RACER TRUST PROPERTY AVAILABLE



Prime industrial land for sale in **Van Buren Township, MI**

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Property Summary

Van Buren Industrial Land
Denton & Ecorse Roads
Van Buren Township, MI 48111

This densely wooded 75.69-acre vacant parcel sits just north of the Willow Run airport, and is zoned industrial. The property had previously housed a warehouse and a commercial building used as a United Auto Workers Hall.

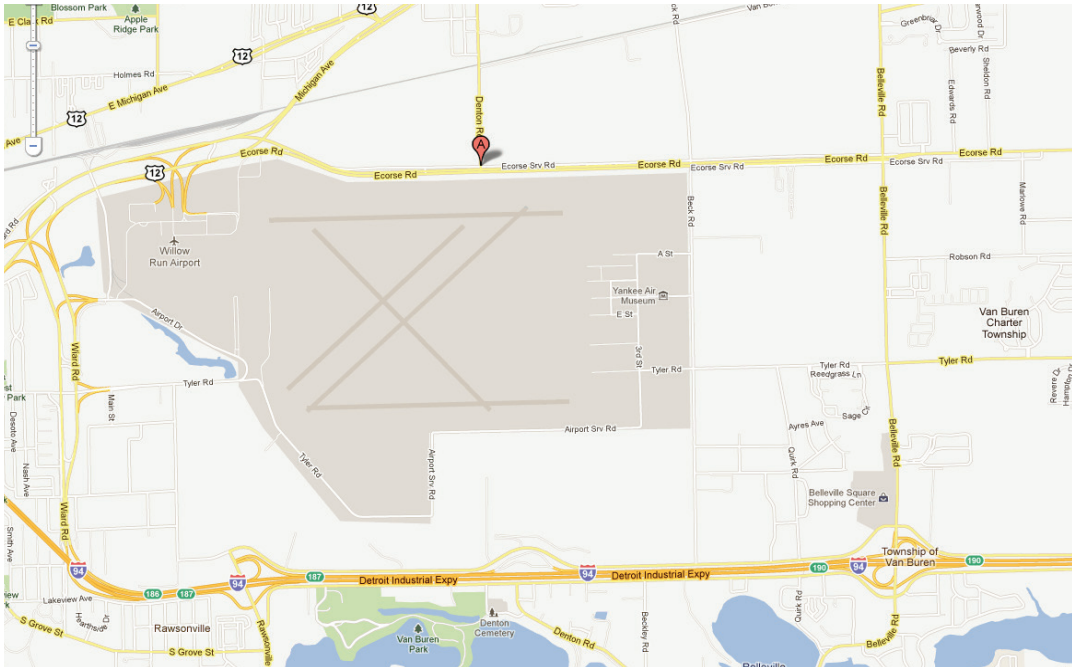


County:	Wayne
Land Area:	75.69 acres
General Description:	Vacant parcel, densely wooded in most areas
Zoning:	Zoning details can be found in the Property Details pages.
Tax Parcel Number:	83-024-99-0006-703
RACER Site ID:	10060

More information about this property may be reviewed on RACER's website at www.racertrust.org/Properties/PropertyDetail/VB_Indus_10060.

Property Location

Van Buren Industrial Land
Denton & Ecorse Roads
Van Buren Township, MI 48111





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*__Disclaimer:__ *Property boundaries presented on this map are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes. RACER makes no representations as to the accuracy of the maps, aerial photographs, or boundary depictions contained herein.*

Property Assets

- 75.69-acre vacant parcel with mostly densely wooded areas
- Located near a busy intersection close to Willow Run Airport used primarily for freight handling
- Size is suitable for future development requiring Class “A” roads



Property Details

Overview	
Location	Denton & Ecorse Roads, Van Buren Township, MI 48111
Zoning/Tax ID Number(s):	M-2, General Industrial: 83-024-99-0006-703
Total Land Area of Property (Acres)	75.69
Taxable Value	$215,500
Total Annual Property Taxes	$16,603 (2023)
Shape	Irregular
Road Access	Adequate
Number of Structures at Property	0
Electricity	Available Near Site; Provided by DTE Energy
Regional Transmission Organization (RTO)	https://www.misoenergy.org
Public Utilities Commission (PUC)	https://www.michigan.gov/mpsc
Sanitary Sewer	15” sanitary sewer main on Ecorse Road
Water	12” water main on Ecorse Road and 12” water main on Denton Road
Natural Gas	Available Near Site; Provided by DTE Energy
Sulfur Dioxide (2010)	Nonattainment Area
Particulate Matter 2.5 (2006)	Maintenance Area
Lead (2008)	Attainment Area

Property Details (continued)

Carbon Monoxide	Maintenance Area
8-Hour Ozone (2008)	Attainment Area
Nitrogen Dioxide	Attainment Area
Particulate Matter 10	Attainment Area
Vehicle Parking (Number of Spaces)	None
Owner(s)/Use(s) Prior to GM	The Property was cultivated for agricultural use as early as 1940 to at least 1964. Residential structures were located on the Property between 1935 and 2003.
Previous Operations by GM	Some commercial structures were constructed on the Property, including a structure used as a United Auto Workers Hall in 1962, and a structure associated with a former GM warehouse in 1972. These have both been removed.
Wastewater Management System	None
Rail Service	Norfolk Southern Corporation
Name and Proximity to Nearest Interstate Highway(s)	Route 12 (1 mile); I-94 (approximately 6 miles)
Name and Proximity to Nearest Commercial Airport(s)	Detroit Metropolitan Airport (approximately 13 miles)
Name and Proximity to Nearest Commercial Seaport(s)	Port of Detroit (approximately 35 miles)

Opportunity Zone

Van Buren Industrial Land was designated an Opportunity Zone under the Tax Cuts and Jobs Act of 2017. Opportunity Zones provide substantial incentives to spur private investment in development and job creation. The benefit to our buyers is preferential tax treatment for private investment in development.



The Internal Revenue Service has published a detailed list of Frequently Asked Questions about the Opportunity Zone program. According to the FAQ: "Over the next few months, the Treasury Department and the Internal Revenue Service will be providing further details, including additional legal guidance, on this new incentive. More information will be available at Treasury.gov and IRS.gov."

From Treasury.gov: "Qualified Opportunity Zones retain this designation for 10 years. Investors can defer tax on any prior gains until no later than December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund, an investment vehicle organized to make investments in Qualified Opportunity Zones. In addition, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in its basis equal to the fair market value of the investment on the date that it is sold." **(https://home.treasury.gov/news/press-releases/sm0414)**.

Property Ownership and Recent History

The Property was cultivated for agricultural use as early as 1940 to at least 1964. Residential structures were located on the Property between 1935 and 2003.

