City Owned Properties

www.cityofgrandblanc.com

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CITY OF GRAND BLANC CONTACTS:

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citymanager@cityofgrandblanc.com

JOSH PENN – CITY PLANNER, LSL PLANNING
248/586-0505
penn@lslplanning.com

TED SCZEPANSKI – BUILDING AND ZONING OFFICIAL
810/694-1118
building@cityofgrandblanc.com

A COMMUNITY PROFILE

CITY OFFICIALS

ELECTED OFFICIALS

Mayor	Susan Soderstrom
Mayor Pro-Tem	Paula Nas
Councilwoman	Lisa Blondell
Councilman	John Creasey
Councilwoman	Julie Nielsen
Councilman	Chris Douglas
Councilman	Jamie Weasel

ADMINISTRATION

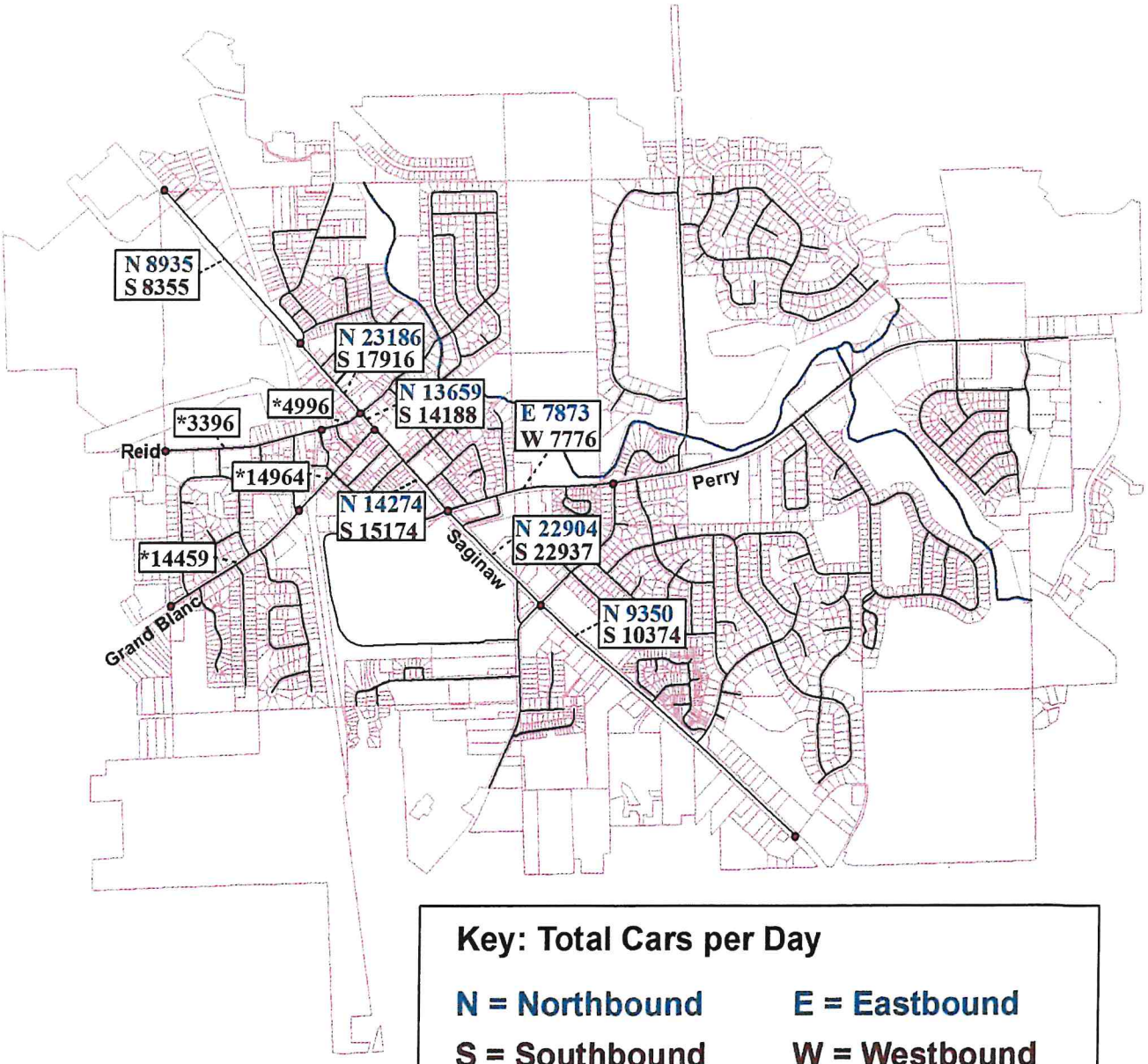
City Manager	Wendy Jean-Buhrer
Asst. City Mgr./City Clerk	Bethany J. Smith
Finance Director/Treasurer	Dianne Waterworth
City Assessor	Tonya Lall
Public Works Director	Matthew Wurtz
Building Official	Ted Sczepanski
Chief of Police	Brian Lipe
Fire Chief	Robert Burdette
Parks & Recreation Director	Kae Eidson

MAJOR EMPLOYERS

EMPLOYER	NUMBER of EMPLOYEES
1. Grand Blanc Schools	335
2. Kroger	240
3. Medilodge	234
4. Adv. Physical Therapy	60
5. McDonald's	56
6. Aubree's	53
7. City of Grand Blanc	38
8. Big Boy	32
9. Wendy's	25
10. Burger King	23

A COMMUNITY PROFILE

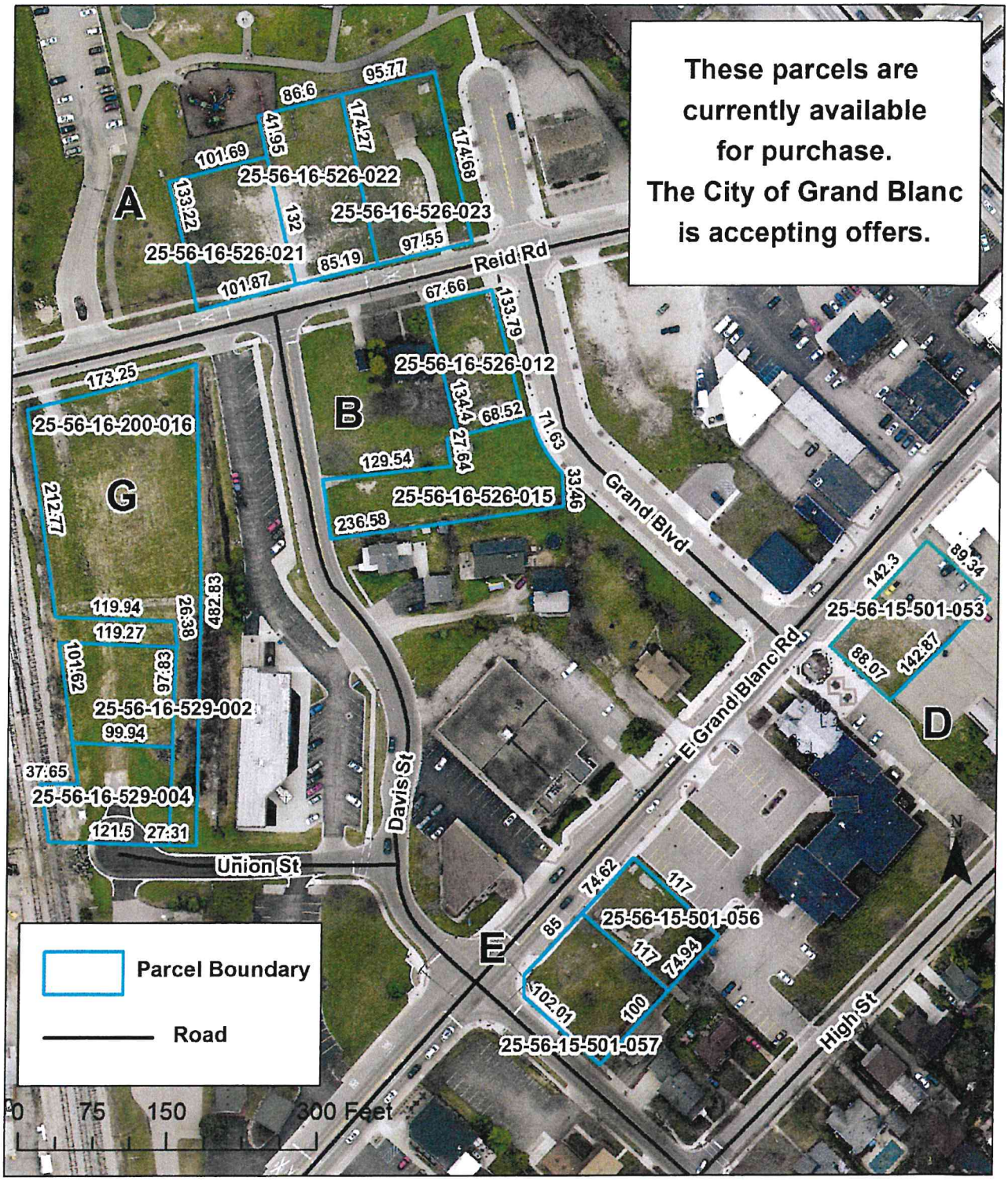
TRAFFIC COUNT



Key: Total Cars per Day

N = Northbound	E = Eastbound
S = Southbound	W = Westbound
* = Total Bidirectional	

