



NEXCAP
National Excess
Manufacturing
Capacity Catalog

Matching Facilities,
Companies, and Communities



How NEXCAP Works

Dear Colleagues:

Over the course of more than a century, American industry developed a nationwide infrastructure of manufacturing facilities, along with networks of skilled and experienced workers and an environment that fostered innovation. The sharp decline in manufacturing and the accompanying economic impact struck at these underpinnings of economic and creative vitality, leaving many facilities empty, workers without jobs, and communities struggling to provide basic services. With the country now on the road to recovery, the casualties of the downturn—these underutilized material and human resources—can provide opportunities for industrial revitalization. There are facilities ready to be put back into production, and men and women ready to go back to work. And there are companies abroad and in the U.S. who are ready to expand, grow, and diversify. However, marshaling relevant and up to date information on the nation’s many vacant sites and facilities and the communities in which they reside has often been challenging for companies seeking locations for manufacturing production. Connecting this supply with demand is the purpose of the National Excess Manufacturing Capacity Catalog (NEXCAP).

In 2012, the University of Michigan’s Institute for Research on Labor, Employment, and the Economy launched NEXCAP to fill the information gap. The NEXCAP online portal matches company needs to specific sites, and provides detailed profiles of facilities, available resources, and analyses of local community conditions that companies rely on. Foreign companies looking to enter the American market will find this one-stop shop of information especially useful. And communities looking for foreign direct investment will be helped to connect with businesses and other resources to spur development and strengthen their long-term viability.

Most importantly, as NEXCAP expands to encompass the national inventory of available manufacturing facilities, it has the potential to transform families, neighborhoods, regions, and the nation. By helping to create jobs, strengthen communities, bolster regional economies, encourage advanced manufacturing, and spark innovation, NEXCAP is helping to put America back on the path of industrial and economic growth.

