



# Flint Commerce Center

**OUTREACH MEETING** | November 17, 2023

*AshleyCapital*

 **OLIVER / HATCHER**  
CONSTRUCTION

# Welcome



**Mark Quimby**  
Ashley Capital  
Development Manager



**Atasi Bagchi**  
Ashley Capital  
Project Manager,  
Construction



**Jason Salazar**  
Oliver / Hatcher  
Construction  
Senior Vice President



**John Ruttkofsky**  
Oliver / Hatcher  
Construction  
Sr. Project Manager

# Agenda

- 1. About Ashley Capital & Oliver / Hatcher Construction**
- 2. History of Buick City**
- 3. Plan for Buick City**
- 4. Building 1 Update**
- 5. Next Phases of Construction**
- 6. Final Thoughts**
- 7. Questions & Answers**

# Who is Ashley Capital?

opportunity into value



<b>Ownership Structure</b>	Privately held organization focused on long-term ownership
<b>Experience</b>	38 years of development experience
<b>Strong Track Record</b>	22 million square feet in Michigan – 30 million nationally
<b>Nationally Recognized</b>	Consistently ranked as a top 20 commercial development firm
<b>Community Focused</b>	Maintains strong and lasting relationships with communities
<b>Quality Construction</b>	Develops Class A industrial properties using high-quality materials
<b>Employment</b>	Over 100 tenants and approximately 10,000 jobs located in Ashley Capital facilities in Michigan
<b>Experienced</b>	Specializes in the redevelopment of large industrial facilities and new construction on greenfield sites and challenging brownfield sites with wide ranging levels and types of contamination

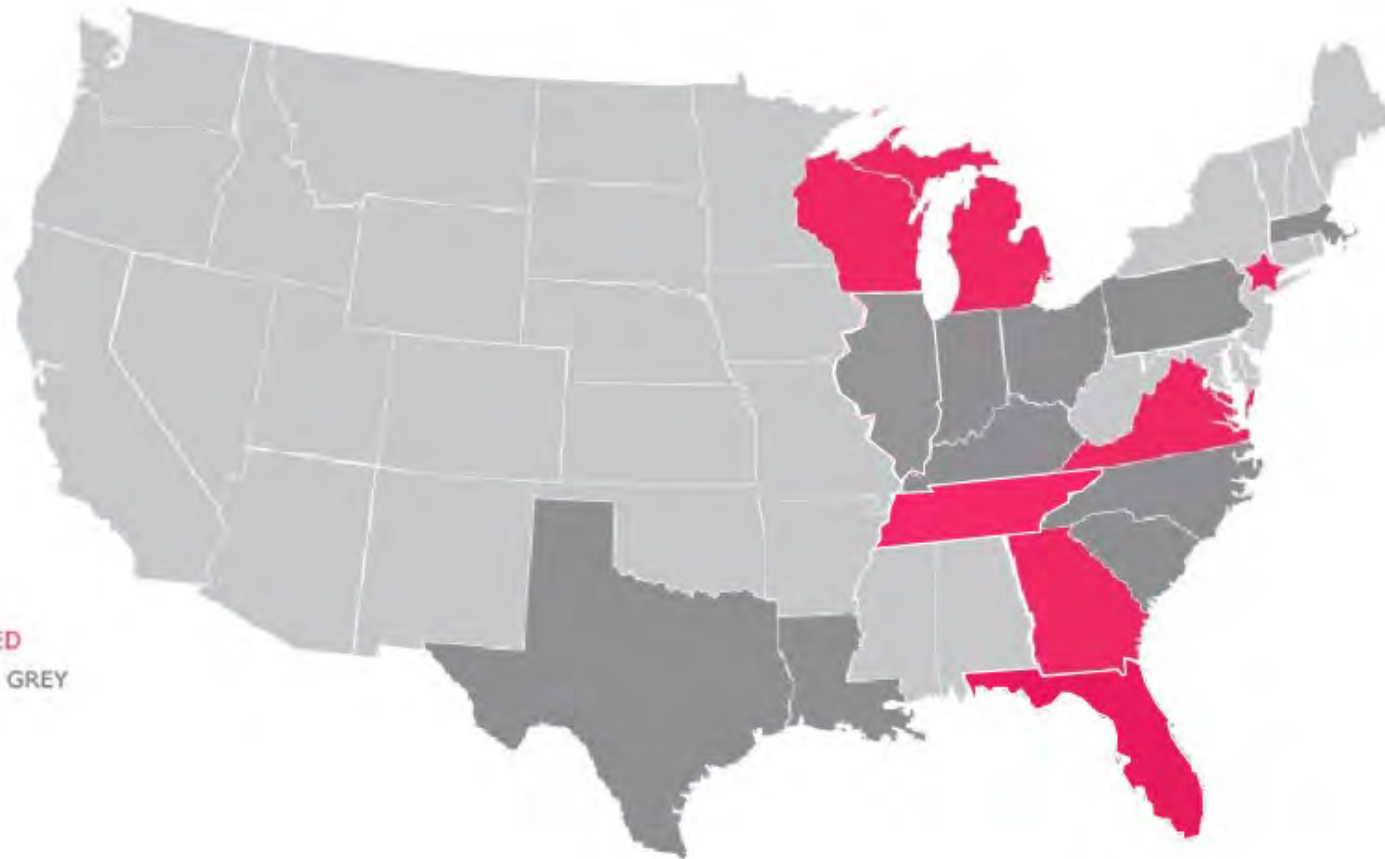
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# Where is Ashley Capital?

opportunity into value

## PROPERTIES

- FLORIDA
- GEORGIA
- MICHIGAN
- TENNESSEE
- VIRGINIA
- WISCONSIN



30 M+  
Portfolio, SF

100+  
Properties

100+  
Current Tenants

20+  
Markets

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# About OHC

**35+**  
EMPLOYEES

**28 YEARS**  
OF SERVICE

CRAIN'S DETROIT BUSINESS 2023  
**best  
places  
to work**

SOUTHEAST MICHIGAN'S  
**TOP 20**  
GENERAL  
CONTRACTORS  
BY CRAIN'S DETROIT  
BUSINESS

**ISO**  
CERTIFIED







# About OHC

Since 1995, our team has constructed  
**40+ Million SF Overall**

**Markets**  
Warehouse/Distribution  
Manufacturing  
Industrial  
Office  
Retail  
Healthcare  
Hospitality  
R&D





# What We Do

Develop and Construct  
Warehouses and Commerce Parks







# Established Relationship Working Together

**30 MILLION+ SF BUILT | 100+ PROJECTS | 27+ YEARS**

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CONSTRUCTION



# Success Story working with RACER Trust in Livonia, Michigan Livonia West Commerce Center 2

Former GM plating facility in Livonia. GM demolished above grade buildings, but left slabs, foundations, and utilities in place. Ashley Capital worked with RACER Trust and now the site is our ~365K SF Livonia West Commerce Center 2 Building.