ALL PARCELS

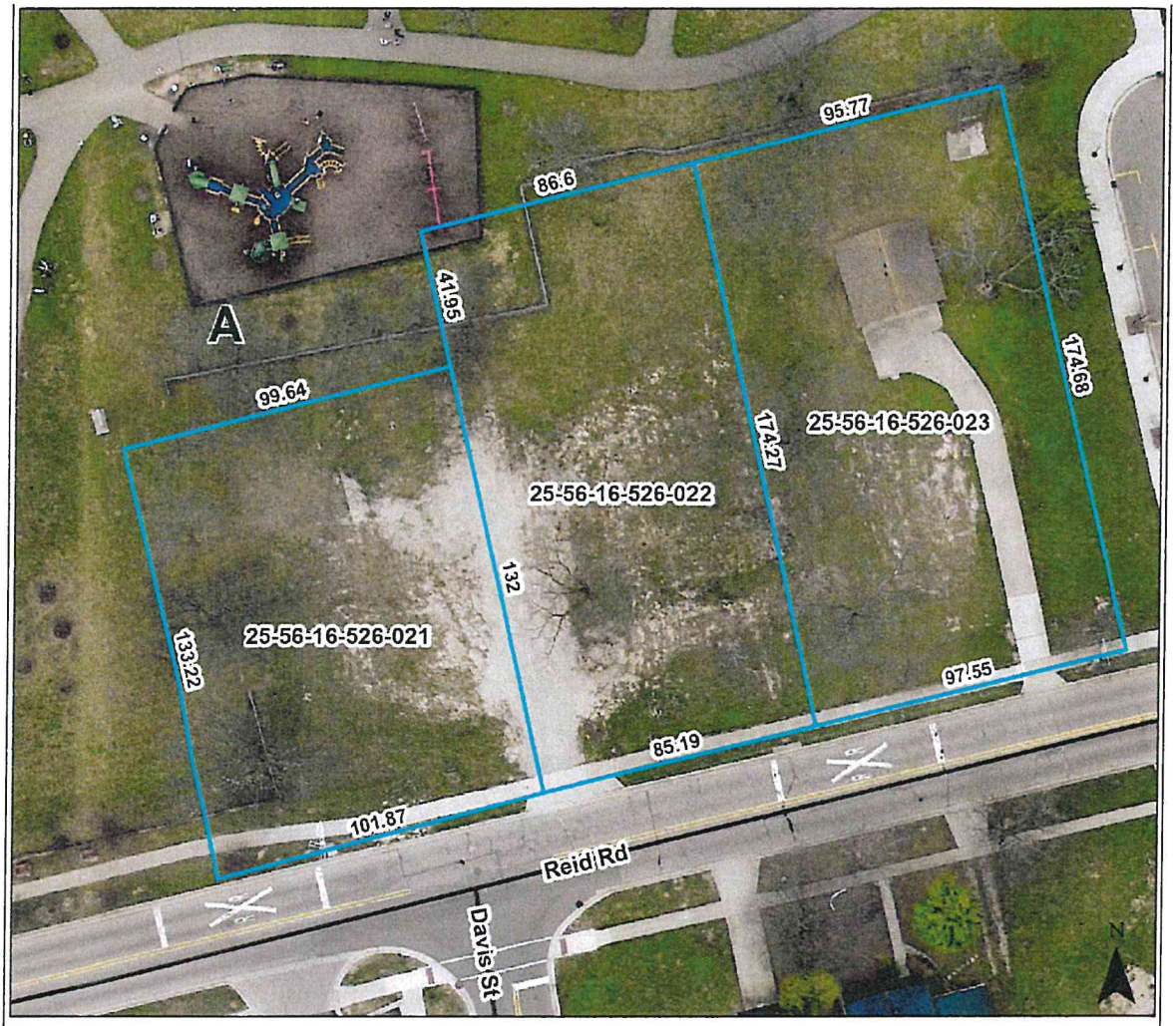

These parcels are currently available for purchase.
The City of Grand Blanc is accepting offers.
A
B
G
D
E
25-56-16-526-022
25-56-16-526-023
25-56-16-526-021
25-56-16-526-012
25-56-16-526-015
25-56-16-200-016
25-56-16-529-002
25-56-16-529-004
25-56-15-501-053
25-56-15-501-056
25-56-15-501-057
Reid Rd
Grand Blvd
E Grand Blanc Rd
Davis St
Union St
High St
95.77
86.6
41.95
174.27
174.68
101.69
133.22
132
97.55
85.19
101.87
67.66
133.79
173.25
134.4
68.52
27.64
129.54
71.63
33.46
236.58
212.77
119.94
119.27
36.38
482.83
101.62
97.83
99.94
37.65
121.5
27.31
142.3
89.34
88.07
142.87
74.62
117
85
74.94
102.01
100
Parcel Boundary
Road
0
75
150
300 Feet
N

A COMMUNITY PROFILE

PARCEL A

ZONING
B-3 with CBD overlay

Restaurant: Allowed Use



Parcel A
25-56-16-526-021, 25-56-16-526-022, 25-56-16-526-023
Area: 45,258 sq. ft
Perimeter: 916.47 ft
Total Acreage: 1.04 acres

Parcel Boundary ——— Road

These parcels are currently available for purchase. The City of Grand Blanc is accepting offers.

0 25 50 100 Feet

Parcel Number: 56-16-526-021 Jurisdiction: CITY OF GRAND BLANC County: GENESEE Printed on 10/10/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BACON, JOHN	CITY OF GRAND BLANC	175,000	10/04/2002	WD	Arms-Length	0113514	PTA	100.0

Property Address
216 REID RD

Owner's Name/Address
CITY OF GRAND BLANC
203 E GRAND BLANC RD
GRAND BLANC MI 48439-1303

Tax Description
S 132 FT OF LOT 129 ASSESSORS PLAT NO 1

Comments/Influences
10-05-2016 CORRECTED FRONT FT OF LAND KLH

Class: 700-EXEMPT VACANT Zoning: B-3
School: Grand Blanc Comm. Schools
P.R.E. 0%
Map #:

Building Permit(s)	Date	Number	Status
Demolish	11/11/2002	077--02	Complete

2017 Est TCV 0

Improved X Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
X	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table RED16.REID/CHURCH SEC.16

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
130 FF REID	101.87	132.00	0.8972	0.9381	130	100		11,146
102 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	11,146

Who	When	What
DBK	/ /	INSPECTED
TB	01/13/1997	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 56-16-526-022 Jurisdiction: CITY OF GRAND BLANC County: GENESEE Printed on 11/08/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CATANESE TRUST, JOSEPH	CITY OF GRAND BLANC	175,000	10/28/2002	WD	Arms-Length	0128796	PTA	100.0
CATANESE, JOSEPH A	CATANESE TRUST, JOSEPH	0	07/05/2000	QC	Trans.to/from Trust	4517/208	GRANTEE	0.0

Property Address
210 REID RD

Owner's Name/Address
CITY OF GRAND BLANC
PO BOX 644
GRAND BLANC MI 48480-0644

Tax Description
LOT 130 ASSESSORS PLAT NO 1
Comments/Influences
10-05-2016 CORRECTED FRONT FT OF LAND KLH

Class: 700-EXEMPT VACANT Zoning: B-3
School: Grand Blanc Comm. Schools
P.R.E. 0%
Map #:
2017 Est TCV 0

Building Permit(s)	Date	Number	Status
Demolish	12/16/2008	044-08	Complete
Replace	09/26/1997	171-97	Complete

Improved X Vacant

Public Improvements
- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table RED16.REID/CHURCH SEC.16

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	IRREG/+- 85X173X86X174 Reason	Value
130 FF REID	85.00	173.00	0.9387	1.0739	130	100		11,140
85 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	11,140

Who	When	What
DBK	/ /	INSPECTED
TB	01/13/1997	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 56-16-526-023 Jurisdiction: CITY OF GRAND BLANC County: GENESEE Printed on 10/10/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIDSON, MARVIN	CITY OF GRAND BLANC	120,000	03/12/1999	WD	To/From Government	4107/866	GRANTEE	100.0