Some commercial structures were constructed on the Property, including a structure used as a United Auto Workers Hall in 1962, and a structure associated with a former GM warehouse in 1972. These have both been removed, and the Property is currently undeveloped and densely wooded in most areas. The Property also contains some wetlands, regulated woodlands and a county drain (Smith Drain) that runs through the southern section of the land.



Community Vision for Property

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy. The Settlement Agreement establishing the Trust described the criteria that the Trust, at a minimum, must consider when selling properties. These criteria include the views of the local communities. The community has provided the following in response to RACER's request:

Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR	CLERK	TREASURER
Kevin McNamara	Leon Wright	Sharry A. Budd

TRUSTEE	TRUSTEE	TRUSTEE	TRUSTEE
Sherry A. Frazier	Kevin Martin	Reggie Miller	Paul D. White

Mr. Bruce Rasher, Redevelopment Manager
Revitalizing Auto Communities Environmental Response (RACER) Trust
500 Woodward Avenue, Suite 2650
Detroit, MI 48226

Dear Mr. Rasher,

Van Buren Charter Township strongly supports RACER Trust's efforts to redevelop its two sites in the Township formerly owned by General Motors Corporation: The 75-acre industrial parcel at Denton and Ecorse roads, and the 68-acre parcel at Michigan Avenue and Ecorse Road. Both sites are zoned general industrial with easy access to roads and rail respectively.

Community Vision for Property (continued)

Van Buren Township stands at the epicenter of the Detroit Region Aerotropolis. This location offers companies an integrated offering of facilities, amenities and services to conduct business on a global scale. Those amenities include access to a talented labor force and ready access to a majority of consumer markets in North America, Asia and Europe by virtue of the Township's proximity to two major airport facilities, Detroit Metropolitan Airport and Willow Run Airport.

The Township's Planning & Economic Development Department stands ready to help accelerate any business by fostering partnerships with existing businesses and economic development entities, both locally and across Michigan. Its comprehensive package of incentives can support business needs, whether large or small.

Van Buren Charter Township stands ready to work with RACER Trust and its clients which are looking for economic development opportunities that will create jobs.

Sincerely,

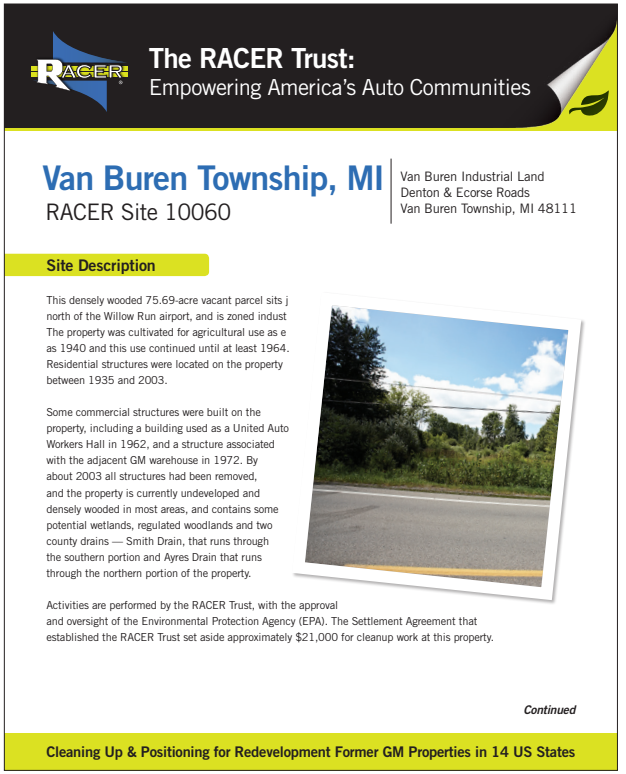


Kevin McNamara
Supervisor – Van Buren Charter Township
46425 Tyler Van Buren Twp. Mi. 48111

Environmental Conditions

RACER Trust, U.S. EPA and State regulatory authorities offer a variety of buyer protections designed to shield your investment and restrict or eliminate your liability for environmental impacts resulting from previous uses, regardless of whether these conditions were known at the time of purchase or transfer. For more information about liability protections, please visit https://www.racertrust.org/buyers-guide.

For the latest environmental information, please visit https://www.racertrust.org/application/files/8315/7909/5052/van-buren-ind-environmental-fact-sheet.pdf



The RACER Trust:
Empowering America's Auto Communities

Van Buren Township, MI
RACER Site 10060

Van Buren Industrial Land
Denton & Ecorse Roads
Van Buren Township, MI 48111

Site Description

This densely wooded 75.69-acre vacant parcel sits j
north of the Willow Run airport, and is zoned indust
The property was cultivated for agricultural use as e
as 1940 and this use continued until at least 1964.
Residential structures were located on the property
between 1935 and 2003.

