

# brownfield success



## case study of Walbridge Common

### 508 East Frank Street

City of Kalamazoo  
Kalamazoo County, MI



#### The Developers

NoMi Developers, LLC is focused on creating vibrant communities and has a history redeveloping brownfields. Their previous projects have added over 23,000 square feet of commercial and residential space to the River's Edge section of Kalamazoo's Northside neighborhood. NoMi's mission first and foremost is place-making, which requires creating unique living opportunities alongside cultural venues and nightlife, offering residents access to a hip social scene steps from their apartments. River's Edge is a progressive area of town where repurposing of obsolete buildings is beginning to drive a resurgence of community interest and neighborhood growth.

#### Project Background

508 E Frank Street in Kalamazoo is a concrete and brick warehouse that was constructed in 1924 by the Kalamazoo Stationery Company. Its main operation as a warehouse ended in the 1960s and from that time forward has been occupied by various businesses that have used a fraction of the total square footage of the building. Prior to redevelopment, the building housed a custom metal shop that utilized 5,000 of the building's 34,000 sq. ft.

508 E. Frank's basis of brownfield eligibility was due to its listing as a "facility". NoMi's agreement with the Brownfield Redevelopment Authority (BRA) included investment of \$4.3 million in purchase and redevelopment efforts and the creation of 5-10 Full-

Time jobs. In return, the BRA will provide up to \$620,000 from captured tax increment revenues over 10 years to assist with the costs of the eligible activities for the project. In addition, NoMi received a \$250,000 low-interest loan from the City's Economic Initiative Fund, and bought the adjacent parcel (505 E. North) for \$1.00.

The Redevelopment transformed the former warehouse into a mix of 31 one-bedroom, two-bedroom, and efficiency apartments, as well as 16 micro (320 square feet) units. Also included in the development, is a 95-seat, 2,000 square foot indoor, restaurant-ready commercial space that utilizes ground-level space on the south side, and has 1,200-square-foot outdoor patio area. Construction began on December 7, 2015 and was completed on July 7, 2016.

<b>Address:</b>	508 East Frank Street, Kalamazoo, MI
<b>Building Size:</b>	34,000 square feet
<b>Former Use:</b>	Warehouse/ Light Industrial Manufacturing
<b>Current Use:</b>	Residential/ Commercial Mixed Use

<b>By the Numbers:</b>
<b>BRA Assistance:</b> Approximately \$620,000 incentive with Tax Increment Financing & \$250,000 non-forgivable loan
<b>Community Impact:</b> 47 new apartment units
<b>Total Investment:</b> \$4.4 Million
<b>Job Creation:</b> 5-10 Full-Time Equivalent

<b>Project Partners:</b>
Brownfield Redevelopment Authority of the City of Kalamazoo NoMi Developers LLC