

The Mount Pleasant SmartZone District



**SMART
ZONE**

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WELCOME TO MT. PLEASANT!



Manufacturers Meet Here

Welcome to Mt. Pleasant! Our community is centrally located in Michigan's Lower Peninsula and home to top-tier manufacturing companies.

Manufacturers meet and work here because of the top talent available to them thanks to educational institutions in the area like Central Michigan University and Mid Michigan College. Mt. Pleasant also is known for providing a great work-life balance and is a great place for talented employees to work, live and play.

The Mount Pleasant SmartZone

The Mount Pleasant SmartZone is a unique location where technology experts, entrepreneurs, researchers and others come together. Commercial, manufacturing and technology-oriented businesses located in the SmartZone have access to the resources of Central Michigan University and services of the Central Michigan University Research Corporation.

SAY HELLO TO OUR SMARTZONE



A message from Jim McBryde, President and CEO of Middle Michigan Development Corporation

Welcome to Central Michigan! The Mount Pleasant SmartZone District is a fabulous location for business and we hope you will find this brochure helpful as you consider locating or expanding your company here in the center of the state. We at Middle Michigan Development Corporation are looking forward to working with you and answering any questions you might have. We work very closely with the State of Michigan and the City of Mt. Pleasant to make sure your company receives all the assistance you need to be successful. Please let me know what we can do for you!



A message from Erin Strang, President and CEO of CMURC

As a professional coworking space with accelerator programs, CMURC is headquartered in the center of the Mount Pleasant SmartZone. Entrepreneurs, professionals, and corporations can leverage the relationships between local, regional and statewide partners to accelerate businesses. Being a part of the SmartZone provides access to resources of Central Michigan University and services of CMURC. Make it happen in the Mount Pleasant SmartZone!