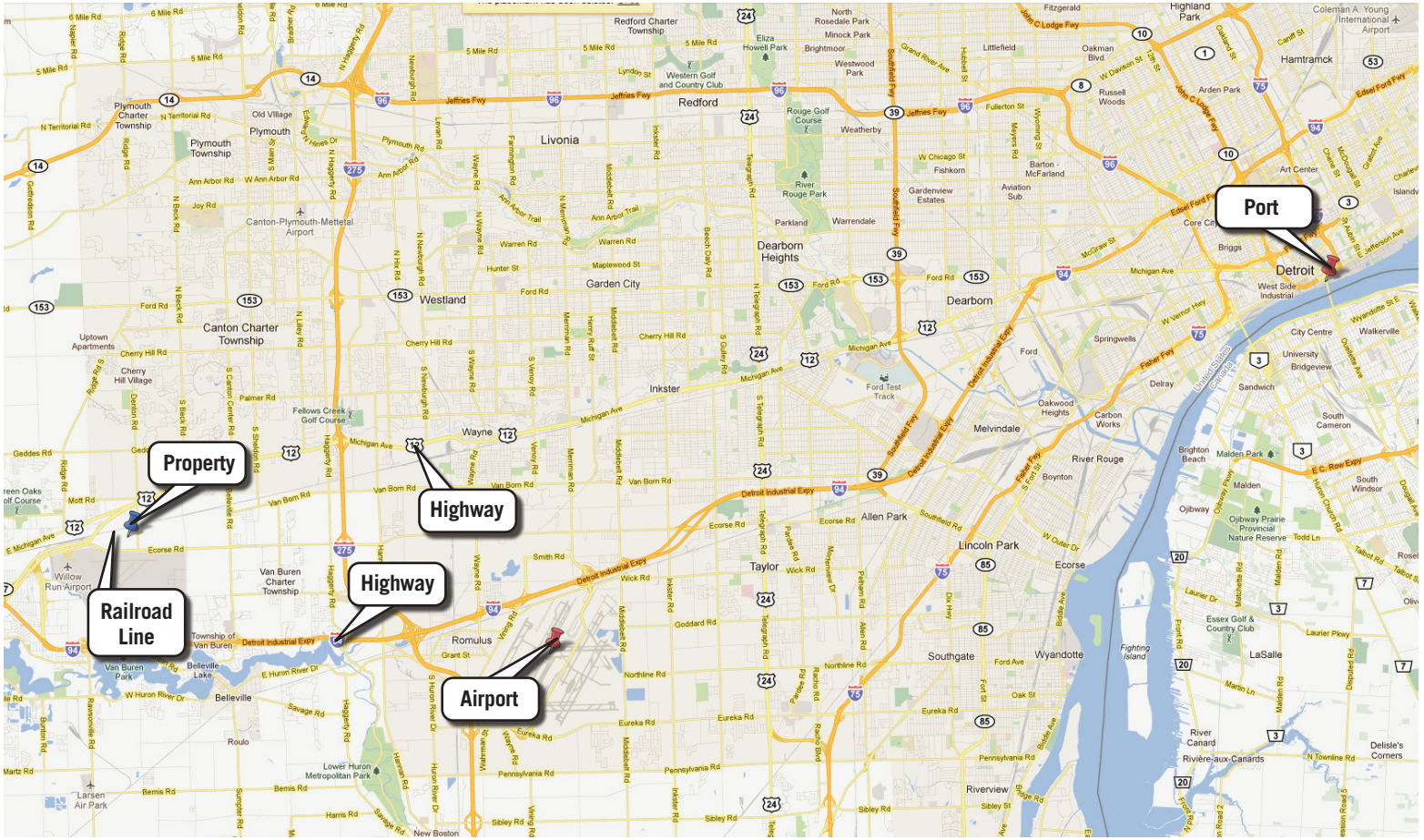
Some commercial structures were built on the property, including a building used as a United Auto Workers Hall in 1962, and a structure associated with the adjacent GM warehouse in 1972. By about 2003 all structures had been removed, and the property is currently undeveloped and densely wooded in most areas, and contains some potential wetlands, regulated woodlands and two county drains — Smith Drain, that runs through the southern portion and Ayres Drain that runs through the northern portion of the property.

Activities are performed by the RACER Trust, with the approval and oversight of the Environmental Protection Agency (EPA). The Settlement Agreement that established the RACER Trust set aside approximately $21,000 for cleanup work at this property.

Continued

Cleaning Up & Positioning for Redevelopment Former GM Properties in 14 US States

Collateral Information: Transportation Assets



racertrust.org

Collateral Information: Access/Linkage



Van Buren Township, in western Wayne County, Michigan, is close to both Detroit Metropolitan Wayne County Airport and Willow Run Airport, and is surrounded by an extensive transportation network that includes a toll-free expressway system, a major port, mass transit, an international crossing and several rail carriers.

Since 1959, the St. Lawrence Seaway has provided a link between the world marketplace and the industrial and agricultural heartland of North America. The 2,000-mile long seaway system is responsible for annual commerce exceeding 200 million net tons. More than 30 million people rely on the Great Lakes/ St. Lawrence Seaway system, either recreationally or for commerce.

Interstate 94, a major east-west thoroughfare, bisects Van Buren Township, connecting it to Ann Arbor to the west and Detroit to the east. Major expressways located nearby include I-75, I-96, I-275 and I-696. These roadways link the region with all major Midwestern U.S. cities and Ontario, Canada.

The transportation assets of Southeast Michigan, northern Ohio and Windsor, Ontario, Canada have turned the region into a global logistics hub for moving people, goods and ideas around the world.

The region shares the busiest international trade corridor in the world with Windsor, Canada via the Ambassador Bridge and the Detroit-Windsor Tunnel.

**Information obtained from RACER research.*

Collateral Information: Airports

Detroit Metropolitan Wayne County Airport is one of the busiest airports in the U.S. and among the world's largest air transportation hubs.



Detroit is the second-largest hub and primary Asian gateway for Delta, the world's largest airline. The airport also is a major base of operations for ultra-low cost carrier Spirit Airlines. Together with 13 additional passenger airlines — including three foreign flag carriers — Detroit's airlines and their regional partners offer service to more than 150 non-stop destinations around the globe.

Detroit also is one of the newest, most operationally capable and efficient airports in North America, with two new passenger terminals, 145 gates, six jet runways, and two modern Federal Inspection Services facilities for international arrivals.

More than 32 million passengers traveled through the Detroit airport in 2012, including more than 2.8 million international travelers. In addition, more than 218,000 metric tons of cargo are transferred through the airport that year.

Willow Run Airport, managed by the Wayne County Airport Authority, is located seven miles west of Detroit Metropolitan Airport. Occupying 2,600 acres, Willow Run serves cargo, corporate and general aviation clients. The airport offers four runways, 24-hour FAA Tower and U.S. Customs operations to provide ease of access for its users.

Willow Run Airport has more than 65,000 operations per year. Approximately 200 million pounds of cargo are transferred through the airport annually, making Willow Run the fourth-largest airport in Michigan.

The airport accommodates small private planes as well as international 747 cargo jets. Cargo, corporate and general aviation users receive the advantages of a large airport and the conveniences of a small one. Along with nearby inter-modal transportation, its prime location gives easy access to major U.S. and international markets and provides ample room for growth.

**Information obtained from RACER research.*

Collateral Information: Port Facilities

The Port of Detroit offers access to the Great Lakes and overseas via the St. Lawrence Seaway. The Port of Detroit, operated by the Detroit/Wayne County Port Authority, moves 750,000 tons of steel annually, supplying the region's automotive industry. The port has long been used to import lumber, copper and automobiles as well. Its location near the Ambassador Bridge and major interstate freeways makes the Port of Detroit accessible and efficient.



The Port of Detroit, located on the Detroit River in southwest Detroit, covers 35 acres, with docks that are approximately 2,150 feet in length and a seaway depth of 27 feet. The facility has 128,000 square feet of covered storage for rolled steel or other products.

The port includes a foreign trade zone that is administered by the Greater Detroit Foreign Trade Zone, Inc. A foreign trade zone provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. A foreign trade zone is an area within the geographical boundary of the United States that is considered to be outside the Customs territory of the U.S. Companies may bring foreign and domestic merchandise into zones for storage, testing, relabeling, displaying, manufacturing, and for the eventual entry into U.S. commerce or for exportation from the U.S. All Customs duties and federal excise taxes are deferred while merchandise is in a zone and, in many instances, these duties or taxes can be substantially reduced or eliminated through zone use.

