



31st ANNUAL **REPORT** 2022



Established in 1992, SFI is a private, non-profit economic development organization. SFI is an alliance of local businesses, the Saginaw County Chamber of Commerce, the County and City of Saginaw, 16 local municipalities, education, labor organizations and local foundations.

TABLE OF CONTENTS



| | |
|-----|--------------------|
| 03. | RESULTS |
| 06. | BOARD OF DIRECTORS |
| 07. | HIGHLIGHTS |
| 10. | INVESTORS |
| 12. | PROJECTS |

Economic Development 4.0

It is my pleasure to include this letter in the SFI Annual Report that recognizes the outstanding projects all across Saginaw County in 2022. Most of us have heard about the transformations taking place in the international marketplace and Industry 4.0, but we are also seeing dynamic changes in what we have termed Economic Development 4.0.



With the drive for electric vehicle development, Nexteer continues to make huge investments within its Global Technical Center and world class U.S. Operations in Saginaw. A national effort to bring home the semiconductor supply chain helped spur a \$375 million investment by leading polysilicon manufacturer Hemlock Semiconductor. Many of the stories included in this publication reflect growing entrepreneurialism, urban investment and the rising creative class. Ox Eye Media, which develops games, comic books and digital media, purchased the Jefferson One Building in Downtown Saginaw. That excitement extends to places like Frankenmuth, which will have the largest indoor water park in Michigan and the Village of Merrill that had a closed school repurposed into 17 market rate apartments and a more than \$25 million investment by Merrill Technologies.

Economic Development 4.0 is here and Saginaw County is capitalizing on those opportunities!

Philip Dembowski

Interim Chair, Saginaw Future Inc. Board of Directors

| 2022 Expansions | Investment | Jobs |
|---|----------------------|--------------|
| AeroMotion by Textron | \$4,000,000 | 120 |
| AKT Peerless | \$90,000 | 20 |
| Bavarian Inn Lodge | \$80,000,000 | 80 |
| Edward Jones & the LOFT by Pine Island Design | \$1,000,000 | ~ |
| Elite Cannabis | \$3,000,000 | 15 |
| Gibbs Music Studio | \$1,000 | 2 |
| Hausbeck Pickles and Peppers | \$2,100,000 | ~ |
| Hemlock Semiconductor | \$375,000,000 | 170 |
| Incal Technologies, Inc. | \$403,000 | 1 |
| Merrill Technologies Group | \$25,300,000 | 86 |
| Michigan Brand | \$2,487,000 | 10 |
| Nexteer Automotive | \$51,000,000 | 1,100 |
| Ox Eye Media - Shaheen Development | \$1,500,000 | ~ |
| Old Town Distillery | \$75,000 | 4 |
| Ox Eye Media | \$1,000,000 | ~ |
| READ Association | \$75,000 | 6 |
| Saginaw County Mosquito Abatement Commission | \$7,000,000 | ~ |
| Spicer Group | \$1,000,000 | 65 |
| Walgreens | \$1,375,000 | ~ |
| Weiss Equipment | \$2,500,000 | 3 |
| TOTALS | \$558,906,000 | 1,682 |

| 2022 Attractions | Investment | Jobs |
|-------------------------------------|---------------------|------------|
| 906 Lapeer | \$130,000 | 4 |
| AHSRAT | \$50,000 | 5 |
| Dupuis Corner Food & Spirits | \$250,000 | 6 |
| EE Sports & Arcade | \$194,000 | 16 |
| Elite Cannabis | \$3,000,000 | 20 |
| Essex Energy | \$518,000 | 15 |
| Food Process Solutions | \$6,000,000 | 25 |
| Frank's Muth | \$300,000 | 13 |
| Gemini Capital Management VIII, LLC | \$4,040,000 | 6 |
| Kakes the Great | \$68,000 | 8 |
| KOOPS Automation Systems | ~ | 30 |
| MDL Companies | \$1,000,000 | ~ |
| Michigan Garage LLC | \$1,879,000 | 10 |
| Saginaw House | \$1,000,000 | 26 |
| TOTALS | \$18,429,000 | 184 |



