



# BUICK CITY

*Incubator and Industrial Center*

*. . .the start of something big!*



**FLINT GENESEE**  
*Chamber of Commerce*

One of the largest industrial redevelopment projects in the nation, the Buick City Industrial Center combines an ideal location, a highly-skilled workforce and one of the friendliest business climates in the Midwest to create an outstanding opportunity for forward-looking businesses to thrive.

### ***Buick City Incubator (planned):***

**40,000 square feet of space** big enough to offer on-the-move startups a place to take their next big step.

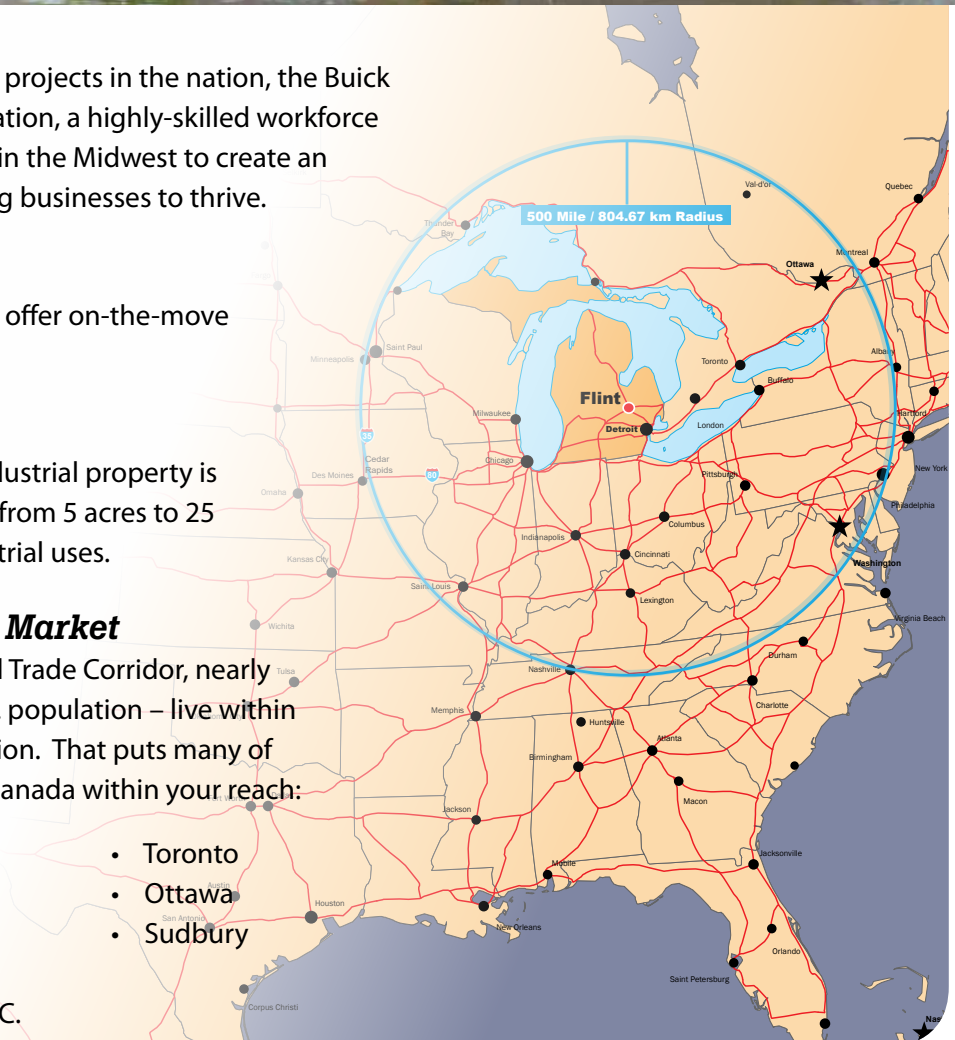
### ***Buick City Build Sites:***

Over 390 acres of former General Motors industrial property is included, with 18 potential parcels ranging from 5 acres to 25 acres – ideal for many heavy and light industrial uses.

### ***Flint-Genesee: The Heart of Your Market***

Located in the heart of the I-69 International Trade Corridor, nearly 93 million people – almost a third of the U.S. population – live within an eight-hour drive of the Flint Genesee region. That puts many of the nation's major urban centers as well as Canada within your reach:

- Detroit
- Chicago
- Indianapolis
- Philadelphia
- Cleveland
- Cincinnati
- Pittsburgh
- Minneapolis
- Milwaukee
- Washington D.C.
- Toronto
- Ottawa
- Sudbury





# 182,886

Labor Force in Genesee County  
(U.S. Census Bureau, 2015)

# 347,575

Labor Force within a 45-minute  
drive from Buick City  
(Applied Geographic Solutions, 2016)

## WHY MICHIGAN?

The Buick City Industrial Center is an ideal location to take advantage of Michigan's business-friendly climate.

