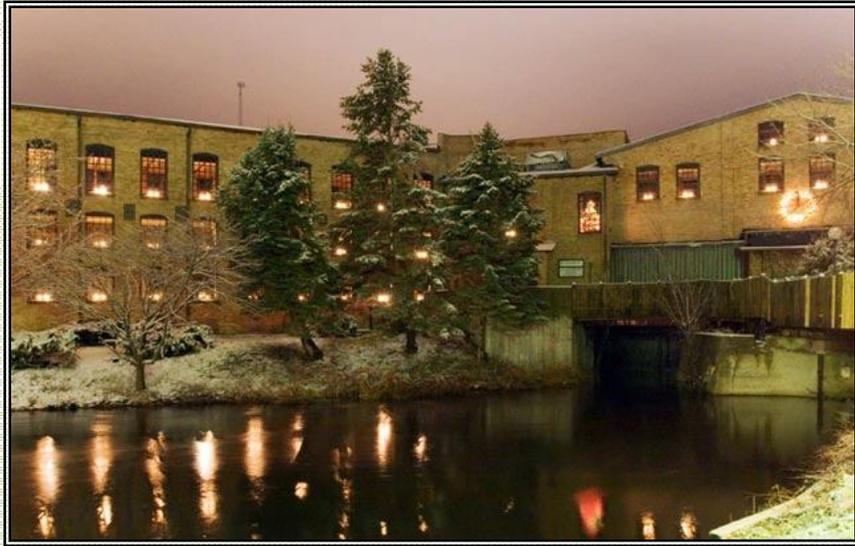


Plainwell Paper Mill Redevelopment

City of Plainwell



November 12, 2010





Stations



1

Process Board – past and next steps

2

Conestoga-Rovers (CRA) – Mill Developer

3

Your Comments - input

Question and Answers will follow both presentations.....



Mill Development Team



- Wayne Bauman – Vice President, Sr. Project Mgr
- Glenn T. Turchan – Executive Vice-President
- Gary Klepper – Senior Environmental Scientist
- Conestoga-Rovers & Associates (CRA) has provided comprehensive engineering, environmental consulting, construction, and information technology solutions for its clients since 1976. The firm has 3,000 staff working in over 90 offices in North America, South America, and the United Kingdom. CRA strives to meet and exceed client expectations in all that we do.

- Mayor & City Council
- Brownfield Redevelopment Authority (BRA)
- Planning Commission
- Interview Committee
- Staff / Other

“www.plainwell.org”