Property Address
206 REID RD

Owner's Name/Address
CITY OF GRAND BLANC
203 E GRAND BLANC RD
GRAND BLANC MI 48439-1303

Tax Description
LOT 131 ASSESSORS PLAT NO 1

Comments/Influences
09-25-14 REVIEWED LAND ADJUSTMENTS, REMOVED FLAT VALUE, VALUED BY BOTH FLAT AND RATE TABLE.
10-05-2016 CORRECTED FRONT FT OF LAND KLH

Class: 700-EXEMPT VACANT Zoning: R-1
School: Grand Blanc Comm. Schools
P.R.E. 0%
Map #: 16-NE

Building Permit(s)	Date	Number	Status
Demolish	10/14/2002	071-02	Complete

2017 Est TCV 0

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table RED16.REID/CHURCH SEC.16

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
130 FF REID	97.55	174.00	0.9069	1.0770	130	100		12,387
98 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =			12,387

Who	When	What
DBK	/ /	INSPECTED
DBK	01/13/1997	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

A COMMUNITY PROFILE

PARCEL B

ZONING
B-3 with CBD overlay

Restaurant: Allowed Use

Parcel B
25-56-16-526-012, 25-56-16-526-015
Area: 25,492.81 sq. ft
Perimeter: 907.21 ft
Total Acreage: .59 acres

Parcel Boundary — Road

These parcels are currently available for purchase. The City of Grand Blanc is accepting offers.

0 25 50 100 Feet

Parcel Number: 56-16-526-015 Jurisdiction: CITY OF GRAND BLANC County: GENESEE Printed on 10/10/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FROST, GARY	CITY OF GRAND BLANC	97,000	12/13/2000	WD	Arms-Length	0004515	PTA	100.0
KOSINSKI, RICKY & TRACY	FROST, GARY & MILDRED	79,900	11/30/1995	WD	Arms-Length	2600/759		100.0

Property Address
11415 DAVIS ST

Owner's Name/Address
CITY OF GRAND BLANC
203 E GRAND BLANC RD
GRAND BLANC MI 48439-1303

Tax Description
LOT 120 ASSESSORS PLAT NO 1

Comments/Influences
10-05-2016 MILL STREET IS NOW DAVIS ST, ALSO CHNGED FRONT FT OF LAND KLH

Class: 700-EXEMPT VACANT Zoning: R-1
School: Grand Blanc Comm. Schools
P.R.E. 0%
Map #:
2017 Est TCV 0 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status
Demolish	03/16/2001	016-01	Complete

	Improved	Vacant
X		

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
DBK	/ /	INSPECTED
TB	01/13/1997	DATA ENTER

Land Value Estimates for Land Table ASSP1.ASSESSORS PLAT 1/INGLESIDE ADDITION

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
200 FF SIDESTRE	60.36	236.00	0.9970	1.2543	200	100		15,097
60 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	15,097

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 56-16-526-012 Jurisdiction: CITY OF GRAND BLANC County: GENESEE Printed on 11/08/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CITY OF GRAND BLANC	CITY OF GRAND BLANC	235,000	04/08/2005	WD	LC Pay-off	05020045356	GRANTEE	0.0
MANOR FAMILY PROPERTIES,	CITY OF GRAND BLANC	235,000	12/16/2004	LC	Invalid Sale	01070003075	PTA	100.0
POSIO, LEONARD & JEANNE	MANOR FAMILY PROPERTIES,	89,000	07/08/2003	LC	LC Memo	0095252	GRANTEE	0.0
POSIO, LEONARD & JEANNE	MANOR FAMILY PROPERTIES	89,000	03/11/1998	LC	LC Memo	3755/771	PTA	100.0

Property Address
203 REID RD

Owner's Name/Address
CITY OF GRAND BLANC
203 E GRAND BLANC RD
GRAND BLANC MI 48439-1303

Tax Description
LOT 117 ASSESSORS PLAT NO 1

Comments/Influences
10-05-2016 CORRECT FRONT FT ON REID RD
ENTERED KLH

Class: 701-EXEMPT IMPROV Zoning: B-3
School: Grand Blanc Comm. Schools
P.R.E. 0%
Map #:

2017 Est TCV 0

Building Permit(s)

Date	Number	Status

Improved X Vacant

Public Improvements
- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table RED16.REID/CHURCH SEC.16

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
130 FF REID	67.66	134.00	0.9938	0.9452	130	125	FRONTS ON 2 ROADS	10,327
68 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	10,327

Who	When	What
DBK	/ /	INSPECTED
TB	01/13/1997	DATA ENTER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

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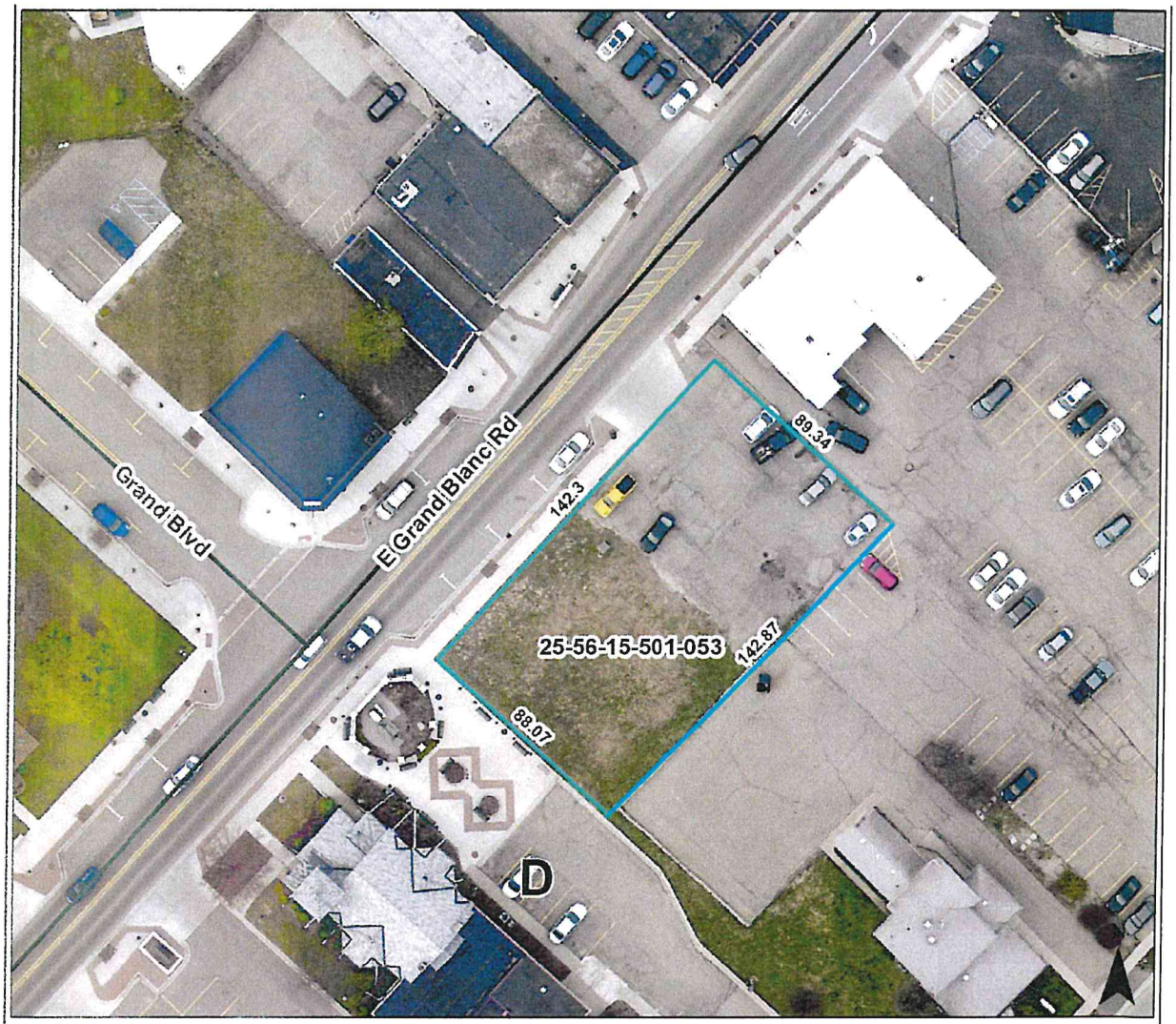
*** Information herein deemed reliable but not guaranteed***

PARCEL D

ZONING
B-1 with CBD overlay

Restaurant: Special Land Use



Parcel D
25-56-15-501-053
Area: 12,258.04 sq. ft
Perimeter: 456.46 ft
Total Acreage: .28 acres

Parcel Boundary ——— Road

These parcels are currently available for purchase. The City of Grand Blanc is accepting offers.

