

Allegran Area Asset Summary



"All Roads Lead to Allegran"

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Downtown Allegan

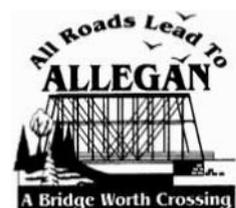


The City of Allegan is a vibrant historical downtown that is centralized on the Kalamazoo River. Allegan's historical downtown presents a rich sense of place with iconic features such as the Second Street Bridge, Griswold auditorium, Regent theatre, Allegan Public library, unique storefronts, and the Kalamazoo River. Accessibility to the Kalamazoo River from Downtown Allegan provides excellent environmental entertainment. Riverfront and John Mahan parks furnishes Downtown Allegan with green space, seating, boardwalks, and an outdoor stage. Downtown Allegan is home to a great variety of businesses, including restaurants, retail, services, and professional services. Businesses in Allegan are adjacent to three major Michigan highways, and bring thousands of visitors, tourist, and employees to downtown. The Perrigo Company, County of Allegan, City of Allegan, Reuters Publishing, and non-profit organizations call Downtown Allegan home.

The Allegan County Fair incorporates a large amount of regional events during the summer, which promotes economic activity in downtown Allegan. The City of Allegan owns and operates the Old Regent Theatre, and approximately 25,000 visitors go to the Regent annually. Allegan also operates a farmers market from May until October that is accompanied

by an abundant amount of vendors across the region.

Recently, Allegan was named 4th, "coolest small town of 2015," by Budget Travel. This remark furthermore enhances place making opportunities. Allegan in 2013 adopted the "Downtown Allegan Riverfront Development PlacePlan," which promotes placemaking opportunities along the Kalamazoo River. The plan will additionally incorporate sustainable strategies to produce a sense of place and environmental activism. Downtown Allegan also implements a Façade Improvements Program that allows businesses to engage in storefront enhancement. The City of Allegan in 2015 implemented a new master plan, which endorses future development opportunities in the downtown area. Allegan was also recently certified as a redevelopment ready community by the Michigan Economic Development Corporation.



Demographics



Complete Count:

A) Allegan County: 111,408 (2010); 117,432 (2015, Projection)

B) Allegan City: 4,998 (2010); 5,082 (2015, Projection)

Age:

A) County: 31,983 (2010, 19 years or younger)

B) County: 79,425 (2010, 19 years or older)

C) Allegan City: 1,419 (2010, 19 years or younger)

D) Allegan City: 3,579 (2010, 20 years or older)

Employment:

A) County Employees: 59,273 (2014)

B) Largest Employer, Perrigo: 4,000

C) Unemployment Rate: 3.2% (2015)
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Household Incomes:

A) Allegan City: \$40,673 (2010)

B) County: \$50,240 (2010)



Historic Districts



Allegan has seven districts that are considered historical. The districts are called: Brooklyn District, Griswold Civic District, Marshall Street District, Mill District, Old Town Allegan District (Downtown), Priest Hill District, and Pritchards Overlook District. All districts are walkable from Downtown Allegan.

Within these districts comprise 74 historical landmarks. The most famous historical landmarks in Allegan are the Second Street Bridge, Griswold auditorium, and Carnegie Library. A great extent of the landmarks are historically preserved, and revitalized into businesses or services.



Recreation



Allegan has an extensive network of recreational activities. The County has 22 miles of hiking trails, 50 miles of equestrian trails, 20 miles of mountain biking and cross-country skiing trails, 20 golf courses, 77 miles of snowmobile trails, 109 campsites, 24 boat launch sites, 7 non-motorized lakes and a ski resort. Many of these recreational opportunities are within the 50,000 acre area Allegan State Game Area.

The City of Allegan has over ninety acres of parks which provide scenic views and access to the riverfront, picnic areas, Skate Park, Dog Park, all strategically located in and around Downtown Allegan. Further, the City maintains a 63 acres Wellness and Sports Complex, which provides a one mile walking path, five baseball fields, five soccer fields, one multi-purpose sports field and plenty of space for passive recreation.

Downtown Allegan offers availability for kayaking and canoeing, with beautiful scenery all within the minutes of eateries and shops. The City is in the process of creating an expanded recreational area on the riverfront for fishing, enhanced entertainment venues, and kayaking. Also, a Mountain Bike Trail is being developed, which will be one of a kind in Southwest Michigan and a regional attraction, because of the unique slopes along the Kalamazoo River, and the skilled enthusiast who are designing the course.



