

ECONOMIC DEVELOPMENT

» Southwest Michigan



Trends in Relocation

Real Estate Market

Economic Development

*Development
Through Education*

Corporate Development

Community Strength

Quality of Life

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Economic Development

> Stryker Corporation

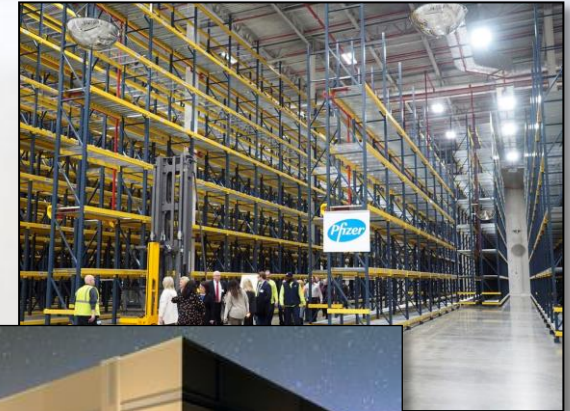
- Building a \$154M research and development facility
- Will retain 966 and add 105 new jobs within 3 years
- 75 acres in Portage
- 485,000 square foot facility
 - Customer experience center, functioning showroom and R&D and bio-skills labs
 - Will have space for sales, marketing and support functions



Economic Development

> Pfizer

- \$147M investment
- \$800 million expected to be invested within the next 10-12 years
- Will retain 52 jobs, add 15
- Adding to their manufacturing plant/distribution center
- 98,500 sq. ft. of additional warehouse space
- 10,000 sq. ft. aseptic processing work center



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Economic Development

> Zoetis, Inc.

- \$64.5M investment to manufacturing facilities in Kalamazoo
- 60 jobs created in the next 5 years
- Includes 2 new production lines to manufacture oral tablets and chewable medicines for pets
- Will begin in August and be completed spring of 2019



Economic Development

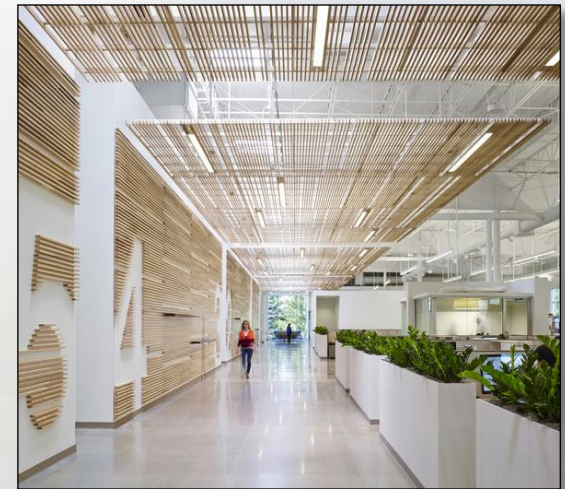
- > Green Bay Packaging
 - \$10.8M investment
 - Plans to add 3 jobs
 - 107,000 sq. ft. expansion to house their corrugating line
 - Custom corrugated packaging specialists
 - Variety of products for retail packaging and labeling applications



Economic Development

> Newell Brands

- Investing \$7.3M
- Creating an additional 87 highly-paid positions
- Expanding their 40,000 sq. ft. design center in the BTR park by 22,225 sq. ft. to accommodate additional product lines
- Acquired consumer products company, Jarden



Economic Development

> Bell's Brewery

- \$7M investment in Kalamazoo
- A pilot brewery will test out new recipes and ingredients in Comstock. Specialty packaging line and projects related to beer production are planned
- Will add extra space at their home office
- Implementing a project to divert waste
- A smaller pilot brewery planned next to the Eccentric Cafe



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Economic Development

- > Quality Precast, Inc.
 - \$1.34M project
 - Adding 20 jobs
 - Building a new 25,000 sq. ft. production facility and corporate headquarters in Alamo Township
 - Precast Manufacturer specializing in man holes and retaining walls