111 N. Main Street

Circa 1906

1985





Good News

Façade Improvement Program

1st Place – State of Michigan
Communities under 10,000
population



Public / Private Partnership
\$102,000 Grant

111 N. Main Street



New Business: ISLAND CITY TEA AND SPICE





Good News

Façade Improvement Program

107 S. Main Street





Good News

Occupancy Rates



Central Business District (CBD)
73 Businesses
4 Available
95% Occupancy

Southwest Area Average = 83.8%
Grubb & Ellis/Paramount

Industrial Park
39 Businesses
4 Available
90% Occupancy

Southwest Area Average = 82.5%

Grubb & Ellis/Paramount

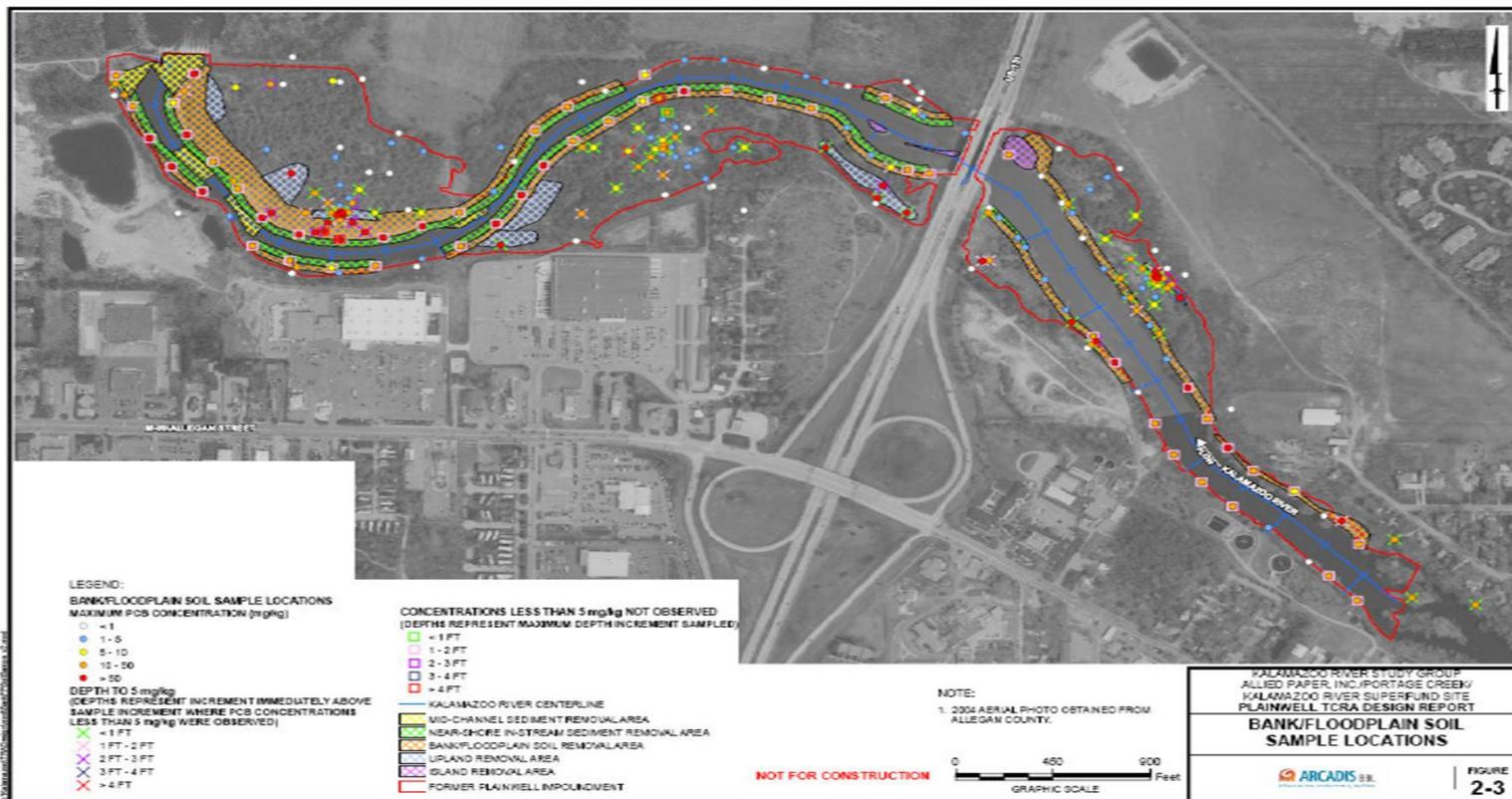




Good News

River Restoration

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





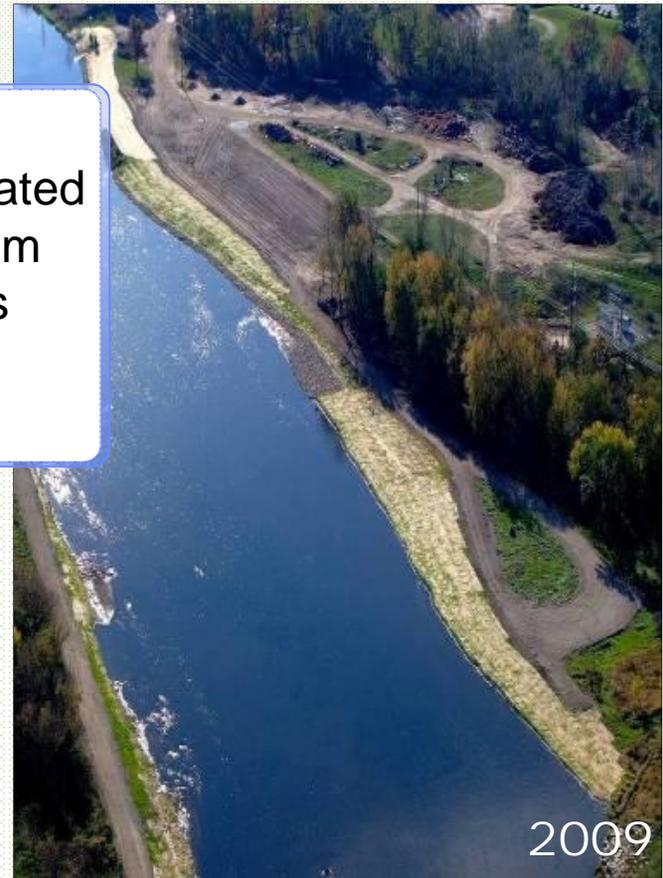
Good News

River Restoration



2007

