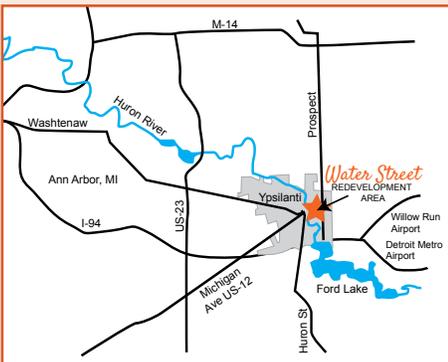


CITY OF YPSILANTI
Water Street
 REDEVELOPMENT AREA

Introduction

Ypsilanti, Michigan is a small city with a lot of spirit. Ypsilanti balances new and old seamlessly-featuring one of the largest historic districts in the state, yet a youthful and entrepreneurial population. In close proximity are two airports, a well-regarded regional university and a world-class one, and a vibrant arts culture. We claim the only mayoral candidate debate ever moderated by a puppet. Yes, we're that kind of town, but we're serious about business.



DEMOGRAPHICS

POPULATION

The Ypsilanti area is part of the Ann Arbor MSA and boasts a young and well-educated population.

Ypsilanti City	19,695
Washtenaw County	354,240
Within 30 mile commute	2,769,243

MEDIAN AGE

The median age in Washtenaw County is 33.3 years, compared to 37.2 years in the US. In Ypsilanti, the median age is 25.0.

Ypsilanti	25.0
Washtenaw County	33.3
Michigan	38.9
US	37.2

EDUCATION LEVEL – BACHELOR'S DEGREE OR HIGHER

Ypsilanti	34.9%
Washtenaw County	50.8%
Michigan	25.5%

Source: US Census

Washtenaw County is one of the top locations for a young and educated workforce

Source: Wadley-Donovan

INCOME

Median Household	\$32,996
Median Family	\$51,571

LOCATION & TRANSPORTATION INFRASTRUCTURE

Ypsilanti provides close and central proximity to major Midwest travel and business destinations. It is located 10 miles from the city of Ann Arbor and 33 miles from the city of Detroit, 4 miles from Willow Run Airport, and 15 miles from Detroit Metro Airport. Ypsilanti is an easy commute for employees and business travelers. Toll-free interstate highways connect Ypsilanti to major US cities and the Canadian market. I-94 connects Ypsilanti to Detroit and the Canadian market. US-23 and M-14 allow easy commute from the greater Detroit region. Ypsilanti is within 100 miles of three deepwater Michigan ports, in Detroit, Monroe, and Port Huron.

Detroit Metropolitan Airport (DTW) is ranked #11 nationally and is the major Delta hub. Annual business passengers equal almost 20 million and annual international passengers totals nearly 3 million. Primary international destinations are Amsterdam, Frankfurt, London, Toronto, and Tokyo.

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The Detroit region is a global leader in automotive headquarters operations, research, design, and manufacture. The headquarters of Ford Motor Company, GM, and Chrysler are within 60 miles of Ypsilanti. But there is more to Ypsilanti than the automotive industry. Industry sectors include software/IT, data and information, life sciences, and photonics. Here, business intersects with advanced research, out-of-the-box thinkers, abundant financial resources, a vibrant economic development initiative, and an immense talent pool.

AREA WORKFORCE AND EDUCATION

Ypsilanti is part of the Ann Arbor MSA. The labor market extends into the adjacent Detroit/Livonia/Dearborn MSA, providing a labor pool of 1,369,801 within a 30-minute commute of Ypsilanti.

LABOR FORCE

Within 20 miles	616,279
Within 30 miles	1,369,801

The Ypsilanti region provides a pool of management, engineering, and manufacturing talent.

SAMPLE EMPLOYMENT BY OCCUPATION

Job Title	Ann Arbor MSA	Detroit/Livonia/Dearborn MSA	Both MSAs
Electrical engineers	390	930	1320
Mechanical engineers	800	6000	6800
Software developers	1460	3790	5250
Team assemblers	1240	9690	10930

Source: BLS

AREA COLLEGE GRADUATES

The Ypsilanti area is home to three colleges and universities, providing a source of new talent.

