

**THE FREMONT
ECONOMIC DEVELOPMENT CORPORATION**

MAJOR ACTIVITIES SINCE 1993 INCEPTION

- ò Authored several successful grant applications for MI Economic Development Corporation (MEDC) (former MI Jobs Commission) funding, totaling more than \$ 4.73 million. The grants are being used to upgrade and expand the Gerber Products Company Wastewater Treatment Plant (WWTP) located on Luce Avenue and to replace the wastewater forcemain running from the Gerber production plant to the wastewater facility. The construction of the new WWTP aeration chamber and the forcemain are complete. Installation of the irrigation system improvements is underway and will be completed by the fall of 2000. The grants resulted in the retention of 105 jobs (the second shift) at the Gerber plant and the creation of 113 new jobs at the plant. Gerber has expended over \$38.4 million in private funds as a match toward the grant funding. Gerber has since closed its Asheville, North Carolina plant, leaving only Fremont and Ft. Smith, Arkansas in the U.S.
- ò Coordinated the successful application of Gerber for a Michigan Economic Growth Authority (MEGA) tax credit worth approximately \$ 6.5 million to the company over the next 20 years.
- ò Wrote several successful grant applications totaling nearly \$400,000 for employee training assistance at the Gerber production facility.
- ò Participated with the City in discussions with Gerber regarding the reduction in the taxable value of their real property (land and buildings) that resulted in an out-of-court negotiated settlement with Gerber worth approximately \$9 million in property tax reductions over the next 20 years. Gerber agreed to a three-year payment-in-lieu-of-taxes (PILOT) to lessen the immediate tax receipt losses to local taxing units.
- ò Assisted the City with the settlement of Gerber's personal property valuation appeal.
- ò Assisted the City with the completion of the expansion of the Fremont Industrial Park (FIP.) The additional 117 acres brings the park to a total of 148 acres. The park was dedicated in December 1996.
- ò Prepared the necessary application to have the Industrial Park approved by the State as a Certified Industrial Park. EDC staff coordinated the certification site visit, with the Governor approving the three-year re-certification in July 1998. Subsequently re-certified in 2001.
- ò Assisted the City with the development of the original marketing materials for the Industrial Park, including the original production and subsequent updating of a marketing video entitled "Fremont: Feel the Difference." Marketing materials also included the Industrial Park tri-fold brochure and financial participation in two updates of the Chamber's community brochure. Distributed the video and printed marketing materials to major economic development players, including realtors, banks, industrial brokers, prospective clients, MEDC, etc.
- ò Assisted the City in selecting three industrial brokerage firms, Grubb & Ellis-Paramount of Grand Rapids, Investment Property Associates, Inc. (IPA) of Grand Haven and S.J. Wisinski & Co. of Grand Rapids, to help market and bring potential buyers to the City Industrial Park.

- ò Working collaboratively with City on several industrial prospects regarding financing, grant availability, State and local incentives, etc. Has represented the City when City staff was unavailable to meet with clients and IPA.
- ò Assisted with the 1997 sale of the former Sundor Brands industrial complex, located at Oak and Connie Streets, to Dura Automotive Systems, Inc. The White Cloud and Spring Lake manufacturing and Grand Haven engineering facilities were merged into the Fremont facility. Production from other Dura facilities, both in and out of state, has also been transferred to the Fremont plant. To date, nearly 660 jobs have been created, with plans to further increase employment over the next year.
- ò Facilitated the purchase, development and construction of a 31,000-sq. ft. building on two lots in the Industrial Park by Show and Tell Demonstration Services, Inc. and CNC National Enterprises, Inc. The two businesses currently have a combined 25 full-time employees.
- ò Facilitated the purchase, development and construction of a 20,000-sq. ft. building on three lots in the Industrial Park for Flor-Dri Supply Company, Inc., resulting in the creation to-date of 6 new jobs.
- ò Facilitated the purchase of one lot in the Industrial Park by William Osterink, who constructed a 7,200-sq. ft. speculative building for lease by small and/or start-up industries. Two additional spec buildings are planned for the same lot as needs warrant. The entire lot and building have since been sold to a new stripping and painting industry, with a parent corporation in Detroit, that is moving to Fremont. Mr. Osterink has since purchased an additional lot to repeat the concept. Construction is underway on the new building.
- ò Facilitated the purchase of one lot in the Industrial Park by Lakeshore Signs, Inc. of Montague. Construction is complete on a 5,000-sq. ft. building with a projected employment of 2-3 persons within the next year.
- ò Facilitated the purchase of one lot in the Industrial Park by HB Technical and Packaging, Inc. that is relocating from its current location on N. Stone Road. Clearing of the lot is complete. Plans are to construct a 10,000-sq. ft. building with a total projected employment of 12 persons within the next two years.
- ò Facilitated the purchase of one lot in the Industrial Park by Industrial Drive, L.L.C. Construction is nearly complete on a 10,000-sq. ft. building to be leased to Shoreline Container Corporation, a supplier to Dura Automotive, with a projected initial employment of 12 persons
- ò **Adding together the Gerber, Dura and Industrial Park jobs, the Fremont EDC has, since its inception, assisted in the retention of 105 and the creation of approximately 880 new manufacturing jobs.**
- ò Will be playing a more intensive role in the review of site plans for the development of individual industries in the Industrial Park. The EDC will develop and apply some basic architectural design review guidelines on each physical development to ensure the use of quality construction materials that help meet the goals of the Park and obtain consistency and compatibility with existing development.
- ò Will be assisting the City with the design for the entryway into the Park, including signage, landscaping, fencing, decorative trees, etc.
- ò Coordinated visitations of 600 Fremont area businesses during 1993, '94 and '95. Two-person teams, made up of members and staff of the Fremont Chamber of

Commerce, City of Fremont and the EDC, visited each business and reviewed questions and concerns of the business owners. The responses were used to address issues within the business community.

- ò Participating in the current Chamber of Commerce Business Visitation Program, looking to complete interviews with approximately 50 businesses in the spring/summer of 2000.
- ò Continue to host, with the help of the Chamber and City, joint quarterly meetings of the City Council, Chamber and EDC Boards and key staff. The following regularly attend the meetings: MEDC, State Legislators, Congressman, MI Unemployment Agency, MI Works! West Central, Fremont-area County Commissioners, the Economic Development and Training program of the Newaygo County Intermediate School District and the newly-created nonprofit Newaygo County Economic Development Office, Inc. (NCEDO.)
- ò Assisted with the establishment of the nonprofit NCEDO organization by writing a successful grant application to The Fremont Area Foundation and securing five-year financial commitments from Newaygo County and its four cities.