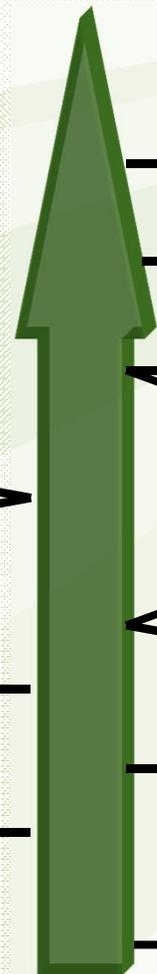
4,800 tons of contaminated material removed from Plainwell Mill banks



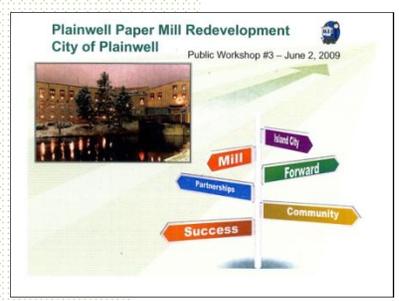
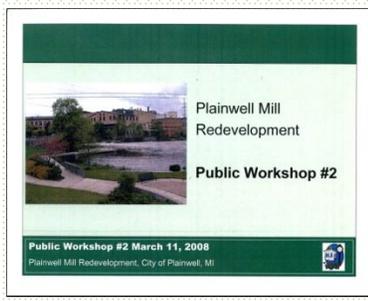
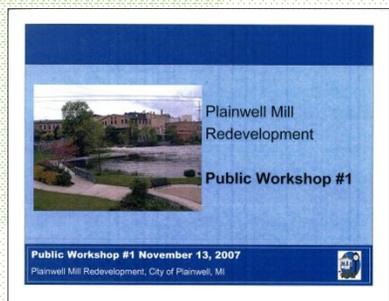
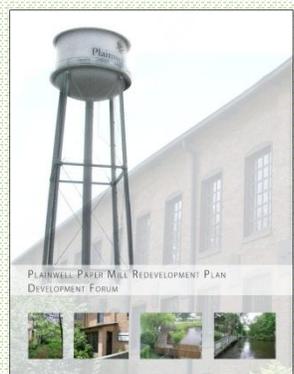
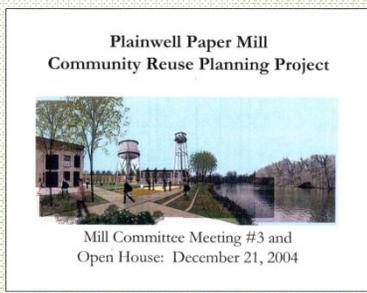
2009



Timeline



- Future: Phase I property closing
- 2010 – April, Development Agreement signed
- 2009 - Public Workshop #3
- 2009 – April, Developer selected to “move forward”
- 2007 – Public Workshop #1
- 2007 – Developers Forum
- 2004 - E² Vision report issued
- 2000 – Plainwell Mill closes
- 2006 – City purchases Mill, ongoing repairs & clean-up, first opportunity to “control” property
- 2008 – Public Workshop #2
- 2008 – Nov. Issuance of RFQ
- 1990 – Mill site listed as an EPA Superfund Site