Eastern Michigan University (2013)	Total graduates 5,101
University of Michigan Graduates (2013)	Total graduates 16,892
Washtenaw Community College (2012)	Total enrollment 12,932

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TOP 25 WASHTENAW COUNTY EMPLOYERS (JANUARY 2014)

Company Name	Business Description	Employees
University of Michigan Medical Center	Medical Center	20,000
Trinity Health	Medical Center	5,648
Veterans Administration Medical Center	Medical Center	1,235
Integrated Health Associates	Medical Center	1,016
Terumo Cardiovascular Systems	Medical Device Mfg.	800
University of Michigan	Education	18,191
Ann Arbor Public Schools	Education	2,300
Eastern Michigan University	Education	1,886
Washtenaw Community College	Education	549
General Motors Milford Proving Grounds	OEM Research	1,530
Toyota Technical Center	Automotive R&D	1,530
Faurecia Interior Systems	Automotive Component Mfg.	1,135
Ford Motor Company- Rawsonville	OEM Automotive	789
JAC Products	Auto Component Mfg.	674
Washtenaw County Government	Government	1,332
City of Ann Arbor	Municipality	686
Thomson Reuters	IT/Software	1,200
CitiMortgage	Finance	1,100
Citizens Insurance Co. of America	Headquarters	750
Domino's Pizza	Headquarters	550
Truven Health Analytics	Data & Information	730
ProQuest	Data & Information	523
Edward Brothers Malloy	Information - Printing	630
DTE	Energy Provider	577
Zingerman's Family of Business	Food Production	560

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OPEN FOR BUSINESS

The Ypsilanti area is home to start-up companies and multi-national firms including Asahi Kasei, the Hyundai America Tech Center, and General Dynamics Information Systems.

WORKING WITH THE CITY OF YPSILANTI

The City of Ypsilanti Planning and Development staff will help you through the location and development process. You will be assigned a point person to help with any challenges in the process.

INCENTIVES

The City of Ypsilanti and State of Michigan will work with you to develop an incentive package geared toward your project. The package can include grants or loans from the Michigan Business Development program, tax abatement for investment in real and personal property, and training grants.

ASSISTANCE WITH
TALENT RECRUITMENT AND TRAINING

The MichiganWorks team will help you screen candidates based on your specifications and can schedule interviews at their office in downtown Ypsilanti. MichiganWorks can also identify training grants and internship programs to help your company launch and grow.



DOING BUSINESS IN YPSILANTI

Many small manufacturing, start-ups, and other creative and sustainable businesses call Ypsilanti home. The **SPARK East** business incubator helps start-ups with business services, office or desk space, shared conference rooms, and provides open space to hold meetings and presentations.



Ypsilanti has a well-developed communications and physical infrastructure. **Wireless Ypsilanti**, a free community-based wireless Internet system, offers wireless connectivity throughout Ypsilanti. The **Ypsilanti West Business Park** offers flex space near town. Additionally buildings in historic downtown Ypsilanti and Depot Town have ample office, retail, restaurant, and flex space.

The **Water Street redevelopment area** consists of 38 acres adjacent to downtown Ypsilanti with scenic frontage along the Huron River. Up to 20 acres is available for build-to-suit opportunities. Space is also available for large industrial uses.

The county's largest conference center, the beautiful **Eagle Crest Resort**, is the perfect location for corporate conferences, executive meetings, and employee training, not to mention tee times on a four-star championship golf course. The **Ann Arbor Marriott Ypsilanti at Eagle Crest** has 235 rooms and several dining venues.

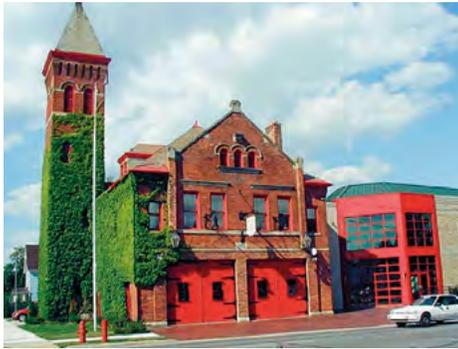
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COMMUNITY & ECONOMIC DEVELOPMENT | waterstreet@cityofypsilanti.com
RALPH A. LANGE | CITY MANAGER | rlange@cityofypsilanti.com

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ARTS AND CULTURE

Ypsilanti's arts scene provides a wide variety of venues. The Michigan Firehouse Museum, the Ypsilanti Automotive Heritage Museum, and the Ypsilanti Historical Museum give visitors a sense of the city's past.