Transportation



Allegan is equidistant to Grand Rapids, Kalamazoo, Holland, South Haven, and other destinations along Lake Michigan. Several highways intersect within Allegan City: M-89 connects to Kalamazoo, M-222 connects to Grand Rapids, and M-40 connects to Holland. The City of Allegan is also centrally located to US-131, which connects Allegan to Grand Rapids and Kalamazoo, and I-94 connects Allegan to Detroit and Chicago.

Allegan County operates and maintains a public transportation system called ACT (Allegan County Transportation). This busing system provides three transit programs across Allegan County. The three initiatives ACT provides are: Regular Service, Job Access Reverse Commute (JARC), and Specialized Services. Regular Service program contracts with governmental and non-profit agencies, and is limited to the general public. JARC program is a short-term employment transportation option. Specialized Services provides

additional services for seniors and persons with disabilities. The three programs in total contributed to 54,365 trips, and 682,624 miles driven in the year 2015. ACT operates 28 vehicles between these three programs.

Allegan also operates and maintains an airport. Padgham Field is located on M-222 adjacent to Highland Business Park. The airport is a licensed by the Michigan Aeronautics Commission. Pagham field offers terminal rentals, skydiving, flight school, and more.



Infrastructure



The City of Allegan has full service water treatment and sanitary sewer services available. In the past decade, Allegan has invested over \$20 million in its wastewater treatment and water treatment facilities to provide dependable services to business, industry, agriculture, and residential. The City of Allegan's wastewater treatment plant was completed in 1978, and has a MGD (Millions of Gallons per Day) of 1.2. Wastewater through this plant is completed biologically. Allegan operates and maintains an advanced water treatment plant. The water treatment plant has a capacity of 3.0 MGD, and is processed by reverse osmosis technology. Allegan furthermore operates separate storm water and sewer pipeline systems.



Public Safety

Allegan is very appreciative and supportive of its public safety services. The City of Allegan has created strong partnership with its neighbors to secure the highest level of public safety for its businesses, residents and tourist. The City of Allegan has a first class police department, alongside with the Allegan County police department. The Allegan Fire District is a partnership between the City and Township of Allegan to provide fire safety services. This partnership started in 2006, and has been cost effective, stronger, and more professionalized.

The Allegan Emergency Medical Services (AEMS) provides ambulance service with LIFE EMS. AEMS is a partnership between the City and Township of Allegan, as well as Valley, Cheshire, and Trowbridge Townships. LIFE EMS is a regional ambulance service, is nationally recognized, and provides outstanding response times, advanced skill response, all enhanced by providing a strong coordinated partnership with Allegan General Hospital.



Health Care



Health care is one of largest job sectors in the Allegan area, providing about 350 jobs. Allegan offers a nearly full spectrum of health care services from the Allegan General Hospital (AGH). AGH provides in-home care, physical therapy, cardiac, pulmonary and respiratory rehabilitation, CPR training, health education, an emergency room, endoscopy, an infusion center, a weight loss program, psychological medicine, occupational health services, radiology, surgery, and other services.

AGH also has its own Foundation whose funds come from donors. The Allegan General Hospital Foundation's funds provide scholarships for students pursuing higher education and careers in the field of health care, mammograms for women of low income, in home care for people during illness or injury to avoid hospitalization, cancer-related care, comfort for patients during their hospital stays, women and children's health programs, and wellness programs.

Also, the community has many independent medical offices, which provide additional choices for care. The Community as well has embraced the continuum of care which provides independent living, assisted living and full service care for seniors.



Education



Education is one of the largest employers in the Allegan area, providing 900 jobs. The two major institutions in the Allegan Area which contribute to employment and education is the Allegan Public Schools (APS) and the Allegan Area Educational Service Agency (AAESA). The philosophy of the Allegan Public School (APS) is to support all students in all stages of economic, social and developmental achievement. The curriculum is continually upgraded to meet the standards and needs of the students. We are proud of this approach, and believe it makes Allegan a better place.

The administration and teachers care about all students and input extraordinary efforts to students to provide the appropriate education for individualized student needs. The APS possess superior facilities, and bears tremendous community support to present students the upmost opportunity to succeed.