Services & RESULTS

SFI collaborates with business, education, government and community partners to position Saginaw County as a great place to live, work and locate a business.

| Our Results | 2022 | 1992-2022 |
|--------------------------|----------------------|------------------------|
| Business Expansions | 21 | 672 |
| Businesses Attracted | 14 | 187 |
| Jobs Created/Retained | 1,866 | 34,247 |
| Government Contracts | 605 | 11,425 |
| Total Value of Contracts | \$32,399,463 | \$828,228,187 |
| NEW INVESTMENT | \$577,335,000 | \$8,549,517,846 |

SFI and its economic partners worked on 16 infrastructure and workforce development grants valued at more than **\$12.3 million** for Saginaw County.

Corporate Watch Calls **239**
Talent Attraction & Retention Event **1**

Leads **125**
Communications **150**
Business Development **54**
Reports and Promotion

GreatLakesBaySites.com
Nearly 1,000 commercial & industrial properties marketed

SAGINAW FUTURE ADMINISTRATIVE SERVICES

County of Saginaw

- Great Lakes Tech Park
- Economic Development Corporation of the County of Saginaw
- Saginaw County Brownfield Redevelopment Authority
- Saginaw County Brownfield Revolving Loan Fund

City of Saginaw

- Annual Economic Report
- Bond Rating Agency Research and updated economic data
- Sites/buildings for potential County facilities
- Response to Controller for specific requests
- Management of the Saginaw Downtown Development Authority
- City of Saginaw Planning Department
- The Great Mural Project

Region 5

- Coordinate meetings for seven economic development organizations in eight-county region
- Represent Region 5 on MEDC Collaborative Development Council
- Lead projects for Region 5

Saginaw DDA



Saginaw Future entered into an agreement for services with the City of Saginaw in 2015 to administer the Saginaw Downtown Development Authority (DDA). SFI has assisted the DDA in passing a 2-mil tax levy, which collects \$125,000 annually. Those funds are used to enhance, promote, and foster growth and redevelopment of Downtown and Old Town Saginaw.




8

FACADE GRANTS

\$19,211


Total Project Costs Were \$28,208



78

NEW LED SNOWFLAKE LIGHTS

Winter Decorations Purchased and Installed



43

LARGE FLOWER POT RECEPTACLES

Old Town and Downtown Saginaw

In order to support interest & energy, the Saginaw DDA sponsored 9 events in 2022.



Saginaw FUTURE INC.

Mission & Vision

To advance economic growth in Saginaw County.

To be the leading organization in Saginaw County, providing proactive and focused economic development assistance, striving for diversified growth, job creation and retention, increased business investment and tax base, and a positive environment for businesses to thrive.

Services & Expertise

Saginaw Future assists companies to secure or identify funding sources, incentive packaging, provides site location services, pursues government contracts, connects with export assistance, job training and other resources. SFI also serves as an advocate for business investment projects, connects with resources to address workforce needs and serves as a community liaison through our service contracts with local and state government partners. SFI also continues to promote efforts to attract and develop talent.



JoAnn
Crary
CEcD, FM, HLM
PRESIDENT



Steve
Jonas
FORMER
EXECUTIVE VICE
PRESIDENT



Delena
Spates Allen
APEX
ACCELERATORS
DIRECTOR

SFI TEAM



Cassi
Zimmerman
FORMER BUSINESS
DEVELOPMENT
MANAGER



Rachel
Murdock
EXECUTIVE ASSISTANT
& OPERATIONS
COORDINATOR



Tom
Miller Jr.
VICE
PRESIDENT



Rebecca
Younk
PROCUREMENT
TECHNICIAN



Greg
LaMarr
COMMUNICATIONS
& MARKETING
DIRECTOR



Stephanie
Bauer
CHIEF
FINANCIAL
OFFICER



Steve
Hensley
COMMUNITY &
ECONOMIC
DEVELOPMENT
DIRECTOR

Saginaw Future Inc.

BOARD OF DIRECTORS



PHILIP DEMBOWSKI*
Acting Chair - Hemlock
Semiconductor Corporation



KELLEY PEATROSS,
Ph.D.*
Former Chair - Alma College



MARK THOMPSON*
Past Chair - Mobile Medical
Response, Inc.



