



Case Study:

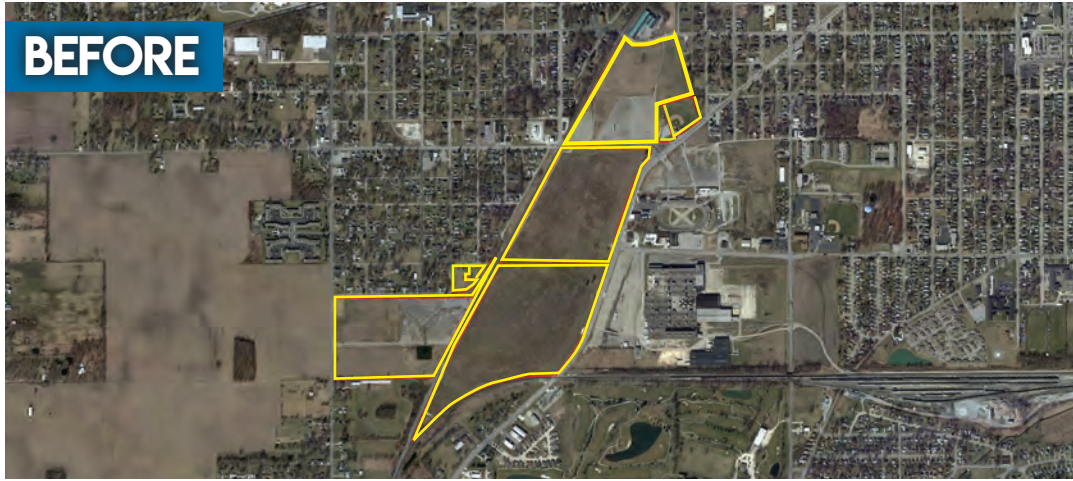
DELPHI I PLANT

2915 MARTIN LUTHER KING JR. BOULEVARD, ANDERSON, IN 46016

FACTS

Site ID: 13200
 Acres: 34.407
 SF at Time of Sale: N/A (vacant land)
 FMV: \$172,936
 Congressional District: IN-05
 Date Sold: April 1, 2015
 Buyer: McC Properties #101, LLC
 End-User(s): Sirmax North America
 New Use: New 140K SF plastic compound and resin manufacturing facility
 Jobs Pledged: 1,000
 Jobs Actual: 25
 Investment Pledged: \$25MM
 Investment Actual: \$25.6MM
 Est. New Tax Base: \$20.31MM
 Lead Agency: IDEM
 Regulatory Programs: RCRA Corrective Action
 Remedial Activities: IDEM-approved refined human health risk assessment has been completed; continue to perform soil and groundwater tests; NFA issued for area sold to McC Properties
 Est. Cleanup Cost: \$2,811,565

BEFORE



AFTER



THE CHALLENGE:

The site saw manufacturing activity as early as 1906. GM began operations at the site in 1929, and had eight plants running at full capacity. GM used it primarily to manufacture light and lamping systems. Operations included plating, a foundry, component manufacturing, iron powder production, iron casting, wastewater treatment, research and development. Demolition and slab removal for the 3 million-square-foot Main Guide Plant and other buildings was completed in August 2009. Tests of soil and groundwater indicated elevated levels of chlorinated volatile organic compounds (VOCs). RACER continues to work with Indiana Department of Environmental Management to implement and manage a cleanup plan that is protective of human health and the environment and consistent with IDEM cleanup standards. The surrounding area consists of industrial, commercial and residential properties.

THE OUTCOME:

The city of Anderson was actively engaged in marketing the Property on its own and is responsible for the lead that RACER converted into a sale of this portion of the Property. RACER came to terms with an Indianapolis-based buyer and developer who purchased the Property for construction of a 140,000-square-foot manufacturing facility for an Italian maker of plastic compounds for automotive and appliance customers, the company's first North American operations. The company, Sirmax North America, Inc., has since expanded its operations in Anderson. The city of Anderson and state of Indiana proved to be important partners in attracting Sirmax, with the city providing \$4.1 million in incentives and the state providing \$600,000 for a rail spur. Vice President Mike Pence, then governor of Indiana, was on hand when the sale to Sirmax was announced. Since the announcement, several other businesses with overseas headquarters have announced or launched operations in Anderson, bringing needed manufacturing jobs back to the community.



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