Vision For Tomorrow

Guiding Principles

Community Input:

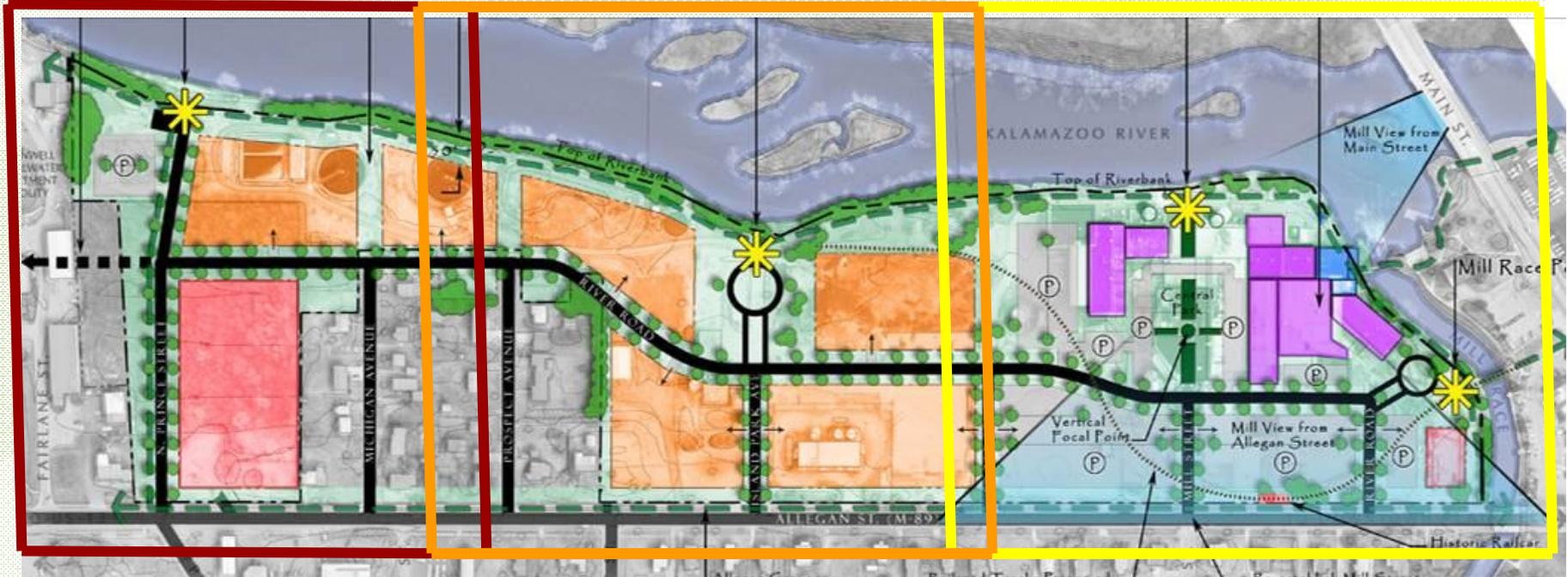
- Promote community gathering
- Provide mix of residential, commercial, recreation, & civic uses
- Promote commerce & attract visitors
- Access the Kalamazoo River & protect the natural environment
- Recognize & celebrate the Plainwell Paper Mill as an important part of the community's history & heritage
- 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**
(Pending Development Agreement)

+

Other Development
Partners



**Mill
Redevelopment**



Potentially Responsible Party (PRP)