March 2021



August 2022





# Flint Commerce Center

## HISTORY OF BUICK CITY

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C O N S T R U C T I O N



# BUICK CITY

## THE BIRTH OF GENERAL MOTORS



BUICK MOTOR CO. ONE MILE LONG, FOUR BUILDINGS DEEP.





## THE BIG 3 OF CARRIAGES

**W.A. PATERSON CO.**  
WILLIAM A. PATTERSON

**FLINT WAGON WORKS**  
JAMES H. WHITING  
JOSHUA BEGOLE

**DURANT-DORT**  
**CARRIAGE COMPANY**  
WILLIAM 'BILLY' DURANT  
JOSHUA DALLAS DORT





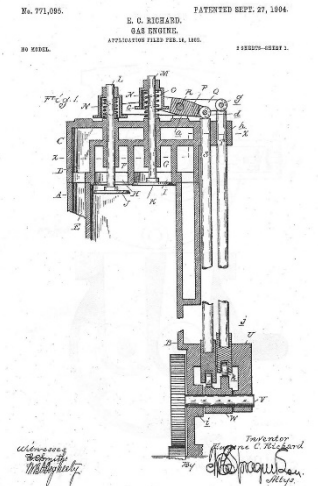
DAVID BUICK



BUICK MODEL B



WALTER L. MARR & TOM BUICK- 1904



VALVE-IN-HEAD

## DAVID BUICK

- 1882- PURCHASED PLUMBING SUPPLY COMPANY IN DETROIT
- 1899- SOLD PLUMBING BUSINESS AND STARTED BUICK AUTOMOTIVE
- 1902- BUICK MANUFACTURING COMPANY CREATED
- 1903- BUICK RUNS OUT OF FUNDS AND SELLS 97% INTEREST TO BENJAMIN BRISCOE - BUICK MOTOR CO. CREATED
- 1904 - BRISCOE SELLS BUICK MOTOR CO TO JAMES H. WHITING
- 1906 - DAVID BUICK FORCED TO SELL REMAINING SHARES TO DURANT DURANT PURCHASED BUICKS ONLY SHARE FOR \$100,000
- BUICK HAD A SERIES OF FAILED BUSINESS VENTURES AND DIED NEARLY BROKE



