



# CITY OF FLINT JOBS REPORT 2013-2014

Farmers' Market—Pop Mod Photo

## INTRODUCTION

The last two years saw Flint take significant steps in economic development and job creation. The community adopted its first master plan in over 50 years and many businesses have opened new locations in Flint or expanded existing operations.

From 2013 through 2014 the City, along with key partners the Flint & Genesee Chamber of Commerce and the Michigan Economic Development Corporation, engaged 42 projects which created or retained nearly 2,000 jobs, including over 1,000 permanent positions. These companies or institutions also poured in \$1.2 billion in capital investments into Flint. These projects cover a wide spectrum of business types such as a small coffee shop, a new industrial facility in Buick City, an extension of Michigan State University, and new medical facilities.

This range is very encouraging, as the Master Plan recognizes diversifying Flint's economic base as a primary objective in its

Economic Development & Education Plan. The size of these successful projects also varies from shops run by one to two people, to multi-million dollar complexes employing over 100 workers, demonstrating that there is opportunity in Flint for everyone from the start-up entrepreneur to Fortune 500 companies.

This report is intended as an overview of the economic development success of 2013-2014. It includes projects listed by year, overall jobs and investment figures, highlights of specific projects, and a map showing the project locations. While City staff has strived to be as accurate as possible, the data in this report sometimes contains estimates and rounded numbers.

This is an exciting time to build something new in Flint. We look forward to working with residents and businesses to keep this momentum going through 2015 and beyond!

## PROJECT HIGHLIGHTS

### Flint Farmers' Market

The Farmers' Market returned to the downtown in 2014 after 74 years on East Boulevard. The Market opened last June as part of an over \$30 million project by Uptown of former Flint Journal facilities, that also includes Michigan State University's College of Human Medicine. Along with the capital investment, the Market retained 75 jobs while adding five new jobs and MSU created 86 new jobs. The Market and Uptown also worked with the Michigan Economic Development Corporation and received a \$75,000 grant for a commercial kitchen and small business incubator from the Michigan Department of agriculture and rural development.

The move has turned into a resounding success in the community, with the Market drawing crowds even in the chill of winter and it was just announced that Hurley Pediatrics will be relocated to the Market's second floor.

### General Motors Paint Shop

General Motors broke ground in 2014 on a \$600 million paint shop at the Flint Assembly plant. The 596,000-square-foot facility was one of Michigan's largest investment projects in 2014 and will be only the third facility in North America to use a more environmentally friendly wet-coat process. The Flint & Genesee Chamber of Commerce helped General Motors and main contractor Gallagher-Kaiser hold a supplier showcase in Flint last August in order to introduce local companies to contracting opportunities within this project.

The paint shop is expected to support around 150 permanent jobs once complete and is employing hundreds of construction workers during the building process. This project is the latest of General Motors' investments in its North American facilities.

