jackson | 5 | River Rouge |
| 5 | Kalamazoo | | |
| 5 | Pontiac | | |

| 2001 Scores | |
|-------------|------------------|
| 9 | Flint |
| 7 | Benton Harbor |
| 7 | Ecorse |
| 6 | Munising |
| 6 | Plainwell |
| 5 | Detroit |
| 5 | Kinross Township |
| 5 | Newaygo |
| 5 | Norway |
| 5 | Pontiac |
| 5 | Reading |

Public Input (Pre and Post Acquisition)

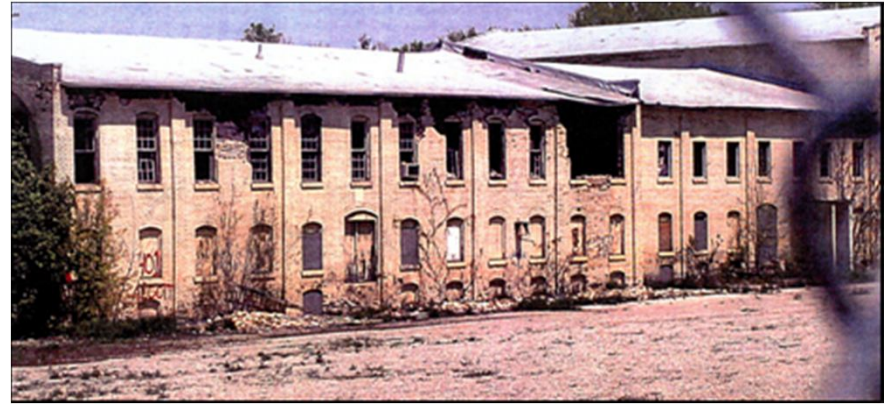


Strategic Investment: Asset or Anchor?

Why did the Council pursue the mill?

Controlling our own destiny

- our terms / our vision
- why wait?
- if not us, who?
- shining the apple
- no market for vacant mills



Allied Paper Mill
Kalamazoo, Michigan



Strategic Investment: Asset or Anchor?



Plainwell Mayor Richard Brooks
signs closing documents - August 31, 2006.

City of Plainwell boosting its economy

“Instead of wringing their hands, as have other communities when a major industrial plant shuts its doors and puts many people out of work, Plainwell's leaders are doing something about it.....we admire the aggressive action of Plainwell.”

➤ -Kalamazoo Gazette Editorial, September 6, 2006

Vision for Tomorrow: Mill Concept Plan



• Western Redevelopment

- Gateway condition
- Prince St. connection

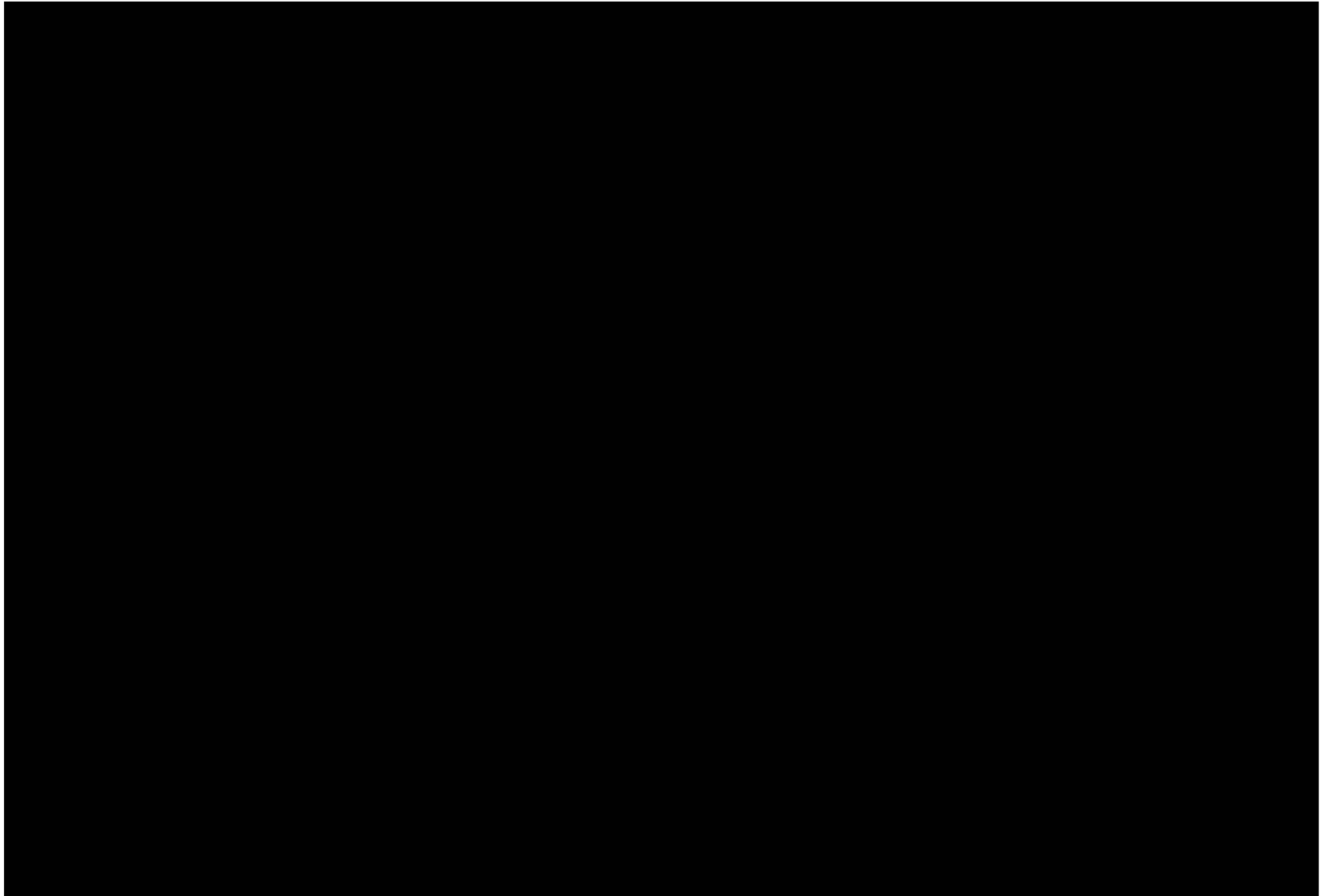
• Central Redevelopment

- River view corridors
- Allegan St.

• Mill Redevelopment

- Access and parking
- Mill race crossing

Mill Documentary - Trailer



Our Thoughts...

- All three projects resulting from our partnership with MEDC has had a dramatic effect on our downtown. Thank You!
- Revitalization efforts sets stage for further development
- Levels the playing field for small communities like ours
- It has helped protect and preserve our community's sense of place
- Plainwell has been good stewards with the resources you have provided us
- How do we facilitate investment on Superfund/Brownfield Sites?
 - timing and momentum is everything

Questions.....

