

KALAMAZOO COUNTY LAND BANK AUTHORITY
2019 Annual Report

Repurpose. Renew. Reconnect.



A Message from the Board

Serving the community through the visionary work of the Kalamazoo County Land Bank is an honor. The last decade has been one of Repurposing, Renewing and Reconnecting throughout Kalamazoo County. We've seen significant gains in terms of increasing affordable housing stock, regenerating commercial districts in urban core neighborhoods, and forging exciting partnerships.

As we celebrate a decade of growth in 2020, we reflect on what makes the Land Bank work so rewarding:

"We help improve the community by being a catalyst for renewing properties, both residential and commercial. Our greatest strength is that our shared focus makes Kalamazoo County a better place to live for everyone." --Brian Hudson, Treasurer & Secretary

"The Land Bank concentrates efforts in areas of our community that need it the most. We have great impact through strategically repurposing blighted parcels to become greater than their sum and to create viable and vibrant places that make us all proud." -- Holly Crump

"We have great impact through neighborhood-enhancing programs like Side Lot and Adopt-A-Lot, as well as through transformative projects like the Eastside Gateway. Our greatest strength is a very strong staff that is committed to improving communities in our county." --Carl Roberts, Vice Chair

"Projects are not done *to* the neighborhoods, they are done *with* the neighborhoods. The Land Bank engages in trust-building long before there is even a fully-conceived project, which means that when the hammers start to fly, everyone is on board and the work progresses quickly." --Becky Fulgoni, Retired Vice Chair

"We are exploring new opportunities to increase our affordable housing supply by transforming blighted properties. We have great impact through our community partnerships and letting resident voices shape our future direction." --Rebekah Kik

"The Land Bank strengthens the tax base, builds neighborhoods, and beautifies our county. Our greatest strength is the talent in our staff and our impact in the community." --Mary Balkema, Board Chair

The Kalamazoo County Land Bank's Board looks forward to the coming decade by continuing to listen to and incorporate residents' visions. This Land Bank is Your Land Bank!

Sincerely,

The Kalamazoo County Land Bank Board of Directors

BOARD OF DIRECTORS

Mary Balkema, Board Chair
Kalamazoo County Treasurer

Carl Roberts, Vice Chair
Retired V.P. Engineering, BorgWarner Thermal Systems

Brian Hudson, Treasurer & Secretary
Executive Director, Chase Commercial Banking

Becky Fulgoni
Retired Vice Chair
Retired VP, Landscape Forms

Holly Crump
Vice President, Chemical Bank

Terry Dorgan
Commercial Region Manager,
Huntington National Bank

Rebekah Kik
Director of Community, Planning & Development,
City of Kalamazoo
Kalamazoo County Liaison
Commissioner Christine Morse



Pictured (from left to right): Rebekah Kik, Holly Crump, Terry Dorgan, Carl Roberts, Mary Balkema & Brian Hudson.

Not pictured: Becky Fulgoni

A Message from the Director

STAFF



Kelly Clarke

Executive Director &
Past MALB President

Michelle Tombro Tracy
Assistant Director



Chelsie Hubbarth
Communications, Grants &
Operations Manager

Tammy Lahman
Finance Manager



Kenn Hartmann
Assets & Construction
Manager

Anna Roeder
Administrative Assistant



2019 marks the end of a transformational decade in terms of reducing blight. Significant abandoned and disinvested urban properties were the outcome of the recession, decades of movement out of inner cities into suburban areas, and discriminatory historical practices. Your County Land Bank welcomes the next ten years as ones in which the healing and re-visioning of urban landscapes continues.

Land banking across the state has reached a new milestone. With the widespread demolition of significant numbers of properties that were no longer safe or functional, we're now actively working to redevelop that land with an equity lens. How can we make these spaces inclusive, walkable, attractive and supportive of quality of life for all?

Our community wants high design aesthetics and quality new structures that will stand the test of time, and ones that also encourage residents to step outside their doors and connect with each other. For inspiration, we are turning to examples of successful urban core planning from the past, as well as new ideas that incorporate environmental sustainability, the arts and small scale quality places.

Since 2010, we've been engaged in reactivating neighborhood spaces with leadership, help and involvement from many local residents and agency partners. In Kalamazoo, we can look to Riverview Launch, the Eastside Gateway and Washington Square as examples of what can happen when you provide a platform for collective community vision.

Part of the Land Bank's work involves creating space for our residents to shape the future of how our abandoned and vacant land will be Repurposed, Renewed and Reconnected. As an active partner in the Kalamazoo Community Foundation's Truth, Racial Healing & Transformation effort, we are committed to approaching this work with an equity lens and with an attitude of humility and continuous learning.