- Michigan's new tax plan reduces and, in some instances, eliminates business.
- The Tax Foundation ranks Michigan one of the Top 10 states for corporate tax competitiveness.
- Thousands of outdated, unnecessary and burdensome regulations have recently been eliminated.

*(Michigan Department of Licensing and Regulatory Affairs)*

## MICHIGAN IS A RIGHT-TO-WORK STATE!

### ***We're Number One!***

Michigan ranks number one out of all 50 states in a number of business climate rankings, including:

- #1 in Skilled Trade Workforce *(Bureau of Labor Statistics, 2014)*
- #1 in Mechanical & Industrial Engineers *(Bureau of Labor Statistics, 2014)*
- #1 in R&D Professionals *(U.S. Census Bureau of Economic Analysis, January 2015)*
- #1 in Automotive R&D *(Center for Automotive Research)*
- #1 most attractive state for Aerospace manufacturing and R&D facilities

*(2015 Aerospace Manufacturing Attractiveness Rankings – PricewaterhouseCoopers)*

## GENESEE COUNTY HAS THE TALENT YOU NEED TO SUCCEED

### ***Population***

- Genesee County is the 5th largest in Michigan, with a population of 410,849 *(U.S. Census Bureau, 2015)*
- More than 8 million people live within 100 miles of Genesee County *(U.S. Census Bureau, 2015)*

***"The faith that we have in the Flint workforce has been rewarded. We have been winning JD Power quality awards over the last several years for the trucks that we build right here in Flint. This is the best quality you can get from any plant."***

***– Jeff Lamarche,  
Plant Manager of General  
Motors-Flint Assembly***





## MAJOR REGIONAL EMPLOYERS

Some of the Midwest's leading manufacturers call the Flint-Genesee region home, contributing to our skilled workforce and providing plentiful supply chain opportunities.

EMPLOYER NAME	EMPLOYEES	INDUSTRY
General Motors	7,500+	Manufacturing
Diplomat	1,200+	Manufacturing/Distribution
Creative Foam Corporation	600-699	Manufacturing
Consumers Energy	350-399	Utility
Al Serra Automotive	350-399	Automotive
Magna	350-399	Manufacturing
Northgate	200-249	Manufacturing
TMI Climate Solutions	200-249	Manufacturing
HSS Material Management	150-199	Manufacturing
Goyette Mechanical	150-199	Contracting
Niles Industrial Coatings	150-199	Paint
Dee Cramer	150-199	Contracting
Burgaflex	150-199	Manufacturing
Mid-States Bolt and Screw	150-199	Manufacturing
Fernco	150-199	Manufacturing
Hougen Manufacturing	100-149	Manufacturing

## WAGES

Wages in the Flint region are competitive compared to Michigan and U.S. averages.

REPRESENTATIVE OCCUPATIONS AND MEDIAN HOURLY WAGES	EMPLOYED IN FLINT MSA	FLINT, MI	MICHIGAN	UNITED STATES
41-4012 Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	1,370	\$24.40	\$37.45	\$27.47
17-2141 Mechanical Engineers	250	\$36.67	\$41.61	\$40.48
51-2099 Assemblers and Fabricators	170	\$9.69	\$12.14	\$13.73
43-5071 Shipping, Receiving, and Traffic Clerks	510	\$12.67	\$15.18	\$14.99
43-4051 Customer Service Representatives	2,350	\$14.41	\$15.32	\$15.53
51-9061 Inspectors, Testers, Sorters, Samplers, and Weighers	720	\$11.06	\$15.35	\$17.68
43-9061 Office Clerks, General	3,760	\$14.87	\$15.17	\$14.70
49-9071 Maintenance and Repair Workers, General	1,310	\$13.86	\$16.79	\$17.76
51-9198 Helpers—Production Workers	540	\$11.15	\$11.42	\$11.94
53-3032 Heavy and Tractor-Trailer Truck Drivers	1,490	\$17.71	\$19.07	\$19.87
53-7062 Laborers and Freight, Stock, and Material Movers, Hand	1,720	\$12.23	\$12.76	\$12.49

Source: BLS.gov, May 2016, Flint MSA



## EDUCATION

### **K-12**

- Flint & Genesee has more than 20 school districts serving its communities, with over 65,000 students.
- The Flint & Genesee Chamber of Commerce offers free, innovative after-school and summer enrichment programs. This increases the number of students in the career and college pipelines through programs like YouthQuest, TeenQuest and Summer Youth Initiative.