Economic Development

> FEMA Corporation

- \$2.25M expansion
- Retain 150 jobs and 14 new in Portage
- 47,567 sq. ft. addition to the west side of the plant
- Maker of engineered electro-hydraulic components



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Economic Development

> Consumers Credit Union

- Just opened 92,000 sq ft, three-story new corporate headquarters
- 22 acre site off of 94 and 9th street in the Groves
- Home of 150 workers
- Combined 4 other locations
- Central location for recruiting and retention for West Michigan talent



Economic Development

> National Flavors, Inc.



- Will add 5 new jobs
- Broken ground on 30,000-square-foot facility in Oshtemo
- Local custom flavoring company

Economic Development

> ConcertoHealth



- Expanding to a new 14,500 sq. ft. facility in Oshtemo (\$400,000 investment)
- New clinical and administration office
- Specializes in primary care and supporting clinical services
- Will result in up to 90 new jobs

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Economic Development

> Drummond Carpenter

- Newest company to enter the WMU BTR park innovation center
- Plan to recruit from Western Michigan University
- Best practices in storm water management, hydrogeological modeling and design, sustainability, green infrastructure and community engagement



Economic Development

> BTR Park Expansion

- Expected to attract investments totaling \$50M and create 200 high-tech jobs
- 31 of the 51 acres of the Colony Farm Orchard will be developed
- Each business will be on a 4-10 acre parcel
- Nearly half will be dedicated natural area/green space
- Construction will begin April 2018 lasting roughly one year
- A paved multi-use pathway will run through buffer zones

Economic Development

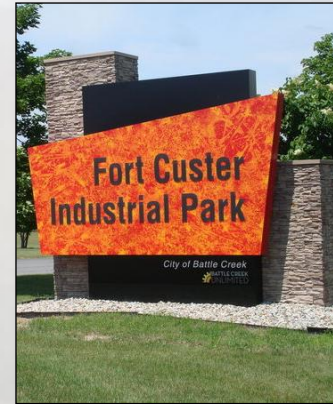
- > Southwest Michigan First - Ten Year Anchor Strategy
 - Ten year strategic plan
 - “Talent anchor strategy”
 - Focuses on economic development through workforce development
 - Significant budget increase
 - Details include:
 - SWMF presence on WMU’s campus
 - Increasing internships, returnships and apprenticeships
 - Leadership development



Economic Development

> Bower's Aluminum

- Total investment of \$7.5M
- Will create 50 jobs over the first two years, and 44 more in the third
- Building a new 68,850 sq. ft. facility
- Acquired 27 acres in Fort Custer Industrial Park
- Aluminum metals finisher



Economic Development

> Clemens Food Group

- Fresh Pork processing facility opened in Coldwater - 550,000-square-foot
- Hired 250 associates
- Process 11,000 hogs daily from food group partners in Michigan, Ohio, and Indiana



Economic Development

> GT Independence

- Adding 50 new jobs
- Back office customer care company expanding 5,000 square-feet in the new Moso Village Development in Sturgis



Economic Development

> Xcel Painting

- Investing \$1.75M
- Creating 50 jobs
- Establishing a new facility in the village of White Pigeon
- Selected Michigan over competing site in Indiana
- Paint front caps, rear caps and nose cones for the RV industry



Economic Development

> Armstrong International

- \$2.1M investment
- 15 new jobs
- Renovating a former Three Rivers maintenance building into a learning center, lab and canteen



DEVELOPMENT THROUGH EDUCATION

||>> Southwest Michigan

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Education

> Portage Bond Proposal

- Portage Central new Natatorium – Spring 2018
- Portage Northern new Stadium – Summer 2018
- New Portage North Middle School – Fall 2019
- Portage Central new Stadium – Fall 2019
- New Portage Northern Natatorium – Summer 2020
- New Portage Central Middle School – Fall 2020
- West Middle School Improvements – Fall 2020