# **BILLY DURANT AND THE BIRTH OF GENERAL MOTORS**



**1904 DURANT BECOMES THE GM OF BUICK MOTOR Co.**

**1905- SECURED \$1.5M IN CAPITAL FROM FLINT TO CONSTRUCT BUICK PLANT ON HAMILTON RD. SITE**

**1906- BUICK LEADS COUNTRY IN CAR SALES**

**1908- GENERAL MOTORS FOUNDED**

**1908- GM PURCHASES 13 CAR COMPANIES AND 10 PARTS COMPANIES INCLUDING OLDSMOBILE- PIONEERING VERTICAL INTEGRATION**

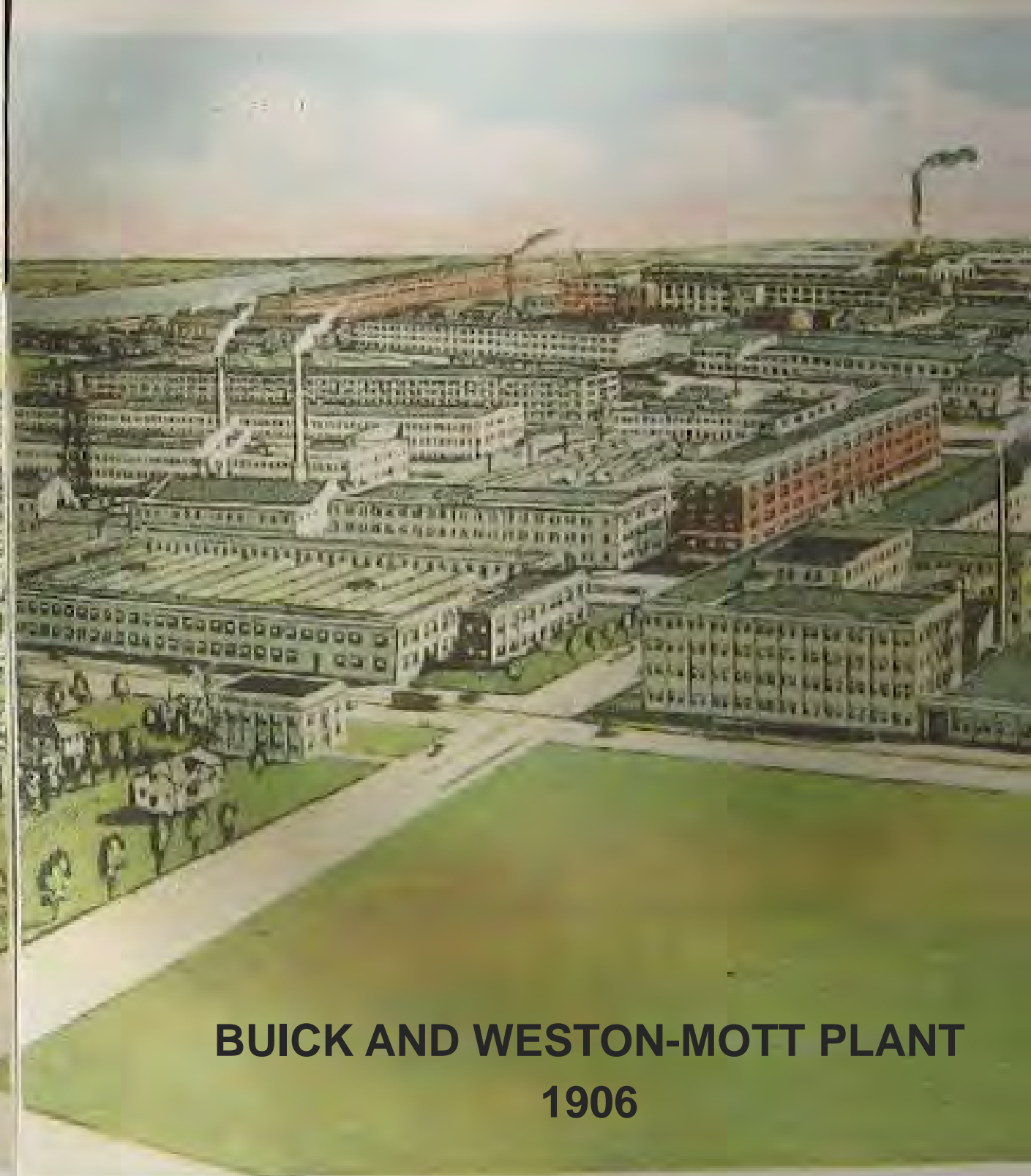
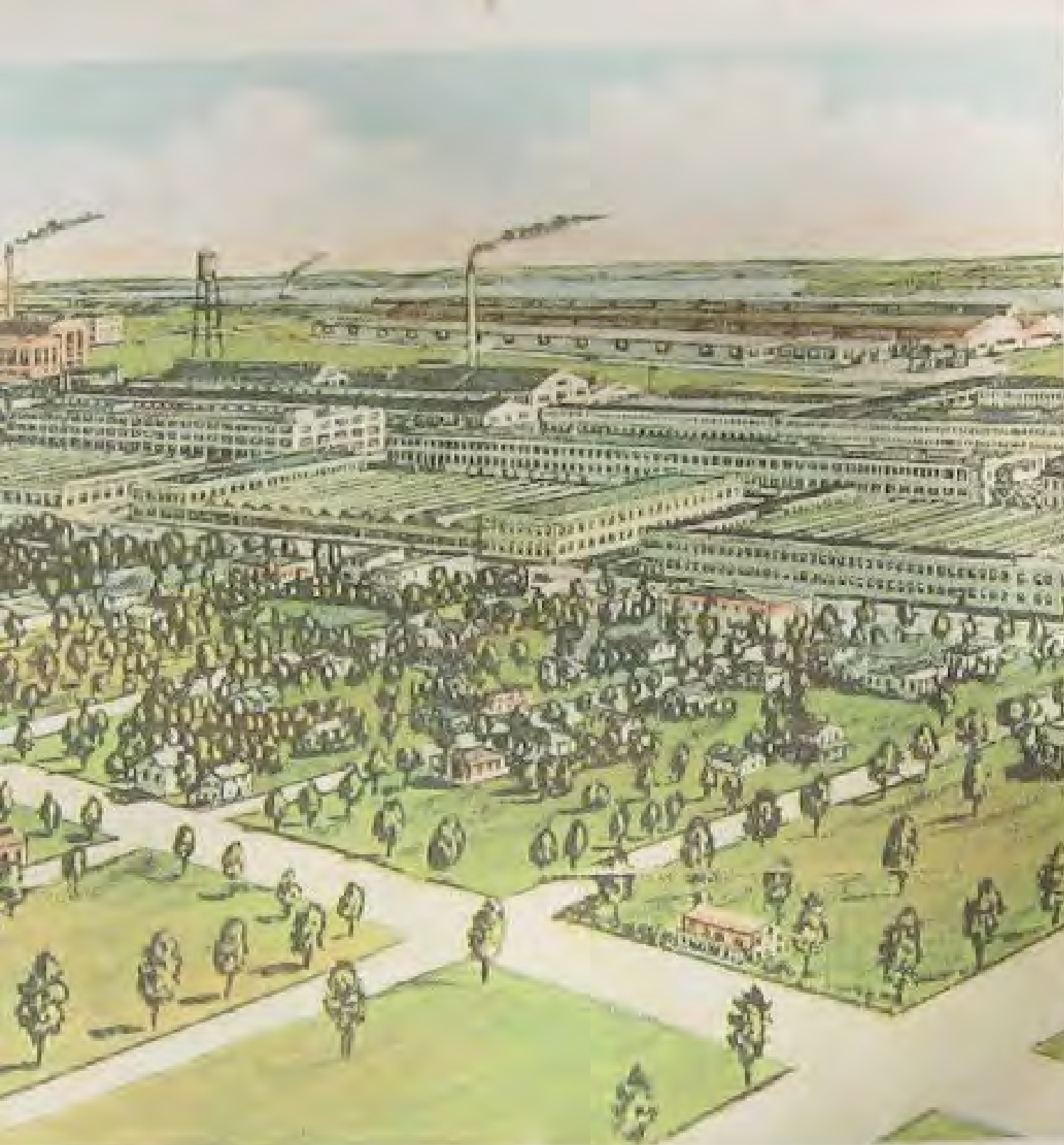
**1910- GM IS OVEREXTENDED AND DURANT IS FORCED OUT OF THE COMPANY BY LENDERS**

