



Case Study:

GRAND RAPIDS STAMPING PLANT

300 36TH STREET SW, WYOMING, MI

FACTS

Site ID: 11980

Acres: 87.96

SF at Time of Sale: 2,600,000

FMV: N/A

Congressional District: MI-02

Date Sold: June 28, 2011

Buyer: City of Wyoming Brownfield
Redevelopment Authority

End-User(s): J.O. Galloup

New Use: Manufacture and distribution
of industrial piping, fittings and other
equipment

Jobs Pledged: N/A

Jobs Actual: 103

Investment Pledged: N/A

Investment Actual: \$5,134,200

Est. New Tax Base: \$4,107,360

Lead Agency: MI EGLE

Regulatory Programs: Part 201 of
the Michigan Natural Resources and
Environmental Protection Act

Remedial Activities: Recorded restrictive
covenants

Est. Cleanup Cost: \$3,785,208

BEFORE



AFTER



THE CHALLENGE:

The stamping plant, also known as the Wyoming Stamping Plant, was built in 1936 as GM's first facility designed exclusively as a metal fabricating plant. It occupied 2 million square feet on 92 acres. The plant, which stamped parts for pickup trucks and SUVs, was among several that GM closed in 2009 and relinquished in bankruptcy. With capital markets slowly recovering from the great recession, it was unlikely that a single buyer would emerge to purchase and reuse the facility, even though more than \$100 million was invested for new equipment between 2003-06. The City of Wyoming Brownfield Redevelopment Authority purchased the property, and several months later the city council approved plans to demolish the buildings. The municipality, which has been approached about developing the property for other uses including recreation, continues to market available acreage for manufacturing reuse.

THE OUTCOME:

J.O. Galloup, a manufacturer and distributor of industrial piping, fittings and other equipment, became the first company to operate on the property since the GM plant closed, opening a \$4.5 million, 100,000-square-foot manufacturing and warehouse complex on seven acres in 2014. The company is a subsidiary of Kendall Electric, a supplier of electrical equipment with offices throughout Michigan, which consolidated local operations at the facility. The City of Wyoming, which began actively marketing the former GM plant grounds in 2013 under the Site 36 brand, offered a 12-year property tax break to Kendall worth between \$400,000 and \$800,000. Kendall also was eligible for \$250,000 in tax capture financing through the Wyoming's Brownfield Redevelopment Authority. Wyoming remains intentionally selective in its commitment to bringing in an advanced manufacturing user that will foster additional job creation and economic development.



CONTACT: BRUCE RASHER

Web: racertrust.org | Email: brasher@racertrust.org | Phone: 734-355-2900

Twitter: [BRasher_RACER](https://twitter.com/BRasher_RACER) | [linkedin.com/in/brucerasher/](https://www.linkedin.com/in/brucerasher/)