SETH PERIGO*
Secretary/Treasurer -
Huntington Bank



JOANN CRARY, CEcd*
President - Saginaw Future
Inc.



VERONICA HORN*
Saginaw County Chamber of
Commerce



TIM MORALES*
City of Saginaw



MICHAEL WEBSTER*
Saginaw County Board of
Commissioners



KEVIN ALBOSTA
Covenant HealthCare



WALTER BAKER
UMBRA GROUP



ROBERT BELLEMAN**
County of Saginaw



NEAL W. BISHOP
ITC Holdings Corp.



DAN DRALLE
Nexteer Automotive



STEPHANIE DUGGAN,
M.D., FACEP, CPE
Ascension St. Mary's Hospital



PAUL FURLO
Morley Companies, Inc.



HEATHER GALLEGOS
Dow



JENNY GENO, Ed.S.
Saginaw Intermediate School
District



BRIAN KEELER
Spence Brothers Construction



KURT KUCK
KUKA Assembly and Test
Corp.



TORRIE LEE
Buena Vista Charter Township



ED LESNIAK
Fifth Third Bank



ANGIE MILLER
Mid-Michigan Area Labor
Council



BRENDA MOORE**
City of Saginaw



JUSTIN POMERVILLE
UA Local 85 Plumbers,
Steamfitters & HVACR Service



CHRIS RISHKO**
Formerly - Great Lakes Bay
Michigan Works!



BRIDGET SMITH
City of Frankenmuth



JAMES TERRY
PF Markey



RAFAEL TURNER
Consumers Energy



CHAD WURTZEL
UAW Region 1-D

New MEMBERS

KYLE BANDLOW
Dow
TIM HAUSBECK
Hausbeck Pickle and Peppers
SHANE HUNT
Ascension St. Mary's Hospital
KRISTEN KARWAT
Garber Management Group
LAURIE THIEL
Mobile Medical Response, Inc
GREG TURNER
Pumford Construction
KRISTEN WENZEL
Great Lakes Bay Michigan Works!

*Denotes Executive Committee ** Denotes Ex Officio Member

Highlights HSC & Nexteer



Hemlock Semiconductor Breaks Ground on \$375 million

The state, through the Michigan Economic Development Corporation, approved \$37 million for infrastructure improvements in Thomas and Saginaw Charter Townships to support a \$375 million investment at Hemlock Semiconductor. The company is a global leader in the manufacture of polycrystalline silicon and the largest producer of high purity polysilicon in the U.S. Polysilicon is used in several products, including the production of semiconductor chips and solar panels.

The investment is expected to create 170 new jobs, according to the Michigan Economic Development Corporation. HSC currently employs 1,350 employees at its headquarters in Thomas Township. The next-generation technologies HSC will deploy through the project will increase the purity of the company's semiconductor-grade polysilicon and improve supply to meet rising global demand. This project is the first phase of planned expansion projects recently announced by HSC. The planned projects will take place in phases over the next three years.



Buena Vista Charter Township received Michigan Strategic Fund (MSF) approval of \$25.5 million in federal Community Development Block Grant (CDBG) Coronavirus Aid, Relief and Economic Security (CARES) funds in support of a project for Nexteer Automotive. It will help secure new equipment for the company's world-class manufacturing operations and retain high-quality jobs at the company's Buena Vista site. Nexteer is a global leading motion control technology company. The company is committed to accelerating mobility to be safe, green and exciting.

The CARES funds are vital in ensuring Nexteer retains manufacturing positions, while continuing to make critical investments at the site both now and in the future. The project is expected to generate a total private investment of up to \$51 million and retain 1,100 jobs. The MSF also approved a 15-year State Essential Services Assessment exemption valued at \$2,273,225 in support of the project. Buena Vista is supporting the project by serving as the applicant for the CDBG CARES grant.