**1911- STARTED CHEVROLET MOTOR COMPANY OPENED FIRST PLANT IN FLINT**

**1916- USED SUCCESS OF CHEVROLET TO RE-PURCHASE A CONTROLLING INTEREST IN GM- EXCHANGING STOCK AT 5:1 RATIO**

**1920- REMOVED AGAIN AS PRESIDENT OF GM**

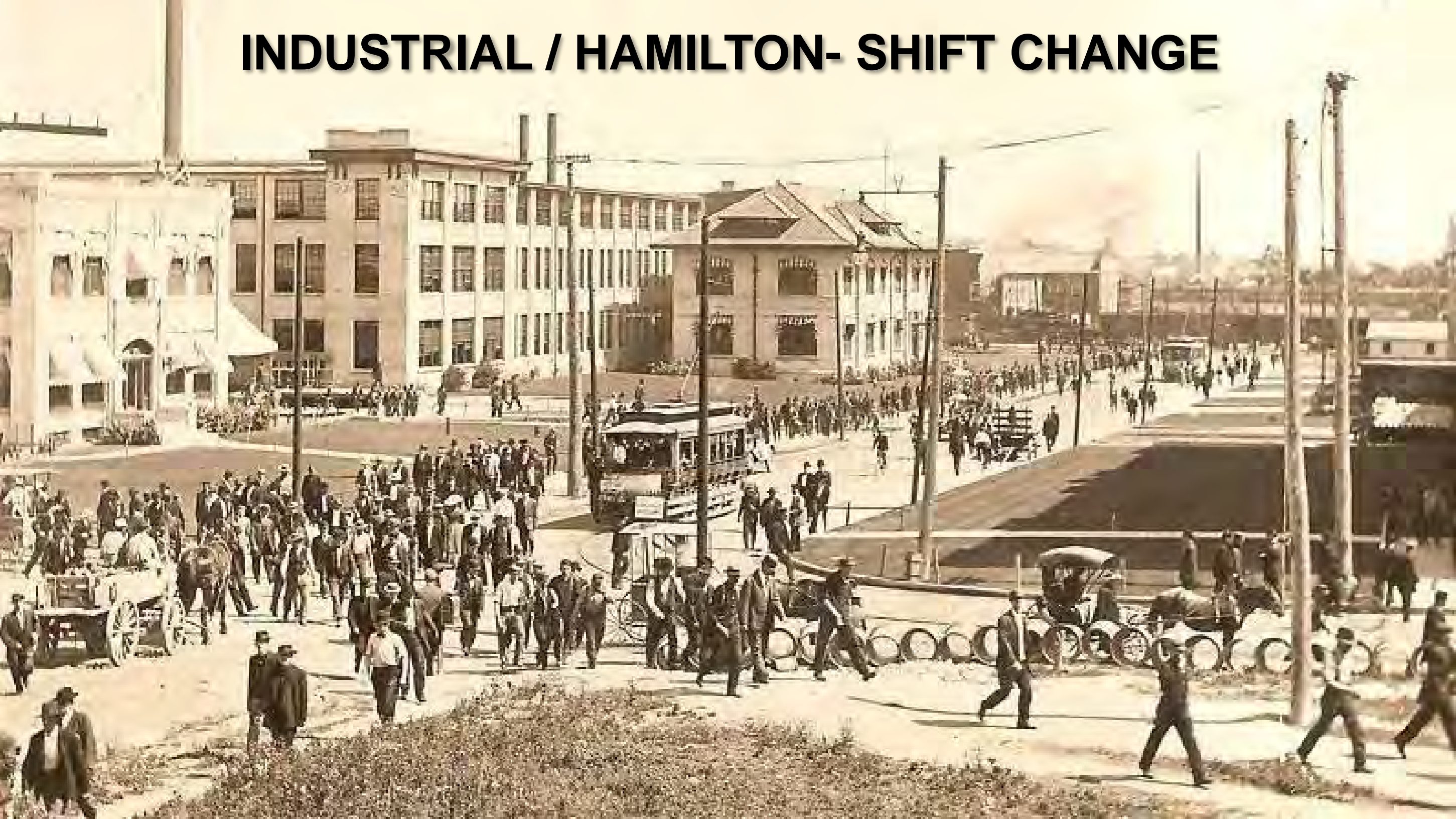
**1921- STARTED DURANT MOTORS BUT LOST HIS FORTUNE IN THE STOCK MARKET CRASH OF 1929**



**BUICK AND WESTON-MOTT PLANT  
1906**



# INDUSTRIAL / HAMILTON- SHIFT CHANGE





**5,000 BUICK EMPLOYEES - 1913**  
**PHOTO ORGANIZED BY WALTER P. CHRYSLER**



BUICK EMPLOYEES





## 1950's & Early 1960's

- 80,000 AUTOMOTIVE JOBS
- 90% OF FLINT ECONOMY TIED TO GM
- 1955- 700,000+ BUICK's SOLD
- 1956- FEDERAL-AID HIGHWAY ACT
- 1960- POPULATION GREW TO 200,000





1950 Roadmaster



1953 Skylark



1960 Electra



1965 Wildcat



# BUICK CITY 1985





# BUICK CITY TODAY





# GM Bankruptcy

- GM filed for bankruptcy in 2009.
- Buick City was already vacant by this time.
- New GM, LLC was created in bankruptcy and kept the "Good assets" such as operating plants.
- "Bad assets" such as vacant property and contaminated land were discharged - this included Buick City.
- RACER Trust was created and funded by the US Government to manage, cleanup, and position discharged property for redevelopment.

# What is RACER Trust?

- RACER (Revitalizing Auto Communities Environmental Response) Trust is an Environmental Response Trust and has no legal relationship with the current GM, LLC.
  - Old GM doesn't exist, its environmental response liabilities were transferred to the RACER Trust.
  - New GM is a completely different legal entity, and not responsible for property discharged in bankruptcy.
- RACER Trust was established by the U.S. Bankruptcy Court in New York in 2011 and was funded by the federal government with a dual mission of both cleanup and redevelopment.
- RACER Trust works under EGLE and/or USEPA oversight. Buick City was under USEPA oversight until 2020 until it was transferred to EGLE.
- RACER Trust cannot spend money to aid in the redevelopment costs.



# Regulatory Oversight

- FCC closed on most of remaining Buick City (~275 acres) on November 10, 2023.
- RACER Trust will continue to be regulated by EGLE and USEPA, even after sale, for its environmental responsibilities.
- FCC is responsible for managing contamination disturbed during development.
- FCC will be regulated by all applicable laws and by several agreements with RACER Trust, EGLE, and USEPA:
  - Covenant Not Sue (CNS) with EGLE
  - Materials Management Plan (MMP) with EGLE
  - Prospective Purchase Agreement (PPA) with USEPA
  - Environmental Easement Agreement (EEA) and Remediation and Redevelopment Coordination Plan (RRCP) with RACER Trust
  - Due care under Michigan Law (e.g. use the property safely and don't make contamination worse)
  - Brownfield Work Plan will need to be reviewed and approved by EGLE