### **Higher Education**

Companies located in Flint have access to prime talent coming out of some of Michigan's top educational institutions. A few of these educational institutions are profiled below. Two of Flint's colleges rank as a "Best in the Midwest" in the Princeton Review rankings.

**University of Michigan - Flint** – Total enrollment for 2015-2016= 8,470

- UM-Flint offers over 100 undergraduate and 18 masters degree programs recognized for their excellence and relevancy. Ranked as one of Princeton Review's Best Colleges in the Midwest (2016).



**Kettering University** – Total enrollment for 2015-2016 = 2,250

- Kettering University is a national leader in experiential STEM education, integrating an intense academic curriculum in science, technology, engineering, mathematics and business with applied professional and cooperative learning experiences.
- Ranked among the top engineering programs in the country (*U.S. News and World Report 'Best Colleges' edition, 2017*) and as one of the Best Colleges in the Midwest (*Princeton Review, 2016*).



**Baker College** – Total enrollment for 2015-2016 = 23,790

- The largest, independent, not-for-profit college in the State of Michigan—and one of the ten largest private colleges in the United States. Flint's campus offers more than 100 career programs.



**Mott Community College** – Total enrollment for 2015-2016 of 12,345

- MCC's programs focus on university transfer, technical learning, as well as workforce and economic development. The college also has a Workforce Development Center in Flint that offers customized training programs to regional employers.



## TAXES

- Sales Tax = 6%
- Individual Income Tax = 4.25%
- Corporate Income Tax = 6.00%
- Michigan's new tax plan reduces and in some cases eliminates business taxes. Corporations pay a flat 6% tax.
- Various sales and property tax exemptions in Michigan help reduce the tax liability for companies
- Manufacturers do not pay personal property tax on eligible property and may, in certain circumstances, be eligible for exemption or reduction of the State Essential Services Assessment for projects that create jobs and/or private investment in Michigan.
- Michigan is ranked by the Tax Foundation as one of the Top 10 states for corporate tax competitiveness!



## INCENTIVES

### *State Incentives:*

- **The Michigan Business Development Program**, a new incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC) provides grants, loans and other economic assistance for highly competitive projects in Michigan that create jobs and/or investments.
- **The Emerging Technologies Fund (ETF)** provides matching grants to support commercialization of federally supported SBIR/STTR projects.
- **Energy Efficiency and Renewable Energy (EERE) Loans**, available to small businesses currently located in Michigan, support energy efficiency upgrades and renewable energy projects.
- **The Michigan Collateral Support Program** supplies cash collateral accounts to commercial lending institutions to supplement the collateral coverage of business borrowers.
- **Taxable Bond Financing** provides small-and medium-sized companies with access to public capital markets normally available only to larger companies.
- **The Freight Economic Development Program, administered by the Michigan Department of Transportation's** Freight Services & Safety Division, provides low interest loans to businesses locating or expanding in Michigan which require rail service, or to entities that assist these businesses.

### *Flint/Genesee County Incentives*

- **Industrial Property Tax Abatement** provides 50% tax abatement on new investment in both real and personal property for up to 12 years.
- **Obsolete Property Rehab** is a tax incentive designed to assist in the redevelopment of older facilities that are contaminated, blighted, or functionally obsolete.
- **Brownfield Tax Increment Financing** is used to reimburse brownfield related costs incurred while redeveloping contaminated, functionally obsolete, blighted or historic properties.

To learn more and for help in applying for any of these incentives, call the Flint & Genesee Chamber of Commerce at (810) 600-1404.



## ACCESS

A centralized Midwestern location and a full range of transportation infrastructure provides Buick City businesses with access to suppliers and customers throughout North America.

### Airports:

- **Bishop International Airport** offers the lowest average air fares in Michigan and is located at the I-75/US23/I-69 interchange in Flint. Allegiant, American Airlines, Delta, Southwest and United provide nonstop flights to eight major U.S. cities with connections to anywhere in the world.
  - The airport has a \$33 million intermodal freight center that is capable of moving 60 million pounds of freight each year.
- **Detroit Metro Airport** is just over an hour's drive away from Flint via US-23 S and I-96 E. AeroMexico, Air Canada, Alaska Airlines, American Airlines, Delta, Frontier, jetBlue, Lufthansa, Royal Jordanian, Southwest, Spirit, United and Virgin Atlantic serve Detroit Metro.
- **Chicago O'Hare Airport** is the sixth busiest airport in the world by passenger traffic, with more runways than any other major international airport. Less than a five-hour drive from Flint, O'Hare features direct service to 208 destinations, including 153 domestic and 55 international destinations.

