“You’ll never guess what happened.....”

Redevelopment
Obstacles
Who we are

• KAPUR, INC.
  • Travis Peterson
  • Jeff Stone

• REDEVELOPMENT RESOURCES
  • Kristen Fish-Peterson
Interact with us!
What just happened?!
Moving Driveways & Wetlands?
Future Lending Institution

Nothing to see here! ...and another one, just for good measure.
Are you kidding me?!!
“Fire In The Hole”…Talk about setting the ground fire with this development opportunity!
Creepy Situations

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I can’t believe I have to say this...
Water, water everywhere.
Big, scary, projects (transformational)

- Proposed public gathering space on the block of buildings which were still occupied
- Acquisition
- Relocation
- Demolition
- Remediation
- Reinforcing the front wall so the sidewalk wouldn’t cave in
- $,$$$,$$$
Oregon Apartments at South Water Works... adaptive reuse on steroids😊
West House at Foxtown

TIF = $4,851,000
Constr. Cost = $21,000,788
ENV Cost = $149,600
Grants/Alt. Funding = $0
Final Valuation = $23,900,000
For ER Mercury Marine Plant No. 1 . . .

NO ONE wanted to touch this ENV site!

TIF = $13,375,000
Const. Cost = est. $71,450,000
ENV Cost = est. $4,875,000
Grants/Alt. Funding = $250,000 WEDC ISG
Final Valuation = est. $83,650,000
Former Mercury Marine Plant No. 1…
and this is why!
Former Mercury Marine Plant No.1. Turning a challenge into an opportunity…Fox Run Development COMING SOON
Landfill Development Opportunities. Just About Every Community Has One…a Diamond in the Rough!
Even This IS A Diamond In The Rough!