# Flint Commerce Center

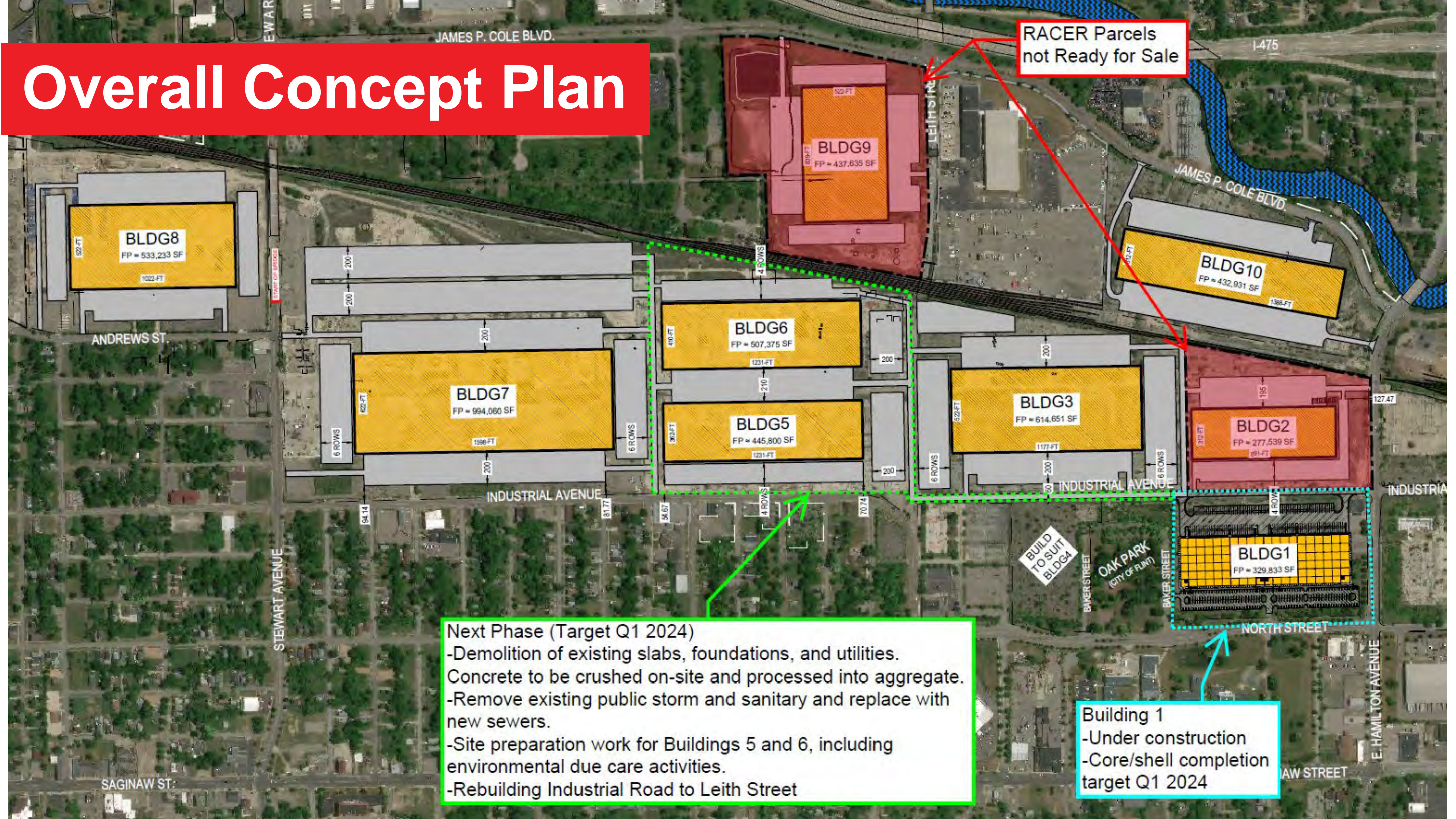
PLAN FOR BUICK CITY

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# Overall Concept Plan



RACER Parcels not Ready for Sale

Next Phase (Target Q1 2024)

- Demolition of existing slabs, foundations, and utilities. Concrete to be crushed on-site and processed into aggregate.
- Remove existing public storm and sanitary and replace with new sewers.
- Site preparation work for Buildings 5 and 6, including environmental due care activities.
- Rebuilding Industrial Road to Leith Street

Building 1

- Under construction
- Core/shell completion target Q1 2024





# Flint Commerce Center

## BUILDING 1 UPDATE

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# FCC Building 1 Timelapse Video

Visit this link to see the video

<https://oliverhatcher.com/markets/flint-commerce-center-buick-city/>



# Standard Warehouse Buildout



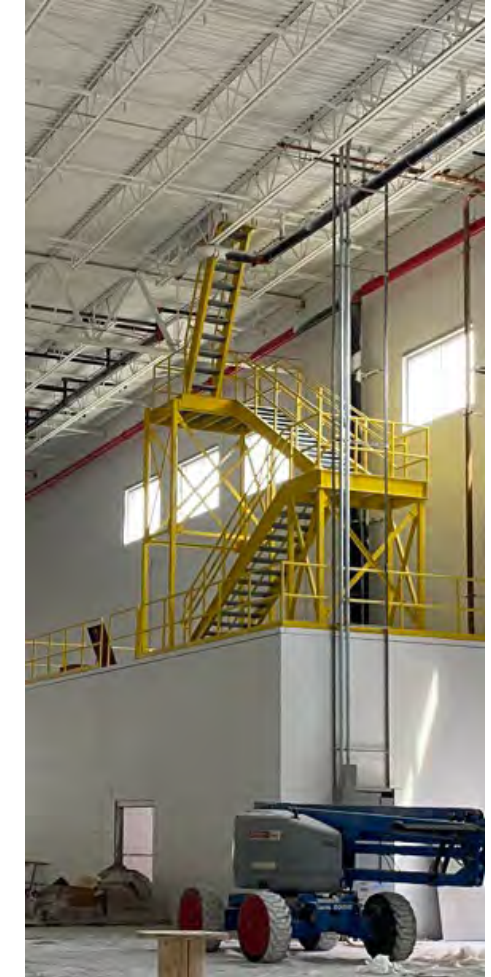
- Painted Piping, Interior Walls, Columns and Deck
- 7" concrete slabs in warehouse (reinforced with Helix fiber)
- 8" slabs at dock pits
- 4" slabs at offices



Dock pits prepped for levelers



Model ESFR-34  
33.6 K-Factor Pendent Sprinklers  
Early Suppression, Fast Response



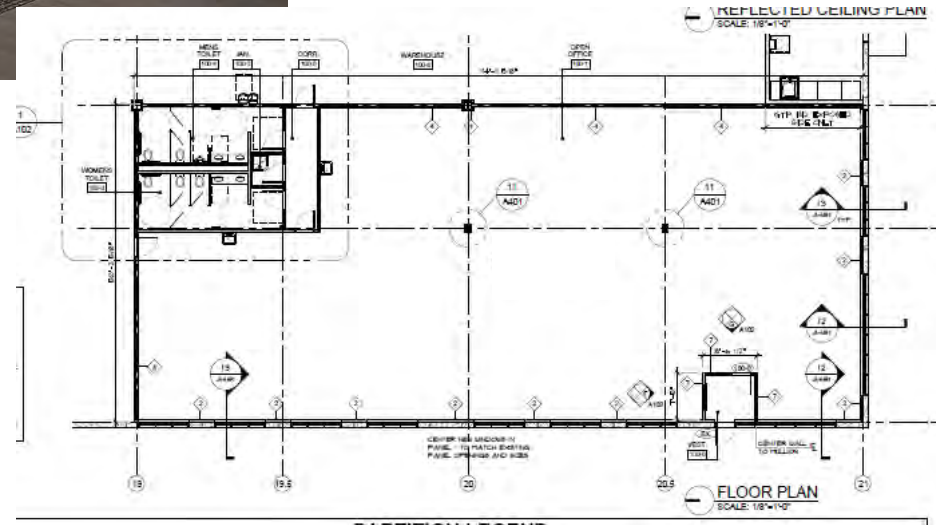
Interior Roof Access



# Standard Office Buildout



- 3 stall mens and womens restrooms
- Breakroom area
- 50% open office
- 50% customized private office and conference space
- Vestibule with vision panel