Portage Northern/Central Middle Schools



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Western Michigan University

> “South Neighborhood” redevelopment

- Newly constructed student center, housing and new campus gateway
- Will offer a “wow” factor on the longest contiguous face of the campus – Stadium and Howard
- First student housing to be available in 2020 with student center said to be completed in 2021



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Western Michigan University

> WMU Aviation School

- 67,000 sq. ft. addition and renovation to the college's Aviation Education Center, located in Battle Creek
- \$20 Million investment
- Complete summer of 2019
- Will allow college to grow enrollment
- Additional classroom space, upgrades to existing composite and paint labs, a state-of-the-art simulation facility and a cutting-edge research center, as well as student briefing rooms and faculty office space





Trends in Relocation



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Community Strength



Quality of Life

COMMUNITY DEVELOPMENT

||>> Southwest Michigan



Community Redevelopment

> The Foundry

- \$10 million dollar renovation
- Office complex/campus
- Suites, shared plaza, patio along the river & an on-site, 6,000 sq ft restaurant
- CSM Group is anchor tenant
- SalesPage occupies 8,300 sq. ft.
- VML occupies 8,200 sq ft.
- 600 Kitchen and Bar opened fall of 2017
 - Farm-to-table, Millenium Restaurant Group



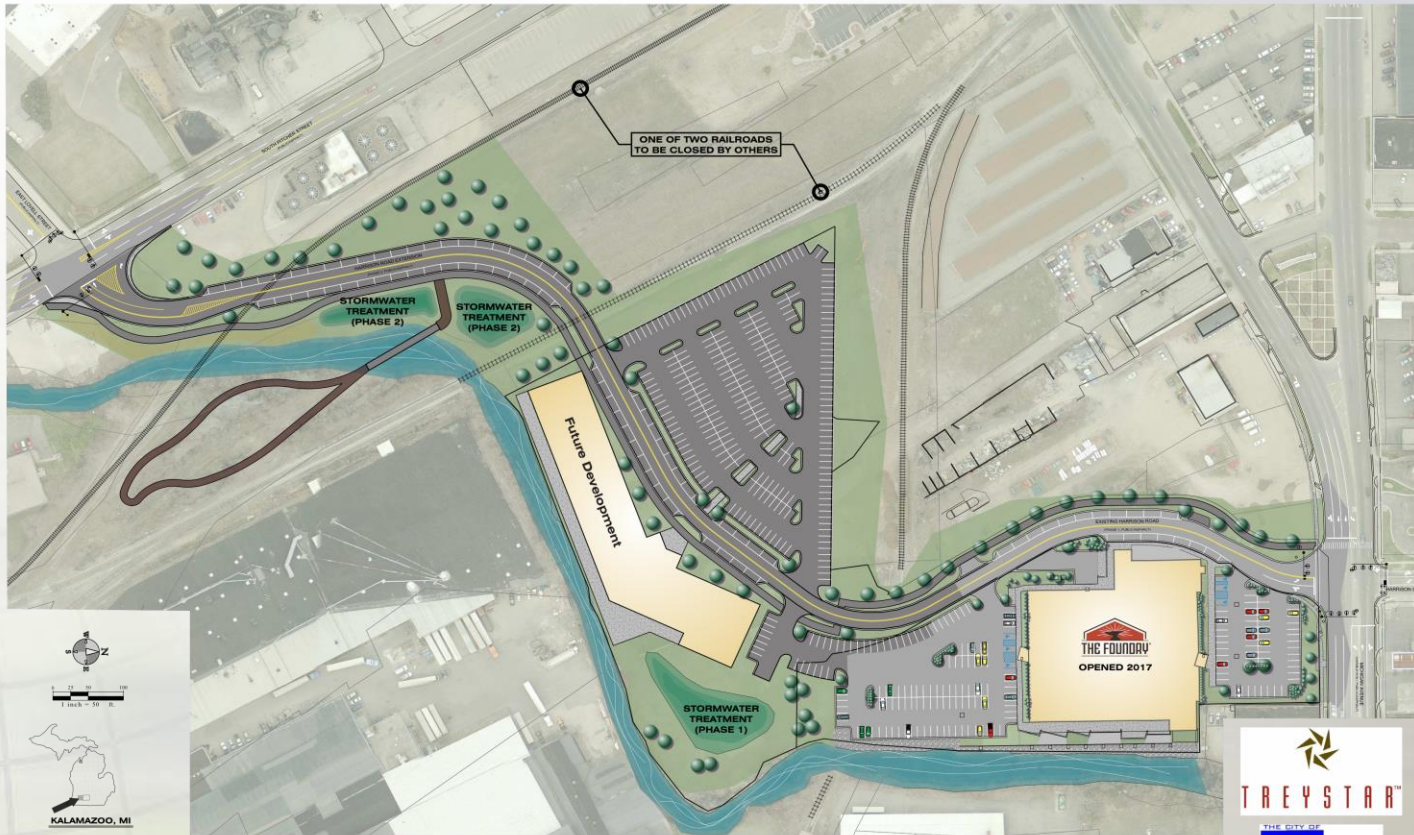
Community Redevelopment

> The Foundry - Phase 2