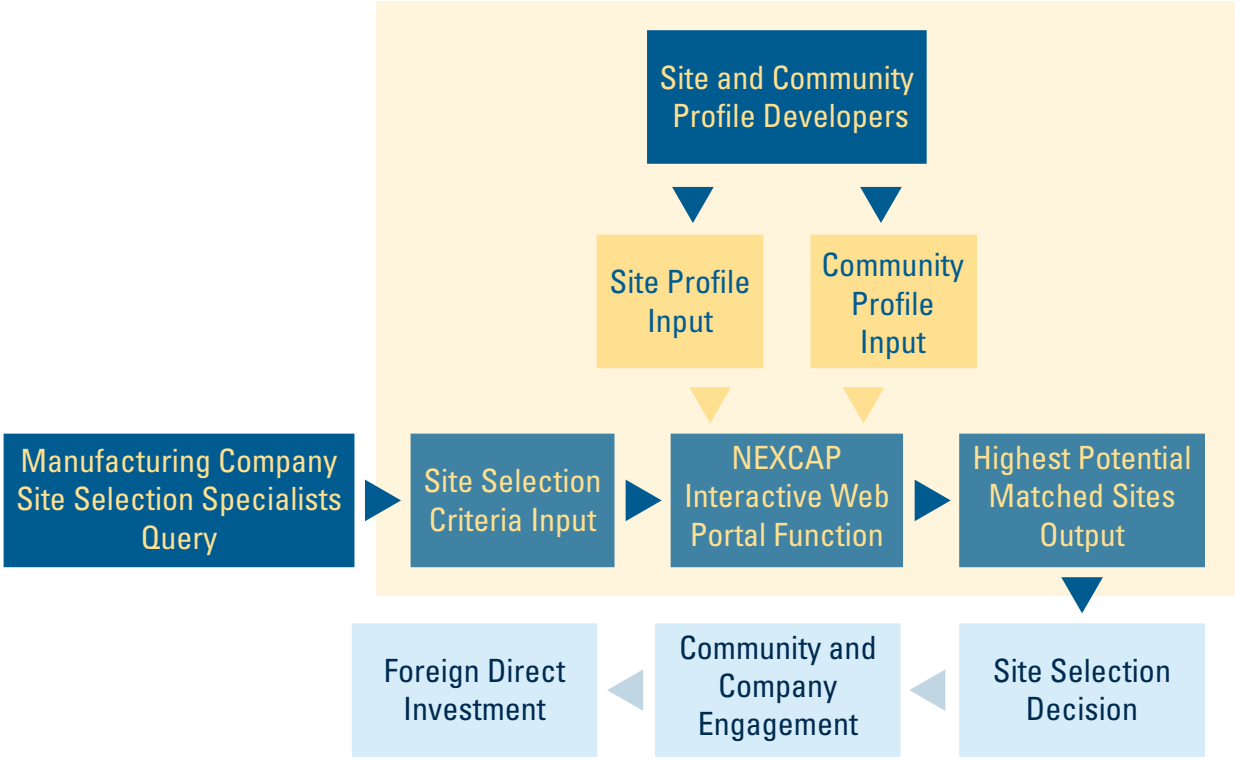
Regards,

Lawrence A. Molnar
Associate Director
The University of Michigan
Institute for Research on Labor, Employment, and the Economy

The NEXCAP site inventory and portal, along with site, facility, and community profiles, provide a portfolio of detailed information that can be accessed through customized searches on an interactive web site. Foreign companies looking for opportunities to move into the North American market, as well as domestic companies considering relocating, expanding, or diversifying, are able to input essential manufacturing, spatial, and workforce requirements. The NEXCAP portal searches the many available manufacturing sites and generates


a list of those that best match the selection criteria.

By providing detailed information on sites that most closely meet a company’s criteria, as well as comprehensive community overviews, NEXCAP offers interested firms a complete picture of their investment opportunities. Aggregating the information into one online destination, NEXCAP accelerates and simplifies site selection research, and stimulates foreign direct investment into the U.S., fostering economic expansion, regional development, and job growth.



► Sites and Facilities

INTRODUCTION: site overview



Property Name	Saginaw Nodular Industrial Land
General property description	The 233 acre, ten parcel site is vacant except for a wastewater treatment facility, surface water basins, and trestles used for elevating pipes.
Past site uses	Iron casting, heavy automotive manufacturing
Date of closure	1987
Current owner	RACER Trust
Ownership status	TBD
Assessment value	\$546,300 (total assessment for all parcels)
Contact information	Bruce Rasher, Redevelopment Manager: brasher@racetrust.org

Site History
Part of the much larger Saginaw Casting Complex, which began operations in 1918, the Saginaw Nodular Iron Foundry opened in 1966. The foundry produced automobile components for General Motors, specializing in the casting of nodular iron, an alloy with properties similar to steel. In addition to the ironworks, a landfill and wastewater treatment plant were constructed onsite to handle industrial waste. In 1978, GM spent \$54 million to expand the Nodular Iron Foundry. By the late eighties, though, the trend toward fuel-efficient vehicles had made cast iron automobile parts undesirable. The Nodular Foundry operated until 1988, when it was shut down and dismantled. The wastewater treatment facility and associated surface basins and lagoons remain on the site. Other parts of the Nodular Industrial Land were apparently never developed.

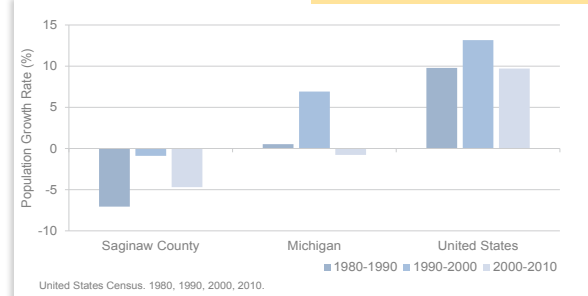
Current Ownership
This property is currently owned by the RACER Trust. RACER Trust is the third largest owner of industrial property in the United States, and the largest environmental trust in U.S. history. It was created by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 industrial plants and other properties left behind in General Motors' 2009 bankruptcy. RACER Trust has acquired funding for required environmental cleanups of the former GM sites. Cleanup work is conducted with the oversight and approval of the appropriate authorities and in compliance with all applicable laws and regulations. This property has no known environmental issues.