0 25 50 100 Feet

Parcel Number: 56-15-501-053 Jurisdiction: CITY OF GRAND BLANC County: GENESEE Printed on 11/08/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
131 E GRAND BLANC RD

Owner's Name/Address
CITY OF GRAND BLANC
203 E GRAND BLANC RD
GRAND BLANC MI 48439-1303

Class: 701-EXEMPT IMPROV Zoning: B-1
School: Grand Blanc Comm. Schools
P.R.E. 0%
Map #:
2017 Est TCV 0

Building Permit(s)	Date	Number	Status
Demolish	05/28/1997	079-97	Complete

Improved | X | Vacant

Land Value Estimates for Land Table C3GRB.GRAND BLANC RD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
900 FF	142.30	90.00	1.0000	0.7746	900	100		125,129
179 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	125,129

Tax Description
LOTS 83 AND 84 ASSESSORS PLAT NO 1

Comments/Influences
10-05-2016 CORRECT FRONT FTG ON E GRAND BLANC RD ENTERED KLH

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

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Who	When	What
DBK	/ /	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

PARCEL E

ZONING
B-1 with CBD overlay

Restaurant: Special Land Use

Parcel E
25-56-15-501-056, 25-56-15-501-057
Area: 20,368.65 sq. ft
Perimeter: 575.03 ft
Total Acreage: .47 acres

Parcel Boundary ——— Road

These parcels are currently available for purchase. The City of Grand Blanc is accepting offers.

0 25 50 100 Feet

Parcel Number: 56-15-501-056 Jurisdiction: CITY OF GRAND BLANC County: GENESEE Printed on 10/10/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Jankowski, Donald C.	CITY OF GRAND BLANC	73,500	12/27/1995	WD	Invalid Sale		GRANTEE	0.0

Property Address
227 E GRAND BLANC RD

Owner's Name/Address
CITY OF GRAND BLANC
723 E GRAND BLANC RD
GRAND BLANC MI 48439-1332

Tax Description
LOT 88 ASSESSORS PLAT NO 1

Comments/Influences
10-05-2016 CORRECT FRONT FT ENTERED KLH

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Class: 700-EXEMPT VACANT Zoning: B-1
School: Grand Blanc Comm. Schools
P.R.E. 0%
Map #: 15-NW
2017 Est TCV 0

Building Permit(s)	Date	Number	Status
Demolish	05/28/1997	080-97	Complete

Improved | X | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
DBK	10/19/1995	INSPECTED

Land Value Estimates for Land Table C3GRB.GRAND BLANC RD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
900 FF	74.62	117.00	1.0000	0.8832	900	100		59,312
75 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	59,312

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 56-15-501-057 Jurisdiction: CITY OF GRAND BLANC County: GENESEE Printed on 10/10/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNUDSON, RUBY D	CITY OF GRAND BLANC	135,000	04/15/1998	WD	To/From Government	3781/496	GRANTEE	100.0

Property Address
235 E GRAND BLANC RD

Owner's Name/Address
CITY OF GRAND BLANC
203 E GRAND BLANC RD
GRAND BLANC MI 48439-1303

Tax Description
LOT 89 EXCEPT A PARCEL OF LAND BEG AT NWLY COR OF LOT 89 TH SELY ALONG NELY LINE OF DAVIS ST 15 FT TH NLY TO A POINT ON SELY LINE OF GRAND BLANC RD WHICH IS 15 FT NELY OF PL OF BEG TH SWLY 15 FT TO PL OF BEG ASESSORS PLAT NO 1 (85) FR 5600005086

Comments/Influences
CORNER
10-05-2016 CORRECTED FRONT FT ON GRAND BLANC RD KLH

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Licensed To: City of Grand Blanc, County of Genesee, Michigan

Class: 700-EXEMPT VACANT | Zoning: B-1
School: Grand Blanc Comm. Schools
P.R.E. 0%
Map #: 15-NW
2017 Est TCV 0

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
DBK	/ /	INSPECTED
TB	01/13/1997	DATA ENTER

Building Permit(s)	Date	Number	Status
Demolish	04/29/1998	061-98	Complete

Land Value Estimates for Land Table C3GRB.GRAND BLANC RD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
900 FF	106.00	117.00	1.0000	0.8832	900	100		84,255
106 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	84,255

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

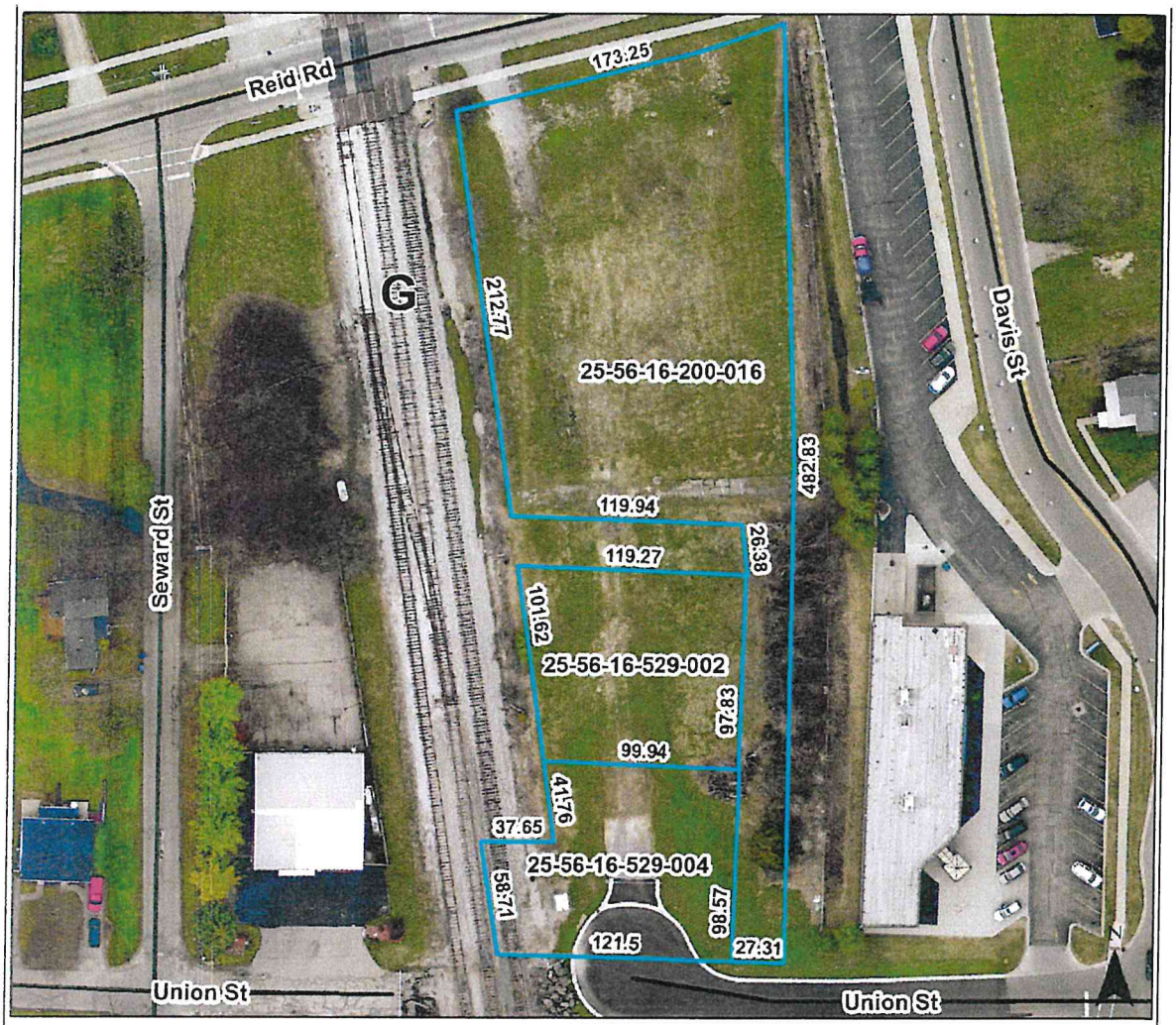
*** Information herein deemed reliable but not guaranteed***

A COMMUNITY PROFILE

PARCEL G

ZONING
B-1 with CBD overlay

Restaurant: Special Land Use



Parcel G

25-56-16-200-016, 25-56-16-529-002, 25-56-16-529-004

Area: 65,209.66 sq. ft

Perimeter: 1520.99 ft

Total Acreage: 1.50 acres

Parcel Boundary — Road

These parcels are currently available for purchase. The City of Grand Blanc is accepting offers.