This is complicated work. There are no easy answers. But together with residents and local organizations, we can build sustainable urban spaces that embody inclusion, vitality and diversity.

Best regards,

Kelly Clarke

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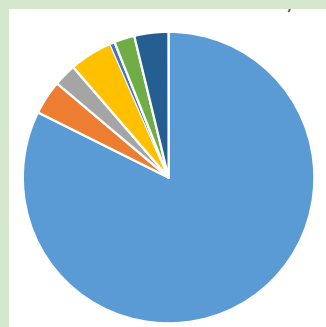


Progress by the Numbers

In 2019, a total of 397 properties were managed in our inventory and 36 properties were returned to the tax rolls. Titles were cleared in 225 parcels through Quiet Title. The Land Bank acquired 10 parcels through the tax foreclosure process in 2019, and completed 16 Fair Market sales, 12 Side Lot sales, and 7 Nonprofit lot sales.

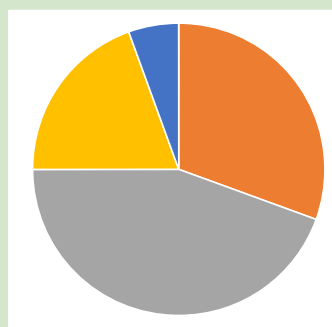
Tax foreclosures have significantly decreased. In 2019, there were 77 tax foreclosures representing the first time since 2009 this number was under 100. In addition, there were zero owner-occupied tax foreclosures in the City of Kalamazoo.

Year End Inventory



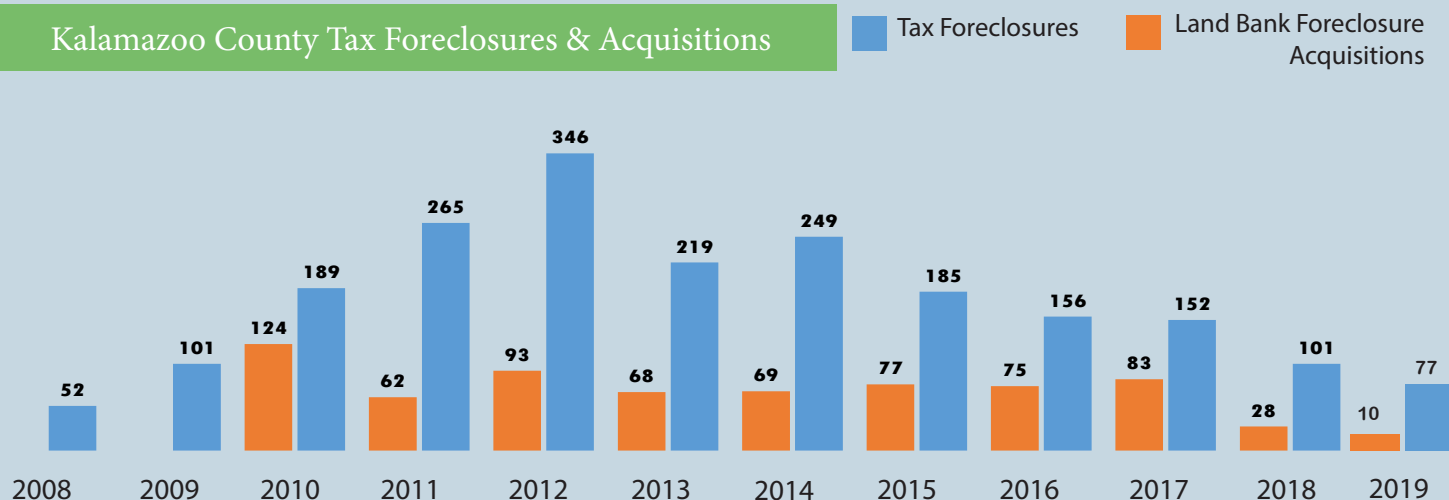
- Residential Vacant (327)
- Adopt-a-Lot (15)
- Commercial Structures (10)
- Commercial Vacant (19)
- Industrial Structures (2)
- Industrial Vacant (9)
- Residential Structures (15)

Disposition



- Local Governance (2)
- Side Lot (12)
- Fair Market (16)
- Nonprofit (7)

Kalamazoo County Tax Foreclosures & Acquisitions



Home Ownership Opportunities

PATHWAYS TO SUSTAINABLE HOME OWNERSHIP

The Land Bank recognizes the strong need for affordable housing in Kalamazoo County. In response to that need, we support a variety of opportunities to increase home ownership. To reconnect abandoned properties with potential owners, the Land Bank has an internal revolving program to fund needed repairs and improvements on abandoned houses. These houses are sold as affordable, owner-occupied properties.

