



## From Disposal to Development

A long-time leader in solid waste management in the state, Kent County Department of Public Works and its Board of Public Works are committed to reducing the amount of waste going to landfills by 90% by 2030. Success requires a new approach: replace landfills with new technologies that use the discarded materials in new products that have value.

Since committing to the landfill reduction goal in 2016, the Kent County Board of Public Works, the staff of the Department of Public Works and a team of local partners have led the nation in the development of a Sustainable Business Park that will replace the need for new landfills in West Michigan. Kent County is preparing a space for premier solid waste management technologies from around the world to change the waste landfilled by residents and businesses each year into basic building blocks for new products and processes: plastic flake, compost, aggregate, energy and more.

Part of the innovative public-private partnerships taking shape at the Sustainable Business Park require infrastructure improvements to enable tenants to chart a timeline for their investment in West Michigan's new approach to disposal. Initial support from Michigan Economic Development Corporation enabled Kent County to bring the 250-acre property closer to "shovel-ready" status by evaluating its unique assets, development potential and proximity to existing utilities. Infrastructure investments still necessary to prepare the site for development include water, sewer, electric, gas, stormwater and roads. By leveraging external funding opportunities, some of which are listed here (opposite), the local dollars utilized will be exponentially and extensively invested for the benefit of West Michigan.



The request for proposals (RFP) for an anchor tenant is a key step in identifying a company with the proven technology to convert a significant portion of the 2.1 million cubic yards of waste landfilled by residents and businesses each year into raw material for new products and kicks off the economic development process to attract additional tenants. With potential tenants at the ready, investments in critical infrastructure are needed to secure this project as the success story for changing how we look at discards – from disposal to development.



## Potential Infrastructure Funding Sources

***Estimated Infrastructure Funding Required: \$17,490,000***

<u>Potential Funding Source</u>	<u>Amount (\$)</u>	<u>Use</u>
MEDC Site Readiness 1.0 Kent County Local Match	95,000 95,000	Preliminary site design, engineering, environmental & site surveying
MEDC Site Readiness 2.0 Kent County Local Match	75,000 75,000	Additional site design, land use PUD approval
MEDC-CDBG Kent County Local Match	2,000,000 400,000	Water main construction design & engineering
EDA-Public Works Kent/Allegan Local Match	7,000,000 1,000,000	Sanitary sewer, storm water systems, partial roads, grading, design & engineering
MEDC/MDOT TEDF/Cat. A Kent/Allegan Local Match	2,000,000 500,000	Additional road construction
MDOT-Rail Improvement Kent/Allegan Local Match	600,000 150,000	2 road crossings, signal upgrades, Clyde Park & 146 <sup>th</sup>
DNR/NRTF Kent/Allegan Local Match	800,000 200,000	Recreational/trails design & engineering
Allegan County TIF	2,500,000	Contingencies, site amenities, landscaping/signage

*As of 05/2020*

### **MEDC Sources & Uses Glossary**

**MEDC Site Readiness:** Grant funding from the Michigan Economic Development Corporation to assist efforts leading to land development, private investment and job creation.

**MEDC/CDBG:** Community Development Block Grant program are federal funds that are given to the State of Michigan and administered by the MEDC. Michigan grants these funds to communities to advance efforts supportive of economic development efforts like attracting private investment and job creation projects. In certain instances, 80% grant funding can be secured.

**EDA Public Works:** A decades old Federal grant funding program administered by the Economic Development Administration, funding for innovative projects and general infrastructure can be applied for up to 80% of project costs.

**MEDC/MDOT TEDF/Cat. A:** Federal and State joint funding for infrastructure road projects that support economic development efforts. Multiple local units of government supporting a project financially significantly enhance a grant application that is administered by the Michigan Department of Transportation with support from the MEDC. Projects proposing at least a 25% local match are more competitive.

**MDOT-Rail Improvement:** Federal and State joint funding for rail improvement projects that enhance safety especially at road crossings. Signals and drop gate installations are examples of projects eligible for assistance. Generally, a 25% local match is required.

**DNR/NRTF:** State of Michigan grant funding up to 80% for recreational enhancements by local units of government. The Department of Natural Resources and the Natural Resources Trust Fund Board is supportive of collaborative projects that involve multiple partners and provide “connectivity” of facilities.

**Allegan County TIF:** Tax Increment Financing is an economic development TIF tool involving the capture of new property tax revenues generated from private investments.