- Will involve continuing Harrison Street through part of 8 acres of land
- Added a traffic signal at East Michigan Ave and Harrison Street to allow access
- Phase 2 calls for development of an office and residential building
- Between 45,000-60,000 sq. ft. all on one floor

Community Redevelopment

> Harrison Road Extension



hurley & stewart

HOUSING, RESTAURANT AND OFFICE DEVELOPMENT

THE FOUNDRY AND HARRISON ROAD EXTENSION



Watermark
Realtors

NOVEMBER 9, 2017

>>> Moving Forward

Community Redevelopment

> Harrison Road Roundabout

- Connects Gull Rd, Ransom Street and Harrison Street
- Hoping to support traffic for new development



Community Redevelopment

> Wightman & Associates

- Relocating to 433 E. Ransom Street
- \$3.35 million investment
- Completely renovating the former One-Way Products building (from 3,700 to 14,000 sq. ft.)
- Engineering, architecture, GIS and survey professionals



Community Redevelopment

> Porter Street

- 20 residents on top floor
- 13,000 sq. ft. redevelopment
- Mixed use development
- Previously a warehouse for light manufacturing
- Has been vacant for 20 years



Community Redevelopment

- > Harrison Circle Development – stalled in 2015
- > Mix of commercial and residential



Community Redevelopment

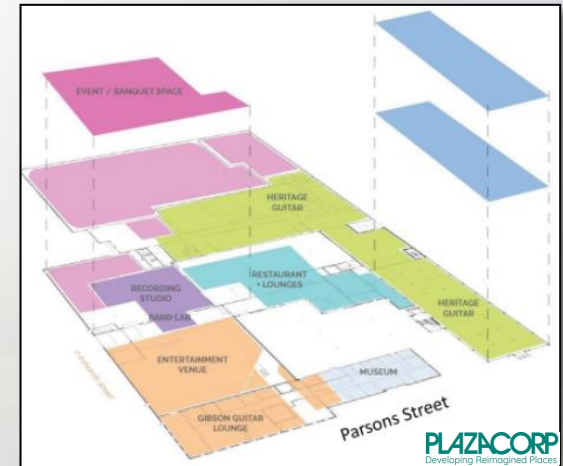
> Additional Development Areas



Community Redevelopment

> Heritage Guitar (Gibson)

- \$12 million renovation
- Named a Rolling Stone Legacy Property
 - Entertainment venue
 - Music instrument store
 - Recording studio
 - Museum
 - Banquet space
- Destination for music lovers world wide
- 2 year project