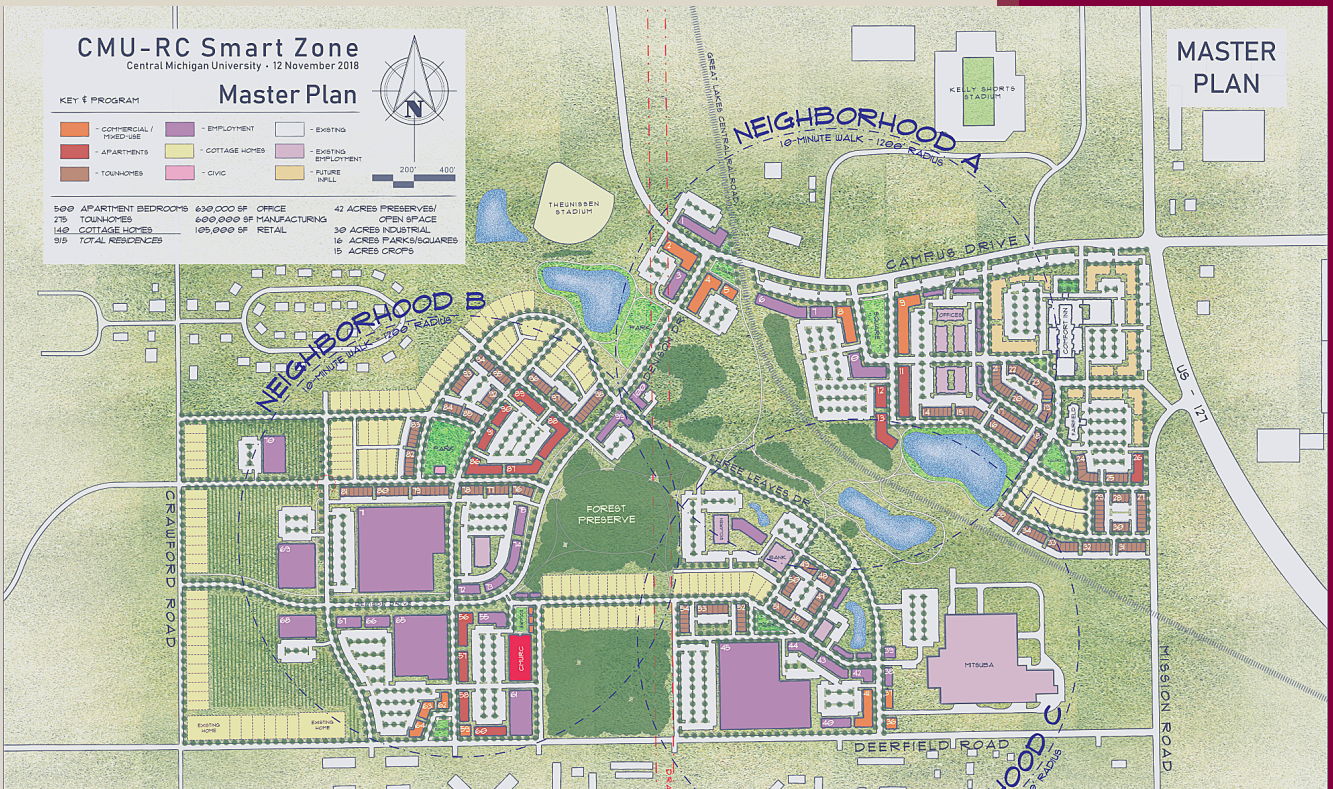


photo credit: Gibbs Planning

CONCEPTUAL DESIGN PLAN

The Proposed 300-acre Mount Pleasant SmartZone District Conceptual Design Plan presents a vision for a mixed-use, walkable and innovative collection of three neighborhoods to promote collaboration between the university, industry, research and the community.

Prepared by Gibbs Planning Group.



AERIAL VIEW



PROJECT OPPORTUNITY

Desired focus of development:

Automotive Parts Manufacturing

Research and Development

Computer Systems Design and Related Services

Administrative Management and General Management

Consulting Services

Desirable NAICS Codes: 541712 441310 54151 541611

Community Vision:

The SmartZone District located just south of Central Michigan University's main campus is an ideal location for a diverse mix of future development. Leveraging the talent and resources of the University, the Mount Pleasant SmartZone District serves as a fantastic investment opportunity in the heart of Central Michigan with a wide variety of commercial and industrial opportunity.

Community Support:

Middle Michigan Development Corporation, Central Michigan University Research Corporation, Central Michigan University and the City of Mt. Pleasant are in full support of future site development.



SITE DETAILS

SITE DETAILS

| | |
|--|---|
| Address | 2625 Denison Dr. Mt. Pleasant, MI 48858 |
| Current owner/total number of owners | Central Michigan University/1 |
| Immediate availability of site? | YES |
| Sales price | Land Lease |
| Total size of site/property | 300 acres |
| Additional adjacent land for future expansion? | YES |
| Identify surrounding contiguous land uses | University, Farmland, Residential, Hotels, Restaurant |

GEOLOGICAL AND TOPOGRAPHIC CONDITIONS

| | |
|---|--------------------------------|
| Are there any existing structures on the site? | YES |
| If yes, how many structures? | 11 |
| Describe the structures: | Industrial, Commercial, Office |
| Has the site been graded? | NO |
| Has the site been cleared? | NO |
| Does the site have any wetlands or streams? | YES |
| Has the soil clay layers? | YES |
| Is any portion of the site in a 100-year flood plain? | ZONE X |
| Is any portion of the site in a 500-year flood plain? | ZONE X |
| Archaeological findings on site or close proximity? | NO |
| In which seismic zone is the site located? | 0 |
| In which hurricane zone is the site located? | N/A |
| What is the wind load zone for the site? | Exposure Classification C |
| Rocky ground? | NO |

SITE DETAILS

PERMITS

| | |
|---|------------------------------------|
| Identify the site's current zoning: | SD-U; SD-RC |
| Existing environmental audit? | NO |
| Lead time for environmental permitting | Subject to MDEQ requirements |
| Lead time for archaeological permitting | Subject to State SHPO requirements |
| Lead time for air permitting | Subject to MDEQ requirements |