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The AAESA is a County-wide school district located within the Allegan Area. AAESA supports APS and other public schools with specialized services including the Allegan Area Technical and Education Center, Hillside Behavior and learning Center, preschool programs, hearing and speech services, school readiness, Great Start/Great Parents and other specialized programs. AAESA enhances the educational quality of Allegan due to its primary location in Allegan County. For example, the Technical and Educational Center adjacent to the Highland Business Park provides advanced training to students in high school and beyond, with many classes counting towards are colleges and universities. Allegan County as well is centrally located between prestigious collegiate institutions such as: Grand Valley State University, Western Michigan University, Hope College, Kalamazoo College, Calvin College, Aquinas College, and more.



Restaurants, Retail, and Hotels



A variety of restaurants, retail, and hotels throughout the Allegan Area. Allegan incorporates a number of convenient food stops, fuel services, and retail establishments within a walkable distance. Accessibility in Allegan provides valuable services to the thousands of employees and residents. Along the highways, Allegan has many national service businesses for the convenience of citizens. The area has an expanded hotel, as well as available bed and breakfast operations.

One very famous restaurant in Allegan is The Grill House, which was featured on the Travel Channel's "101 Tastiest Places to Chow Down". The Downtown has many services to provide community gathering spots that welcomes neighbors and tourist. This includes whimsical retail establishments, including five antique shops and small eateries. Presently, residents would like to see more restaurants, retail, and hotels in the Downtown area that expresses a vibrant sense of place.



Manufacturing



The manufacturing sector provides the largest percentage of jobs in the Allegan area: around 13,043 jobs. The biggest manufacturer of generic pharmaceuticals in the world, Perrigo Co., is headquartered in Allegan City. Perrigo is the largest employer in the County (4,000 employees), and has continued to grow over the years. Between FY 2013 and FY 2014, their sales grew from \$3.80 billion to \$4.17 billion. Between 2012 and 2013, Perrigo has bought six other drug manufacturers worldwide, expanding its line of products to include diabetes and pet care medicine, as well as new types of generic prescription drugs and nutritional supplements.

Allegan has other manufacturing firms as well, many located within the Highland Business Park, which is a certified business park as awarded by the Michigan Economic Developers Association. Allegan was selected as one of the elite eight to engage in the Redevelopment Ready Communities (RRC) program, which honors working communities in developmental practices. Property is available in the Highland Business Park through the City, and tax abatements and other benefits are available for existing and new companies who would like to develop and establish jobs.



Agriculture



A substantial, yet often overlooked, source of wealth in Allegan County comes from agriculture. Allegan County has a total of 1,396 farms that combined cover 270,282 acres. The total net income of all farm operations in the county is \$92,820,000. Allegan County's farms are the most productive in Southwest Michigan and most productive in the State.

In addition to the income generated from the sales of their products, healthy farms like Allegan's create opportunities for other businesses to grow. Allegan City is the commercial center for these farms and companies whose businesses are bound to them.

The Allegan County Fair continues the "Celebration of Agriculture" by hosting the Michigan Fiber fest in August. A variety of livestock shows throughout the summer, and the largest Fair in the state of Michigan, the Allegan County Fair, which is held in September. Further, we have specialty stores in Downtown Allegan that features home produced products and a seasonal Farmers Market.

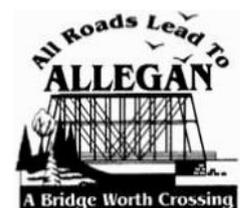


Allegan County and Allegan County Fair



Another attraction in Allegan City is the Allegan County Fair. USA Today ranked the Allegan County Fair as the most popular county fair in the State of Michigan. The fair draws 240,000 to 300,000 patrons annually in September. The activities include large name entertainment such as Carrie Underwood, Fall Out Boy, Florida Georgia Line, Hunter Hayes, Kiss, and Motley Crue. There are also rides, food, animals, agricultural products, farm equipment, exhibit booths, demolition derbies, tractor pulls, harness racing, motocross, antiques and crafts. Throughout the year, the fairgrounds also hosts many special events every month, such as horse and cattle shows, concerts, the Michigan Fiber Festival, and the American Cancer Society Relay, and the most popular is the antique market.

The County of Allegan provides County wide services and is located in Allegan. The County provides a number of support services to the citizens, and has hundreds of individuals employed. The primary locations which the County provides services are the Human Services Center at Dumont Lake, Sheriff Center on River Street, and the Courthouse, which houses the Court, Drain's, Clerk's, and Treasurer's Offices in Downtown Allegan.



Sources:

USDA

U.S. Census Bureau

City of Allegan

Positively Allegan

Mlive

Allegan County Fair

Allegan County

State of Michigan

Perrigo Co.