Investment will Retain 1,100 Jobs in Saginaw County





Highlights

Bavarian Inn & FPS

Major Indoor Water Park Expansion Planned at Bavarian Inn Lodge



FPS Purchases BV Building

Food Process Solutions (FPS) is a global leader of turnkey industrial freezing and cooking equipment based in Richmond, BC. FPS' ties to Michigan developed through a joint venture established two years ago focused on installation of its equipment. In response to market demand, a vacant 130,000 sq. ft. industrial facility in Buena Vista Charter Township was purchased. Phase 1 is the investment of \$6 million in building acquisition and improvements. SFI assisted the community and company with a tax incentive, and 25 jobs will be created.

The Bavarian Inn Lodge water park in Frankenmuth is getting a massive expansion. More than 20 new attractions are planned, including more water slides, a wave pool, and a swim-up bar for adults. When it's done, the indoor water park will be more than 140,000 sq. ft. The \$80 million expansion project began Dec. 13, with plans to open in spring 2024. Some attractions will open in late fall 2023.

"We are truly raising the bar on fun at the Lodge, creating unique attractions and new types of experiences within our resort," said Michael Keller Zehnder, President of the Bavarian Inn Lodge. "This expansion will help us to advance our goal of creating fun and enjoyable experiences for all ages. We are reimagining family fun and see this as an exciting project for all of Frankenmuth."

According to Zehnder, there will be no disruptions to the Family Fun Center, banquet center, hotel rooms, and existing water park amenities.

Highlights

Gemini Capital, Merrill Technologies & Duro-Last



Redevelopment in Merrill

Gemini Capital Management VIII, LLC has redeveloped a former schoolhouse located at 235 W. Saginaw St. and 135 S. Eddy St. in the Village of Merrill. The underutilized building was redeveloped into 17 market rate apartments operated by Gemini Capital.

The investment is more than \$4 million with six jobs retained and 50 temporary construction jobs during the redevelopment phase. The project received a Michigan Community Revitalization Program performance-based loan for \$19.2 million. SFI assisted the company through all the processes to get a Saginaw County Brownfield plan approved and a Commercial Rehabilitation tax incentive approved through the Village of Merrill and County of Saginaw, which were instrumental.



Large Expansion for Merrill Technologies

Merrill Technologies Group is undertaking a 30,000 sq. ft. addition to its Village of Merrill facility. For more than 50 years, Merrill Technologies has been a trusted partner to world leaders across a wide range of industries, such as robotics, chemical, aerospace, heavy equipment and more. The company needed additional floor space for more machinery and equipment. The addition will allow the company to undertake more customer orders. Pumford Construction will begin construction in early 2023. Total investment between building and equipment is expected to be approximately \$25.3 million with 14 jobs to be created over the next two years and 72 retained. SFI is assisting the company and community with a tax incentive.

Duro-Last is the Government Contractor of the Year

Duro-Last Roofing Inc., a national roofing manufacturer headquartered in Buena Vista Charter Township, has been pioneering the development of prefabricated single-ply roofing for over three decades. Duro-Last was encountering resistance and roadblocks for a number of years when attempting to compete for State of Michigan business. In response, the Saginaw Future APEX Accelerator (formerly Procurement Technical Assistance Center) facilitated meetings and discussions with former State Senator Ken Horn and representatives from the Department of Technology to rectify the situation. As a result of those interactions that spanned a long period of time, Duro-Last has bid and been successfully awarded with 400 projects to date. The total amounts to 9.6 million sq. ft. of Duro-Last membrane with an overall total of \$23 million in contracts being awarded.

\$30,000+ Leadership Circle

- Arnold & Gertrude Boutell Memorial Fund administered by Huntington Bank
- Covenant HealthCare
- Harvey Randall Wickes Foundation

- MSA Ventures II, LLC
- PNC Foundation
- Saginaw Control and Engineering
- Saginaw Valley State University
- Spence Brothers
- UAW Region 1-D

\$1,000 + SFI Patron

- A&D Home Health Care
- A.C. Klopff Inc.
- AHB Tooling & Machinery, Inc.
- Amigo Mobility International, Inc.
- Amsted Automotive Group
- Beattie Master Pool & Spa



SAGINAW FUTURE INC. 2022 INVESTORS

- Nexteer Automotive

\$20,000+ Platinum Partner

- Consumers Energy Foundation
- Dow
- Garber Automotive Group: Garber Buick
Garber Chevrolet Saginaw
Garber Chrysler Dodge Jeep Ram
Garber Nissan Hyundai
- Hemlock Semiconductor Operations LLC
- Morley Companies, Inc.
- Shaheen Development

\$15,000+ Gold Partner

- Ascension St. Mary's Hospital
- Local 85 Plumbers, Steamfitters and HVACR Service
- Mobile Medical Response, Inc.

