

Appendix

Chart A

ABSTRACTS OF NINE POTENTIAL PROJECTS FOR ECONOMIC BASE EXPANSION IN ST. CLAIR COUNTY

I. ECONOMIC BASE RETENTION AND EXPANSION

St. Clair County has a relatively diverse manufacturing base, which includes a wide variety of products. Eighteen firms employ between 100 and 1,000 with no single dominant manufacturer. This employment base represents the single best opportunity available to the county for creation and retention of the jobs needed now and in the next five years.

II. LAND ASSEMBLY – REGIONAL INDUSTRIAL PARK

St. Clair County has a unique opportunity with regards to attracting a large-scale industrial or manufacturing employer. County leaders began meeting with local units of government in June of 2008 to discuss the concept of assembling land for a potential large-scale development. Such an assembled piece of land would need to have manageable wetlands, access to sewer and water, appropriate storm drainage, utilities, all-season roads and rail access. Preliminary studies of land throughout St. Clair County indicate there are several options that meet these criteria. The county's abundance of relatively inexpensive land makes this type of land assembly even more economically viable.

III. PLASTICS INDUSTRY

St. Clair County has excellent opportunities for expanding its plastics industry. Plastics continues to be a growing sector nationally and in Michigan. The county's proximity to both raw materials and markets seems ideal.

IV. CANADIAN REVERSE INVESTMENT

St. Clair County is in a unique position for Canadian investment. The border location of St. Clair County, the new Free Trade Agreement, and the proposed Blue Water Bridge plaza expansion, combine to create a special development opportunity. A focused bi-national development program is needed, patterned on other successful border cities.

V. FOREIGN FIRMS POTENTIAL

St. Clair County has a strategic opportunity in foreign reverse investment. More than 500 foreign firms currently have offices in Michigan for sales, engineering, or manufacturing. Most are attracted by the auto market and the vast majority are in southeast Michigan. Many of these companies will be seeking new U.S. sites for manufacturing or service when they have established their position in the market. If St. Clair County promotes its competitive advantages through sustained marketing efforts, it should attract foreign firms to the county.

VI. FREE TRADE ZONE

St. Clair County's designation as a Free Trade Zone creates an opportunity shared by few areas in Michigan. An aggressive effort to capitalize on this designation in concert with proposed Canadian Reverse Investment and waterfront development opportunities should produce jobs in services. The St. Clair County Economic Development Alliance administers this program.

VII. HIGH-TECH RESEARCH, DEVELOPMENT, TESTING AND MANUFACTURING

St. Clair is located near Michigan's fast growing high-tech manufacturing area. Advantages in quality of life, cost of living, cost of operations, and expansion opportunities, create a special opportunity for new business. St. Clair County should try to attract some high-tech firms. There is a well-established high-tech park in the county: Sawdon Industrial Park. In addition, St. Clair County should build upon the work done by staff from Michigan State University's (MSU) Office of University Outreach and Engagement, Center for Community and Economic Development in 2007. The MSU team took an in-depth look at how the application of new methods or new technologies to the production or distribution of goods and services can benefit St. Clair County.

VIII. FOOD PROCESSING AND AGRICULTURE

St. Clair County has a strategic opportunity in this area due to the exceptionally high agricultural production in the Thumb Area, close proximity to the metro market, an increased demand in specialty foods, expansion to American markets of foreign food processing firms, greater demands for locally grown and produced goods, and the potential of bio-fuels all represent opportunities.

IX. TOURISM DEVELOPMENT

Many strategic opportunities exist for St. Clair County in tourism. Available land on the county waterfront and adjacent areas, growing interest in waterfront developments and boats, opening trade relationships with Canada, and a possible boardwalk along the water with many development opportunities are examples of tourism development opportunities for St. Clair County. Recent efforts such as the “Discover the Blue” campaign begin to build on these unique features.