SITE RESTRICTIONS

| | |
|--|--|
| Building height restrictions | YES (75 feet, 4 stories) |
| Has the site been contaminated or polluted in the past or still is? | NO |
| Outside storage allowed? | NO |
| Encumbrances associated with the site? | YES |
| If yes, please specify: | CART Covenants |
| High voltage power lines | All utilities for the park are underground except for above ground utility cables that run through the park along the Great Lakes Central Railroad |
| How far is the next fire station located from the site? | 1.5 miles |
| Traffic restriction to site (truck load, night time, road width, etc.) | No restrictions |

UTILITY INFORMATION

Electricity

| | |
|--|--|
| What utility company supplies electricity to the site? | Consumers Energy |
| Who is the contact for the company? | Michelle Eaton, Economic Development Manager, (810) 760-3497 michele.eaton@cmsenergy.com |
| Is electrical available on site? | YES |

SITE DETAILS

UTILITY INFORMATION

If present on site, what lines are available?

There is low voltage distribution throughout the park. Two (2) separate 46kV lines are located along the railroad corridor.

If not on site, approximately how far away?

138kV system is located approximately 2 miles away

What is the current capacity of the utility provider?

For Consumers Energy to provide a comprehensive rate comparison, information regarding load factor, power factor, hours of operation and estimated annual kWh usage would be needed.

What is the cost of electricity?

Determined based on usage; expedited upon request.

Water

What utility company supplies water to the site?

City of Mt. Pleasant

Who is the contact for the company?

Jamie Hockemeyer, Water Superintendent; (989) 779-5430; water@mt-pleasant.org

Is infrastructure available on site?

YES

If not on site, approximately how far away?

N/A

What is the diameter of the water main?

12"

What is the capacity of the water station?

Current average: 2 MGD
design capacity: 8.24 MGD

What is the cost of water?

\$2.42/1000 gallons plus
readiness to serve monthly rate
between \$11.09 - \$3032.24

Sewer

What utility company supplies sewer to the site?

City of Mt. Pleasant

Who is the contact for the company?

Tim Middleton, Superintendent;
(989) 779-5450 ext. 5451
wastewater@mt-pleasant.org

Is sewer infrastructure available on site?

YES; in the ROW, along roadway

What is the diameter of the sewer main?

8"

SITE DETAILS

UTILITY INFORMATION

What is the available capacity of the waste water station?

Current average - 2.27 MGD;
design capacity is 4.14 MGD

What is the cost of wastewater?

\$2.52/1000 gallons plus
readiness to serve monthly
rate between \$7.25-\$1992.38

Natural Gas

What utility company supplies gas to the site?

DTE Energy

Who is the contact for the company?

Jacqueline C. Young,
Economic Development
(313) 235-8965
jacqueline.young@dteenergy.
com

Is gas infrastructure available on site?

YES

If not on site, approximately how far away?

N/A

What is the diameter of the gas main?

3" gas main on Dension Dr.

What is the capacity of the supplier?

Adequate to supply a building
with gas demand of at least
12,000 Ccf @ delivery pressure
of 1/4 - 1.0 psig

What PSI is the natural gas at the site?

1/4 - 1.0 psig

What is the cost of natural gas?

\$0.58858 per Ccf (April 2019);
Gas cost recovery factor (gas
commodity cost) is \$0.2860 Ccf

Fire insurance rating for the site?

Based on building type and
State of Michigan building
code requirements

LOCATION DEVELOPMENT RESTRICTIONS

Foreign Trade Zone available for site?

YES

Opportunity zone/special economic zone?

Opportunity Zone nearby,
in City of Mt. Pleasant

Other special economic development zone designation?

SmartZone (SM)

What IBC code regulates construction on this site?

2015 International Building
Code with State
Amendments

Maximum impervious cover limits?