To repurpose vacant parcels and add affordable housing, the Land Bank is selling lots at a significant price reduction from the appraised value to local nonprofits for affordable housing projects. The Kalamazoo Neighborhood Housing Services, Inc., in partnership with Local Initiatives Support Corporation and with support from a MSHDA Mod Grant, completed a house on Stockbridge in Edison with assistance from the Home Builders Association.

"At KNHS, we're really happy to be partnering with the Land Bank," said Matt Lager, KNHS Executive Director. "If we were having to shop for lots on the open market, we would not be building in these places. We can buy these lots at an incredibly reduced price for the benefit of both a homeowner and the neighborhood."

Through a generous fund provided by Kalamazoo's Foundation for Excellence, KNHS has purchased three more lots and has construction underway. Habitat for Humanity, who has previously partnered with the Land Bank, has purchased two lots on which they will build affordable homes.



New owner Mae Skinner is a proud owner of her Eastside Gateway home.

"Addressing the need for affordable housing is a top priority of the City, which is why in 2020 we will be investing an additional \$2 million in this area from the Foundation for Excellence. Infill housing that makes smart use of limited available land is a key part of our strategy. We are excited to partner with stakeholders to continue moving this work forward." --Mayor David Anderson, City of Kalamazoo



BLIGHT MANAGEMENT

Abandoned houses and properties in disrepair create significant health and safety issues in a community. The Land Bank continues to be committed to reducing blight in Kalamazoo County by restoring properties when possible, and demolishing when necessary to open opportunities for affordable housing, community-enhancing businesses and gardens, and greenspace or playing space through our Side Lot and Adopt-A-Lot programs. In 2019, The Land Bank managed over 1,500 maintenance services that included lawn mowing, trash removals, building maintenance calls and tree removals.

Eastside Gateway & Pocket Park

A NEIGHBORHOOD REMEMBERED



"Working with the Land Bank has been a positive experience, primarily from the residents' point of view that something is actually happening over here and people are thinking of doing development activities after so many years of not," said Pat Taylor, Kalamazoo Eastside Neighborhood Association Director. "I see a resurgence of the pride that makes the Eastside the Eastside. It's really cool to see."



Pat Taylor, KENA Director and Kelly Clarke, Land Bank Director Kelly Clarke, meet at the Gateway.

A VISION REALIZED!

The Land Bank has completed all elements of its portion of the Eastside Gateway & Pocket Park! This net zero ready, affordable, small house development was envisioned by residents and neighborhood leaders and embraced by the Kalamazoo community. Many in the neighborhood have said the Gateway, with the public Pocket Park & Labyrinth, surpassed the original vision. A memorable Open House & Community Celebration in May drew over a hundred residents and community members.



Eastside Gateway Highlights:

- The project was driven by resident vision and supported by neighborhood leadership
- Over \$1.1 million was raised in philanthropic support
- Over 50 community partners were involved
- The Pocket Park features a lovely labyrinth and 'gateway' artwork by Conrad Kaufman inspired by Eastside Voices
- Four of the five completed net zero ready, affordable houses are now homes to grateful new owners
- Habitat for Humanity will construct the final two houses in 2020, helping fulfill the vision of a mixed-income development

The Eastside Gateway Pocket Park is a warm, welcoming spot on East Main and Phelps.

"The Gateway is a great project," says Tom Tischler, Habitat for Humanity's Director of Construction Operations. "Habitat is happy to be involved in a partnership with multiple agencies. The Gateway project sign has almost 50 logos from partners. It's wonderful to see a community come together like that to do so much good."

For over a decade, the Kalamazoo Eastside Neighborhood Association and the Land Bank have worked together on the Eastside. This is the second year of a five-year commitment to the Eastside by the Land Bank Board. The next few years promise to be exciting

Eastside Voices

EASTSIDE VOICES: HEARD & CELEBRATED

Eastside Voices, an intergenerational oral history project featuring stories shared from current and former residents, was unveiled during the December Art Hop at the Eastside Neighborhood Association. Coordinated by local artists, Buddy Hannah and Sid Ellis, Eastside Voices included the training of local youth who helped capture Eastside stories from older residents.



The Eastside voices video, book and mural were unveiled in December.

The Eastside Voices Unveiling at the December Art Hop showcased storyboards, a half-hour video completed by Public Media Network, and a bound book that features the transcripts. To reflect elements of the oral histories, a permanent outdoor art installation, completed by artist Conrad Kaufman and funded by MSHDA's Neighborhood Enhancement Program, has been installed at the Pocket Park of the Eastside Gateway Project. Eastside artist Gerald King designed a Voices-inspired semi-permanent mural for 1616 East Main, a Land Bank property slated for demolition that is the site of the upcoming neighborhood vision for a commercial district called Eastside Square (see more on Back Page).



