

THE SPIRIT OF ST. LOUIS

The spirit of cooperation, cohesiveness and community is alive and growing in St. Louis. This “can do” spirit built industrial America and it is significantly evident in building St. Louis’ business and industries.

A healthy business climate, reliable labor force and lower costs of doing business are factors boosting the St. Louis economy. The City of St. Louis collaborates with county-wide economic development programs coordinated by Greater Gratiot Development, Inc. (GGDI) to offer unique advantages to businesses looking to locate in our community.

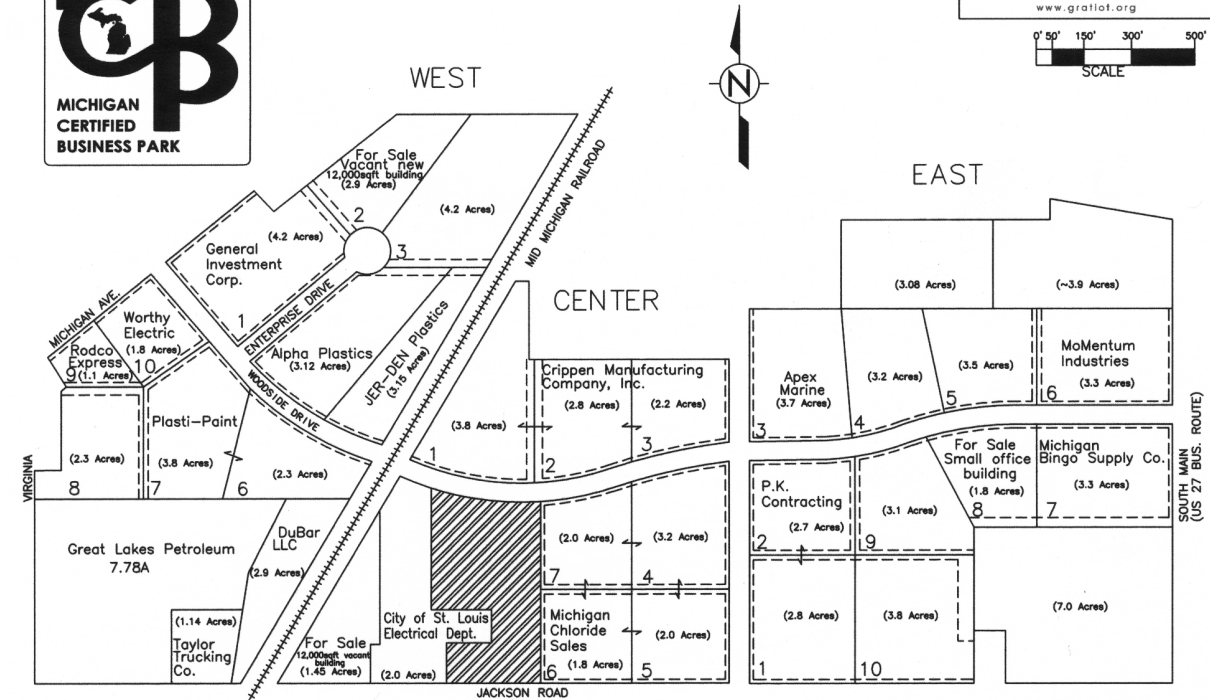
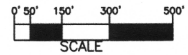


Alpha Plastics, Inc. (pictured above) was one of the first companies to build their business in the Woodside Industrial Centre in the Spring of 1986 and has expanded four times since then.

- Available labor
- Labor costs for comparable skills are typically lower in Gratiot County than in other areas in Michigan.
- Education and Training provided by local schools, area skills center, Gratiot Technical Education Center (GTEC) and area community colleges.
- Tax abatement, county-wide and uniform policy which gives and approximate 38% reduction in property taxes for 12 years for qualifying businesses, the maximum allowed by state law.
- Industrial sites reasonably priced, fully improved and platted in St. Louis Woodside Industrial Centre Certified Business Park.
- Electric rates that are competitive provided by a reliable municipally-owned electric utility.
- Central location in the exact geographical center of Michigan’s lower peninsula, St. Louis is centralized for distribution and accessible to all major markets in Michigan and the Midwest.



ST. LOUIS WOODSIDE INDUSTRIAL CENTRE & Surrounding Industrial Properties



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PARK DESCRIPTION

Woodside Industrial Centre is a Certified Business Park. The municipally owned Park is a 111 acre platted industrial subdivision with all improvements in place. Key features of the Park are as follows:

- Equipped with paved and lighted streets, water, natural gas, electricity and storm & sanitary sewers.
- Rail access to Mid-Michigan Railroad Company.
- Located less than one mile from US-127 interchange and M-46.
- Available lots for sale ranging in size from one to four acres and may be consolidated to fit business capacity.
- Eight lots available for sale ranging in size from 1 to 4 acres, which may be consolidated for larger users.
- Adjacent municipally owned properties available for individual development or consolidation.

COMMUNITY CHARACTER

The City of St. Louis and companion municipalities form the urban nucleus of Gratiot County. St. Louis offers many of the conveniences of a larger city while maintaining a "small town" atmosphere. The surrounding agricultural sector provides economic stability to the area. A variety of recreation and cultural facilities compliments the locale and stands ready to serve the 42,000+ residents of the county. Larger cities such as Lansing, Midland, Saginaw and Bay City are within convenient traveling distance from St. Louis.