\$10,000 + Silver Partner

- Cignys
- Fifth Third Bank
- Huntington Bank
- KUKA Assembly and Test Corp.
- UMBRAGROUP

\$5,000 + Bronze Partner

- Bierlein Companies, Inc.
- DTE Energy
- Frankenmuth Insurance
- Fullerton Tool Company
- Hausbeck Pickles & Peppers
- Independent Bank
- ITC Holdings Corporation
- John E. Green Company
- LIUNA Local 1098

\$2,500 + Ambassador

- 1st State Bank
- Champagne & Marx Excavating, Inc.
- Covenant Medical Staff
- Duperon Corporation
- Fabiano Brothers
- Frankenmuth Bavarian Inn Inc.
- Glastender, Inc.
- Graham Construction
- GRANGER CONSTRUCTION
- IBEW Local 557
- Isabella Bank
- Kurek Tool Inc.
- Lake State Railway Company
- LB Transportation Group
- McDonald Auto Group
- Merrill Technologies Group
- Michigan Sugar Company
- Mid Michigan Truss & Components LLC
- PF Markey
- Pumford Construction, Inc.
- R&R Ready Mix Inc.
- Rehmann
- Saginaw Bay Underwriters
- Saginaw River Development LLC
- Sargent Docks/Saginaw Rock Products
- Shively Bros Inc.
- Shred Experts
- Smith Bovill Attorneys
- Spicer Group
- Standard Electric Company
- Star of the West Milling Company
- Three Rivers Corporation
- Tri-Star Trust Bank
- Wolgast Corporation
- Zehnders of Frankenmuth

- Blue Thumb
- Braun Kendrick
- BRONNER'S CHRISTmas WONDERLAND
- Caravan Facilities Management, LLC
- Century 21 Signature Realty
- CMU Medical Education Partners
- Crossroads Title Agency
- Dale Carnegie Training
- Delta College
- DML Management: Frankenmuth Springhill Suites by Marriott
Frankenmuth Fairfield Inn by Marriott
Saginaw TownePlace Suites by Marriott
Saginaw Springhill Suites by Marriott
Saginaw Residence Inn by Marriott
- Dr. Samuel Shaheen Family Foundation
- Employee Benefit Resources
- Enbridge
- Endurance Carbide
- Fischer Family Funeral Services
- Frankenmuth Credit Union
- Future Insurance Agency, Inc.
- Gardner, Provenzano, Thomas & Luplow P.C.
- Horizons Conference Center
- Ken and Veronica Horn
- Howard Structural Steel, Inc.
- J. R. Heineman & Sons
- John R. Burt Enterprises



- Jolt Credit Union
- Kapex Manufacturing LLC
- King Communications
- Mahar Tool Supply Company, Inc.
- MBS International Airport
- Means Industries, Inc.
- Mike Young Buick GMC

- Chesaning Manufacturing Co./dba Jetool
- Deisler Funeral Home
- Emil Rummel Agency, Inc. Essex Energy
- ForceCo LLC
- Frankenmuth Woolen Mill
- Freeland Bean & Grain

- Reimold Printing Corporation
- WNEM-TV5

APEX Funding

- Michigan Economic Development Corporation
- U.S. Department of Defense



- MSA Ventures, LLC
- NBS Commercial Interiors
- Pinnacle Design
- R.C. Hendrick & Son, Inc.
- Remer Plumbing, Heating & Air Conditioning, Inc.
- Serra Chevrolet of Saginaw + Serra Toyota of Saginaw
- Severance Tool Industries, Inc.
- Solutions 4 Automation
- SPACE, Inc.
- SVRC Industries, Inc.
- Team One Credit Union
- The Mayan Agency
- The Straits Corporation
- The Wirt-Rivette Group
- Wildfire Credit Union
- William A. Kibbe & Associates, Inc.
- Wolohan Realty LLC
- Yeo & Yeo CPAs and Business Consultants