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Community Redevelopment

> Rose Street Market Building

- Former Masonic Temple
- Six story building with 8 story addition to rear
- Property will be re-purposed
 - 118 room – Hilton Garden Inn
 - Extended stay hotel
 - Restaurant
 - Meeting rooms
 - Retail & office space
- 76 added jobs and \$2.9 million in personal income added to the area



PLAZACORP
Developing Reimagined Places

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Community Development

> Arcadia Commons West

- Will invest \$100-\$200M in the project
- 4-5 story building with 200 units
- Adding a second hotel by the end of 2021.
- Large-scale parking structure and a new, consolidated courthouse - \$80 million
- Construction to begin in late 2017, breaking ground after winter of 2018



Community Development



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Developing Reimagined Places

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>>> *Moving Forward*

Community Development



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Community Development

> Exchange Building

- \$52.7 million project
- 345,000 sq. ft. - 15 story development
- 335,674 sq. ft. - Commercial, residential and retail uses
- Chemical Bank will be anchor tenant with additional retail space available...Class A office space
- RX Optical will be a tenant
- 133 upscale, 1-2 bedroom (600-1,200 sq. ft.) apartments on upper floors
- Accessible rooftop areas
- 285 parking spots integrated into five floors
- “Locker grocery concept”
- Project to be completed in April 2019

Community Development

> Exchange Building



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Community Development

> “Westgate”

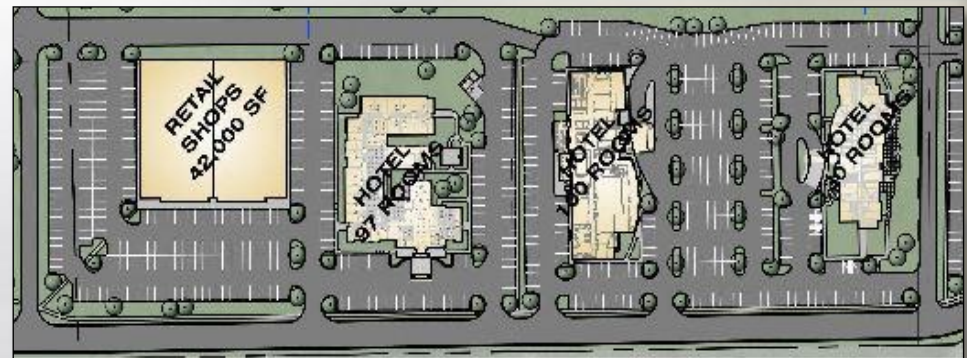
- \$100 million development
- 140 acre development north of the now demolished TGI Fridays on West Main



Community Development

> “Westgate”

- Three hotels
 - Holiday Inn & Suites (2018)
 - Holiday Inn Express - limited service, business focused hotel (2018)
 - Third is not expected to start until 2019
- 4 restaurants



Community Redevelopment

> Holiday Lanes Bowling Alley

- Holiday Inn will become Delta Hotel by Marriott
- \$4 million investment
- 24,000 sq. ft. renovation
- Will create 25 jobs
- 3-4 conference rooms and a ballroom
- The unused old bowling alley will become conference center
- Transforming an obsolete property



Community Redevelopment

> Revel & Roll

- New entertainment center with bowling, arcade games and restaurant/meeting facilities
- \$4.75 million renovation to 46,000 sq. ft “Pinz” facility
- 78 employees
- Six-lane private bowling/meeting area geared towards corporate team building activities and meetings
- Family entertainment place, not a bowling center
- Opened in Fall of 2017



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Drake Road Development

> Corner at Drake Rd

- Tap House – late spring/early summer
- 2 restaurant spaces will be left to develop
- Sprint store and Menchie's Frozen yogurt
- 13,000 sq. ft. Trader Joes
- 20,000 sq. ft. under construction – extension of Trader Joes