**Information obtained from RACER research.*

Collateral Information: Regional Bus Service

The Suburban Mobility Authority for Regional Transportation, or SMART, serves suburban Detroit with 234 fixed-route buses on 43 routes, 7 days a week, 22 hours a day. Providing 12 million rides annually, SMART also operates a connector service for seniors and people with disabilities who can't access SMART's regular fixed route service.

The Detroit Department of Transportation is Detroit's municipally owned and operated bus system. As the largest public transit agency in Michigan, DDOT transports approximately 36 million passengers annually and provides service throughout Detroit and surrounding communities in Wayne, Oakland and Macomb counties, including Van Buren Township.

SMART and DDOT operate under a cooperative service and fare agreement. Many of SMART's routes enter Detroit and serve the downtown and midtown cores.



**Information obtained from RACER research.*

Collateral Information: Utilities and Natural Gas

Michigan's robust energy utility infrastructure helps ensure ready access to competitively priced power and water resources.

Electricity is one of the biggest costs of production. Michigan's rate is competitive, with a cost per kilowatt hour of $0.94 compared to the national average of $0.95.

Powered today primarily by coal and nuclear, but increasingly with alternative energy sources, Michigan companies enjoy reliability and price stability because of this mix of fuel sources.

Michigan also was the first state to embrace the concept of electric customer choice through retail wheeling. And, Michigan has a wide network of transmission lines, increasingly important for harnessing Michigan's wind, solar, hydroelectric and other alternative energy generation.

Michigan's natural gas supply is abundant, reliable and economical. The state's unique geology and geography combine to provide some of North America's most abundant and economical natural gas. In fact, Michigan is the nation's 11th-largest gas production state, with 25 percent of natural gas needs supplied from in-state sources.

Detroit Edison and Michigan Consolidate Gas Co. (MichCon) are the largest operating subsidiaries of DTE Energy (www.dteenergy.com), an integrated energy company that provides gas and electric utility services to millions of Michigan homes and businesses, as well as energy-related services to businesses and industries nationwide.

Detroit Edison generates, transmits and distributes electricity to 2.1 million customers in southeastern Michigan. With an 11,084-megawatt system capacity, the company uses coal, nuclear fuel, natural gas, hydroelectric pumped storage and renewable sources to generate its electrical output. Founded in 1903, Detroit Edison is the largest electric utility in Michigan and one of the largest in the nation.

MichCon is engaged in the purchase, storage, transmission, distribution and sale of natural gas to approximately 1.3 million customers in Michigan. The company owns and operates 278 storage wells representing approximately 34 percent of the underground working capacity in Michigan. There is more gas storage capacity in Michigan than in any other state. Founded in 1849, MichCon is one of the nation's largest natural gas utilities.

Collateral Information: Zoning and Business Assistance

Zoning details can be found in the Property Details pages.

The Property is located within the boundaries of Foreign Trade Zone 70. A FTZ provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. Potential buyers interested in applying for FTZ status or as a foreign trade subzone should contact the FTZ 70 grantee, the Greater Detroit Foreign Trade Zone Inc., at 313-259-5091, extension 202.

Wayne County EDGE, for Economic Development Growth Engine, provides a supportive environment to emerging companies of all sizes and from all sectors. EDGE works closely with local governments, private partners and academic institutions to diversify the region's economy and attract new businesses.

The Detroit Region Aerotropolis, so-named because of the region's easy access to major airports in Detroit and Willow Run, provides companies with a comprehensive, integrated offering of facilities, amenities and services to conduct business on a global scale.

Detroit's Aerotropolis is an urban and commercial zone of enormous capacity and versatility. Comprising vast tracts of development-ready space, it also is the nexus point for all modes of transportation. The Aerotropolis Development Corporation provides knowledge and expertise by coordinating and expediting the planning and development processes to best serve businesses, their employees and the community.

Michigan Economic Development Corporation offers one-stop business assistance. It is a public-private partnership serving as the state's marketing arm and lead agency for business, talent and jobs. MEDC offers a number of business assistance services and capital programs for business attraction and acceleration, entrepreneurship, strategic partnerships, talent enhancement and urban and community development.

Additional resources and services are available through the MEDC, a public corporation created through an agreement between state and local governments and guided by a board whose members represent a cross section of the state economy, including business owners and executives, local economic developers and college presidents.

Collateral Information: Zoning and Business Assistance (continued)

MEDC and the State of Michigan provide $175 million annually in business attraction and economic gardening programs and business assistance, including $100 million for attraction; $25 million for business acceleration; $25 million to support the film and digital media industry; and $25 million for the Pure Michigan promotion program.

Collateral Information: Small Business Centers

Southeast Michigan Region Small Business Development Center at Eastern Michigan University.

Directory of Financial Programs and Incentives Available in Michigan

The State of Michigan offers a variety of financial programs and incentives to assist businesses seeking to build or expand in the state. Fact sheets and other details about each of the following can be found on the Michigan Economic Development Corporation website.

- **Agribusiness Financing Programs**

  The Michigan Department of Agriculture & Rural Development (MDARD), in partnership with the MEDC, offers multiple programs to help support the financing and growth of agricultural businesses in Michigan.

- **Border County Incentives**

  Eligible new warehouse, distribution, or logistics facilities that locate in a county that borders another state or Canada may qualify for tax incentives.

- **Brownfield Redevelopment Authority (P.A. 381)**

  The creation of a Brownfield Redevelopment Authority allows local decision-making in the various aspects of Brownfield redevelopment.

- **Business Improvement District / Principal Shopping District / Business Improvement Zone (BID/PSD/BIZ)**

  Cities, villages and urban townships may create a Business Improvement District (BID) or a Principal Shopping District (PSD) to promote economic development within a defined area. A BID/PSD allows a municipality to collect revenue, levy special assessments and issue bonds in order to address maintenance, security and operation of that district. A Business Improvement Zone (BIZ) may levy special assessments to finance activities and projects outlined within a zone plan for a period of 10 years.

Directory of Financial Programs and Incentives Available in Michigan (continued)

- **Capital Access Program**

  The Capital Access Program, or CAP, is an innovative loan program available to assist businesses with capital needs. The maximum loan amount is $5 million.

- **Commercial Redevelopment Act (P.A. 255)**

  This program encourages the replacement, restoration and new construction of eligible commercial property by abating the property taxes generated from new investment for a period up to 12 years.

- **Commercial Rehabilitation Act (P.A. 210)**

  This program encourages rehabilitation of eligible commercial property 15 years or older by abating the property taxes generated from new investment for a period up to 10 years. The primary purpose of the facility must be for operation of a commercial business enterprise or multifamily residential use.

