

**WE WANT YOUR BUSINESS !**

**CITY OF BANGOR INDUSTRIAL PARK  
CRITICAL INFORMATION**

**UTILITIES**

**Sewer:** Municipal, facultative lagoon system with a total working volume of 49.1 million gallons. Daily design capacity is .363 million gallons. Daily actual flow averages .237 million gallons. Additional daily capacity is .126 million gallons.

**Water:** Ground well system with a rated capacity of 1,800 gallons per minute. Actual water pumped is 265.2 gallons per minute. The city has a tremendous additional capacity of 1,534.8 gallons per minute.

**Gas:** Consumers Energy. Contact them directly for rate and capacity information.

**Electric:** AEP provides 480 power, 3 phase service in the industrial park. Contact Barry Visel, CED, Economic Development Marketing Manager for rate and capacity information. (616/279-1543)

**Telecommunications:** Telephone is Verizon (formerly GTE). Various providers for internet connections. The City is currently pursuing an extension of fiber through the Industrial Park. High speed wireless service is available through Bloomingdale Communications (616/377-3130, btc-bci.com).

**TRANSPORTATION**

**Expressway:** From the middle of the Industrial Park, M-43 is 0.9 miles; I-94 is 10.8 miles; I-196 is 13 miles; and, US 131 is 25 miles.

**Highway:** From the middle of the Industrial Park, highway M-43 is .9 miles and Red Arrow Highway is 7 miles.

**Access:** From the middle of the Industrial Park, routes are as follows:  
To M-43 Industrial Park Drive to Arlington Street to Division Street to M-43. (May also use Center or Alexander Streets rather than Division Street.)

- Red Arrow Highway      Industrial Park Drive to Arlington Street to Center Street/CR 681 to Red Arrow Highway.
- To I-94                    Industrial Park Drive to Arlington Street to Center Street/CR 681 to Red Arrow Highway to Lawrence (east) or Hartford (west) to I-94. Same distance once on Red Arrow Highway.
- To I-196:                Industrial Park Drive to Arlington Street to Division Street to M-43 towards South Haven to I-196.
- To US 131:            Industrial Park Drive to Arlington Street to Division Street to M-43 east towards Kalamazoo to US 131. (May also use Center or Alexander Streets rather than Division Street.)

Truck Routes: See above.

Traffic Issues:            Exiting the Industrial Park onto Arlington Street and going west on Arlington Street requires traveling under a 12-foot CSX railroad trestle.

Road Improvements Needed: Industrial Park Drive was reconstructed in 2000.

Rail Access:    CSX rail service spur in the Industrial Park.

Airport:            South Haven Regional Airport for business and private use. Kalamazoo and Grand Rapids for Commercial service.

FTZ:                None in Bangor.

## **TAXES**

Third lowest rate in Van Buren County. Total tax rate before abatements or the RZ benefits include all Schools (Local and County ISD), County Operations and Law Enforcement, Library, Special and Vocational Education, Fire Tri-Unit Operations, Hospital, Debt Retirement (Schools and City), State Education Tax, and City Operating Tax – 64.2578mills or \$64.26 per \$1,000 of assessed valuation (roughly ½ of true cash value, subject to other restrictive legislation). Subject to Change as authorized by law. IFT Tax abatement of 50% for 12 years available on real and personal property taxes reduce the tax burden to just \$32.13 per \$1,000 of assess value.

## **SPECIAL CHARACTERISTIC**

- Renaissance Zone benefits on land in the Bangor Industrial Park. (4 lots remaining.)
- 50% Tax Abatements available on real and personal property in the Industrial Park for 12 years. (Available on non-Renaissance Zone lots.)
- Sale of Land prices - \$1.00 to \$1,000 per acre depending upon investment and jobs created.

## **CONTACTS**

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Paw Paw, MI 49079  
<http://www.vbco.org/econdev0003.asp>  
<http://web1.msue.msu.edu/vanburen/ecdvlp2.htm>
- **Michigan Economic Development Corporation - SelectSites**  
On the web at: [www.michigan.org/](http://www.michigan.org/)  
For information and images on the Bangor Industrial park, click on the Economic Development Corporation and follow through to sites, SelectSites, Van Buren County, City of Bangor.



# Site Standards, Conditions and Requirements

The following conditions have been adopted by the Bangor Economic Development. They include:

## **Zoning**

The complete industrial park is zone M-1 for industrial use.

## **Selectively Graded and Cleared**

Most available site are level. One site has contours which follow a nearby stream. Sites are in various degrees of clearing as some trees remain.

## **Plat Plan**

The platting of the park has been completed for all parcels.

## **Utilities**

The park is served by municipal water, sanitary sewer and storm sewers. Additionally, AEP Power, Consumers Gas and Verizon (formerly GTE) serve the site.

## **Highway**

An all weather road reconstructed in the year 2000 serves the Bangor Industrial Park (BIP). Access routes are all weather (Arlington Street and CR 681). See attached for connections to interstate and state routes.

## **Protective Covenants**

The building and zoning requirements in place and adopted by the Bangor Economic Development Corporation and the City Council are as follows:

- **Uses** – The Bangor Industrial Park is reserved for industrial and technical businesses. Selective compatible uses are decided upon on a case-by-case basis requiring approval of both the EDC and the City Council.
- **Building Materials** – State Construction Codes (BOCA) govern the type of construction and building materials. Used materials are not allowed in new construction.
- **Aesthetically Pleasing** – Finish materials for new buildings are required to be aesthetically pleasing finished with materials such as brick, wood, vinyl, decorative metal.
- **Site Plan Review** - The site plan review process for expansion and new construction provides an opportunity to review compliance with all site requirements. Site plans require approval by the EDC, the City Planning Commission and the City Council.

- **Landscaping** – Sites are required to finish all grades and sites with grass and other approved landscaping. All sites are required to meet zoning requirements for setbacks. Landscaping is approved as part of the site plan review and a condition of a final occupancy permit.
- **Occupancy Permits** – Occupancy permits are required to occupancy. No temporary occupancy permits may be issued for longer than a 12-month period. Conditional occupancy permits are legally binding upon the property owner.
- **Improved Parking** – All parking must be improved with hard surface materials. This requirement is effective when adopted (march 12, 2001) and applies to all sites after that date. Parking standards and locations are a part of the site plan review process.
- **Screened Outdoor Storage** – All sites are required to provide screened outdoor storage. Outdoor storage is part of the site plan review process.
- **Loading Docks** – Loading docks are required to be placed in side or rear yards. No loading docks shall face the street unless screened by other parts of the building, screening and landscaping. Design limitations may allow for variance to this standard. The loading dock location is part of the site plan approval process.
- **Continuous Management** – The City of Bangor provides continuous management of the BIP.
- **Setback Requirements** – Setback requirements are part of the M-1 zoning the site plan approval process.
- **Signage Requirements** – Signage requirements are part of the zoning standards and the site plan approval process.