Community Redevelopment

- > Midtown Market Place & Shopping Center
 - \$9.4 million renovation of former Harding's Marketplace
 - Ace Hardware will be first store to open in early May occupying 12,300 sq. ft. 12-16 full time employees
 - Will be anchored by a 28,218 sq. ft supermarket
 - Looking to fill the remaining 30,000 sq. ft with a coffee shop, dry cleaner and fitness center



Community Redevelopment

> The Shops at Stadium Village



- Renovating Gallagher's to become part of large retail development
- Front half (5,000 sq. ft) to be converted to retail space
- The back half (5,000 sq. ft.) will continue to be Gallagher's (or a new name – undecided)
- 11,000 sq. ft. structure will be built behind Gallagher's to attract other retail and business tenants
- Open to various uses – Book store, Shoe store, Eatery, Etc.
- Open by July 2018

Community Development

> HomeGoods

- Westnedge @ Kilgore shopping center
- Adjacent to Earth Fare
- Complete by spring of 2018



> Ulta Beauty

- Renovating former Old Country Buffet
- West Main



Community Redevelopment

> Watson's – Home Entertainment Solutions

- In the former 25,000 sq. ft. ABC Warehouse store space on Westnedge
- Opened in May - Adding 10 jobs
- Nations largest home and recreational retailer
- Pools, Spas, Home Theater Furniture, Pub Tables, Home Bars, Outdoor Furniture, etc



Community Development

> Walden Woods

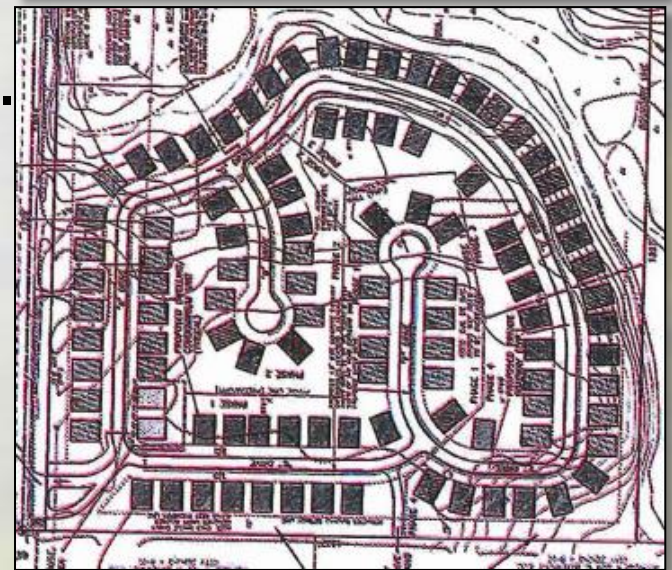
- Currently working on phase 4 – 156 new units
- \$43 million investment
- Condos and townhomes
- Townhomes are closest to Drake – eventually 50-60
- \$350+ for phase 4



Community Development

> Streamsong Condos

- 104 new condos
- 90% will be free standing
- \$300,000 to \$400,000+
- Around 1,400 to 1,900 sq. ft.
- Available spring/summer
- Clubhouse with pool and party room available for rent



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Community Development

> Belle Meade

- 48 cottage style homes
- 55+ active community
- Starting at \$350k
- Gated entrance and community
- Porches and private front gardens
- Clubhouse

> Dave's glass



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Community Development

> Across from Barrington Shores

- 90 acre development
- 6th and Q (across from Barrington Shores)

> The Marshes

- 12 - 1.4 acre lots
- Under construction



Community Development

> Apartments off of Drake

- New, market rate apartments for rent
- Approx. 200 units



> Greenspire Apartments

- 496 total
- Currently working on 108 more
- Occupancy in May



COMMUNITY STRENGTH

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Community Strength

Quality of Life



Community Strength

> LISC/City Partnership

- \$43.5M towards programs by 2022
- Looking to build more economic opportunity and affordable housing
- Kalamazoo is one of a handful of cities nation-wide to be selected by LISC for a 2:1 funding match pilot
- The affordable housing program will last for a three-year term ending in 2020, while the economic development program will end in 2022, a term of five years