\$100 + SFI Supporters

- A.C. Coppelino Insurance Agency
- AeroMotion by Textron Aviation (formerly Mistequay)
- AKT Peerless
- American Maintenance and Cleaning Services
- Andrews Hooper Pavlik PLC
- Answer Heating & Cooling, LLC
- Art Sample Furniture
- Bernier Cast Metals, Inc.
- James and Beth (Bernthal) Reindel

- Genuen
- Health Advantage Credit Union
- InCal Technologies
- Looby Baumgarten, P.C.
- Masud Labor Law Group
- Mid-Michigan Area Labor Council
- Panda Promotional Products
- Rifkin Scrap Iron & Metal
- Schaefer & Bierlein Chrysler Dodge Jeep Ram Fiat
- The Standing Company
- TPI Powder Metallurgy Inc.
- Trademark Commercial
- Trillium Staffing Solutions
- Turn One Steering
- Wanigas Credit Union
- WTA Architects
- Zatkoff Seals & Packings
- Zehnder & Associates, PC

Sponsors

- AT&T
- Consumers Energy Foundation
- DTE Energy
- Great Lakes Bay Michigan Works!
- Michigan Economic Development Corporation
- Nexteer Automotive

In-Kind

- Award and Sports
- Frankenmuth Chamber of Commerce and Convention & Visitors Bureau
- NetSource One, Inc.

Local Government Contracts

- County of Saginaw \$200,000
- City of Saginaw \$102,500
- Saginaw DDA \$38,000
- City of Saginaw Planning Department \$25,000
- Saginaw Charter Township \$7,500
- Thomas Township \$7,000
- Buena Vista Charter Township DDA \$6,600
- City of Frankenmuth \$6,125
- Bridgeport Charter Township DDA \$4,000
- Village of Chesaning \$3,500
- Tittabawassee Township \$3,000
- Carrollton Township \$1,800
- Kochville Township DDA \$1,500
- Village of St. Charles \$500
- Chesaning Township \$500
- City of Zilwaukee \$500
- Richland Township \$500
- Village of Birch Run \$500
- Village of Merrill \$500
- Spaulding Township \$400

Saginaw PROJECTS



New Equipment for Hausbeck

Hausbeck Pickle and Peppers, located in the City of Saginaw, invested nearly \$2 million in machinery and equipment for a stand-up packaging line. The new project not only packages pickles and peppers, it also produces the packaging on site. SFI worked with the City of Saginaw on a Michigan Department of Transportation – Transportation Economic Development Fund grant to improve Hess Ave. where Hausbeck is located.



AKT Restoration Work

AKT Peerless is a long-standing Saginaw company that recently completed major exterior work to its Downtown Saginaw location. The approximately \$90,000 investment focused on the restoration of the exterior brickwork at 214 Janes Ave. The renovations were completed to preserve the exterior of the building that was constructed in 1948.



New Growth for Spicer

Spicer Group expanded significantly in the City of Saginaw, hiring an additional 65 full-time employees and 31 interns, and investing \$1 million. The company purchased new workstations, survey trucks, survey equipment, and material testing equipment to support the additional staff.



#SaginawBusiness

Ox Eye Media Expands into Downtown Saginaw

Owners of Ox Eye Media purchased the Jefferson One building located at 100 S. Jefferson Ave. in Downtown Saginaw for a total investment of nearly \$1 million. The six-story office building built in 1931 currently houses WTA Architects, United Way of Saginaw County, READ Association and others. All are expected to remain as tenants. Ox Eye Media, which develops and publishes board games, comic books, television and movies, will also locate its headquarters in the building. SFI assisted the company with identifying investment opportunities in Riverfront Saginaw.

Ox Eye Media is also renovating a portion of the former Jacobson's building. The company is investing \$1.5 million to upgrade 50,000 sq. ft. to house creative space and inventory for its retail distribution. S h a h e e n Development is the owner of the building and the developer.