### Highways:

- The I-69 International Trade Corridor connects to the Canada-US border and runs through Ontario Highway 402 and Ontario Highway 401 to Toronto.
- I-475 connects to I-69 and offers three entrance ramps in less than a mile at Buick City.



### Ports:

- **The Port of Detroit**, located about an hour southeast of the site along the west side of the Detroit River, is the largest water seaport in the state of Michigan. Multiple marine terminals handle general, liquid, and bulk cargo as well as passengers. The Port of Detroit transports such commodities as steel, ore, stone, coal and cement.
- **The Saginaw River Port** is a major receiving port on the Great Lakes, with nearly 2.5 million tons of material shipped and received in 2013. Commodities include coal, limestone, petroleum products, gypsum, salt, cement, food and grains, and fertilizers.

### Rail:

- CSX Railroad operates a yard immediately north of Buick City and provides direct service to the site.
- Canadian National Railroad is located south of the site.

## QUALITY OF LIFE

**Things to do in Flint and Genesee County** – There is something for everyone to do. Examples below.

### ARTS AND CULTURAL OPPORTUNITIES:

- Flint Institute of Arts
- Sloan Museum
- Longway Planetarium
- Flint Symphony Orchestra
- Capitol Theater
- Flint Farmer's Market

### OUTDOOR ACTIVITIES:

- Stepping Stone Falls
- For-Mar Nature Preserve and Arboretum
- 11,000 acres of woods, waters, trails and beaches
- 21 public and private golf courses



## Cost of Living

in Flint the MSA is more than 7% lower than the Michigan average.

7%

*(Sperling's Best Places, 2016)*

**Housing** in the Flint region is 54% less than the U.S. average with a median home cost of **\$86,300**.

54%

*(Sperling's Best Places, 2016)*

There is an **abundance** of housing available, with 13.3% of housing units vacant in the MSA.

13.3%

*(Sperling's Best Places, 2016)*

**Excellent quality healthcare** is

provided by three major healthcare centers offering a complete range of leading edge care.



3 major centers

**Genesys Health System, Hurley Medical Center, and McLaren Flint**

***"Four factors sold us on Flint: the well-trained manufacturing workforce in the city and the region; a location that is central and proximate to many of the companies that we do business with in the automotive sector; the relative cost, which makes it easier for us to compete with foreign markets; and the environmental awakening that America is having right now."***

***– Bob Waun, President/CEO of C3 Venture Flint –***





## BUICK CITY INCUBATOR (planned)

This roomy facility is large enough for two clients on a lease basis. A great option for companies that may not be ready to purchase or construct their own buildings.

A preliminary building layout includes:

- 40,000 sq. ft., with expansion to 60,000 or 80,000 – separated option for two tenants
- 28-foot ceiling
- Loading docks on opposite ends: two recessed, two grade level

## BUICK CITY BUILD SITES

Buick City is the largest brownfield redevelopment site in the State of Michigan. Over 390 acres of former General Motors industrial property are included within site boundary, with 18 potential parcels ranging from 5 to 25 acres. Two land use districts are proposed within the Buick City area: Production Center, and Commerce and Employment, which support heavy and light industry respectively. Lear has recently announced plans to build on a portion of the site.



## UTILITIES

**Water/Sewer** – served by the City of Flint.

- There are approximately 600 miles of sanitary sewers, 350 miles of storm sewers and 600 miles of water mains in the City of Flint.
- The smallest water main located along the perimeter of Buick City is 12 inches.
- Potential development of a raw water line connection from a treatment plan northeast of the site.
- The smallest sanitary sewer located along the perimeter of the site is 10-12 inches.

**Electric & Natural Gas** – served by Consumers Energy

- 319 psig natural gas pressure with up to 1,000 MCFH available
- Low-voltage distribution, up to 5MW
- High-voltage distribution from 5 MW to 100 MW
- Competitive electric and natural gas rates
- Energy efficiency and construction incentives available



***See what's possible for your company's future at Buick City.***

Call the Flint & Genesee Chamber today to learn more about how the Buick City Industrial Center can meet your location and expansion needs. Or visit us online at [flintandgenesee.org](http://flintandgenesee.org)

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**Chamber of Commerce ■ Convention & Visitors Bureau**

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