0 40 80 160 Feet

Parcel Number: 56-16-200-016 Jurisdiction: CITY OF GRAND BLANC County: GENESEE Printed on 11/08/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERMAN, JOHN	CITY OF GRAND BLANC	300,000	06/16/2005	WD	Arms-Length	07060067295	PTA	100.0

Property Address
237 REID RD

Owner's Name/Address
CITY OF GRAND BLANC
203 E GRAND BLANC RD
GRAND BLANC MI 48439-1303

Tax Description
PART OF LOT 1 DAVIS MAP OF GRAND BLANC CENTER AND A PARCEL OF LAND BEG 20 FT ELY OF NE COR OF LOT 2 TH ELY 126.5 FT TH SLY ALONG PMRR ROW 212.36 FT TH WLY 112.95 FT TH NLY 179.10 FT TO PL OF BEG & A PARCEL OF LAND BEG AT SE COR LOT 1 BLK 2 DAVIS MAP OF GRAND BLANC CENTER TH N 0 DEG 39 MIN 01 SEC W 26.56 FT TH ON CURVE TO LEFT -CHORD- N 3 DEG 14 MIN W 134.64 FT TH N 5 DEG 52 MIN 59 SEC E 51.38 FT TH N 79 DEG 01 MIN 31 SEC E 64.40 FT TH S 5 DEG 52 MIN 59 SEC E 57.13 FT TH ON CURVE TO RIGHT -CHORD- S 3 DEG 14 MIN E 140.50 FT TH S 0 DEG 39 MIN 01 SEC E 29.93 FT TH ON CURVE TO RIGHT -CHORD- S 0 DEG 38 MIN 10 SEC E 1.02 FT TH N 86 DEG 41 MIN 40 SEC W 64.29 FT TO PL OF BEG AND A PARCEL OF LAND BEG AT SE COR LOT 10 BLK 3 DAVIS MAP OF GRAND BLANC CENTER TH N 2 DEG 55 MIN E 123.87 FT TH ON CURVE TO LEFT -CHORD- N 1 DEG 47 MIN 03 SEC E 78.30 FT TH S 86 DEG
BALANCE OF DESCRIPTION ON FILE

Comments/Influences
10-05-2016 PUT FRONT FT ON UNION IN INFORMATION LINE OF LAND VALUE KLH
HOUSE DEMOED

Class: 701-EXEMPT IMPROV Zoning: I-1 Building Permit(s) Date Number Status
School: Grand Blanc Comm. Schools
P.R.E. 0%
Map #:

2017 Est TCV 0

Improved X Vacant

Public Improvements
- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table RED16.REID/CHURCH SEC.16

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	IRR179X488X27X223X118X210 Value
			1.100 Acres		30000	100		33,000
			1.10 Total Acres		Total Est. Land Value =			33,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

Who	When	What
DBK	/ /	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 56-16-529-002 Jurisdiction: CITY OF GRAND BLANC County: GENESEE Printed on 10/10/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERMAN, JOHN & JANET	CITY OF GRAND BLANC	300,000	06/16/2005	WD	Arms-Length	07060067295	PTA	100.0
PETERMAN, JOHN	PETERMAN, JOHN & JANET	0	09/02/2004	QC	Related Parties	01100004072	GRANTEE	0.0
TRIPP, OLIVE	PETERMAN, JOHN	25,000	01/20/1999	WD	LC Pay-off	4066/523		0.0
MILLER, KATHLEEN M	PETERMAN, JOHN T.	34,000	11/06/1996	WD	Arms-Length		PTA	100.0

Property Address
316 UNION ST

Owner's Name/Address
CITY OF GRAND BLANC
203 E GRAND BLANC RD
GRAND BLANC MI 48439-1303

Tax Description
LOT 1 BLK 3 AND ALL THAT PART OF LOTS 2 AND 3 BLK 3 LYING E OF P M R R RT OF WAY DAVIS MAP OF GRAND BLANC CENTER

Comments/Influences
2015-REMOVED LAND BACK WIDTH ADJUSTMENT
10-05-2016 CORRECTED FRONT FT OF LAND KLH

Class: 700-EXEMPT VACANT Zoning: I-1
School: Grand Blanc Comm. Schools
P.R.E. 0%
Map #:
2017 Est TCV 0

Building Permit(s)	Date	Number	Status
Demolish	05/29/2008	017-08	Complete

	Improved	X	Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
X	Water
X	Sewer
X	Electric
X	Gas
X	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
X	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
DBK	/ /	INSPECTED
TB	01/23/1997	DATA ENTER

Land Value Estimates for Land Table RED16.REID/CHURCH SEC.16

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
130 FF REID	101.62	100.00	0.8977	0.8165	130	100		9,683
102 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	9,683

Land Improvement Cost Estimates

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
avg shed	7.50	1.00	192.0	41	590
good shed	10.00	1.00	140.0	41	574
Total Estimated Land Improvements True Cash Value =					1,164

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 56-16-529-004 Jurisdiction: CITY OF GRAND BLANC County: GENESEE Printed on 11/08/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERMAN, JOHN & JANET	CITY OF GRAND BLANC	300,000	06/16/2005	WD	Arms-Length	07060067295	PTA	100.0
PETERMAN, JOHN	PETERMAN, JOHN & JANET	0	09/02/2004	QC	Related Parties	01100004072	GRANTEE	0.0

Property Address

UNION ST

Owner's Name/Address

CITY OF GRAND BLANC
203 E GRAND BLANC RD
GRAND BLANC MI 48439-1303

Tax Description

PART OF LOTS 8 & 9 BLK 3 & LOT 10 BLK 3 DESCR AS-BEG AT SE COR OF LOT 10 BLK 3 TH N 87 DEG 56 MIN 30 SEC W 75 FT TH N 7 DEG 52 MIN W 101.51 FT TH S 87 DEG 56 MIN 30 SEC E 94 FT TH S 2 DEG 55 MIN W 100 FT TO PL OF BEG DAVIS MAP OF GRAND BLANC CENTER (89)

Comments/Influences

10-05-2016 CORRECTED FRONT FT OF LAND KLH

Class: 700-EXEMPT VACANT Zoning: I-1

School: Grand Blanc Comm. Schools

P.R.E. 0%

Map #:

2017 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- X Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table RED16.REID/CHURCH SEC.16

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
130 FF REID	100.47	100.00	0.9003	0.8165	130	100		9,601
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			9,601

Who	When	What
DBK	/ /	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

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Licensed To: City of Grand Blanc, County of Genesee, Michigan

*** Information herein deemed reliable but not guaranteed***

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

2016 COMMUNITY DEVELOPMENT GUIDANCE

The Michigan Economic Development Corporation (MEDC) Community Development team supports the growth of vibrant, diverse and resilient communities across Michigan. Our customers are communities with traditional downtowns[1]. To that end, the MEDC Community Development team administers Michigan Strategic Fund programs below in order to facilitate the reinvigoration of city centers and rural communities across Michigan.

- **Redevelopment Ready Communities (RRC)**
- **Michigan Main Street Center (MMC)**
- **Michigan Community Revitalization Program (MCRP)**
- **Community Development Block Grant (CDBG) Program**
- **Brownfield Tax Increment Financing (TIF) – Act 381 Work Plan**
- **Public Spaces Community Places**
- **Michigan Business Tax (MBT) Brownfield Credit**

All MEDC community development projects will be evaluated on the following criteria to identify high priority projects:

Local and Regional Impact Considerations:

- Community financially supports the project to demonstrate the project's priority for the community;
- Project assists the community attain the vision and goals stated in the local master plan and economic development strategy;
- Significant taxable value increase;
- Located in a certified Redevelopment Ready Community®; and/or
- Located in a Main Street Community.

Place Considerations:

- Evaluated in concert with the basic tenets of urban design, has mass, density, building type(s), and scale appropriate to the neighborhood context and positively contributes to the walking pedestrian experience;
- Universal design;
- Promotes mixed income neighborhoods;
- Contributes to a traditionally dense mixed-use area and contains multi-story elements;
- Rehabilitation and infill projects;
- Significant square footage being revitalized and activated;
- Level and extent of brownfield activities undertaken in direct support of the project;
- Includes sustainable elements; and/or
- Involves the revitalization of historic structure.

Economic and Financial Considerations:

- All other potential funding resources have been explored;
- Financial need for the incentive(s);
- Reasonableness of costs;
- Developer and non-third party fees (including management, guarantee, and project coordination fees, etc.) will be deferred through available cash flow as a general rule;
- Significant financial contribution into project by developer/owner (generally 10 - 20%); and/or
- High ratio of private dollars compared to the total amount of public contribution (state and federal funding) to a project.

[1] A "traditional downtown" is defined as a grouping of 20 or more contiguous commercial parcels that include multi-story buildings of historical or architectural significance. The area must have been zoned, planned or used for commercial development for 50+ years. The area must consist of, primarily, zero-lot-line development; have pedestrian-friendly infrastructure, and an appropriate mix of businesses and services.