- **Community Development Block Grant (CDBG) Program Business Development Initiatives**

  CDBG is a federal grant program funded by the U.S. Department of Housing and Urban Development (HUD). Funds are used to provide grants to eligible counties, cities, villages and townships, usually with populations under 50,000, for economic development, community development and housing projects.

- **Community Development Block Grant (CDBG) Program Community Development Initiatives**

  The Michigan Strategic Fund (MSF), in cooperation with the MEDC, administers the economic and community development portions of the CDBG program. CDBG is a federal grant program utilizing funds received from the U.S. Department of Housing and Urban Development (HUD). This fact sheet provides a broad overview of the community development portions of the program that the MEDC administers, including Blight Elimination, Façade Improvements, Downtown Public Infrastructure and Signature Building Acquisition.

Directory of Financial Programs and Incentives Available in Michigan (continued)

- **Community Development Block Grant Revolving Loan Fund (RLF)**

  The Revolving Loan Fund (RLF) portion of Michigan's CDBG Program has a specific focus: lending to small businesses that are unable to secure competitive financing traditionally, but will meet a national objective of the CDBG Program. The program provides funds through either existing RLFs based within a specific Unit of General Local Government (UGLG) or through newly established Regional RLFs.

- **Community Ventures**

  An economic development initiative that promotes employment and social enterprise. The mission of CV is to alleviate poverty and promote safe and vibrant communities.

- **Corridor Improvement Authority (P.A. 280)**

  The Corridor Improvement Authority assists communities with funding improvements in commercial corridors outside of their main commercial or downtown areas.

- **Emerging Technologies Fund (ETF)**

  The Michigan Emerging Technologies Fund (ETF) expands funding opportunities for eligible Michigan technology-based small businesses in the federal innovation research and development arena.

- **Geographic Renaissance Zones**

  Geographic Renaissance Zones are regions of the state designated as virtually tax free for any business or resident presently in or moving to a zone. The zones were designed to provide selected communities with a market-based incentive of no state or local taxes to encourage new jobs and investment.

Directory of Financial Programs and Incentives Available in Michigan (continued)

- **Historic Neighborhood Tax Increment Financing Authority (HNTIF)**

  A Historic Neighborhood Tax Increment Financing Authority may be established to fund residential and economic growth in local historic districts. An authority may also issue bonds to finance these improvements.

- **Industrial Property Tax Abatement (P.A. 198)**

  Industrial property tax abatements provide incentives for eligible businesses to make new investment in Michigan. These abatements encourage Michigan manufacturers to build new plants, expand existing plants, renovate aging plants, or add new machinery and equipment. High-technology operations also are eligible for the abatement.

- **Local Development Financing Act (LDFA) (P.A. 281)**

  The Local Development Financing Act allows a city, village or urban township to utilize tax increment financing to fund public infrastructure improvements — such as sewer and water lines, and roads — to promote economic growth and job creation.

- **Michigan Business Development Program**

  The Michigan Business Development Program is a new incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC). The program is designed to provide grants, loans or other economic assistance to businesses for highly competitive projects in Michigan that create jobs and/or provide investment.

- **Michigan Collateral Support Program**

  The Michigan Collateral Support Program supplies cash collateral accounts to lending institutions to enhance the collateral coverage of borrowers. To be eligible, the company must fall under the definition of a firm that may be eligible for a Michigan Economic Growth Authority tax credit.

Directory of Financial Programs and Incentives Available in Michigan (continued)

- **Michigan Community Revitalization Program**

  The Michigan Community Revitalization Program (CRProgram) is a new incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC), designed to promote community revitalization that will accelerate private investment in areas of historical declining values, contribute to Michigan's reinvention as a vital, job generating state, foster redevelopment of functionally obsolete or historic properties, reduce blight and protect natural resources of the state. The program is designed to provide grants, loans, or other economic assistance for eligible investment projects in Michigan. Generally, no funds will be disbursed until the project is verified as complete.

- **Michigan Corporate Income Tax**

  A 6% Michigan Corporate Income Tax (CIT) applies to C corporations and any entity that elects to be taxed as a C Corporation. Income is apportioned based 100% on the sales factor. Corporations with less than $350,000 of apportioned gross receipts or less than $100 in liability will not be required to file or pay the CIT.

- **Michigan Defense Center (formerly known as the Defense Contract Coordination Center or DC3)**

  The Michigan Defense Center (MDC) provides resources and guidance to Michigan-based businesses to secure defense contracting opportunities to create jobs and increase Michigan's share of defense business.

- **Michigan Loan Participation Program**

  The Michigan Loan Participation Program participates with lenders to finance diversification projects when faced with eligible borrower companies whose projected cash flows are considered speculative by the lender.

- **Michigan Manufacturing Technology Center (MMTC)**

  MMTC offers direct technical assistance to small- and medium-sized manufacturers and food processors to connect them to the best manufacturing practices and technologies available. Services are delivered through regional affiliates.

Directory of Financial Programs and Incentives Available in Michigan (continued)

- **Michigan Personal Property Tax Reform**

  Beginning in 2014, Personal Property Tax (PPT) was phased out for most businesses, substantially reducing compliance and administrative costs for businesses. This reform will be especially attractive to manufacturers who rely on expensive capital investments in tools and other equipment.

- **Neighborhood Enterprise Zone**

  The Neighborhood Enterprise Zone Program provides a tax incentive for the development and rehabilitation of residential housing in communities where it may not otherwise occur.

- **Neighborhood Improvement Authority**

  A Neighborhood Improvement Authority (NIA) may be established, and may use its funds for residential and economic growth in residential neighborhoods. An authority may also issue bonds to finance these improvements.

- **Next Michigan Development Act**

  Established by PA 275 of 2010, the Act is to encourage the creation of Next Michigan Development Corporations (NMDC) to foster economic opportunities in the Michigan. As of March 2015, there were five active NMDCs that can grant incentives to new and expanding businesses in Michigan.

- **Obsolete Property Rehabilitation Act (OPRA)**

  Obsolete Property Rehabilitation Act provides for a tax incentive to encourage the redevelopment of obsolete buildings that are contaminated, blighted or functionally obsolete. The goal is to rehabilitate older buildings into vibrant commercial and mixed-use projects.

Directory of Financial Programs and Incentives Available in Michigan (continued)

- **Personal Property Tax Relief in Distressed Communities (P.A. 328)**

  Personal Property Tax Relief in Distressed Communities allows distressed communities, county seats and certain border county communities to abate personal property taxes on new investments made by eligible businesses.

