

HISTORY OF OWNERSHIP AND DEVELOPMENT EFFORTS MT. PLEASANT CONDENSED MILK FACTORY (BORDEN BUILDING)

1908		Michigan Condensed Milk Factory acquires title to land from the Ann Arbor Railroad on 99-year lease. Builds "Creamery" and conveys ownership rights to the Borden Family.
1959-1960		Creamery closes. Building vacated.
1965		Burton Bader purchases property for \$12,500. Bader uses property for farm seed and fertilizer storage and sales.
1975	Attempt 1	Bader grants City option to purchase for \$80,000.
		City Parks and Recreation Commission receives State grant of \$118,651 to be matched by \$29,663 in City funds to create community center in "Bader Building".
		City Commission appoints Bader Building Task Force to study community uses for the building.
		Task Force Majority Report recommends purchase of building and all surrounding parcels (appraised value \$144,000). Task Force proposes myriad of City-County uses.
1976		Commission votes against purchase.
		City reassigns grant funds to Island Park improvements.
1980	Attempt 2	Department of Social Services investigates purchase of building to relocate offices. Eventually moves to Bamber Road.
1980-1982		Sweeney Seed Company leases space.
1982		Burton Bader sells property to Terry Seybert.
1983	Attempt 3	City investigates purchase of "The Creamery" to relocate Public Safety departments, City Hall offices, and the Veterans Memorial Library. Library Board vetoes move.
1984-1985		City constructs Public Safety Facility and new municipal offices.
1985		Terry Seybert sells to Frank Hutto.
		Frank Hutto applies for tax abatement to incent development. (Property remains abated until 1997.)
1986	Attempt 4	Ann Arbor developer Michael Panyard proposes retail development, "Bader Mill Urban Mall". City pledges \$150,000 and commits to purchase and demolish businesses on south side of Broadway for parking, as well as installation of streetscape. Receives preliminary approval of Urban Development Action Grant for funding assistance. Hutto raises purchase price during final negotiations. Mr. Panyard becomes ill and deal comes to a halt.
1987	Attempt 5	City joins with Middle Michigan Development Corporation on negotiations with LIBRA (real estate development and management consultants) to market the development and reuse of The Creamery.
1992-1993	Attempt 6	MMCC, with the support of local developers, investigates The Creamery for location of their Mt. Pleasant campus. City considers investing \$500,000 in the project and applies for CDBG funds. Contamination discovered. Funding gap of \$250,000 forces MMCC to select location on M-20/Pickard.



Mid-1990's	Attempt 7	Alta Construction investigates site for office condominiums. Determines project too speculative at that point in time.
1997	Attempt 8	KEI (Keeney Enterprises) proposes \$9.4 million "Creamery Arcade". Designed for 63 full-time shops, artisans, craftsmen, antique dealers and food vendors, and another 200 festival and open-air spaces. Funding never materializes.
June 1997	Attempt 9	Horizon Development Partners LLC proposes 90 units of subsidized multi-family housing in the Borden Building and another 90 units on Parcel B. Project requires a 0% PILOT. Does not move forward.
March 1999	Attempt 10	City/TIFA applies for a Waterfront Redevelopment Grant to provide site for new Post Office.
August 1999	Attempt 11	City receives \$300,000 grant (\$500,000 requested) for purchase and demolition of Honeggers site and Borden site. Reduced funding amount limits project to clean-up of Honeggers site only. Remaining funds to be applied to subsequent purchase of the Bader property.
September 1999	Attempt 12	City contacts GSA, proposing Borden Building as a multi-use site with Social Security Administration as primary tenant.
June 2000	Attempt 13	Arts Alliance of Central Michigan proposes Conservatory Creamery Arts Campus for the Performing Arts. Not enough investors secured. Project does not move forward.
August-September 2002	Attempt 14	TIFA Board acquires Creamery and adjacent property and grants option to Brownfield Development Company to construct 40 units of low-to-moderate income and market rate housing. Option expires September 2002.
Fall 2002		Commission and staff consider a regional/national search for interested developers.
Fall 2002 and March 2003	Attempt 15	Alta Construction (Central Development Group) presents City with redevelopment plan in Fall 2002 and proposal in March 2003.
Fall 2002 and March 2003	Attempt 16	J.E. Johnson of Midland presents City with redevelopment plan in Fall 2002 and proposal in March 2003. City accepts earnest money from Johnson on April 11, 2003.