Other Project Considerations:

- In non-Entitlement Communities, the CDBG program will be considered first for any financial package.
- The community, developer and applicant must be in compliance with existing state and federal programs to be considered for support.
- The Michigan Strategic Fund (MSF) will not consider "big box" retail operations or single-story strip malls.
- Projects that have a single tenant being a local community, the State of Michigan or the federal government and, which are part of a larger community development project, may be supported by Brownfield TIF if the project assists in eliminating the brownfield conditions on the property.
- Low-income housing tax credit projects will be considered on a case by case basis.
- Demolition of a structure that is a historic resource[2] or eligible to be a historic resource is discouraged.

Program Specific Criteria

Redevelopment Ready Communities

The Redevelopment Ready Communities (RRC) program is a technical assistance tool available to municipalities across the state promoting effective planning, zoning and development practices which lead to the creation of quality places. Through RRC, communities commit to improving their development readiness by agreeing to undergo a rigorous assessment, and then work to achieve a set of criteria laid out in the RRC Best Practices. The program measures and then certifies communities that integrate transparency, predictability and efficiency into their daily community and economic development policies.

The RRC certification is a formal recognition that a community has a vision for the future and the fundamental practices in place to get there – making them more attractive for investments that create quality places where talent wants to live, work and play. If your community is interested in learning more, or you're a developer interested in working with a certified Redevelopment Ready Community®, click here.

Michigan Main Street Center

The Michigan Main Street Center (MMSC) provides technical assistance services to communities who are targeting the revitalization and preservation of their traditional downtown. The MMSC assists communities in developing their own local Main Street program by utilizing the *Main Street 4-Point Approach*™ – a common-sense approach to tackling the complex issues of revitalization, capitalizing on downtown's history, and identifying the unique assets of the community itself.

Community Development Block Grant

The Community Development Block Grant (CDBG) program is a federal grant program utilizing funds received from the U.S. Department of Housing and Urban Development. Funds are used to provide grants to counties, cities, villages, and townships, usually with populations under 50,000, for economic development, community development, and housing projects. The MEDC, on behalf of the MSF, administers the economic development and community development portions of the program. The CDBG Application Guide approved by the MSF provides an overview of the program requirements, including eligibility requirements and a more in depth look at priorities and considerations.

Michigan Community Revitalization Program

The Michigan Community Revitalization Program (MCRP) is designed to promote the revitalization of brownfield and/or historic properties located in traditional downtowns. The program is designed to provide gap financing in the form of a performance based grant, loan and/or other economic assistance. The level and form of MSF support will be determined based on a financial needs analysis. The MCRP Guidelines approved by the Michigan Strategic Fund (MSF) provides an overview of the program requirements, including eligibility requirements and a more in depth look at priorities and considerations.

[2] From Public Act 252 of 2011 per section 90(a)(e)(ii): Is a historic resource. As used in this subparagraph, "historic resource" means a publicly or privately owned historic building or structure located within a historic district designated by the national register of historic places, the state register of historic sites, or a local unit acting under the local historic districts act, 1970 PA 169, MCL 399.201 to 399.215

Brownfield Tax Increment Financing – Act 381 Work Plan
The Brownfield Tax Increment Financing (TIF) Program *(non-environmental eligible activities only)* is designed to address existing brownfield conditions on sites in order to make them competitive with comparable greenfield sites. In addition, the Program is designed to address weak market conditions, high risk and other negative business factors that prevent the redevelopment of brownfield property in order to spur private development activity and investment on brownfield sites. The Brownfield TIF Guidelines provides an overview of the program requirements, including eligibility requirements and a more in depth look at priorities and considerations.

Public Spaces Community Places Crowdfunding Initiative
The MEDC, in conjunction with the Detroit-based crowdfunding site known as Patronicity and the Michigan Municipal League, developed "Public Spaces and Community Places" a creative funding mechanism to help stimulate funding and activity around special places in communities throughout the State of Michigan. Patronicity uses donation crowdfunding with the incentive of a funding match from the MEDC and MSHDA if the financial goal is reached. Potential projects must focus on the "activation of public spaces and community places."

Michigan Business Tax Brownfield Credit
Although the Michigan Business Tax (MBT) Brownfield Credits are no longer available for new awards, existing credits will be honored. Qualified Taxpayers with awarded brownfield tax credits that have been partially collected, or not yet collected, should judiciously work to determine the best route for project completion. Time extensions may be considered, as well as adding Qualified Taxpayer(s), if justified. In some instances, scope revisions may be permitted. More information can be found here.

For more information on projects and MEDC Community Development priorities, please contact your Community Assistance Team (CATeam) Specialist.

I-69 International Trade Corridor
Next Michigan Development Corporation

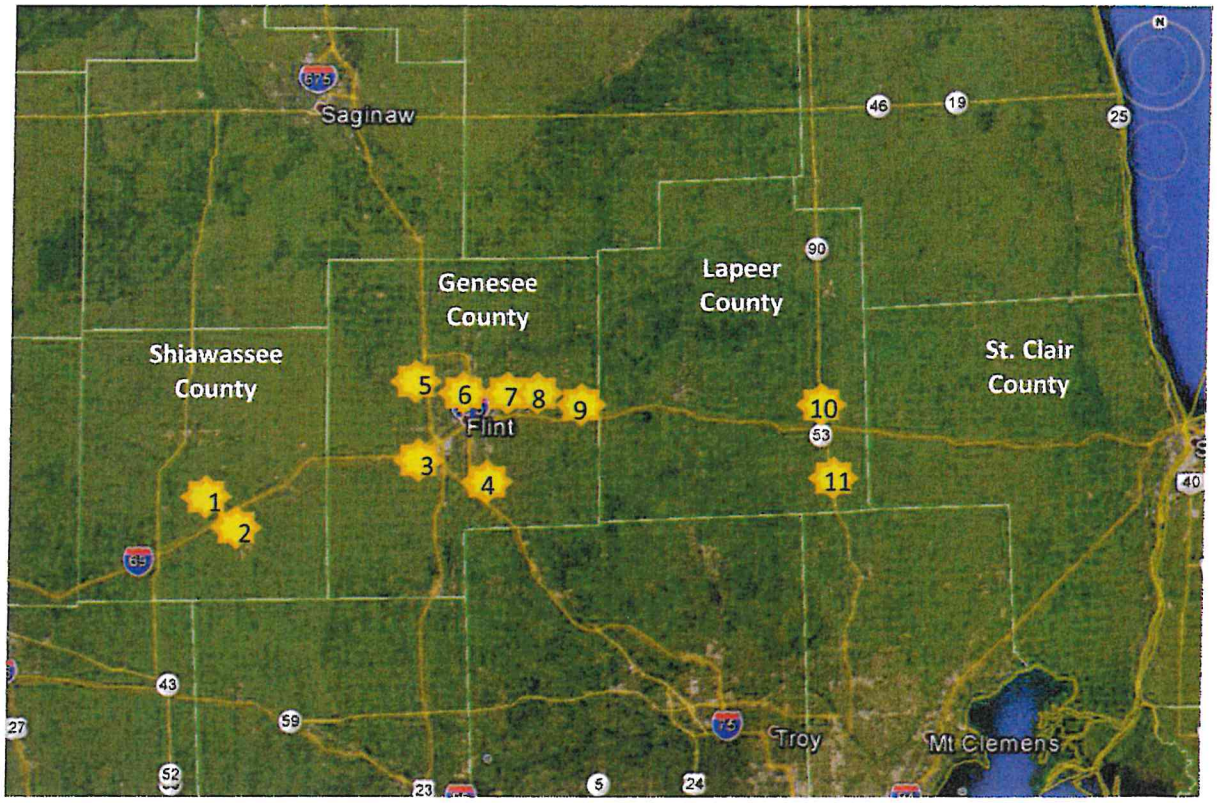
Renaissance Zone Marketing Districts

Zoned. Incentivized. Committed Local Partners.

The I-69 International Trade Corridor Next Michigan Development Corporation (NMDC) is a regional municipal partnership comprised of 36 local and county governments. This group has designated 11 Renaissance Zone Marketing Districts that, pending approval from local and state authorities, may provide tax-free status for new job creation and investment projects.

In order to qualify for consideration for tax-free status, projects must involve a business that meets criteria including the following: 1) uses at least two modes of transportation to move its incoming materials and/or outgoing products; and 2) undertakes a project that creates 50 new jobs in a two year period.

As indicated in the aerial below, these districts are located in three of the four counties of the I-69 NMDC – Shiawassee, Genesee, and Lapeer Counties. The 11 areas are highlighted in the following map and table.



