

# The Spirit of St. Louis

The spirit of cooperation, cohesiveness and community is alive and growing in St. Louis. This “can do” attitude is what built industrial America years ago, and it is still evident in the development of businesses and industries in St. Louis.

A healthy business climate, reliable labor force and lower costs of doing business are all factors boosting the St. Louis economy. The City of St. Louis partners with Greater Gratiot Development, Inc. to provide project coordination including assisting with public and private financing to prospective industries.



Apex Marine



Jer-Den Plastics



Momentum Industries

## The City of St. Louis offers you...

- A centralized location in the exact geographical center of Michigan’s lower peninsula that makes it accessible to all major markets in Michigan and the Midwest.
- Access to international markets through Mid-Michigan Railroad and US Highway 127.
- Education and training programs provided by local high schools, regional community colleges and area skills centers including Michigan Works! and Merrill Institute.
- A skilled and reliable workforce for future generations through the recent approval of a Career & Technical Education millage that will fund vocational education programs at local high schools in Gratiot County.
- A uniform countywide tax abatement policy which gives an approximate 38% reduction in property taxes for 12 years for qualifying businesses (the maximum allowed by Michigan State Law).
- Competitive electric rates provided by a reliable municipally-owned electric utility with quality customer service.
- Incentives including Foreign Trade Zone #275 Membership, Industrial Development District, tax exempt revenue bonds and other applicable programs based on project.



## Park Description:

St. Louis’ Woodside Industrial Centre is a fully-developed, municipally-owned & individually-platted Certified Business Park. The industrial park and surrounding area consists of over 100 acres. Key features are:

- **Size:** Available lots range in size from 1 to 4 acres and can be combined based on project needs. Adjacent municipally owned properties are also available for individual development or consolidation.
- **Price:** \$7,500 per acre, negotiable dependent upon job creation and/or investment.
- **Taxes:** Total tax rates within St. Louis are approximately 59 mills. The City offers a countywide tax abatement incentive to eligible industrial clients. Tax exempt revenue bonds may be issued through the EDC of Gratiot County.
- **Utilities:** Municipally owned utilities provide competitive rates and quality service for electricity, water and sewer. Gas: Consumers Energy Paved and lighted streets
- **Transportation:** Located on Business Route US-127 and less than one mile from US-127 interchange & Michigan Highway 46 Rail access to Mid-Michigan Railroad

# Why St. Louis?

## Community Character



The City of St. Louis has a population of 7,482 and is located in Gratiot County (population 42,476). Adjacent to the City are Pine River and Bethany townships and the City of Alma, for a total urban population of approximately 20,000. The urban area offers access to a hospital, community airport, private liberal arts college and vocational training centers. The robust agricultural and manufacturing sectors provide economic stability to the area.

St. Louis offers many of the conveniences of a larger city while maintaining a “small town” atmosphere. The public school system is highly recognized for its commitment to quality education and a safe learning environment. Additionally, St. Louis is known for its historic past and many historical buildings in the area have been preserved, including much of the downtown district. Finally, St. Louis offers many opportunities for entertainment and recreation including the Pine River, Hidden Oaks Golf Course, a public pool, library, live music theatre and six city parks.

## Talent



Workforce is readily available at all skill levels. Gratiot’s labor force is approximately 20,000. For the commuter labor force, 160,000 are within a 30-mile radius and over 1 million are within 60 miles. Average wage rates are typically lower than in most urban areas, and there are no union shops in St. Louis.

In addition, Gratiot County and neighboring Isabella County recently passed a Career & Technical Education millage that will fund vocational education programs at local high schools and provide for a skilled and reliable workforce for future generations.

## Location



Located in the center of Michigan, St. Louis is the “Geographic Center of the Lower Peninsula.” Its central location provides many advantages to businesses; it is located on Michigan Highway 46 and is less than one mile from the US Highway 127/M-46 interchange. St. Louis is a very convenient distance to major Michigan cities: Lansing, Saginaw & Grand Rapids (approximately one hour) and Traverse City & Detroit (approximately two hours).

For more information

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## St. Louis Woodside Industrial Centre



## St. Louis, Michigan



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