



Jackson Brownfields Redevelopment

Cool Cities, Smart Growth, Historic Preservation, Economic Development, Brownfield Redevelopment, Mixed-Use, Arts & Culture, Walkable Communities

Brownfields in Jackson: Since Jackson's first official Brownfield was redeveloped in April of 1998, nine (9) additional plans have been approved, totaling more than \$385.3 Million in investment. The two most prominent projects are the Kinder-Morgan Power Plant and the Consumers Energy Corporate Headquarters Project. The Consumers project received the 2003 Region V and People's Choice Phoenix Awards at the National Brownfields Conference, through a collaborative submission by the City of Jackson and Consumers Energy.



KINDER-MORGAN (\$250 Million Project). . .In the fall of 1999, the Kinder-Morgan Company lost a hard-fought township referendum to build a new gas-powered electric generating facility in an out-lying area of the county.



As a result, Jackson's Mayor and City Manager began an aggressive campaign to attract Kinder-Morgan to the City, while at the same time courting Penmark, Inc. the owners of the former Goodyear site. The City's initiative, and incentives such as the demolition and environmental cleanup of the site, designation as a 12-year tax-free Renaissance SubZone, ROW agreements, infrastructure upgrades, and a fast-track permit/approval process enticed Kinder-Morgan to invest \$250 Million to build a new power plant. In June, 2002, Kinder-Morgan brought online a new natural gas-fired, 510 megawatt, intermediate-peaking power generation facility on the site of the former tire manufacturing plant. The project added over 25 high-paying jobs, produced approximately \$20 Million in

local construction wages and \$10 Million in local purchases. By uniting a landowner with an industrial opportunity that had overlooked in nearby rural areas, Jackson turned one of its biggest problem pieces of real estate into a showcase for power generation, government achievements, Brownfield redevelopment and community partnerships.

BLIGHT TO BRIGHT—CONSUMERS ENERGY (\$113 Million Project). . .The foundation of a robust community cannot be attributed to bricks and mortar alone. Commitment, sacrifice, vision and teamwork have been the true building blocks in transforming the City of Jackson, Michigan.

The Project – Energizing Partnerships Help Transform a Community
In July 1999, when Consumers Energy realized it required a technologically



advanced headquarters, the company and the City of Jackson became partners in a rebuilding journey – a ride to revitalization that would save the City from a devastating loss of jobs, restore

a blighted and contaminated part of the city core and offer a bright future for a Jackson-based company. This effort to transform the city reached



a major milestone in July 2003 with the dedication of an exciting new headquarters campus that is shared by Consumers Energy, its parent CMS Energy and the citizens of Jackson.

The Consumers Energy project signifies a public/private partnership which successfully redeveloped a blighted and contaminated, 15-acre Brownfield site seen in downtown Jackson, Michigan. Consumers Energy, the City of Jackson, Jackson County, the State of Michigan, the US Environmental Protection Agency (USEPA) and a number of other federal agencies worked together as a catalyst to help transform a blighted city block in downtown Jackson into a \$113-million corporate campus with public amenities rarely seen in urban Brownfield redevelopments.



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The development required the assembly of 36 properties, all of which were environmentally impacted and required remediation of 300,000 cubic yards of contaminated soil.

Creative use of risk-based environmental response activities, many incorporated into the site use design and construction program, minimized economic impacts of the contamination while protecting public health and the environment. Brownfield redevelopment support via USEPA grant money and tax increment financing helped offset economic impacts and infrastructure improvements.



JACKSON BROWNFIELD DEVELOPMENTS

ProjectName	Address	ProjectDescription	Plan Approved	Est Cost
Armory Arts Project	600-632 N. Mechanic Street	Transform f147,000 sq.ft. former industrial bldg. To	01/13/04	\$10,200,000
Demay Property	405 Airline Drive, RR & Westerly portion of 314	Sunrise Coffee Shop	10/24/00	\$337,000
Former Yardman Indus-	1410 W. Ganson Street	1410 W. Ganson Street	08/14/01	\$2,800,000
Home Depot	1400 W. Monroe		06/26/02	\$13,727,231
Jackson Glass Works	555 Airline Drive	12 yr plan w/ TIF	05/22/01	\$438,900
Kinder Morgan	2219 Chapin	Power Plant	07/25/00	\$250,000,000
Micromatic Screw*	1197 Bridge Street	6 yr plan w/ TIF	10/24/00	N/A
Miller Truck	1150 S. Elm St.	5 yr plan (1998-2002) w/ SBT; construction, not re-	09/15/98	\$1,451,751
Wolverine Technologies	701 Liberty Street	13 yr plan (1998-2010) w/	4/7/1998	\$1,443,301
Micromatic Screw	825 Carroll Street		06/24/03	\$66,750
Consumers Energy	One Energy Plaza	One Energy Plaza	09/26/00	\$113,000,000

Tax increment financing through the Brownfield Redevelopment Authority and the Downtown Development Authority in the amount of \$32 million, provided for environmental cleanup, demolition, site preparation, and infrastructure.

Tax credits provided additional incentive to the development including the Michigan Brownfield Single Business Tax Credit (\$8.6MM) and historic tax credits (\$1.5 million).

The campus design incorporated the abandoned 1930s Beaux Arts U.S. post office as the grand entrance to company's offices. Ecological restoration of the adjoining Grand River, development of a river promenade, construction of an outdoor entertainment amphitheater, installation of public sculpture gardens, and creation of over five acres of green space will transform the lives of the quiet

partners in this redevelopment – the citizens of Jackson – far into the future. Among the many benefits, the Consumers Energy campus partnership preserved 650 quality jobs in the City and added 700 more; added \$7.5 million to City tax revenues; and created amenities to benefit the citizens of Jackson.

Brownfield Cleanup

Over 300,000 cubic yards of soil contaminated from historic industrial and commercial use were identified on the site. Creative placement of building elements, use of exposure barriers and reengineering of contaminated soils for creative reuse reduced off-site disposal to approximately 50,000 cubic yards of material.

Brownfield Financing

This community-transformation project would not have been economically

feasible without Brownfield financial support, and would have been lost to a suburban greenfield location, with severe consequences for Jackson. Brownfield redevelopment funding was assembled from three primary sources: a USEPA Brownfields Pilot Grant, tax increment financing through the City of Jackson Brownfield Redevelopment Authority and Michigan Brownfield Single Business Tax Credits.



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