I-69 International Trade Corridor Next Michigan Development Corporation
Renaissance Zone Marketing Districts

	I-69 NMDC Renaissance Zone Marketing Districts	Acreage	Cross Streets	Municipality
	Shiawassee County			
1	Corunna Industrial Park	195	M71/Parmenter Road	City of Corunna
2	Durand Industrial	23	Durand Rd/East Lansing Rd	City of Durand
	Genesee County			
3	Bishop Airport Sites	197	Bristol Rd	Flint Twp; City of Flint
4	Grand Blanc Industrial	232	Saginaw St/Dort Hwy (M54)	City of Grand Blanc; Grand Blanc Twp
5	Liberty Business Park	117	Pierson & Linden Rd/I75	Mt. Morris Twp
6	Buick City Industrial	333	Stewart Ave/I475	City of Flint
7	Flint East Industrial	201	Dort Hwy (M54) /Longway Blvd	City of Flint
8	Burton Industrial	161	Davison Rd/Genesee Rd	City of Burton
9	Davison Industrial	51	Irish Rd	Davison Twp
	Lapeer County			
10	Almont Industrial Park	32	Research Dr/M53	Village of Almont
11	Imlay City Indust'l Park	13	Industrial Park Dr	Imlay City

All districts are zoned light- to heavy-industrial unless stated otherwise. Additional details are available regarding each district and its location.

The Next Michigan Board has access to a 12th district which is being held for a site in St. Clair County, yet to be identified.

Parcels available for sale in these districts are featured in ZoomProspector at http://www.michiganbusiness.org/site-selection/commercial-real-estate-database/

For more details, contact:

Shiawassee County — Justin Horvath, CEO — Shiawassee Economic Development Partnership
jhorvath@sedpweb.org — (989) 725-9241

Genesee County — Janice Karcher, Vice President – Economic Development
Flint & Genesee Chamber of Commerce
jkarcher@flintandgenesee.org — (810) 600-1429

Lapeer County — Patricia Lucas, Executive Director — Lapeer Development Corporation
patricia@lapeerdevelopment.org — (810) 667-0080

MEDC
MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

City of Grand Blanc, Downtown, Radius 20 Minutes Driving Time

Demographics Report (20 min drivetime around S Saginaw)

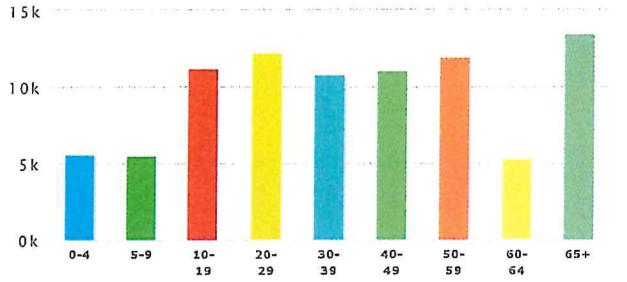
Population (2016)

	TOTAL
Population (2016)	87,234

Population (2021)

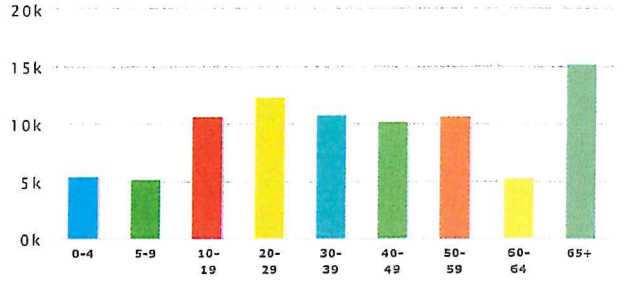
	TOTAL
Population (2021)	86,251

Age Distribution (2016)



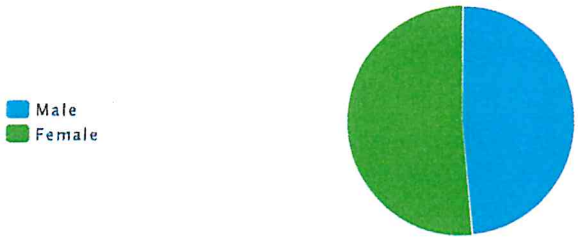
	TOTAL	%
0-4	5,611	6.43
5-9	5,554	6.37
10-19	11,262	12.91
20-29	12,195	13.98
30-39	10,814	12.4
40-49	11,039	12.65
50-59	11,957	13.71
60-64	5,353	6.14
65+	13,449	15.42

Age Distribution (2021)



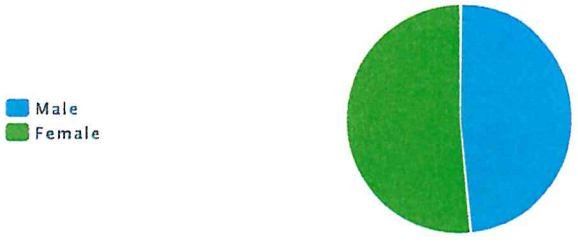
	TOTAL	%
0-4	5,500	6.38
5-9	5,258	6.1
10-19	10,733	12.44
20-29	12,337	14.3
30-39	10,833	12.56
40-49	10,230	11.86
50-59	10,745	12.46
60-64	5,380	6.24
65+	15,235	17.66

Sex (2016)



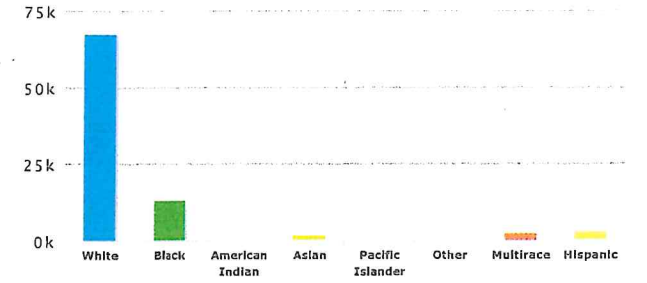
	TOTAL	%
Male	42,237	48.42
Female	44,997	51.58

Sex (2021)



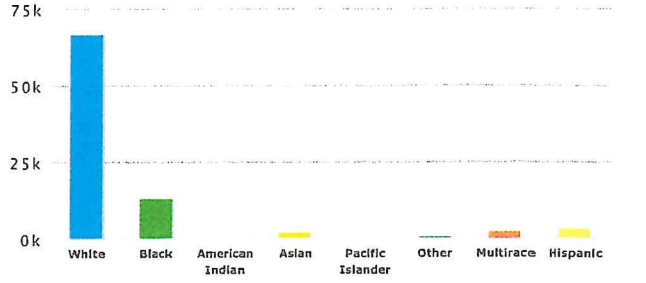
	TOTAL	%
Male	41,810	48.47
Female	44,441	51.53

Race and Ethnicity Distribution (2016)



	TOTAL	%
White	67,964	77.91
Black	13,529	15.51
American Indian	393	.45
Asian	1,960	2.25
Pacific Islander	22	.03
Other	650	.75
Multirace	2,716	3.11
Hispanic	3,055	3.5

Race and Ethnicity Distribution (2021)



	TOTAL	%
White	66,917	77.58
Black	13,202	15.31
American Indian	419	.49
Asian	2,107	2.44
Pacific Islander	24	.03
Other	689	.8
Multirace	2,893	3.35
Hispanic	3,408	3.95

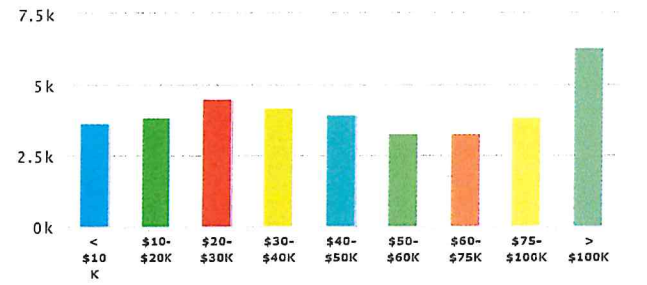
Total Households (2016)

	TOTAL	%
Households	36,770	
Families	22,579	61.41

Total Households (2021)

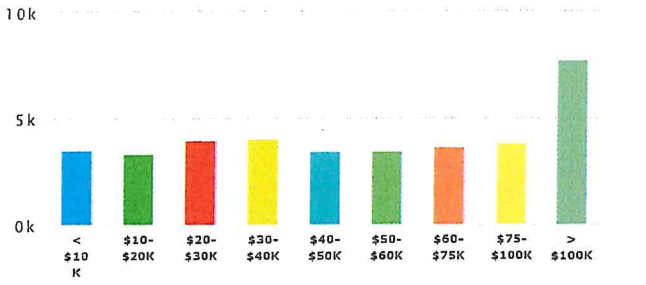
	TOTAL	%
Households	37,052	
Families	21,934	59.2

Household Income Distribution (2016)