New Ownership for Mistequay Group

Mistequay Group Ltd. and its facilities in the City of Saginaw and Saginaw Charter Township Michigan, and Monroe, Washington were acquired by Textron Aviation. Mistequay is a supplier of precision components for aerospace and defense manufacturers. The new company will operate as AeroMotion by Textron Aviation and will increase its internal productivity for the OEM's aircraft series. The company recently invested over \$4 million in equipment, will retain all current employees, and looks to continue to add positions in Saginaw County.



#SaginawCountyRise



InCal Adds Room for Growth

InCal Technologies, Inc. specializes in providing Gage Calibration and Zeiss CMM Inspection and has grown its machining capabilities by expanding into an adjacent building. InCal has made substantial improvements to the building and has added new CNC equipment. The total new investment is \$403,000.



New Shop for Frankenmuth

Frank's Muth is a new shop in the heart of Downtown Frankenmuth and offers an uncommon collection of gifts including a variety of popcorn, hot sauce bar, novelty socks and man cave items. It serves cocktails at its indoor bar and patio. A \$300,000 investment resulted in a renovated facility and 13 team members were hired.



KOOPS Acquires Wright-K Technology

KOOPS Automation Systems, a designer and builder of innovative automation systems and equipment for manufacturers, has purchased Wright-K Technology, Inc. SFI has worked with Wright-K for numerous years and recently it was awarded a MEDC Training Equipment Grant. SFI is assisting through the transition and identifying additional business resources.



Essex Energy Starts Up in the City of Saginaw

Essex Energy is a City of Saginaw, minority and woman-owned business that started in March, 2021. The company provides utility construction services, including distribution and maintenance for overhead/underground utility lines, and emergency storm restoration. Saginaw Future assisted with government contracting certifications, site location and more.

Saginaw PROJECTS

Old Town Distillery Expands Into Adjacent Building



The Old Town Distillery expanded in Old Town Saginaw after originally opening in 2014 to offer hand crafted spirits made in-house. The owner purchased the adjacent building to accommodate a full service kitchen and additional seating capacity. The expansion resulted in an investment of \$75,000 and created four jobs. SFI assisted the business with a façade grant from the Saginaw DDA, as well as with guidance through the Historic District Commission approval process.



New Walgreens Concept Store

Walgreens constructed a new storefront to allow for a smaller footprint concept at 1841 N. Michigan Ave. This development is a partnership between Walgreens and A&S Properties Associates. The project has an investment of approximately \$1.375 million and included demolishing two existing buildings on the site and developing a new structure and parking lot. The new store will primarily be occupied by the pharmacy.



Second Location in the City of Saginaw

Elite Cannabis is opening a second retail location on the corner of N. Mason St. and State St. in the City of Saginaw. Development firm, NH Ventures, is rehabilitating a former 7-11 that has been in and out of use for many years. The project will renovate and upgrade the building at 2030 N. Mason St. Plans call for an overall improvement of the site and provide storm water remediation for an investment of approximately \$3 million. Fifteen new jobs are expected to be created. SFI assisted the project through the planning and zoning process.

Saginaw PROJECTS



Saginaw Public Schools Adds Mosquito Control Land

The Saginaw Public Schools District purchased the Saginaw County Mosquito Abatement Commission (SCMAC) property and is transferring the former Buena Vista administration buildings and adjacent 26 acres to meet current and future SCMAC operation needs. Saginaw Future worked with the Saginaw County Controller/CAO to identify an appropriate site for the relocation of the facility.



New Location for Kakes

Kakes the Great Popcorn Co. is a family based business that specializes in custom treats. Kakes has expanded from a start-up pantry food to its own 2,000 sq. ft. location at 216 Federal Ave. in Downtown Saginaw. Kaylynn Martin, the 16-year-old entrepreneur behind Kakes the Great, said the vision for her whimsical, colorful new store is “a popcorn-meets-candy factory.” Eight jobs were created.