## PROJECT LIST

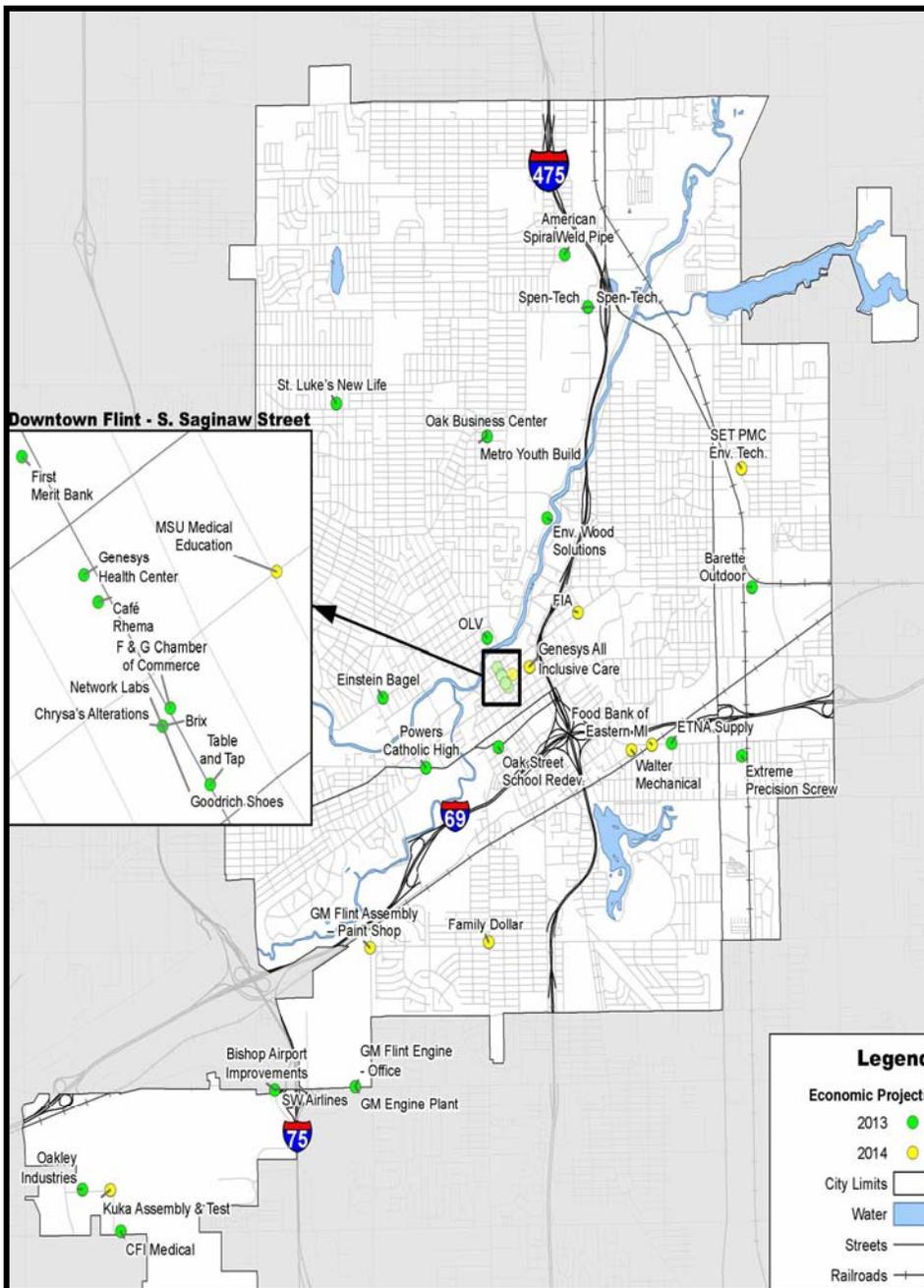
### 2014 Projects

No.	Project/Company
1	Farmer's Market/MSU Complex
2	General Motors Flint Paint Shop
3	Kuka Assembly and Test
4	Spen-Tech
5	SET PMC Environmental Technologies
6	Flint Institute of Arts
7	Aframes Eyewear
8	General Motors Engine Plant
9	Family Dollar
10	Genesys All Inclusive Care
11	Food Bank of Eastern Michigan
12	Walter Mechanical

### 2013 Projects

No.	Project/Company
1	First Merit Bank
2	Genesys Health Center
3	Powers Catholic High School
4	Spen-Tech
5	American SpiralWeld Pipe
6	Barette Outdoors
7	Southwest Airlines
8	St. Luke's New Life
9	CFI Medical
10	Environmental Wood Solutions
11	Table and Tap
12	Einstein Bagel
13	OLV Investment Group

# PROJECT MAP



## 2013 Projects

- No. Project/Company
14. Flint & Genese Chamber of Commerce
  15. Metro YouthBuild
  16. Oakley Industries
  17. Café Rhema
  18. ETNA Supply
  19. Kiva
  20. Oak Business Center
  21. Extreme Precision Screw
  22. Nick's Consignment Emporium
  23. Brix
  24. Oak Street School Redevelopment
  25. Goodrich Shoes
  26. Network Labs
  27. Chrysa's Alterations
  28. Bishop Airport Runway Improvements
  29. Karegnondi Water Authority Pipeline
  30. General Motors Flint Engine—Office