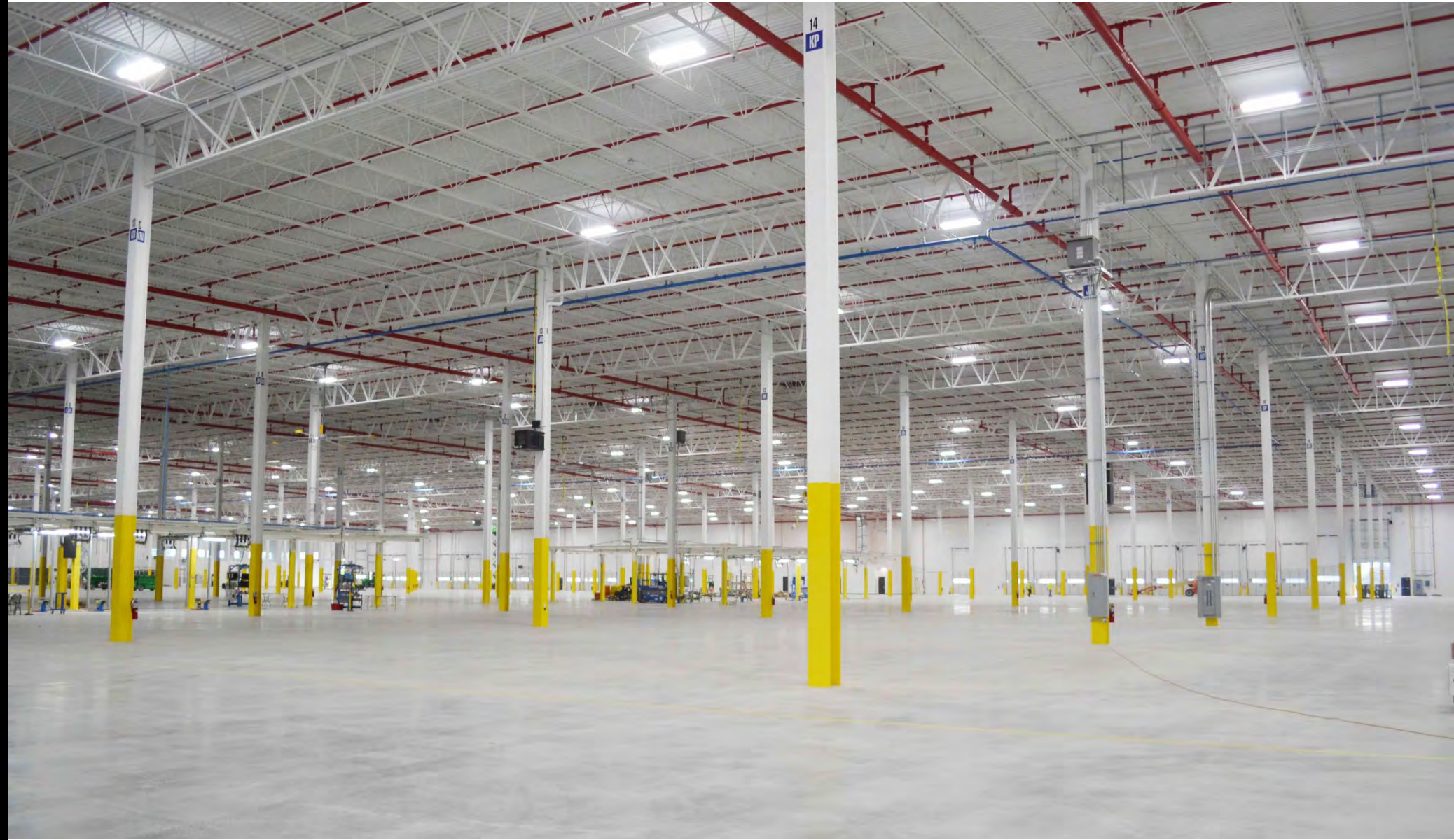
- Customized to Tenant requirements
- Standard finishes



## Scope of Work

- Rough and finish carpentry
- Doors and frames
- Glass and glazing
- Flooring
- Tile work
- Painting
- Toilet partitions
- Plumbing
- Fire protection
- Fire alarm
- HVAC
- Electrical
- Final cleaning

