

# Responses to Land Owner Forum

JUNE 2017



## Project Tim

---

This proposed development is being planned by a small group of globally leading companies and experts.

While we understand and deeply respect the community's concern about the nature of the proposed project, we are currently in a very critical phase of business development and subject to certain nondisclosure requirements. As of this time we cannot share details on the precise nature of Project Tim.

We would strongly reiterate that the proposed project will set new standards for environmental performance worldwide making it the greenest facility of its kind anywhere in the world. It will be a high-tech industrial development unlike anything that you have probably ever seen before.

Once we have cleared the necessary hurdles for due diligence, we will be excited to host community sessions with visual renderings and full site details. This project will require a great deal of local state and federal government approvals, as such we are planning for a highly transparent process that features plenty of public input.

## Proposed Project Information

---

### **Project scope and size:**

- A) Approximately \$4 ½ - \$5 billion dollars for Phase 1.
- B) Approximately 800 contiguous acres needed.
- C) Approximate plant size is 6,200 Ft long & 3,900 Ft wide.
- D) Approximately 10 ½ million construction workhours.
- E) Approximately 800 fulltime on site employees at completion of Phase 1.
- F) This does not include all the related jobs for area businesses that will be created.

### **Why Durand/Vernon Township:**

- A) Centered between Flint and Lansing.
- B) Large available contiguous tracks of land available.
- C) Great highway access.
- D) Great railroad access.
- E) Close proximity to high voltage power lines.
- F) Good access to a highly skilled workforce.
- G) Visionary Community Leadership.

### **Additional comments:**

- A) Desire to be a great community partner.
- B) Positive economic impact for the Durand area, Region and State.
- C) Continuing the effort of securing land options with many being secured since the landowner meeting.

## Economic Impacts

---

The proposed project offers an opportunity for the local community to add a significant number of new jobs and increase tax revenue for the community. The project is also focused on having a positive impact on the environment as this is one of our key value propositions.

### **Sample Economic Impact Highlights**

- 800 fulltime on-site employees.
- 10.5 million man hours in construction.
- Tremendous increase with indirect jobs for the Durand community and the neighboring region.
- Increased tax revenues from new jobs, taxes levied on the new business, and increased spending in the region (total tax foundation increase conservatively \$19.2M annually).
- Increased foot traffic in current small businesses (estimated to support 240 current and new small businesses with annual sales of \$175,000).
- Create demand for more professional occupations (such as dentists, doctors, lawyers, ministers, teachers, etc.).

Source: American Planning Association

## Environmental Requirements

---

- In order for the proposed project in Durand, MI to proceed, the Company will be required to complete a thorough Environmental Assessment (EA) administered by the U.S. Federal Government to ensure compliance with the National Environmental Policy Act (NEPA).
- The EA examines the potential environmental impact associated with the proposed project and considers the full impact on the human environment.
- The EA will also include recommended actions to be taken prior to construction and operation of the facility to ensure the impact to the local community will be mitigated.

Note: A major component of this project is clean energy and the community can be assured that the company is not only willing to make sure it has a positive environmental impact but due to the nature of our funding source, this will be a key requirement. Thus, any project that has an adverse impact on the community will not go forward until those issues are addressed.

## Components of the Environmental Assessment

---

- Areas that are assessed and the Company must comply with maintaining or improving for the local environment include but are not limited to the following:
  - **Water resources** – No impact to wetlands or floodplains on the site, no effects on groundwater and discharges will not adversely impact local water supply.
  - **Socioeconomic and environmental justice** – Achieve long-term beneficial impact on employment and local employment.
  - **Transportation** – Negligible impact associated with construction and operational traffic.
  - **Utilities** – Not have adverse impact on utilities such as electricity or water. If such impacts do exist, the Company will be required to improve current infrastructure prior to proceeding with project.
  - **Noise** – Noise levels shall not disrupt neighboring community.

The project will have to complete a thorough EA assessment before proceeding to ensure adverse impacts to the local community are mitigated.

## Case Study: Perryville, MO

### *Welcoming Manufacturing into a Small Town*

---

- Perryville, MO opened its town to manufacturer such as Toyoda Gosei (automotive supplier), Sabreliner (provides maintenance and overhauling for both military and business jet aircraft engines) and other manufacturers that became attracted to the town after seeing that the population was willing to train and welcome these jobs into their community.
- Typically, smaller towns struggle financially compared to metropolitan areas struggling with unemployment and resource constraints. However, the charts below show that Perryville, MO is an exception to that trend due to its manufacturing base

Economic Indicator	United States	Perryville, MO	Durand, MI
Unemployment Rate	4.3%	3.9%	4.7%
Income per Capita	\$28,555	\$20,186	\$19,917
Household Income	\$53,482	\$41,433	\$40,505
Median Family Income	\$65,443	\$52,105	\$49,741
Median Home Value	\$185,800	\$101,400	\$76,300
Home Appreciation (last 10 years)	-0.68%	8.50%	-23.41%