

DEFINING PLAINWELL'S 21ST CENTURY LEGACY

THE ISLAND CITY – PLAINWELL, MICHIGAN PLAINWELL MILL REDEVELOPMENT



Great Location

Live & Learn: 0 min. from Michigan's best neighborhoods & schools.
 Work: 45 min. from Grand Rapids' prospering economy.
 Play: 15 min. from Kalamazoo's thriving entertainment district.
 Recreate: 45 min. from Lake Michigan—Michigan's tourism centerpiece.
 Access: Seconds away from US-131 & 45 min. from three airports.

Community News

- Population: 3,933 (Allegan & Kalamazoo Counties 344,268)
- Median Household Income: \$44,519
- High occupancy rates in MEDA Certified Industrial Park (88%) and Central Business District (96%).
- For the second year, Plainwell High School is in the top 5 of 37 SW Michigan high schools for highest Merit Exam scores.
- Plainwell Ice Cream is recognized by the Kalamazoo Gazette as one of the "seven wonders of SW Michigan."
- Plainwell is located in the state's fifth fastest growing county.
- In nearby Bradley, a 180,000 sq ft gaming resort will result in a \$160 million investment in Allegan County.

Sources: 2000 US Census & Economic Research Associates

We Can Help

A developer will not find a better partner than the City of Plainwell. With flexible zoning & comprehensive incentives, Plainwell is prepared to assist with:

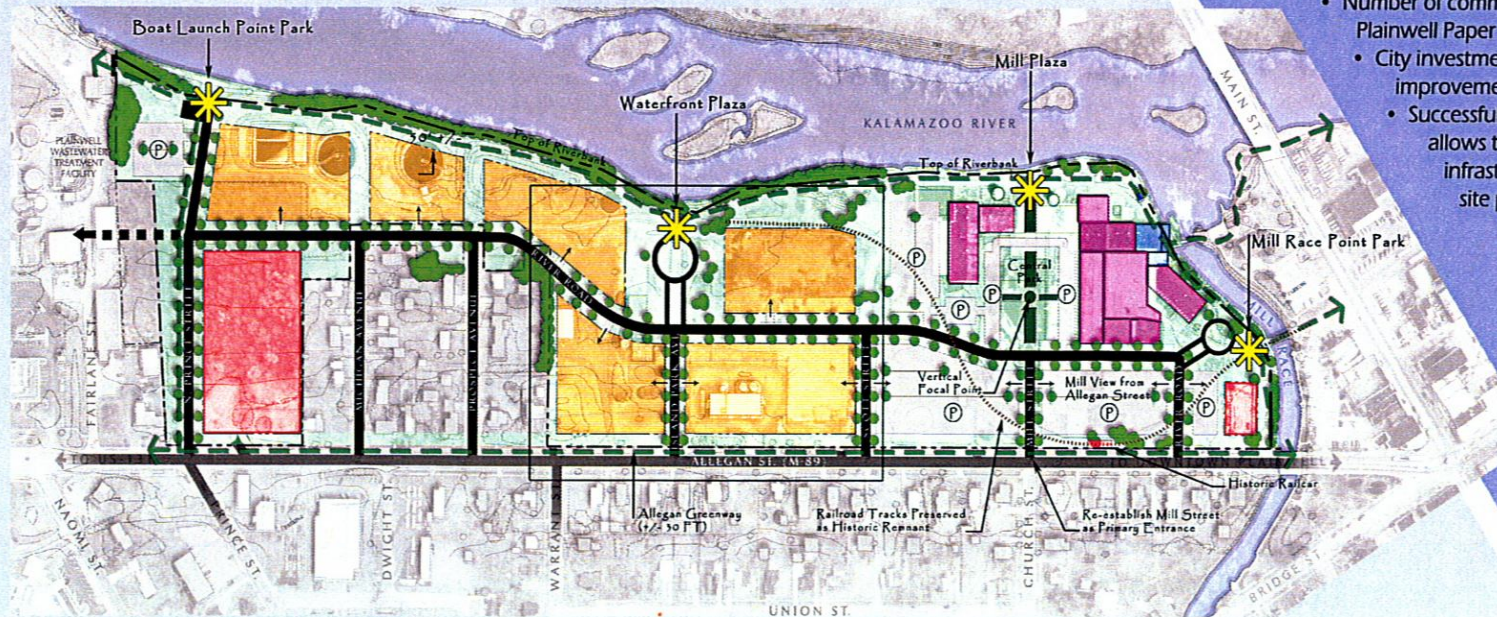
- Infrastructure, demolition & lead/asbestos abatement reimbursement.
- Site preparation & environmental response activities reimbursement.
- EPA Brownfield Assessment funding.
- MBT (SBT) Credits with MEGA approval.
- Historic Tax Credits.



Vision

The 36-ac Plainwell Paper Mill site has always been the heart of our community. With new technologies & economic realities impacting our state, we are taking a new direction to build upon Plainwell's high quality of life. A community-created & supported vision calls for comprehensive reinvestment in the site & includes:

- Mixed use.
- Strategic mill adaptive reuse.
- Commerical opportunities near US-131.
- New City Hall.
- Public riverwalk & parks.
- New road network.



Making Progress

It's happening right now! Join us in making it happen. As part of the EPA's river clean-up, more than 6,900 ft of the Kalamazoo River bank has been excavated and restored.

- Amount of PCB-laden sediment excavated: 36,000 cu yds in 2007 & 83,000 cu yds projected for 2008
- Breakdown: About 3,300 cu yds of the excavated material had PCB concentrations in excess of 50 parts per million
- Access roads built: 1.5 miles
- Cost of clean-up over 2-year work period: \$30 million
- Number of community input meetings regarding the Plainwell Paper Mill: 3
- City investment toward acquisition & improvements: \$865,000
- Successful lobbying effort by the City of Plainwell allows the site to use TIF revenue for demolition, infrastructure, lead or asbestos abatement and site preparation.

Contact

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