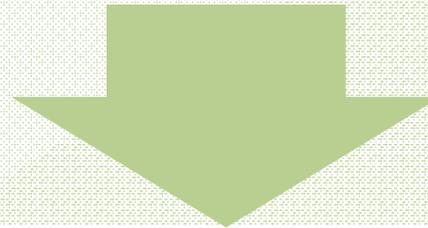
+ Other
Agencies



Request For Qualifications (RFQ) Respondents

Issued Nationally: November 2008

Submission Deadline: February 2009



MILLTOWER, LLC

Local



**CONESTOGA-ROVERS
& ASSOCIATES**

International + Kalamazoo Office



Bedford, Ohio



Request For Qualifications

Interview Committee

- ▶ **City Council:** Mayor Rick Brooks, Councilmember Todd Overhuel
- ▶ **Brownfield Redevelopment Authority (BRA):** Chairman Nick Larabel
- ▶ **Downtown Development Authority (DDA):** E.J. Hart
- ▶ **Planning Commission:** Jim Higgs
- ▶ **City Staff:** City Manager Erik Wilson, Downtown/Economic Development Manager Emilie Schada



Request For Qualifications

Evaluation Criteria

- ➔ Experience and qualifications of team members
- ➔ Team capability to complete the project
- ➔ Successful implementation of similar projects
- ➔ Stated financial capacity to carry out the project
- ➔ Stated commitment to partnership
- ➔ Quality of submittal
- ➔ Degree of response to interview questions



Why CRA?



- Highly qualified and experienced global company with local presence
- Two part process: clean-up / vertical
- Jobs
- Adaptive Reuse of Historic Buildings – site access/occupancy permit
- Demolition



Next Steps

DEMOLITION

Downtown Elimination of Blight - Plainwell Paper Mill

Task	Funding Sources			Totals
	MEDC (CDBG)	MDNRE (Brownfield)	MDNRE (Site-Reclamation)	
Engineering & CM	\$ -	\$ 200,000.00	\$ -	\$ 200,000.00
Asbestos Abatement				
- Survey/Removal	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00
- Disposal	\$ -	\$ 200,000.00	\$ -	\$ 200,000.00
Demolition	\$ 750,000.00	\$ 380,000.00	\$ 295,000.00	\$ 1,425,000.00
Grant Administration	\$ -	\$ 20,000.00	\$ 5,000.00	\$ 25,000.00
Contingency	\$ -	\$ 200,000.00	\$ -	\$ 200,000.00
Totals:	\$ 1,000,000.00	\$ 1,000,000.00	\$ 300,000.00	\$ 2,300,000.00

All outside funding.....



Next Steps

FANNIE PELL PARK IMPROVEMENTS

City of Plainwell - Fannie Pell Park Architect/Engineer's Opinion of Cost

Project Element Estimate		Estimated Cost +/- 20%
1	Architectural/Engineering Fees	\$ 95,300.00
2	Clearing and Grubbing	\$ 3,960.00
3	Relocate Utilities	\$ 50,000.00
4	Utilities, Restroom & Storage Building	\$ 80,033.00
5	Demolition	\$ 39,357.00
6	Site Grading & Balance	\$ 4,200.00
7	Site Lighting	\$ 33,600.00
8	New Curb	\$ 39,220.00
9	New Concrete Walks	\$ 26,700.00
10	New 4" Asphalt Pavement	\$ 40,445.00
11	Mill and Overlay existing Lot	\$ 24,030.00
12	Restoration	\$ 19,560.00
13	New Bridge and Abutments	\$ 175,000.00
14	Bridge Deck Heating System	\$ 25,000.00
15	Contingency	\$ 53,595.00
Approved Budget (\$639k +\$71k)		\$ 710,000.00
Total Project Budget Costs		\$ 710,000.00



Next Steps

DOCUMENTARY

This is more than just a redevelopment story

beacon
video · web · digital



media
media solutions



Next Steps

DEVELOPMENT AGREEMENT

Provides:

- Relocation of CRA's Kalamazoo office to the mill site and 30 jobs
- 1 million dollars of private investment that will be used for building upgrades
- Relocation of City Hall to the site
- Reinforces the City's "Vision for Tomorrow" concept plan that will create a mixed use development
- Recovery of 1 million dollars of City investment through cash or in-kind investments into the site
- A timeline that establishes development progression



Next Steps

- Community Input – Are we on the right track?
More public workshops....
- Property Closing – Phase I (JANUARY)
- Reinforce Guiding Principles and Mill Concept Plan





**Questions....
Thank You!**