For more information on RACER Trust or these properties, visit the RACER Trust Property Information Page: www.racetrust.org/Properties/Property_List

4 NATIONAL EXCESS MANUFACTURING CAPACITY CATALOG

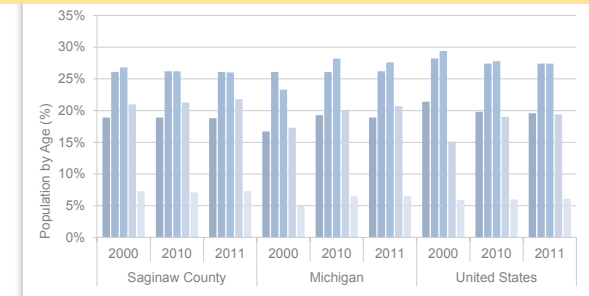
► Communities

DEMOGRAPHICS: population trends



Saginaw County has lost population since 1980, shrinking fastest between 1980 and 1990 at a rate of approximately seven percent.

Demographics: population by age



Since 2000, Saginaw County's age profile has changed roughly in line with statewide trends. The county saw a five percent increase in its population aged 55 to 74, and saw a three percent decrease in its population aged 35 to 54.

6 NATIONAL EXCESS MANUFACTURING CAPACITY CATALOG

Sample community profile pages

Site profile information may include:

- Square footage and acreage
- Past and current use
- Ownership status
- Floor plans
- Material handling capacity
- Warehousing availability
- Age and condition
- Broadband access
- Utilities and infrastructure
- Truck docks and access
- Bridges and load capacities
- Rail, air, water, and intermodal capacity
- Environmental status
- Tax structures and incentives
- Expansion potential
- Zoning, restrictions, and covenants

Community profile information may include:

- Population trends, including age, educational attainment, and household income
- Housing value
- Employment and workforce summary
- Employment by industry and occupation
- Location quotient
- Federal, state, and local tax incentives, including local financial sources and international trade assistance
- Local transportation assets like highways, ports, airports, railways, and public transit
- Universities, community colleges, and technical schools
- Amenities including parks, museums, libraries, and performing arts venues
- Healthcare institutions

Foreign Direct Investment

Encouraging foreign direct investment has benefits for American communities and the American economy. Foreign-owned firms employ 5.7 million U.S. workers, produce \$670 billion in goods and services, and invest \$188 billion in capital expenditures yearly. The United States receives more foreign direct

investment than any other country in the world.

Foreign direct investment also benefits the firms making the investment. Foreign-owned firms that locate in the United States benefit from being closer to their customer base and are insulated from risks associated with offshoring.

What advantages does foreign direct investment have for local communities?

- Job creation:** Foreign-owned manufacturing firms pay, on average, 60% higher wages than other manufacturing firms
- Resiliency:** Foreign-owned firms that invest in the United States are typically large and possess proven technologies ready for market
- Diversity:** Foreign direct investment funds the construction of production plants, research facilities, sales offices, warehouses, and service centers

What advantages does foreign direct investment have for businesses?

- Efficiency:** Locating facilities in the United States can shorten the product pipeline and make responding to customer demands easier
- Innovation:** Clustering manufacturing and R+D facilities near one another can foster innovation
- Security:** Locating in the United States can reduce the risk associated with intellectual property theft and regulatory noncompliance

The NEXCAP Web Portal



The NEXCAP searchable catalog

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It is organized and administered through the University of Michigan's Institute for Research on Labor, Employment, and the Economy (IRLEE).

For more information or questions about NEXCAP, please contact:

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