DRAFT

Chart B

ASSETS

1. Geographic location – proximity to major markets
2. Transportation network – international capacity – customs service
3. Physical attributes – water quantity and quality
4. Relatively low cost of doing business – low land costs and low cost of living
5. Labor pool quantity and supply
6. Community college and RESA – training capacity
7. Availability of land
8. Low crime rate

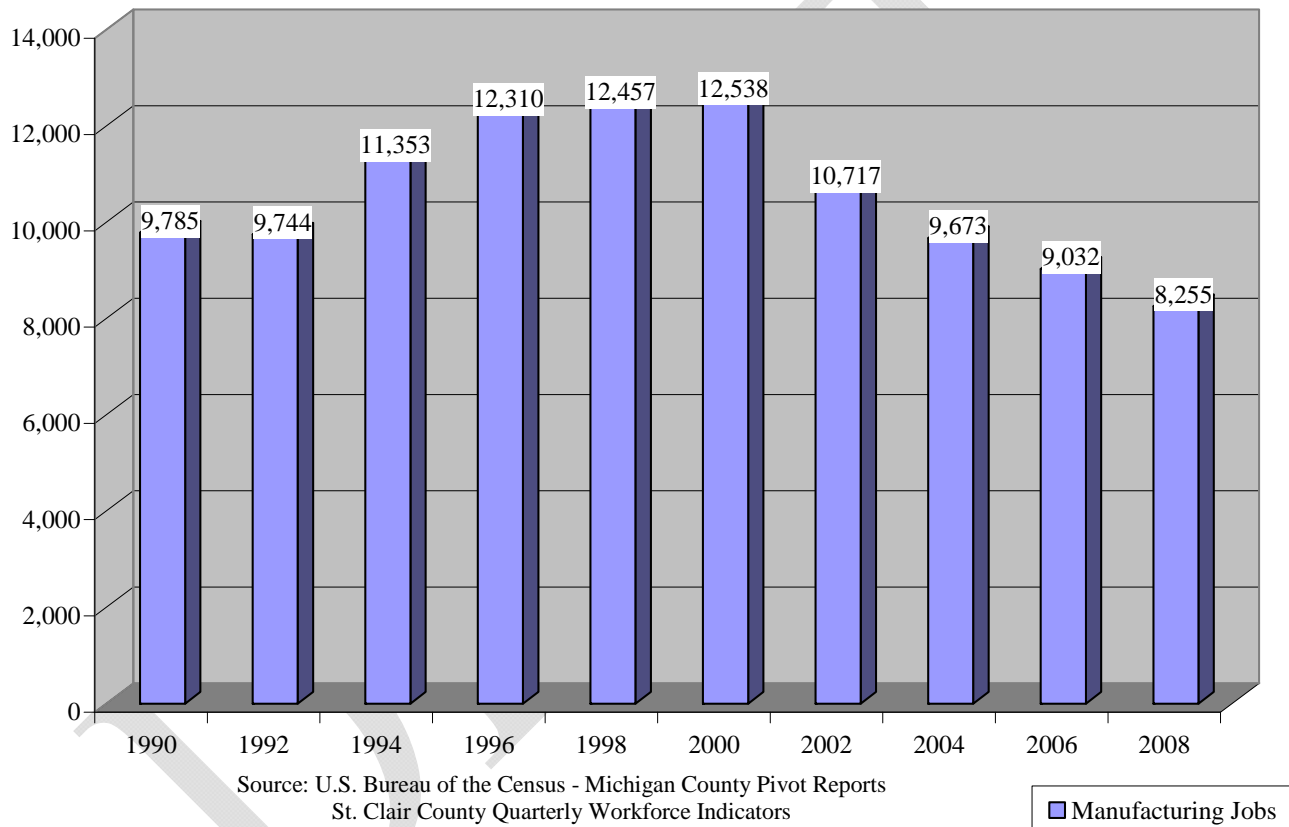
Chart C

LIABILITIES/PROBLEMS

1. Lack of information
2. Communication between all sectors
3. Lack of cooperation and coordination
4. Lack of win-win county orientation
5. Infrastructure (some areas)
6. Failure to take advantage of tourism opportunities
7. Historical non-priority of economic development
8. Private sector leadership
9. Image-external
10. Youth out-migration
11. Inadequate shopping opportunities
12. Lack of man-made amenities
13. Brain drain: loss of younger educated workers
14. Local parochialism
15. Drawbridge mentality: resistance to immigration
16. Skilled labor
17. Citizen mistrust of business
18. Insufficient institutional capacity
19. K-12 education –some areas
20. Four-year higher education

Chart D

Manufacturing Employees - St. Clair County



The following seven blank pages are reserved for copies of:

- *MPC Minutes*
- *Notice of Public Hearing*
- *BOC Minutes*
- *BOC Resolution of Adoption*

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

ST. CLAIR COUNTY 2035 MASTER PLAN – SUMMARY HIGHLIGHTS

ECONOMY SECTION

The vision, goals, and objectives offered in these highlights of the St. Clair County 2035 Master Plan are the combined result of input from citizens and government officials – elected and appointed – from throughout St. Clair County.