"The Land Bank is really wonderful for the community," said Kanisha Burton, co-owner with husband Terrance Burton of Lil Bros BBQ. "For the Eastside survey meeting, they wanted us to bring food for only 30 people. Next thing I know we ended up feeding 160 people! I had to think on my feet. They just blessed our lives with us being a small business."

Eastside Voices Video: https://archive.org/details/PMNEastside_Voces_Community_Storytellers

Eastside Voices Book: <https://kalamazoolandbank.org/eastside-voices>



"This project revealed the history of the neighborhood and the pride of the people who grew up on the Eastside. A lot of people said they thought the Eastside had been forgotten. They felt good about the attention that's being paid to the Eastside now and the improvements that are being brought by the Land Bank, Vibrant and the City of Kalamazoo. They have an awakening of pride."

— Buddy Hannah, Coordinator with Sid Ellis of Eastside Voices, an intergenerational oral history and arts project

Riverview Launch



Riverview Launch, a multi-purpose community facility redeveloped by the Land Bank, is home to a variety of organizations that each seek to make Kalamazoo a vibrant, healthy place to live. These organizations include the Kalamazoo County Land Bank, Open Roads Bike Program, Kalamazoo River Watershed Council, and most recently, Farmers Bloom Flower Company.

Available for rental during business hours, Riverview Launch hosted several multi-day events last year for organizations such as the Family Health Center, Stryker Corporation, the Kellogg Foundation, Bell's Brewery and Seibold + Baker, a medical furniture supplier who held a pop-up showroom. Visitors enjoy the natural light and river views.

In September, Vibrant hosted its first fundraising dinner, Out By the River, at Riverview launch. This farm-to-table dinner, catered by Organic Gypsy, was a festive affair that exceeded its fundraising goal. We thank all who sponsored and attended the fun evening!



Out by the River Sponsors



Riverview Launch Tenants

FARMERS BLOOM FLOWER COMPANY

Local florists and designers looking for a ranunculus or an anemone can find these rare cut flowers, plus 70 more varieties, at Farmers Bloom Flower Company. Owner Kristiana Couto is thrilled to be occupying a space that was formerly Riverside Greenhouse, a blighted property that was redeveloped and repurposed by the Land Bank. Kristiana said she sees her flower business as “a destiny thing” because of the former greenhouse on the premises.

Kristiana’s specialty is growing rare and hard-to-ship flowers. In the coming year, Kristiana plans to conduct workshops about the importance of locally-grown cut flowers as a sustainable option to relying on imported flowers “Riverview Launch is a perfect place for me to spend my time during the winter months,” said Kristiana, who also owns a small family farm in Cooper Township. “The space won my heart: greenhouse plus beautiful barn plus community space equals big plans for the future of Farmers in Bloom!”



OPEN ROADS BIKE PROGRAM



In its 11th year, Open Roads continues to expand its bike-focused and social emotional learning programs for Kalamazoo youth. The new lounge, which opened in 2018, is a major attraction, and the pop-up bike repair shops and Earn-a-Bike programs, draw hundreds of participants each year.

Over the last year, Open Roads welcomed new leadership. Beth Keith, Program Manager, joined in late 2019. Open Roads plans to expand its community presence in 2020 by adding to existing programs at the Kalamazoo County Juvenile Home, holding more Earn-a-Bike camps in city neighborhoods, and finding ways to work with Kalamazoo’s growing refugee population. Beth

said she loves Riverview Launch with its proximity to the KVRT trail. “I think it’s gorgeous and I’m able to bike to work,” Beth said. “Our garage is full. Our shop is full. The space is perfect for our little organization.”

KALAMAZOO RIVER WATERSHED COUNCIL

The Kalamazoo River Watershed Council advocates for protecting and improving the river, tributaries, lakes, wetlands, and watershed—all 123 miles of them! By working with residents, educators and governmental agencies, the Watershed Council, under the direction of Patty Hoch-Melluish, supports a variety of river-friendly educational programs each year. The Land Bank appreciates the Kalamazoo River Watershed Council’s ongoing work in making our world a more water-wise place.