YES (35%)

SITE DETAILS

| | |
|--|--|
| Minimum parking requirements? | YES (1 per 1.2 employees per CART covenants) |
| Are tornado shelters common in the area? | NO |
| Rainfall intensity of the area | Average annual rainfall: 33" |
| Highway | YES: US-127, M-20 |
| Railroad | YES |
| What railroad companies serve the area? | Great Lakes Central Railroad |
| Is there a rail spur to this site? | Not currently |
| Airport (international) | MBS International Airport 9200 Garfield Rd. Freeland, MI 48623 40 miles |
| Airport (national) | Mt. Pleasant Municipal Airport 5453 E. Airport Rd. Mt. Pleasant, MI 48858 5 miles |
| Container port No. 1 | Bay City (East): 50 miles |
| Container port No. 2 | Detroit (South): 160 miles |
| Container port No. 3 | Muskegon (West): 100 miles |
| DEMOGRAPHICS | |
| Number of inhabitants within 25 miles? | 89,958 |
| Number of inhabitants within 50 miles? | 285,665 |
| City of 100,000+ population | Lansing (South): 75 miles Grand Rapids (West): 85 miles |
| Nearest residential neighborhood | Wood Meadows Subdivision Bilbrael Drive Southgate Subdivision Concourse Drive |
| Nearest kindergarten | Vowles Elementary School 1560 South Watson Mt. Pleasant, MI 48858 |
| International schools | NO |

SITE DETAILS

High/vocational schools within 10 miles

Mt. Pleasant High School/
Gratiot-Isabella Technical
Education Center; Shepherd
High School; FlexTech High
School

Technical schools within a 30-mile radius

CMU College of Medicine
Morey Technical Center

Technical schools within a 60-mile radius

Delta College: 40 miles;
Montcalm Community
College: 40 miles; Ferris
State University (Dental,
Optometry, Law Enforcement,
Building Trades): 45 miles

Community Colleges within a 30-mile radius

Mid Michigan College

Community Colleges within a 60-mile radius

Delta College: 40 miles;
Montcalm Community
College: 40 miles

Four-year schools/universities within a 30-mile

Central Michigan University,
adjacent

Four-year schools/universities within a 60-mile

Central Michigan University,
adjacent; Ferris State
University: 45 miles

Three-star+ hotel

Courtyard by Marriott Mt.
Pleasant at CMU; Soaring
Eagle Waterpark & Hotel;
Soaring Eagle Casino &
Resort