- **Private Activity Bond Program (former IRDB)**

  Similar to public financing for revenue-generating projects; the governmental unit borrows money from private capital markets, secured only by the project's revenues rather than the government's full faith and credit. Interest income earned on bonds is tax-exempt, thereby reducing the cost of capital.

- **Pure Michigan Business Connect - Program Overview**

  Michigan Business Connect is a public-private initiative developed by the MEDC that introduces Michigan companies to growth opportunities. Companies receive business assistance at little to no cost; access to a new business-to-business (B2B) network; and find new customers while also leveraging procurement resources to enhance their supply chains.

- **State Essential Services Assessment Exemption and Alternative State Essential Services Incentive Programs (SESA)**

  Projects located in Eligible Distressed Areas (EDAs) that result in $25 million or more of qualifying investments in eligible manufacturing personal property may be considered for a State Essential Services Assessment (SESA) Exemption. Projects that are not located in a distressed area may be considered for an Alternative SESA if the MSF Board determines the project is a transformational project.

- **Tax Exemptions for Michigan Companies**

  A variety of specialized tax exemptions are highlighted.

Directory of Financial Programs and Incentives Available in Michigan (continued)

- **Taxable Bond Financing**

  This program can provide small- and medium-sized companies with access to public capital markets normally available to larger companies.

- **Tool & Die Recovery Zones**

  The Michigan Strategic Fund Board is empowered to designate up to 35 tool and die renaissance recovery zones.

Regional Overview: Community Snapshot

Van Buren Township is a thriving community of an estimated 27,950 residents enhanced by its homes, schools, churches, shopping centers and industrial parks.

Conveniently located near two airports and major expressways, the Township currently has several new residential and industrial developments under construction. Belleville Lake, now surrounded by hundreds of lakeside homes, continues to be a prime recreational site.

The Township surrounds Belleville, a diverse community of approximately 40,000 residents. The Belleville Area Community is made up of the City of Belleville, Van Buren Township and Sumpter Township, all sharing the 48111 zip code.

The City of Belleville features a charming Downtown on the Lake. The Downtown is home to Belleville's retail district, serving City residents and visitors, as well as residents from both Van Buren and Sumpter Townships.
There are several parks in the area that are perfect for family picnics, sports and recreation, or just exploring trails. There are numerous restaurants and businesses, and the community continues to grow.

The community houses Wayne County Community College, and also is close to Eastern Michigan University, the University of Michigan Ann Arbor and the University of Michigan–Dearborn.

Adjacent Washtenaw County's quality of living is defined by its world-class entertainment, extensive parks and open space system and by its variety of urban, village and rural landscapes.

In particular, Ypsilanti boasts a creative and youthful population (80 percent are 45 years of age or younger), and is one of the largest historic districts in the state.

At the Yankee Air Museum at Willow Run, visitors can get up close and personal with historical aircraft. For the courageous, you can even take a ride on a freshly buffed Bomber.

Popular annual events in the region include the Thunder Over Michigan Air Show every summer at Willow Run Airport and the Ann Arbor Street Art Fair.

Regional Overview: Community Snapshot (continued)

Proximity to Ann Arbor and the University of Michigan offers a broad range of cultural and sporting resources, from annual festivals to world-class arts and entertainment. Named the nation's "Top College Sports Town" by Forbes in 2009 and 2010, the Ann Arbor area is renowned for its Big Ten offerings, including Michigan football at Michigan Stadium, also known as "The Big House."

Nearby Detroit gives residents an opportunity to experience professional baseball, football, basketball and hockey. The area also attracts national sporting events such as the USA Track and Field championships and the Dr. Porter Synchronized Skating Classic.

The Detroit Metro region has long been a major center of commerce and global trade, and remains an important auto manufacturing center, with the domestic auto industry primarily headquartered in the area. In the past decade, downtown Detroit has seen an increased role as an entertainment hub with the opening of three casino resort hotels, new sports stadiums and a revitalized riverfront.

The metropolitan area has many nationally prominent live performance venues, including the DTE Energy Music Theatre and The Palace of Auburn Hills. The Detroit Theatre District is the second-largest in the United States and hosts Broadway performances at any of 10 major theaters, including Orchestra Hall, home of the renowned Detroit Symphony Orchestra.

Detroit's Greektown and three downtown casino resort hotels (MGM Grand Detroit, MotorCity Casino and Greektown Casino) serve as part of an entertainment hub.

Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 5.2 percent in the Detroit-Dearborn-Livonia labor market for October 2017, the most recent month for which statistics are available. The state rate was 4.5 percent and the national rate was 4.1 percent.

Western Wayne County and adjacent Washtenaw County have a highly educated, well-trained, diverse and available workforce.

Michigan offers a coordinated job training system using federal, state and local resources to provide a highly productive and trained workforce. Grants can provide funding for activities that increase worker productivity. The training itself is done through the institution of the company's choice. Free recruitment and screening services are available for new and expanding employers through the Michigan Employment Security Administration's job service and also through several local school districts.

The Michigan Economic Development Corp. administers a $1.2 million Training Incentive Fund, which provides assistance to employers wishing to upgrade the skills of their current workforce. Other programs include Targeted Jobs Tax Credits, and adult and vocational education.

The Detroit Regional Workforce Fund is a regional public/private initiative that supports partnerships among employers and workforce development agencies, effects change in the region's strategic workforce vision, and aligns public and private resources in new ways around workforce development.

The Fund recognizes that Michigan's recovery and long-term prosperity hinges on having a skilled workforce that can meet the needs of employers in a new economy. Projections suggest that by 2018, 62 percent of all jobs in Michigan will require some postsecondary training beyond high school, but only 36 percent of the state's adults have postsecondary degrees.

The Michigan Works! System is the first unified workforce development system in the country and is an instrumental partner for developing Michigan's economic future. With a statewide network of more than 100 service centers, the Michigan Works! System serves nearly 4 million customers each year.

Regional Overview: Education

The Van Buren Public School District is composed of one high school, one middle school, one intermediate school, four elementary schools and one preschool. It is located in Wayne County, Made up of nearly 75 square miles, the district includes the City of Belleville, as well as portions of Van Buren, Sumpter, Canton and Ypsilanti Townships.

The community also is served by the Keystone Academy, a public charter school managed by National Heritage Academies, and Metro Baptist Schools in Belleville.

The Wayne County Community College Western Campus is situated on 117 acres, just north of the Haggerty Road/Interstate 94 intersection in Belleville. The spacious campus was completed in 1981, and a large portion of the site remains in its natural wooded state. A 43,000-square-foot expansion of the campus is completed and features state-of-the-art computer labs, a large multi-purpose room, 100-seat lecture hall and additional career program space. The campus has barrier-free access for all individuals offering convenient and ample parking.