Spur Studios, an incubator for artists and musicians, the

DIYPSI, and the Ypsi Arts Incubator give visitors a taste of the city's present.

Ypsilanti hosts festivals and events year round. Among the best are the Brewers Guild festival, Michigan ElvisFest, the Ypsilanti Heritage Festival, and the Thunder over Michigan air show hosted by the Yankee Air Museum.

The Ypsilanti Food Coop began in the 1970s and has expanded several times to meet demand for fresh, wholesome food. Ypsilanti has two farmers' markets, one at the historic freight house in Depot Town and one in downtown Ypsilanti.



RECREATION

Washtenaw County residents value their parks. The City of Ypsilanti alone has seven neighborhood parks totaling 84 acres. A new East Side Recreation facility is scheduled to open on the Water Street redevelopment area downtown in 2017.



Washtenaw County has set aside 13,206 acres of land in 30 parks. Recreation opportunities abound. Kayaking and canoeing, cross-country skiing, disc golf, nature trails, and geocaching can all be tried in area parks.

The Huron River Trail passes through Ypsilanti and provides access and information to paddlers as they make their way from the headwaters through Ypsilanti (a new Trail Town) on their way to Lake Erie.



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EASTERN MICHIGAN UNIVERSITY

EMU (www.emich.edu) is located on a 460-acre urban campus in the City of Ypsilanti. EMU is ranked #77 in US News 2014 Best Colleges-Midwest. EMU offers more than 200 majors. Enrollment is 23,000.

RESEARCH CENTERS

Eastern Michigan University's College of Technology offers degrees that prepare students for careers in leading technologies, including CAD/CAE, simulation and animation, product design and development, and industrial distribution. EMU also hosts a Textile Research and Training Institute for automotive interiors.

EMU's Coatings Research Institute provides instruction, but also works with the private sector in such areas as polymer synthesis, coatings formulations, raw material evaluation, and new product development.

The Information Assurance program trains students in cybersecurity. EMU is a National Security Agency (yes, that NSA) Center of Excellence.
<http://www.emich.edu/ia/>

The Gaming Design program is a niche area that serves a growing field. <http://www.emich.edu/cot/sag/>
EMU is committed to adjusting and growing with the changing economy.

UNIVERSITY OF MICHIGAN

The University of Michigan (www.umich.edu), located about 10 miles from Ypsilanti, ranks among the world's top universities and its graduate and professional programs are consistently listed among the nation's top ten.

One of the world's premiere research institutions, University of Michigan continues to be one of the top research institutions. In the 2011-12 fiscal year, U-M research spending grew to an all-time record of \$1.27 billion – putting Michigan in the #1 spot nationally for research funding at public universities and #2 among all universities. Of that record-breaking amount, more than \$37 million was sourced by grants from the Departments of Energy and Transportation.

In 2011, U-M Tech Transfer launched a Venture Accelerator to provide space and resources for start-up companies based on university technology. The accelerator is located within the 174-acre North Campus Research Center.

Michigan's highly regarded Stephen M. Ross School of Business offers undergraduate, graduate, and doctoral degrees, as well as an executive education program. Graduates are particularly valuable because they can earn dual degrees with the many U-M colleges and schools including engineering, medicine, and information.

EPA National Fuel and Vehicle Laboratory
The US EPA's center for testing vehicles, engines and fuels is located in Ann Arbor. The laboratory tests light-duty cars and trucks, heavy duty trucks for emissions and fuel economy

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The Water Street Redevelopment area is 38 acres inclusive of a linear park and trail scheduled for 2014 and planned infrastructure (as planned). Buildable parcels can be sized anywhere from one-half to 20 acres, subject to the grid structure for the site.

Prices vary based on location but range between \$150,000 and \$500,000 an acre.

Contact the City of Ypsilanti

for more information at:

www.cityofypsilanti.com/waterstreet
 or 734.483.9646



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