Full-service shopping facilities/grocery stores

Meijer, Ric's Food Center,
Walmart, Aldi, Target, Green
Tree Cooperative Grocery

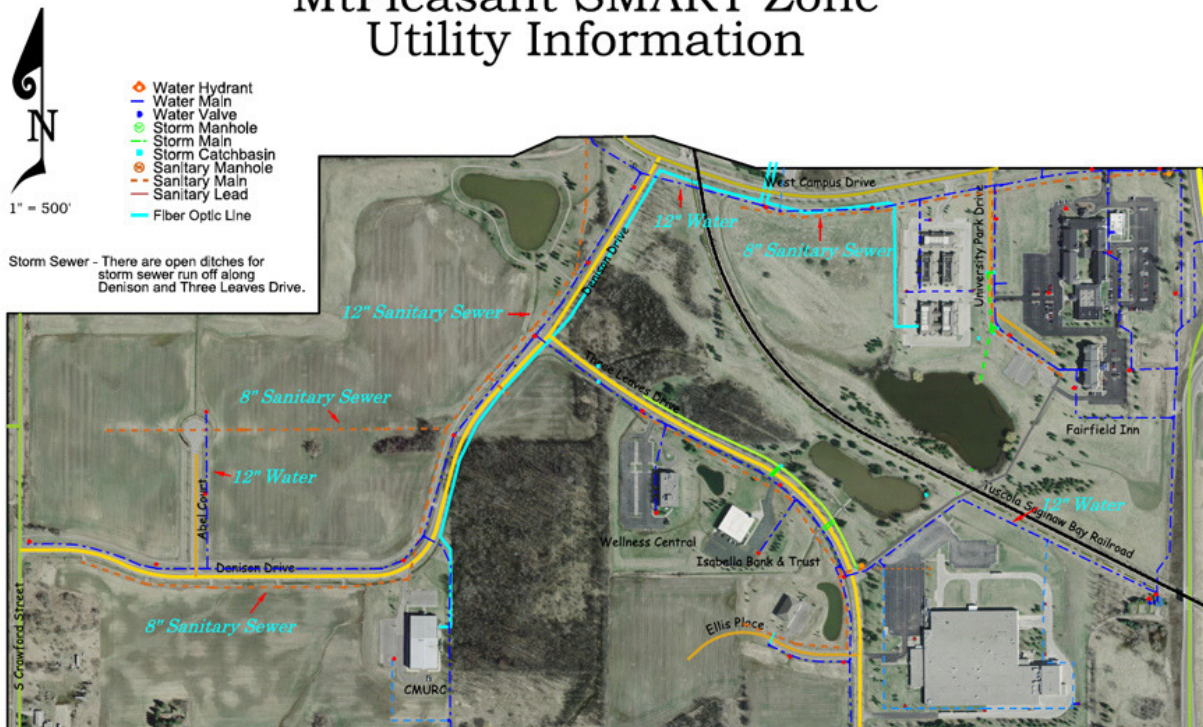
Restaurants

Mountain Town Station,
Camille's Prime,
The Brass Cafe, Midori Sushi,
Hunter's Ale House, Summit
BBQ, Olive Garden, Red
Lobster, Texas Roadhouse,
and many others

Full-service hospital

McLaren Central Michigan,
1221 South Dr., Mt. Pleasant,
MI, 48858

MtPleasant SMART Zone Utility Information



UTILITY MAP

Middle Michigan Development Corporation and the Central Michigan University Research Corporation are currently working with the Michigan Economic Development Corporation to complete fiber-optic broadband connectivity throughout the entire park. The project is expected to be completed by 2020.

BUSINESS EXPANSIONS ON THE RISE

American Mitsuba Receives a Business Development Grant

With MMDC's assistance, American Mitsuba Corporation (AMC) received a \$360,000 Business Development Grant from the MEDC to ensure their business expansion would take place here rather than at their Bardstown, Kentucky location. The City of Mt. Pleasant also approved an Industrial Property Tax Abatement in September 2018 as part of this incentive package. As a result, AMC is planning to add up to 45 new jobs and \$13 million in new investment to their Mt. Pleasant facility.

"Without MMDC, our expansion may have occurred at our Kentucky plant, not here in Mt. Pleasant," says David Stevens, Senior Vice President of American Mitsuba Operations. "Jim McBryde was able to not only get our request for a Business Development Grant on MEDC's radar, but also was able to leverage his relationships in Lansing to get support for this project. I understand this is one of the few times in MEDC history that an initial no to a Business Development Grant was turned around to a yes. This couldn't have happened without Middle Michigan Development Corporation's direct involvement."

"Jim McBryde and the entire MMDC team have shown that they are dedicated to ensuring all businesses in Clare and Isabella County have access to funding and opportunity often only larger communities receive," David Kurtycz, MEDC's Business Project Manager shared. "Because of Jim's tenacity, American Mitsuba received a Business Development Grant that will truly benefit the community they are located in."

This is the first ever MEDC business Development grant that has been received by a company in Clare or Isabella county. We are willing to work just as hard for your company to ensure your success in the Mount Pleasant SmartZone District.



Pictured from Left to Right: David Stevens, American Mitsuba Corporation Senior Vice President; Jeff Jaques, American Mitsuba Corporation Plant Manager; President Kimura, CEO/COO of American Mitsuba Corporation; James McBryde, President and CEO of MMDC; Will Joseph, Mayor of Mt. Pleasant.



WE ARE READY TO HOST YOU!

Our team is available to assist you.

MMDC has hosted a number of site consultant visits in collaboration with the Michigan Economic Development Corporation (MEDC) and the Great Lakes Bay Region. We recently hosted Paige Webster, President of Webster Global Site Selectors, and Rick Kleban, President of Sycamore Growth Group, on two separate visits. In both cases, we focused on the Mount Pleasant SmartZone District and included a round table discussion with area business, community and university leaders in addition to providing a full tour of the park.

Consider yourself invited! We would be most pleased to provide you with a similar tour of the Mount Pleasant SmartZone District. We love hosting site consultant visits and are ready to answer your questions and assist you in making an individualized site consultant tour possible. Please feel free to contact our office at:

Middle Michigan Development Corporation
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Mount Pleasant, MI 48858
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(989) 824-0645 (mobile)



—— MIDDLE MICHIGAN ——
DEVELOPMENT CORPORATION

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