

brownfield success



case study of Fabri-Kal

4141 Manchester Road

City of Kalamazoo
Kalamazoo County, MI



Company History

The Fabri-Kal Corporation is a leading manufacturer of plastic foodservice and custom thermoformed packaging materials, with its headquarters located in Kalamazoo, Michigan. Fabri-Kal was incorporated in 1950, when seven shareholders purchased the plastic segment of the Kalamazoo Paper Box Company and set up shop in 5,000 square feet of a former A&P grocery store.

Fabri-Kal grew steadily through the decades, building additional manufacturing facilities in Pennsylvania and South Carolina. In 2008, Fabri-Kal began evaluating options for expansion of the company's design and manufacturing capabilities, considering both the expansion of Kalamazoo operations at a new location within the city and the relocation of the Kalamazoo operations to one of their existing out of state facilities.

Project Background

The 4141 Manchester Rd. property in Kalamazoo, Michigan was opened by the Mead Corporation in 1968 as a school and office supplies manufacturing facility. Mead closed the facility in 2000 after deciding to consolidate its manufacturing and distribution centers in North America. The City of Kalamazoo utilized United States Environmental Protection Agency (EPA) Brownfield Assessment Grant funds (\$23,414.02) to conduct Phase I and Phase II Environmental Site

Assessment (ESA) activities, background analysis for metals, and to develop a cleanup strategy through confirmatory (perimeter) sampling of an impacted area at the former Mead Corporation property.

4141 Manchester Rd.'s qualifying condition as a brownfield, under Act 381, was functional obsolescence (i.e., no longer usable in its current state). The agreement between the BRA and Fabri-Kal allowed up to \$600,000 to be reimbursed through Tax Increment Financing for eligible activities. In return, Fabri-Kal agreed to invest between \$16.9 - \$32.6 Million and create an additional 40 jobs. Fabri-Kal ended up investing \$41 million and creating nearly 80 jobs. In 2010, the new state-of-the-art design and manufacturing facility was awarded LEED® Silver certification as a high-performance green building.

Address:	4141 Manchester Rd., Kalamazoo, MI
Building Size:	400,000 square feet
Use:	Industrial Manufacturing

By the Numbers:
BRA Assistance: Approximately \$600,000 incentive with Tax Increment Financing
Grant Funds: EPA provided \$23,000 for Environmental Site Assessments
Total Investment: \$41 Million
Job Creation: 80 new jobs created and 40 retained

Project Partners:
Brownfield Redevelopment Authority of the City of Kalamazoo
Southwest Michigan First
US Environmental Protection Agency
Fabri-Kal Corporation