Within a close commute, you'll find the University of Michigan, one of the most highly regarded public universities in the world, and a tremendous resource for anyone who lives, works or establishes a business in the area; Michigan State University, ranked 30th among public universities in 2009 by U.S. News & World Report; Wayne State University; the College for Creative Studies; Albion College; and Eastern Michigan University, among others.

Regional Overview: Largest Employers in and around Van Buren Township

• Visteon Corporation	3,200 employees
• Van Buren Public School District	779
• Chase Bank Technical Center	550
• Meijer Cos. Ltd.	416
• Coca-Cola Enterprises Inc.	320
• Murray's Discount Auto Stores Inc.	225
• Ricardo Inc.	220
• Daikin Clutch Corp.	200
• Advo Inc.	185
• Exel Inc.	170
• Arthur B. Myr Industries Inc.	150
• Active Aero Group	150
• Wellington Industries Inc.	150
• Huron Valley Steel Corp.	130
• ABX Logistics USA Inc.	100
• EQ: The Environment Equality Co.	100
• Kmart Corp.	100

Regional Overview: Medical Facilities and Emergency Services

Saint Joseph Mercy Health System is a newly expanded health care organization with six hospitals serving southeast Michigan. Health coverage spans six counties, including Livingston, Macomb, Oakland, St. Clair, Washtenaw and Wayne counties. Combined, the six hospitals are licensed for more than 1,700 beds, with five outpatient health centers, eight urgent care facilities, more than 25 specialty centers and a medical staff of nearly 2,700 physicians.

As a member of Trinity Health, the nation's fourth-largest Catholic health care organization, Saint Joseph is committed to providing a remarkable patient experience by using leading-edge technology in a comforting and healing environment.

The University of Michigan Health system offers excellence in medical education, patient care and research. UMHS is an award-winning health care system and top-10 national academic medical center made up of hospitals, health centers and clinics throughout southeast Michigan; the University of Michigan Medical School and its Faculty Group Practice; and clinical activities of the University of Michigan School of Nursing.

More than 26,000 faculty and staff are involved in patient care, education and research. The UMHS has more than 120 clinic locations and offices throughout Michigan and northern Ohio, treating 45,000 inpatients and 1.9 million outpatients annually.

Oakwood Hospital-Taylor in nearby Taylor, Mich., is among four acute-care hospitals in the Oakwood Healthcare System, which provides services to about 934,000 people in a 500-square mile area.

Oakwood Healthcare System offers 1,229 licensed beds, 52 primary care/specialty care sites and 1,308 physicians. It admits more than 50,000 patients a year and treats about four times as many emergency room visitors.

Within the city of Detroit, there are more than a dozen major hospitals, including the Detroit Medical Center, Henry Ford Health System, St. John Providence and the John D. Dingell VA Medical Center.

The Detroit Medical Center consists of Detroit Receiving Hospital and University Health Center, Children's Hospital of

Regional Overview: Medical Facilities and Emergency Services (continued)

Michigan, Harper University Hospital, Huron Valley-Sinai, Hutzel Women's Hospital, Rehabilitation Institute of Michigan, Sinai-Grace Hospital and the Karmanos Cancer Institute. The Detroit Medical Center has more than 2,000 licensed beds and 3,000 affiliated physicians.

The Detroit Medical Center is staffed by physicians from the Wayne State University School of Medicine, the largest single-campus medical school in the United States, and the country's fourth-largest medical school overall.

Links to Helpful Resources

* Local/Regional Resources
  - Township — www.vanburen-mi.org
  - Local Economic Development — https://vanburen-mi.org/planning-economic-development/
* State Resources
  - State — www.michigan.gov
  - State Economic Development — www.michiganbusiness.org
  - State Education — www.michigan.gov/mde
* Federal Resources
  - U.S. Census Bureau — www.census.gov
  - U.S. Department of Commerce — www.commerce.gov
  - U.S. Economic Development Administration — www.eda.gov
  - U.S. General Services Administration — www.gsa.gov
  - U.S. Small Business Administration — www.sba.gov

Regional Overview: Demographic Information for Van Buren Township, MI

Population:
2010: 28,821

Median Age:
2010: 36.5

Median Household Income:
2010: $49,588

Per Capita Income:
2010: $26,864

Housing Units:
2010: 13,315

Vacant Units:
2010: 1,494

Owner Occupied:
2010: 7,757

Renter Occupied:
2010: 4,064

Housing Value:
2010: $154,500

2010 Household Income:

Income less than $15,000:	11.1%
$15,000 to $24,999:	8.4%
$25,000 to $34,999:	8.8%
$35,000 to $49,999:	22.2%
$50,000 to $74,999:	17.7%
$75,000 to $99,999:	13.7%
$100,000 to $149,999:	13.1%
$150,000 to $199,999:	2.8%
$200,000 and Higher:	2.3%

Average Household Size:
2010: 2.42

2010 Population by Race and Origin:

White:	18,612
Black:	8,261
Hispanic or Latino (of any race):	786
Asian:	718
Native Hawaiian and Other Pacific Islander:	14
American Indian/Alaska Native:	146
*Some Other Race:	232
Two or More Races:	838

2010 Population by Age:

TOTAL POPULATION:	**28,821**
Aged Under 5 Years:	1,913
Aged 5 to 9 Years:	1,943
Aged 10 to 14 Years:	1,869
Aged 15 to 19 Years:	1,922
Aged 20 to 24 Years:	1,996
Aged 25 to 29 Years:	2,092
Aged 30 to 34 Years:	2,100
Aged 35 to 39 Years:	2,273
Aged 40 to 44 Years:	2,278
Aged 45 to 49 Years:	2,153
Aged 50 to 54 Years:	2,225
Aged 55 to 59 Years:	1,857
Aged 60 to 64 Years:	1,650
Aged 65 to 69 Years:	1,023
Aged 70 to 74 Years:	574
Aged 75 to 79 Years:	380
Aged 80 to 84 Years:	316
Aged 85 Years and Over:	257

2010 Population Over 25 by Educational Attainment:

Did Not Complete High School:	7.9%
Completed High School:	29.4%
Some College:	28.2%
Completed Associate Degree:	8.7%
Completed Bachelor's Degree:	15.5%
Completed Graduate Degree:	10.4%

**Includes people who self-identified as Hispanic or Latino.*

Regional Overview: Demographic Information (continued)

2010 Owner Occupied Units by Housing Value:

Valued Less than $50,000:	17.4%
Valued $50,000 to $99,999:	14.7%
Valued $100,000 to $149,999:	20.9%
Valued $150,000 to $199,999:	19.7%
Valued $200,000 to $299,999:	19.1%
Valued $300,000 to $499,999:	6.4%
Valued $500,000 to $999,999:	1.3%
Valued More than $1,000,000:	0.5%

2010 Estimated Housing Units by Year Structure Built:

Structure Built 2000 or Later:	24.6%
Structure Built 1990 to 1999:	17.7%
Structure Built 1980 to 1989:	16.3%
Structure Built 1970 to 1979:	21.5%
Structure Built 1960 to 1969:	5.4%
Structure Built 1950 to 1959:	8.9%
Structure Built 1940 to 1949:	3.0%
Structure Built 1939 or Earlier:	2.5%

Trustee:



Elliott P. Laws
trustee@racertrust.org

Who is RACER and What Do We Do

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy.