Community Strength

> Tiny House Campaign

- Kalamazoo Land Bank project
- A small-home, mixed-income neighborhood development is planned for Kalamazoo's Eastside neighborhood
- Planning to raise \$2.5 M for eight 600-1,000 sq. ft. 1-2 bedroom homes
- Construction to begin in 2018



Community Strength



> Imagine Kalamazoo

- Result of Imagine Kalamazoo 2025, a 16-month long process of community engagement to update master plan of Kalamazoo
- Multi-stage plan to gather ideas from residents in every neighborhood
- 4,000 residents have given their input on their vision for the city through an online platform, surveys, open houses, neighborhood meetings and other methods
- Sidewalks, lighting, walkability and bus routes are the most requested

Community Strength

> Borgess Hospital

- Stryker Center at Borgess to undergo \$35M expansion in the next 2 years
- Will add a second floor & 32,000 sq. ft. to the outpatient area
- Will include 10 operating rooms and 2 surgical suites with facilities to sterilize surgical instruments
- Borgess's Birthing center is to be renovated and retrofitted to include two new operating rooms for birthing



Community Strength

> North Woods Village

- \$8M project
- Utilizing 7.5 acre site previously Sherwood Place Senior Care Services
- State of the art residential care facility for people with Alzheimer's
- 45,000 sq. ft. facility capable of housing at least 61 residents
- 10,000 sq. ft. central courtyard
- Currently under construction
- Staff of about 80 people
- Similar facility going up in Texas Township (Vineyard Assisted Living)



Community Strength

> Walnut & Park Coffee Shop

- Opened in March 2017
- Kalamazoo Probation Enhancement Program
- Employees are graduates of KPEP's culinary arts program
- 10 week training program equips incarcerated men and women with the job skills to turn their lives around, live independently, and contribute to the community



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Community Strength

> Momentum Urban Employment Initiative

- Employment program for homeless to hold down a job
- Placement rate for participants is 93%
- Opening a 40,000-square-foot Urban Alliance Technical Center in Parchment
- Partners include WMU, KVCC, L.C. Howard Inc., raising \$2.4 million



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Community Strength

> 6th Street Park

- 8 pickle ball & tennis courts
- 4 soccer fields
- 3 sand volleyball courts
- 3 shuffle board courts
- 2 basketball courts
- 2 dodge ball court
- 2,000 sq. ft. playground
- Walking trails
- Concession stand
- Picnic shelter
- Near KVCC



Community Strength

> Celery Flats Renovation



- A new shelter will provide space for food trucks & areas for families to gather
- 2,300 sq. ft. covered pavilion will feature two restrooms, a private patio area, a deck overlooking the pond, a pedestrian plaza with food court, mobile concession hook-ups and water fountains
- The project will include improvements to the Garden Lane pedestrian crossing, the addition of 40 parking spaces and a forest walk connection to Portage Creek Bicentennial Trail.

QUALITY OF LIFE

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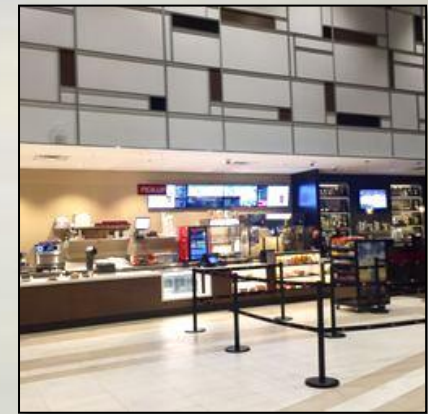
- > Bates Alley
 - \$100,000 project
 - Behind Green top, Ouzos, Fuze, Old Peninsula, etc.
 - Will convert the alley to a pedestrian only walk way with outdoor seating for all 6 restaurants, lighting, bike racks, landscaping, etc.