*Some projects not mapped.*

## CITYWIDE SUCCESS

One of the most encouraging trends in Flint's economic growth during 2013 and 2014 was the geographic spread of the projects. From the north, where American Spiral-Weld opened the first major facility in years in Buick City, to the south where General Motors and Kuka Assembly built state-of-the-art facilities, development was not

limited to a singular point in the city.

This reflects efforts by the City and its partners to utilize assets all over Flint, including its industrial space, excellent logistics network, and its burgeoning core Innovation District.

## PROJECT HIGHLIGHTS CONT.

### American SpiralWeld Pipe

In 2014 American SpiralWeld opened a \$7,000,000 facility, becoming the first major investment in Buick City since 1999. American SpiralWeld started working with the Chamber and RACER Trust to come to Flint once the Karegnondi Water Authority officially opened bids on its pipe manufacturing. The City and State also helped SpiralWeld by securing a grant from the Michigan Department of Transportation to improve Stewart Avenue to the south of the site.

In addition to producing pipe for the KWA, SpiralWeld sees the 183,000 square-foot plant as crucial for expanding its market in the Midwest, Northeast and Canada. Operation started in 2014 and hopes to increase its workforce to as many as 60 people. This project shows there is still great value in the reuse of our former industrial sites,

### Oak Business Center

In late 2012, the City's Economic Development Corporation (EDC) knew that its Oak Business Center facility needed upgrades to fulfill its mission as a business support center and incubator. One of Flint's key partners, Metro Community Development (MCD) worked with the EDC to formulate an innovative solution.

MCD would base their YouthBuild program out of Oak Business Center and program members and instructors would undertake the renovation and maintenance of the building in exchange for rent. YouthBuild provides education and employment opportunities to disadvantaged youth. Throughout 2013 and 2014, YouthBuild used the renovations as hands-on construction training in fixing items in 19 units, making them available for rent.

Today the Oak Business Center is also home to strong businesses such as Premier Powder Coating and W.T. Stevens Construction. The Oak Business Center contains office and industrial units to rent and also consulting, small business financing, use of office equipment, and other services to Flint entrepreneurs.

## NEIGHBORHOOD INVESTMENTS

### Oak Street Senior Apartments

This \$5 million project by Communities First Inc. is an adaptive reuse of the old Oak School building in the Grand Traverse Historic District, which was originally built in 1898. The facility provides 24 affordable apartments, six of which are barrier free, for residents 62-years-old and over with low-income. The City and the federal Department of Housing and Urban Development were instrumental in facilitating the project and securing the funding to bring it to fruition. The Land Bank also played a key role by providing the building to Communities First in 2013.

This project is also a great step towards addressing critical housing needs in the city. It helps diversify Flint's housing stock, promotes housing equity for seniors, and helps stabilize a neighborhood by taking advantage of an existing asset; all objectives in the City's Master Plan.

### Hardest Hit Demolitions

Blight is one of the most pressing issues facing Flint and is often cited as one of the biggest detractors to economic development. More than 5,400 structures in Flint need demolition and over 400 of those are commercial buildings. The Genesee County Land Bank Authority (GCLBA) is one of the City's key partners in eliminating blight. In 2013, the GCLBA received over \$20 million in Hardest Hit funds (HHF) from the Michigan State Housing Development Authority (MSHDA) for demolition, and an additional \$2.6 specifically to address properties in the historic Civic Park neighborhood.

So far the Land Bank has demolished over 1,300 buildings through the Hardest Hit funds, with another 350 demolitions in progress. These demolitions mean community jobs as the GCLBA awarded eight local contractors over \$8 million in HHF. They also clear the way for future development and make the community safer and more attractive not only for current residents, but also for businesses and entrepreneurs looking to open shop in Flint.