Vibrant Kalamazoo

CONNECTING WITH THE COMMUNITY

Vibrant Kalamazoo, a 501(c)3 supporting organization, is the community engagement and fundraising arm of the Kalamazoo County Land Bank. To help facilitate the Land Bank's mission to engage residents in community planning, Vibrant volunteers host neighborhood events, such as workshops, charrettes, Art Hops, and open houses to help gather resident input. The Land Bank then transforms resident ideas into impactful projects, such as Riverview Launch, Washington Square commercial corridor, Eastside Gateway Project, and most recently Eastside Square.

To raise money to support these vital engagements, Vibrant hosted its first annual Out By the River Event in September, which was a huge success, exceeding its fundraising goal. In July, Vibrant Kalamazoo also hosted the Service of People & Places brunch to thank the people and organizations that have been crucial supporters. Both Vibrant and the Land Bank are grateful for the community's engagement in the Land Bank's mission to Repurpose, Renew & Reconnect.



Vibrant Board Members (left to right): Adrian Vazquez, Holly Crump, Ian Kennedy, Kelly Clarke, Mary Balkema, Juliet Altman and Paul Valentin.
Not pictured: Patrese Griffin



"Working with the mission, vision and goals of the Land Bank and Vibrant on are rewarding. This year we took on the Eastside Gateway Project, building five brand new homes on East Michigan and Foresman which provided opportunity for new construction ownership that might not be possible for some. The work we do fills in gaps in opportunity and it is a reward to interact with the community and see their joy in knowing they are not forgotten. We share in the pride they have in their community."

--Paul Valentin, Vibrant Board Member

GOOD GOVERNANCE

The Kalamazoo County Land Bank is audited annually in accordance with generally accepted auditing standards. The most recent audit demonstrates the Land Bank's commitment to professionalism and good financial management. The Land Bank also developed a two-year-budget for sustainability. With its commitment to equity, inclusion and integrity, the Land Bank is implementing Positive Organizational Culture, a program facilitated by University of Michigan's Ross School of Business, and is an active participant in the Kalamazoo Community Foundation's Truth, Racial Healing & Transformation initiative. "We are grateful to have skills, expertise and professionalism amongst our staff," said Land Bank Director Kelly Clarke. "They continue to make your Land Bank stronger every year."



Land Bank staff were guided through the Kalamazoo Institute of Arts' recent Black Refractions exhibit as part of Positive Organizational Culture.

Prairie Gardens

AFFORDABLE SENIOR HOUSING

The Land Bank seeks to provide a wide variety of opportunities for affordable housing. An often under-served community is seniors. In 2011, the Land Bank acquired the former Southwestern Michigan Tuberculosis Sanitarium and Kalamazoo Psychiatric complex, located on the top of a hill in Kalamazoo's Fairmont neighborhood.

In partnership with Western Michigan University and the City of Kalamazoo, the 6-acre site became Prairie Gardens, an attractive, mixed-income 24-unit housing development for seniors 55 years and older. With accessible and energy-efficient cottage style duplexes, abundant nature, walking trails, community gardens and a pavilion for gathering, the development enhances the wellbeing of its residents.

The popular senior housing community has undergone growth and change since its inception and completion.

"Prairie Gardens is a delightful community with a tight-knit group of lovely individuals," said Holly Sweis, Vice President of Intrepid Professional Group, property manager of Prairie Gardens, adding that 2019 has seen lots of updates in the community. "The flooring in the pavilion has been replaced with a beautiful, wood-like flooring for a long life span and to help keep the pavilion looking pristine, and a treadmill was provided so the residents can continue to keep healthy in the winter months."

In addition to cultivating a raised bed community garden, residents often gather in the pavilion, including for a Mother's Day brunch and summer barbeque.

"Seniors living at Prairie Gardens have let us know they love the property and the units," said Kelly Clarke, Land Bank Director. "It really is beautiful and has been transformative when we look back at the blighted tuberculosis sanitarium that was demolished."



Prairie Gardens is a 24-unit mixed-income housing development for seniors in Kalamazoo's Fairmont neighborhood.



Raised beds and new pavilion flooring have been added to enhance residents' wellbeing.



Residents gather often in the pavilion for events, such as a Mothers Day Brunch.

Washington Square

WELCOMING & WALKABLE

When the Land Bank first became involved with the block just five years ago, Washington Square was 50 percent vacant. Through focused efforts that involved community input, planning, developing, and many partners, Washington Square has transformed into a welcoming, sustainable commercial corridor. Today, the Square boasts Pho on the Block, Kzoo Nutrition, Community Promise Credit Union, Tremolo Guitar Shop, and two spirited murals by Edison artist Patrick Herschberger. And the Square continues to grow!

Two new restaurants, currently under development, will open in 2020. With its location central to the Washington Square branch of the Kalamazoo Public Library, the Bank Street Farmer's Market, and the Edison Neighborhood Association, the corridor has become both a neighborhood gathering and destination spot. The bold vision has been brought to life!