The public school system is highly recognized for its commitment to quality education and educational facilities as well as a safe learning environment. Nearby recreation can be found including the City-owned W.T. Morris Memorial Swimming Pool which underwent a \$400,000 rebuild in 2005.

COSTS AND FINANCING

St. Louis and Gratiot County enjoy a competitive edge in the low costs of doing business. For example:

LAND – the first acre in the Woodside Industrial Centre, a Michigan Certified Business Park, costs \$1.00. Additional acres purchased cost \$4,000 each.

UTILITIES – the City of St. Louis owns and operates its own Electric Facility.

TAX RATES & FINANCIAL ASSISTANCE – total tax rates within the City are approximately 55 mills. The City offers a county-wide tax abatement incentive to eligible industrial clients. Tax exempt revenue bonds may be issued through the Economic Development Corporation of Gratiot County.

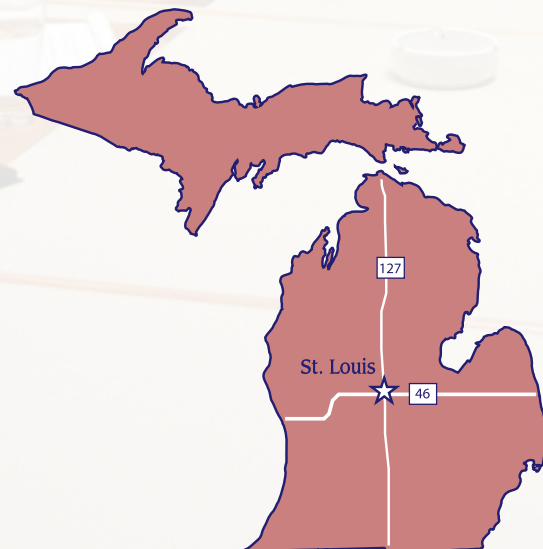
PARTNERSHIPS – in addition, the City of St. Louis partners with Greater Gratiot Development, Inc. (GGDI) to provide supplemental financing. The City and GGDI continue to provide project coordination including assisting with public and private financing to prospective industries. All municipal services and utilities are available to serve the needs of business and industry. The City of St. Louis offers a very attractive financial package that is hard to match anywhere else.

LABOR

Labor is available at all skill levels. There are 20,000 people who comprise the local workforce and 170,000 are within commuting distance. Average wage rates are typically lower than most urban areas. There are no union shops in St. Louis.

GEOGRAPHICAL LOCATION

The City of St. Louis is located in the exact geographical center of Michigan's lower peninsula. St. Louis, the "Middle of the Mitten," lies at the crossroads of two of the state's major highways: US-127 running north and south and M-46 running east and west. Lansing, Midland, Saginaw, Bay City, and Mt. Pleasant are located within an hour's drive. The Detroit metropolitan area is two hours away. The City's location is easily accessible to all major markets.



ST. LOUIS ALSO HAS A TAX FREE RENAISSANCE ZONE

A Renaissance Zone is a designated tax free area for any business or resident currently in or moving into it. The Renaissance Zones are designed to encourage new jobs and investments in select communities throughout the state.

Q. What does a Renaissance Zone mean to you?

- A. - NO state single business tax
- NO state personal income tax
- NO local personal property tax
- NO local real property tax
- NO local income tax

Call today to get more details on this unique investment opportunity!

FOR MORE INFORMATION CONTACT:

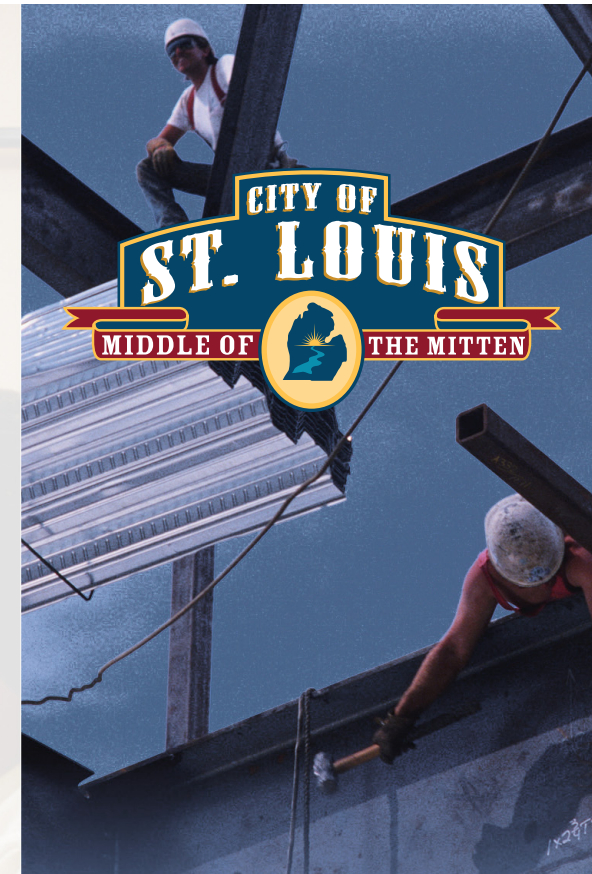
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3-31-06



WOODSIDE INDUSTRIAL CENTRE

St. Louis, Michigan