# TENANT BUILDOUTS





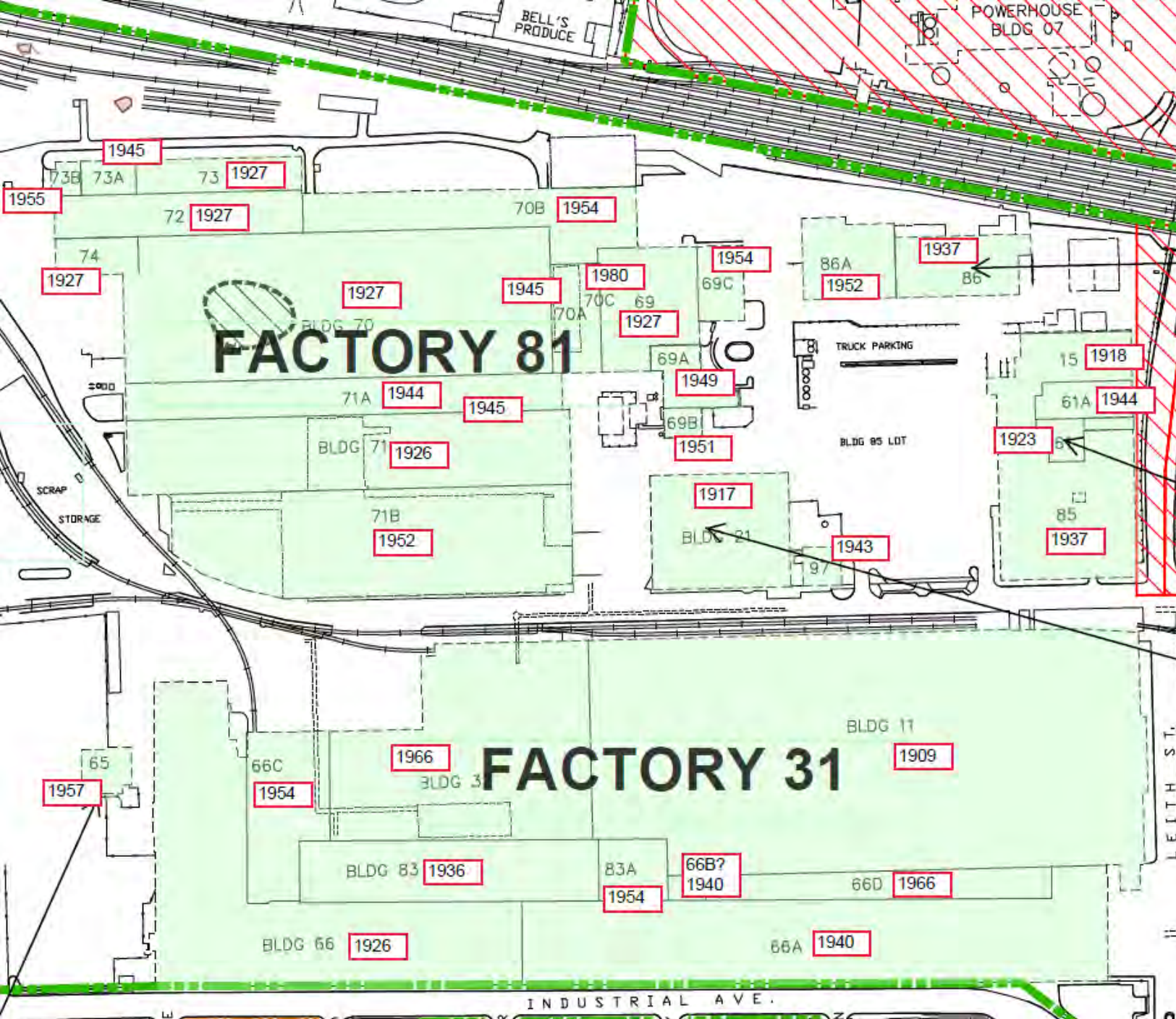
# Flint Commerce Center

**NEXT PHASES OF CONSTRUCTION**

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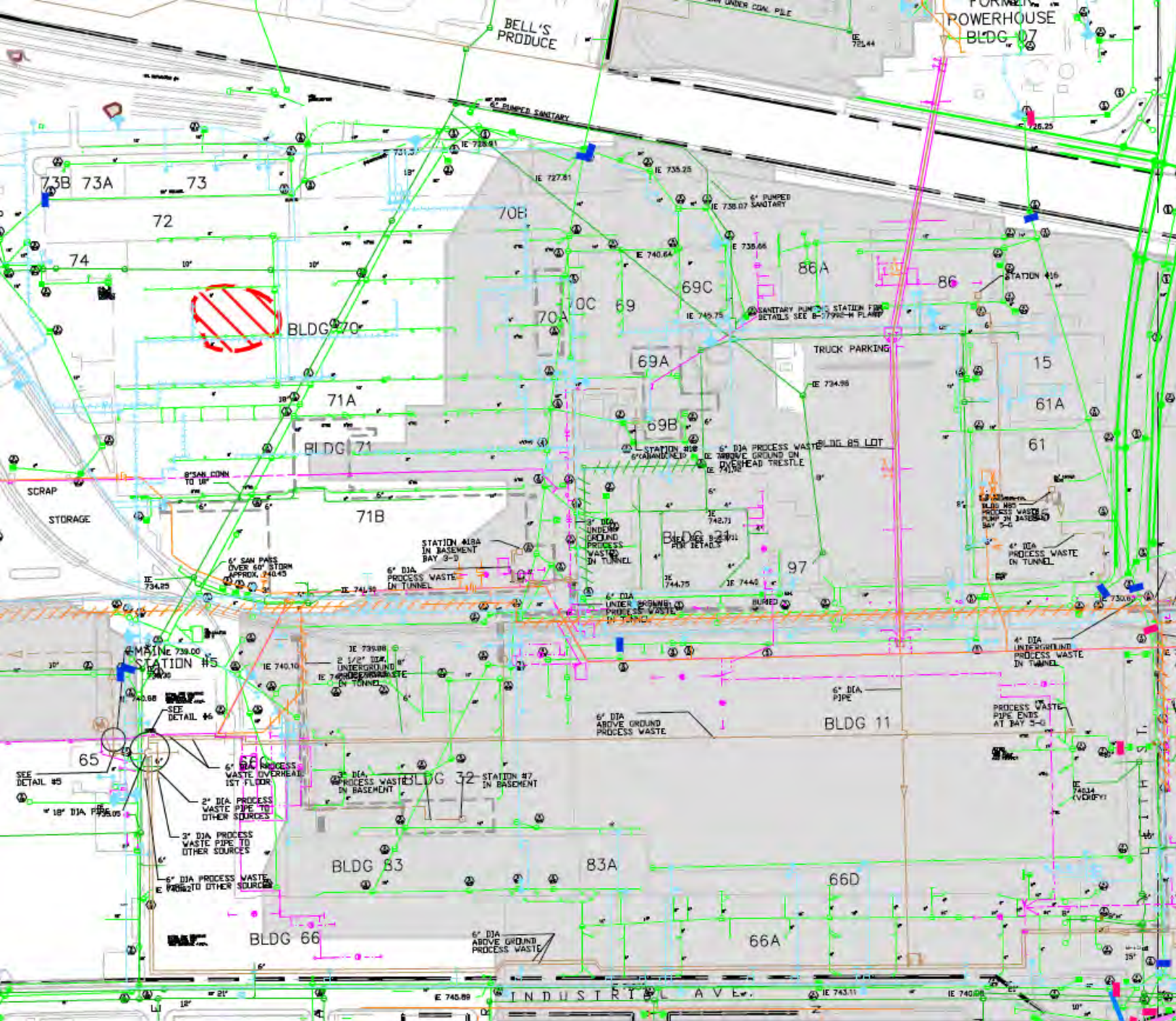
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C O N S T R U C T I O N