Offers for purchase must be evaluated by RACER against six criteria required by a Settlement Agreement that, with the Court's approval, created the Trust. You may view the Settlement Agreement at www.racertrust.org/About_RACER/Settlement_Agreement. While purchase price is a factor, RACER also must consider each proposal's ability to create jobs and generate new economic opportunity in the communities hurt by the GM bankruptcy. RACER will require prospective buyers to furnish detailed information to demonstrate that its offer satisfies each of the six criteria described in the Settlement Agreement.

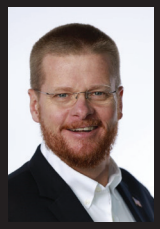
The RACER Trust Redevelopment Team:



Bruce Rasher
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Steven Black
Transaction Manager
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Conditions

The material contained in this brochure is for the purpose of considering the purchase of the Property (the "Property") described herein.

The information contained in this brochure was prepared on February 29, 2012 and last updated on December 7, 2017 by the Revitalizing Auto Communities Environmental Response Trust ("RACER" or "Trust"), which owns the Property. It is intended to be used by prospective buyers in evaluating this Property for sale. Neither RACER, nor its respective officers, employees or agents, makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained herein or any of its contents, and no legal commitments or obligations shall arise based upon this brochure or any of its contents.

Prospective buyers are advised (i) that changes may have occurred in the Property or property value described herein, as well as the condition of the Property since the time this brochure was issued and that (ii) all information is provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RACER and, therefore, are subject to material variation. Prospective buyers are advised and encouraged to conduct their own comprehensive review and analysis of the information contained herein.

This brochure is a solicitation of interest only and is not an offer to sell the Property. RACER expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice.

RACER has no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to RACER has been fully executed, delivered and approved by RACER and any conditions to RACER thereunder have been satisfied or waived.

By accepting this brochure, you agree that the information contained herein (i) will be used solely for the purpose for which it is intended; (ii) will remain the property of RACER and; (iii) will not be used by you for your own purpose except in connection with a potential agreement with RACER.

The terms and conditions stated in this section relate to all sections of this brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly destroy any downloaded due diligence at your earliest possible convenience.

Contact Us by Mail

To send correspondence to RACER Trust staff:

RACER Trust
1505 Woodward Avenue, Suite 200
Detroit, MI 48226

racertrust.org

Transaction Guidelines/Offer Instructions

Prospective buyers interested in making an offer on the Property described herein must first execute a Confidentiality Agreement, schedule a Property inspection through RACER's Redevelopment office and then submit a Letter of Intent form. A Confidentiality Agreement and Letter of Intent form are available for download at RACER's website: www.racertrust.org.

RACER will evaluate all Letters of Intent for the Property against six criteria (the "Sales Criteria") required by the Settlement Agreement that established the Trust. These Sales Criteria are described in detail on RACER's website and generally include:

i. whether the monetary value of the purchase price is sufficient in light of the projected budget for the sale of the Property, taking into account any surplus from past Properties sold or projected shortfall on the sale of the remaining Properties;
ii. the potential for the proposed reuse to create jobs in the State and the affected community;
iii. other benefits to the State and affected communities (such as increasing tax revenue, reducing blight, and providing a sense of renewal);
iv. avoiding a material increase in the cost of or interference with the Environmental Action;
v. the views of the State and affected communities; and
vi. the reputation and credibility of the prospective buyer.

The Letter of Intent will not constitute a binding offer by prospective buyers to purchase the Property for the price submitted. Letters of Intent must include a detailed proposal for the redevelopment of the Property and a detailed explanation with supporting information for how the proposal would satisfy all of the Settlement Agreement Sales Criteria.

RACER will evaluate the Letters of Intent received for the Property and may, in its sole discretion, select one or more for further due diligence and may request submission of final proposals for sale. If RACER approves a Letter of Intent, RACER is not obligated to sell the Property. RACER reserves the right to accept or reject any or all proposals, regardless of purchase price, or to withdraw the assets from the sale, in its sole discretion, for any or no reason. Approval or consent by any community or stakeholder is not needed for RACER to move forward with a particular project.

Prospective purchasers may be asked to participate in the negotiation of a Purchase and Sale Agreement, which will be available for download on RACER's website. Purchase and Sale Agreements for the Property will be evaluated against the Settlement Agreement Sales Criteria generally described above and more fully described on RACER's website.

Each transaction involving Trust property will have unique circumstances, which may require RACER to consider additional factors, and balance their relative merits and weight differently, after analyzing the requisite due diligence, including a careful review of objective information, consultations with community officials and local community investment in the subject project, with due consideration given to any intangible benefits of the offer. The Trust will strive to balance all of these factors, with the ultimate goal of achieving the optimum outcome for stakeholders in every case, but the Trust retains the ultimate discretion on how best to weight these factors and which offer or project, if any, best satisfies the Sales Criteria and the Trust's other requirements.

As Purchase and Sales Agreements are evaluated, RACER also will encourage local community officials to execute a development agreement with prospective buyers describing, among other things, the level of investment, schedule for the project and specific job creation goals.

The Property will be sold for cash, due at closing, based upon the terms and provisions described in the Purchase and Sales Agreement. RACER will not pay a seller's commission to brokers, unless approved in advance by RACER in writing.

File Review:

Prospective buyers are encouraged to review the information contained in this Brochure and on RACER's website prior to submission of a Letter of Intent.

Links for Buyers

* Settlement Agreement — www.racertrust.org/About_RACER/Settlement_Agreement
* Sale Process — www.racertrust.org/redevelopment-mission/our-successful-approach
* Sales Criteria — www.racertrust.org/redevelopment-mission/sales-criteria
* Confidentiality Agreement — http://buyfromracer.org/confidentiality_agreement
* Letter of Intent — www.racertrust.org/submitting-offers
* Online Property Information — www.racertrust.org/Properties/PropertyDetail/VB_Indus_10060