The once dilapidated former Color Lab site, 1324 Portage Street, is undergoing transformation to become W & P Diner, owned and to be operated as a vocational training hub by KPEP. Edison residents have listed a family-friendly diner on their neighborhood plan wish lists for decades. The former Jersey Giants Subs location, 1324 Portage Street, will open in 2020 as Frida's Taqueria, an authentic Mexican restaurant whose name was inspired by colorful Mexican artist Frida Kahlo.

With the success of Washington Square established, the Land Bank, as planned, is beginning the process of selling the Washington Square buildings. KPEP purchased 1324 Portage Street in 2018, and 1350 Portage Street, home to Tremolo and seven upstairs apartment units, was sold at fair market value to private ownership in 2019!



Fernando and Hilda Aguirre will open Frida's Taqueria in 2020..

"Working with the Land Bank was awesome and we're excited to open Frida's. We want the restaurant to be bold and authentic, much like the artist we so love and admire," said Fernando Aguirre, co-owner with his wife, Hilda, and business partners Thierry and Aurora Hazes. "Washington Square is changing. It feels like a walking-friendly place. Ten years ago, there were no businesses open here for us to stop at. Now we can walk to Pho on the Block. A new breakfast place is planned across the street. When The Creamery is finished, it will boost everything. Washington Square is getting better and better!"

The Creamery: Rising to the Top in Edison

DAYCARE, HOUSING & COMMERCIAL

The former Klover Gold Creamery, 1101 Portage St., will soon be the site of a brand new \$14.7 million development. The proposed platinum LEED-certified, three story building will feature affordable housing, rooftop terrace, YWCA drop-in day and night care for residents, and additional commercial space. Developed by Hollander Development Corp. and designed by Byce & Associates Inc., the 48,920 square foot mixed-use building has many funding partners, including the City of Kalamazoo, MSHDA and the Michigan Strategic Fund.

The Land Bank “un-paved” the way for the project through demolition of the old Creamery, which had become a safety hazard. Following demolition, the Land Bank created high quality greenspace with native plantings, paths and a butterfly garden until a developer able to execute the community’s 2011 articulated vision was secured.

In 2011, partnering with the Edison Neighborhood Association, the Land Bank gathered ideas and dreams for the mixed-use project. Through a series of meetings convened by the Land Bank and the neighborhood association, the community dreamed up a short and long-term vision for the site. Top on the list for a long-term plan was affordable housing, mixed use, and high-quality design that would create a special place on Portage Street.

GROUNDBREAKING



“The Land Bank not only coordinated demolition, but gave us a clean site to work with,” said Matt Hollander, President of Hollander Development Corp. “That was pretty huge for us. We would have never been able to do the project had they not given us a vacant site.”

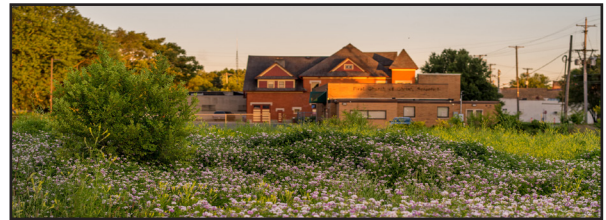


Photo credits: Fran Dwight

AN EDISON DREAM REALIZED

“The Land Bank did robust community engagement around the vision and gave us something to work with that was solidly desired by people in the neighborhood. Having a vision meant we had to protect it. That’s something I thank the Land Bank for. It was difficult. It didn’t make anything faster or easier, but we got a better project in the end as a result of it.” --Matt Hollander, President of Hollander Development Corp.



Matt Hollander with Grace Lubwama, YWCA Exec. Director

Nonprofit Partnerships

KPEP BUILDING TRADES

In 2018, the Land Bank's partnership with Kalamazoo Probation Enhancement Program expanded to include vocational training for the Building Trades. KPEP residents work side-by-side with contractors to rehabilitate houses, learning tangible skills while earning OSHA10 and CPR certificates. Female participation in the program has been progressively climbing, with some 2019 rehabs including as much as half who were women, said Lindsay Marshall, KPEP's Chief Operating Officer.

"The skills the women are learning in what is traditionally a predominantly male field has shown them they are just as capable," said Lindsay. "The women are proud of their work. They strive for perfection. And they really enjoy the opportunity."



"It's been great for our organization and for the folks that we serve and the communities we're in to do this work together with the Land Bank," said William DeBoer, KPEP Executive Director. "Our missions align. The Land Bank wants to bring back neighborhoods and homes and we want to bring back people who will be productive community members to live and work in those neighborhoods and homes."



