Case Study:

BUICK CITY SITE

1301 CONSUMERS DRIVE, FLINT, MI 48503

FACTS

Site ID: 12950
Date Acquired: 3/31/11
Acres: 1.55
SF at Time of Sale: 2,000
FMV: $3,900
Congressional District: MI-08
Date Sold: 9/17/21
Buyer: Consumers Drive LLC
Developer: Priority Waste
End-User(s): Priority Waste
New Use: Municipal solid waste hauling hub
Jobs Pledged: 25
Jobs Actual: 32
Investment Pledged: $500,000
Investment Actual: $1,170,000
Est. New Tax Base: $0 (renovations will not measurably increase taxable value)
Lead Agency: EGLE
Regulatory Programs: RCRA Corrective Action
Remedial Activities: None
Cleanup Cost: $0

THE CHALLENGE:

The parcel, part of the large Buick City Property, is relatively small, and the building it contained — formerly serving an electrical substation — was in a dilapidated condition, with significant weathering and damage from vandalism. The parcel also contained an obsolete substation that required removal. Redevelopment options were narrow because of the parcel's size, in contrast to the rest of Buick City, a 413-acre property that is now the site of manufacturing operations by a major auto supplier and a maker of water infrastructure, with additional, large-scale redevelopment in progress. The market for this parcel, given its impediments and surrounding uses, would naturally be limited, but RACER was determined, as with all its properties, to attract a buyer who could maximize its redevelopment potential in a way that was supported by and would create benefits for the local community.

THE OUTCOME:

Priority Waste, a trash hauling and waste management company, had won a municipal commercial and residential waste hauling contract with the City of Flint and wanted to expand its investment in the local market. In addition to using the surface area for storage of vehicles and employee parking, the company renovated the existing building on the Property for offices and a repair facility. Reuse of the existing building prevented the need for new construction on the Property, reducing the costs of reuse. Priority Waste was founded in 2018 with a vision to redefine waste management, sustainability, and logistics practices. Starting with a modest fleet of four roll-off trucks and fewer than 10 employees, Priority has experienced rapid growth since its inception. Today, it serves more than 30 municipalities across Michigan, Indiana and Ohio.

CONTACT: BRUCE RASHER

Web: racertrust.org | Email: brasher@racertrust.org | Phone: 734-355-2900
Twitter: BRasher_RACER | linkedin.com/in/brucerasher/