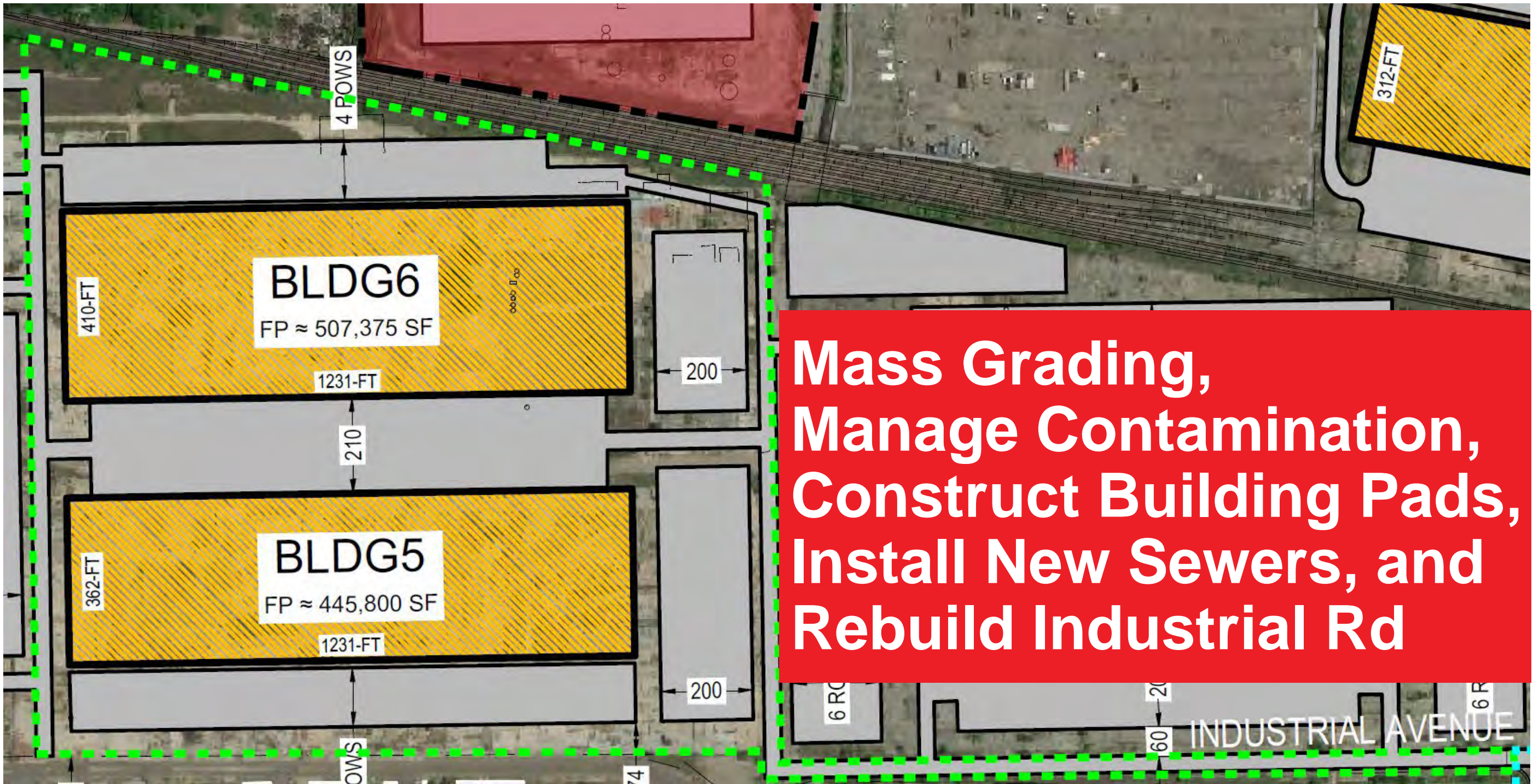
**Demolish, Remove,  
and Crush  
Concrete from Old  
Building Slabs and  
Foundations**





**Demolish and  
Remove Old  
Utilities**





**Mass Grading,  
Manage Contamination,  
Construct Building Pads,  
Install New Sewers, and  
Rebuild Industrial Rd**



## Scope of Work

- Temporary Fencing
- Dewatering
- Concrete Demolition
- Concrete breaking/crushing
- Existing utility demolition and removals
- New Storm and Sanitary Installs
- Mass Grading
- Asphalt Paving
- Concrete Curbs
- Site Lighting
- Landscaping
- Road Reconstruction
- Off-site Disposal of Contaminated Materials
- Security

# NEXT PHASE SITE PREPARATION AND GRADING SCOPE

**Bid Packages expected to be released soon.  
Everyone here today that signed in will receive an email when  
the Bid Packages are released.**





## Future Buildings Scope of Work

- Foundations
- Slabs on grade
- Masonry
- Precast Concrete Wall Panels
- Structural steel
- Miscellaneous steel
- TPO Roofing
- Rough Carpentry
- Caulking
- Doors and Frames
- Glass and Aluminum
- OH Doors
- Painting
- Dock Equipment
- Plumbing
- Fire Protection
- Fire Alarm
- HVAC
- Electrical
- Final Cleaning





# Requirements For Working On Site



## ENVIRONMENTAL REQUIREMENTS

- HAZWOPER
- Respiratory Protection Program
- Lead Awareness
- MCC can provide access to some requirements please reach out to Renee David  
[renee.david@mcc.edu](mailto:renee.david@mcc.edu)  
810-762-5004



## EXPERIENCE & SAFETY

- Must be below EMR of 1.0
- Minimum 5 years' experience working on similar projects of similar scale
- Approved subcontractor application and signed terms and conditions



## SUBCONTRACTOR APPLICATION

<https://oliverhatcher.com/ohc-new-subcontractor-application/>







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## FINAL THOUGHTS

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# Flint Commerce Center is a Long Term Commitment

- Over 300 acres of redevelopment
- Approximately 4M square feet of new buildings
- Over \$300M of private investment
- Build-out over 10+ years
- Schedule will be market driven
- Estimated more than 2,500 new jobs
- Ashley Capital will be a long-term partner in the community
- We have been in several Michigan communities for over 25 years





**Groundbreaking of FCC Building 1  
First of Many to Come!**



# Flint Commerce Center

**THANK YOU**

**Contact Us**

**Flint@AshleyCapital.com**

**SUBCONTRACTOR  
APPLICATION**



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