COMMON GROUND

Common Ground is a community garden hub that connects area gardeners by being a source of shared information, resources and support. As a partnership between Vibrant Kalamazoo, Kalamazoo County Land Bank, Kalamazoo County MSU Extensions & Master Gardeners, and the KVCC ValleyHUB at the Food Innovation Center, Common Ground supports community garden projects throughout Kalamazoo County with a special emphasis on low-income and food-insecure residents.

Common Ground hosts annual summer guided bicycle and trolley garden tours, as well as a popular Plant Giveaway with vegetable and herb starts at the KVCC Food Innovation Center each spring.



The Common Ground Garden Tours, both by bicycle and trolley, are popular summer events.

Thank You, Partners!

COMMUNITY PARTNERS

ABC Supply Co.
 Abode Building Center
 All State Crane and Rigging
 Andrew MacKay
 Anthony Brooks
 Bank of America
 Bartholomew Heating & Cooling
 Best Way Disposal
 Bierlein Companies
 Bolle Contracting
 Buddy Hannah
 Byce & Associates
 Carter Lumber
 Chau Nguyen
 Chase Bank
 Chemical Bank
 CJ Drenth
 Community Promise Federal Credit Union
 Conrad Kaufman
 Country Lane Electric, Inc.
 Cutting Edge
 Dale Abbott & Tomme Maile
 DeLoof Builders, LLC
 DeVisser Landscape Services
 DLZ Michigan
 Douglas & Son, Inc.
 Edison Neighborhood Assoc.
 Edison Business Association
 Eikenhout, Inc.
 Envirologic Technologies
 ETNA Supply
 Fabri-Kal
 Fader Equipment
 Farmers Bloom Flower Company
 Fido Motors Café
 Fifth Third Bank
 Fran Dwight Photography
 Frente a ti
 Foundation for Excellence
 Gerald King
 Glas Associates
 Great Lakes Waterproofing

Company
 Greater Kalamazoo Association of Realtors
 Halls, Closets & More, LLC
 Heritage Community of Kalamazoo
 Holly Crump
 Hoeksema Builders, LLC
 Hoekstra Roofing
 Home Builders Association
 Home Energy Solutions
 Howard Printing
 Howard's Party Store
 Huntington Bank
 Hutcherson Construction
 InForm Architects
 Intrepid Professional Group
 Janette Evans
 Jaqua Realtors
 Jason McBride Drywall
 Jerome Gates
 Jersey Giant SUBS!
 Jim Roberts Construction
 Jim Schuon Photography
 JMB Demolition
 JP Sanderson Insulation LLC
 Juan Ruiz
 Kalamazoo Eastside Neighborhood Association
 Kalamazoo Farmers Market
 Kalamazoo in Bloom
 Kalamazoo Metal Recyclers
 KalBlue
 Kalsec
 KPEP
 Kzoo Nutrition
 Lake Michigan Credit Union
 Landmark Homes of MI
 Landscaping Plus
 Lee Kellogg
 Lil Brothers BBQ
 Linda Whitlock
 Lolita's Tacos
 Lyster Exteriors
 Maria Ortiz
 Martz Home Builders, LLC

Menards
 Mercantile Bank of America
 Michigan Realtors Who Care
 Mi Pueblo Mexican Restaurant
 Michigan LISC AmeriCorps
 Miller Davis Company
 MSUE Master Gardeners
 Naylor Landscape Management
 NewCraft Cabinetry
 Northside Assoc. For Community Development
 OCBA Landscape Architects
 Old National Bank
 On the Ground/Southwest Michigan Second Wave
 Paramount Charter Academy
 Pat Taylor
 Pho on the Block
 PNC Bank
 Portage Building Components
 Portage Plumbing, Inc.
 Porter Corp
 Public Media Network
 Quality Touch Painting, LLC
 Revite Group
 Rickey Lynch
 River Street Flowerland
 Rooted African Drum & Dance
 Rotary Club of Kalamazoo
 Rossman Homes
 Ryan Koziatsek
 Sackett's Flooring Solutions
 ServiceMaster of Kalamazoo
 Sidney Ellis
 Signature Wiring, LLC
 T & L Rental & Inflatables
 The Campus Beet
 Tremolo Guitar Shop
 Trybal Revival Gardens
 Vague Photography
 Vine Neighborhood Assoc.
 Walnut & Park Cafe
 Warner Norcross & Judd

Washington Square Co-op Senior Apartments
 Waterways, LLC
 Wausau Homes Kalamazoo
 Wild Ones - Kalamazoo
 William Hicks
 WKZO - WVFM
 WMUK