Brownfield Redevelopment

Michigan Garage LLC invested nearly \$1.9 million and is creating 10 new jobs. The project consists of demolishing a blighted structure located at 2205 N. Michigan Ave. in the City of Saginaw and the construction of a retail cannabis dispensary. The City of Saginaw Brownfield Authority, administered by Saginaw Future, approved a Brownfield plan to support the investment.

Frankenmuth PROJECTS



Southgate Building - New Offices for Edward Jones and the LOFT by Pine Island Design

Michael and Jasmine Southgate are constructing a two-story, 2,800 sq. ft. commercial building at 159 S. Main in the City of Frankenmuth for the expanded businesses of Edward Jones and Pine Island Design. The first floor will serve as the office for Michael Southgate and Doyle Webb of Edward Jones Investments and the second floor will be home to the LOFT by Pine Island Design, a full-service interior and exterior design firm owned by Jasmine Southgate. The \$1 million project will also feature a rentable entertainment venue and balcony.



New Construction for Michigan Brand

Michigan Brand is a processor of specialty meats, hams, sausage and jerky. A new cooler/freezer was added and an additional packaging room was constructed for a total of nearly 8,300 sq. ft. in the City of Frankenmuth. Michigan Brand invested nearly \$2.5 million with 10 jobs created. SFI assisted the company and City with a tax incentive.



Weiss Equipment Expands in Frankenmuth

Weiss Equipment expanded in the City of Frankenmuth with a new dual-purpose warehouse and shop. The family-owned and operated company is a provider of outdoor power products, such as off-road vehicles, residential lawn and power equipment and more. The new building allows for the use of overhead cranes to increase process efficiency. The \$2.5 million expansion resulted in the creation of three jobs.

#SaginawBusiness



EE Sports and Arcade Open in Downtown

EE Sports & Arcade is a new Downtown Saginaw business that partially opened in March. It began offering sessions for the Golf Simulator. The Bancroft building storefront on E. Genesee Ave. will become a fully outfitted arcade, along with a new restaurant. The \$194,000 investment will result in 16 new jobs.



Fuerbringer School Being Repurposed

Saginaw House will be a fully licensed Assisted Living/Memory Care Veteran Board and Care Facility. The former Fuerbringer School will be renovated to house 42 residents. The total budget is approximately \$1 million and will result in 26 new jobs. The project was rezoned and received a tax exemption.



AHSRAT Renovation is Moving Forward

A Higher Standard Revolving Around Training & Coaching others (AHSRAT) is a nonprofit that administers entrepreneurial developmental activities to at-risk youth. AHSRAT is renovating a long vacant building located at 1315 N. 5th Ave. in the City of Saginaw. The 2,526 sq. ft. building will require significant upgrades and five jobs will be created.



Building Available on Court St. Corridor

MDL Companies constructed a new storefront at 1215 Court St. in the City of Saginaw. The project includes the remediation of the vacant site, and new facility and parking construction. This is an investment of \$1 million and the commercial space is available for lease or purchase. SFI assisted the development through the City's planning and zoning process.





Successful PROJECTS



Dupuis Corner Food & Spirits Opening

Dupuis Corner Food & Spirits is a new bar/restaurant/coffee shop in Carrollton Township and is scheduled to open in 2023. SFI assisted the business owners with identifying financing opportunities including the Huntington Bank Lift Local Business Program.



New Entertainment at 906 Lapeer

906 Lapeer is an entertainment-based business located in Downtown Saginaw. The company purchased a vacant five-story building and now offers GellyBall, a haunted house, four escape rooms and axe throwing. SFI facilitated access to financing through the Saginaw Economic Development Corporation.



READ Association of Saginaw County Expands

READ Association of Saginaw County added another office suite at the Jefferson One Building in Downtown Saginaw. READ was founded in 1966 with the mission to help students improve reading skills and received a \$25,000 MEDC Match on Main grant.



Gibbs Music Studio Moves to Dixie Hwy.

Gibbs Music Studio expanded out of a home business to a commercial location at 6215 Dixie Hwy. in Bridgeport Charter Township. In May 2022, Suzanne Gibbs went through the Saginaw Soup process and won second place at the pitch competition.





ANNUAL REPORT
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