Quality of Life

> AMC Theatres

- Formerly Alamo Drafthouse
- Largest movie theater operator in the nation
- 10 screen multiplex
- Opened fall of 2017
- Signature recliners, reserved seating, latest in sight and sound equipment, remodeled concession area and extended menu - serving beer and wine



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Quality of Life

> Artisan Sandwich Co.

- Formerly the 980 sq. ft. Exquisite Hair Designs -downtown Kalamazoo
- Opened this past August
- The business sells delicatessen-style sandwiches made with customers' choice of organic breads, cheese, lettuce, tomato, onion and/or mayonnaise
- Will have delivery as they expand



Quality of Life

> Civil House Coffee

- Rose St - Downtown
- Owned by Rhino Media founder, Kevin Romeo
- Set to open early spring



> Water Street Coffee Joint



- Opened in 5th location in July 2017
- Drive-thru only location at 2603 Sprinkle Rd. - just off I-94

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Quality of Life

> Jimmy Johns

- Set to open in spring
- 12th location in Kalamazoo County



> Five Guys Burgers & Fries

- Set to open in spring
- *1,100 sq. ft. available for a third tenant*



> Starbucks Coffee

- New location on Westnedge

Quality of Life

> Corelife Eatery

- Active lifestyle, 4,200 sq. ft. restaurant offering a variety of healthy signature, made to order meals bringing together scratch cooking with flavorful source ingredients & custom created dishes
- All foods are free of trans fats, artificial colors, sweeteners, other artificial additives, and GMO's.
- Employs 48 full & part time employees



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Quality of Life

> Black Rock Bar & Grill

- 10,000 sq. ft. building
- Opening summer 2018
- Will be it's 8th location in Michigan
- Allows customers to cook their own cuts of steak, from sirloin to filet, on volcanic rocks at more than 750 degrees
- "It's more than a meal, it's an experience!"



Quality of Life

> Rykse's & Co

- Fast-casual dining restaurant in Texas Corners
- 4,000 sq. ft.
- Employs 25-30 people
- Second story loft and outdoor patio
- Counter service only for customers to enjoy healthier fare quickly



> Biggby

- New to Q Ave



Quality of Life

> Bold – Additional Room

- Spot next door to current location in Texas Corners
- Additional space for 20-25 for private dining or 40 to 45 for a cocktail party



> Gusto – No Pasta Italian

- To be completed in 2018



Quality of Life

> Sura

- Sushi and Korean Barbeque
- Smaller section where Korean barbeque is cooked at tables
- Opened December 2017



Quality of Life

> Cove Lakeside Bistro



- Overlooking West Lake in Portage
- Previously Charron's on The Lake and Jason's Cove
- 7,000 square feet of space of renovated space
- Features what the restaurant group expects to be the largest outdoor patio in the Portage area
- Employs 40-50 people

Quality of Life

> Sawall Health Foods – Café 36

- Inside the 4,000 sq. ft. expansion to the health food store on the second floor, mezzanine level
- Natural, organic grown foods
- Full service restaurant opened in early August
- Bar area with an outdoor balcony
- Second phase of the \$1M investment
- Employs approx. 35 people



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Quality of Life

> Latitude 42

- New location on West Main
- Larger than their current Portage Rd. location
- Bigger restaurant and smaller brewery
- Will create 50 jobs



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Quality of Life

> The Organic Gypsy – Meet Dotty



- The “alter-ego” to her first food truck - Organic Gypsy
- Serves sweet treats, artisanal beverages and even adult beverages (for private parties)
- Goes to both farmers markets & lunchtime live in Kalamazoo

STRENGTH OF OUR REGION

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