Wolhuis Brothers Concrete Construction

MUNICIPAL PARTNERS

City of Kalamazoo
 City of Parchment
 City of Portage
 Comstock Township
 Cooper Township
 Kalamazoo County
 Kalamazoo Township
 Oshtemo Township
 Schoolcraft Township

Texas Township
 Village of Climax
 Village of Schoolcraft
 Village of Vicksburg
 Wakeshma Township

NON-PROFIT & FOUNDATION PARTNERS

Ascension Borgess Foundation
 Arts Council of Greater Kalamazoo
 Boys & Girls Clubs of Greater Kalamazoo
 Building Blocks of Kalamazoo
 Burdick-Thorne Foundation.
 Comm. Economic Dev. Assoc. of Michigan
 Center for Comm. Prog.
 Community Homeworks
 Consumers Energy Foundation
 Dorothy Dalton Foundation
 El Concilio
 First Source Foundation
 Friends of the KRV
 Harold and Grace Upjohn Foundation

Irving S. Gilmore Foundation
 Jim Gilmore Jr. Foundation
 Kalamazoo Community Foundation
 Kalamazoo County MSU Extension
 Kalamazoo County Parks Foundation
 Kalamazoo in Bloom
 Kalamazoo Nature Center
 Kalamazoo Neighborhood Housing Services
 Kalamazoo Public Library
 Kalamazoo Department of Public Safety
 Kalamazoo River Watershed Council
 Kalamazoo Valley Community College
 Kalamazoo Valley Habitat for Humanity
 Kalamazoo Institute of Arts
 KVCC Food Innovation Center
 Local Initiatives Support Corporation
 Michigan Association of Land Banks
 Michigan CLASS
 Michigan Homeowners Assistance Nonprofit Housing Corp.
 Michigan State Housing Development Association
 Michigan Land Bank Fast Track Authority
 Michigan Municipal League
 Mt. Zion Baptist Church
 Northside Ministerial Alliance
 Okun Foundation
 Open Roads Bike Program
 Stryker Johnston Foundation
 Suzanne Upjohn DeLano Parish Foundation
 Tyler Little Foundation
 Urban Alliance

What's Next?

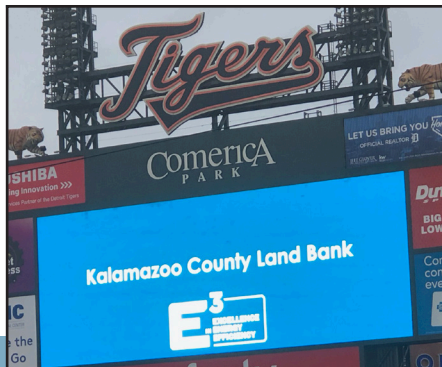
Eastside Square: A Neighborhood Dream

Eastside residents have a can do attitude when it comes to re-visioning nine parcels of land the Land Bank assembled on the 1600 block of East Main Street. The Land Bank gathered ideas during a series of charrettes in the spring and summer, which were attended by over 200 residents. Eastsiders envisioned a family-friendly district that “blends in, but stands out,” and reflects the “comforts of home.” Suggestions for uses included a family-friendly diner, outdoor pocket plazas, and an interim gathering spot for food trucks to help understand what the neighborhood would like and what could be possible.

In the fall, the Land Bank asked Lil Bros Food Truck, a local vendor, to provide their amazing barbeque at the final charrette meeting where residents viewed and commented on drawings and vision for Eastside Square. When residents were asked what they liked most about the plans, by far the greatest response was New Development! Eastsiders are ready to see something new on East Main, once a corridor that hosted many neighborhood businesses. Plans for the development include retail space, pocket plazas and moderately-sized and moderately-priced condominium units. These condominium units would be an alternative to more expensive downtown condominium units and a pathway to ownership for households interested in smaller living units or an option for individuals no longer wishing to upkeep their larger and older home.



“With the Land Bank’s and Vibrant Kalamazoo’s help drawing out voices from the neighborhood on this question, a design standard has evolved about what the neighborhood character needs to be: warm, welcoming and celebratory,” said Pat Taylor, Kalamazoo Eastside Neighborhood Association Director.



Your Land Bank is Turning 10!

Over the last 10 years in the State of Michigan, land banks have revolutionized the way in which blighted, abandoned and tax-foreclosed properties have been repurposed and returned to the tax roles. In 2020, your Kalamazoo County Land Bank is turning 10. Throughout the year, we will be reflecting on our history, attending to our present projects, and visioning for the next 10 years and more. Please plan on celebrating this important birthday with us later in 2020! More details to come!