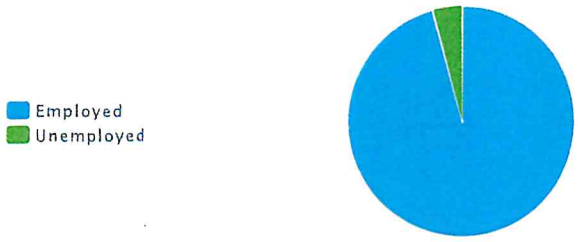
	TOTAL	%
< $10 K	3,665	9.97
$10-$20K	3,828	10.41
$20-$30K	4,503	12.25
$30-$40K	4,160	11.31
$40-$50K	3,949	10.74
$50-$60K	3,255	8.85
$60-$75K	3,248	8.83
$75-$100K	3,857	10.49
> $100K	6,305	17.15

Household Income Distribution (2021)



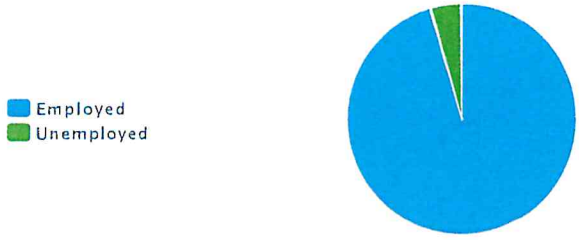
	TOTAL	%
< $10 K	3,557	9.6
$10-$20K	3,303	8.91
$20-$30K	3,978	10.74
$30-$40K	4,063	10.97
$40-$50K	3,442	9.29
$50-$60K	3,437	9.28
$60-$75K	3,648	9.85
$75-$100K	3,864	10.43
> $100K	7,760	20.94

Labor Force Status (2016)



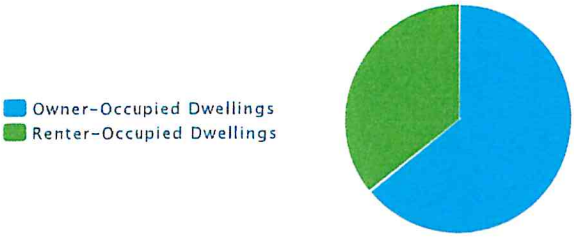
	TOTAL	%
Labor Force	39,840	
Employed	38,095	95.62
Unemployed	1,725	4.33
In Armed Forces	20	
Not In Labor Force	29,497	

Labor Force Status (2021)



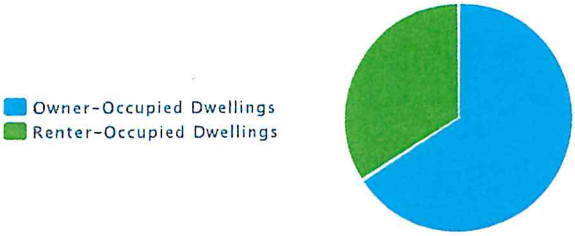
	TOTAL	%
Labor Force	39,733	
Employed	37,977	95.58
Unemployed	1,736	4.37
In Armed Forces	20	
Not In Labor Force	29,459	

Total Number of Housing (2016)



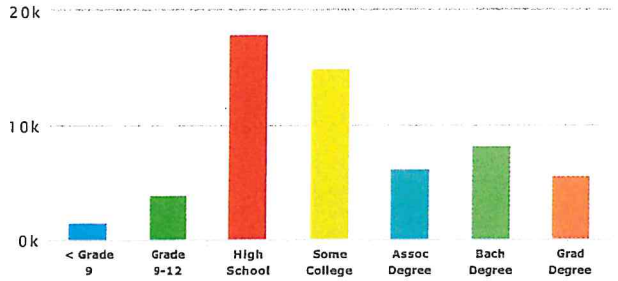
	TOTAL	%
Total Dwellings	40,743	
Owner-Occupied Dwellings	23,615	64.22
Renter-Occupied Dwellings	13,155	35.78
Housing Units Occupied	36,770	90.25

Total Number of Housing (2021)



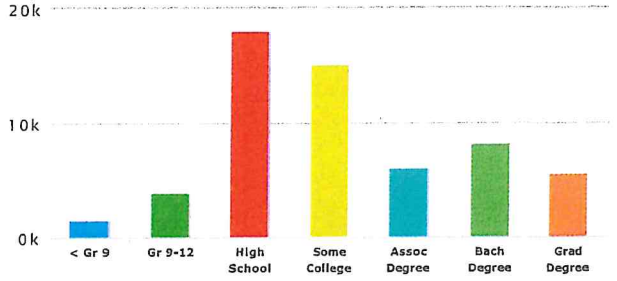
	TOTAL	%
Total Dwellings	41,549	
Owner-Occupied Dwellings	24,400	65.85
Renter-Occupied Dwellings	12,652	34.15
Housing Units Occupied	37,052	89.18

Education Attainment (2016)



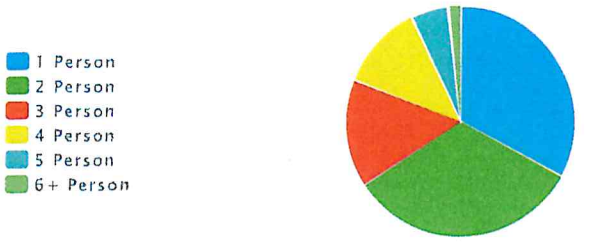
	TOTAL	%
Population Age 25+	58,513	
< Grade 9	1,549	2.65
Grade 9-12	3,886	6.64
High School	18,005	30.77
Some College	15,058	25.73
Assoc Degree	6,131	10.48
Bach Degree	8,257	14.11
Grad Degree	5,627	9.62

Education Attainment (2021)



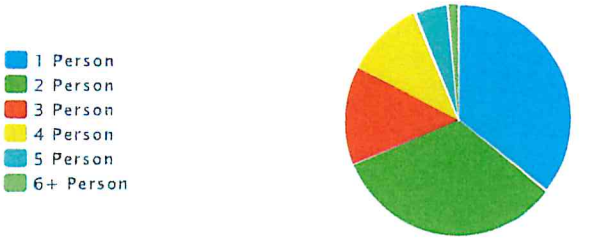
	TOTAL	%
Population Age 25+	58,513	
< Gr 9	1,553	2.65
Gr 9-12	3,917	6.69
High School	18,039	30.83
Some College	15,073	25.76
Assoc Degree	6,117	10.45
Bach Degree	8,224	14.05
Grad Degree	5,590	9.55

Size of Household (2016)



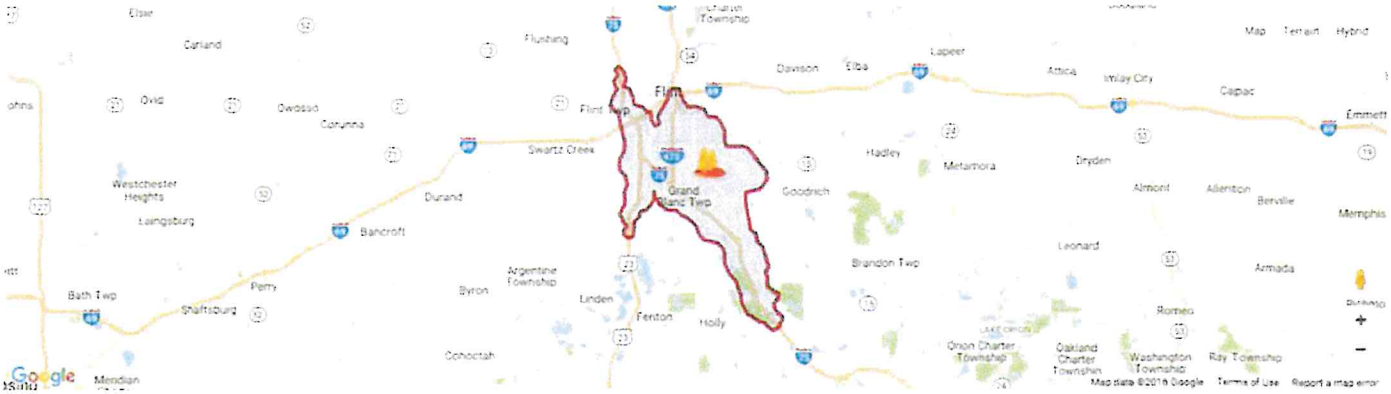
	TOTAL	%
1 Person	11,957	32.52
2 Person	12,007	32.65
3 Person	5,468	14.87
4 Person	4,387	11.93
5 Person	1,929	5.25
6+ Person	683	1.86

Size of Household (2021)



	TOTAL	%
1 Person	13,088	35.32
2 Person	12,147	32.78
3 Person	5,117	13.81
4 Person	4,058	10.95
5 Person	1,727	4.66
6+ Person	607	1.64

Source: Applied Geographic Solutions, 2016


Elsie
Carland
Flushing
Davison
Elba
Lapeer
Attica
Imlay City
Map
Terrain
Hybrid
Ovid
Owosso
Corunna
Flint Twp
Swartz Creek
Hadley
Metamora
Dryden
Caspac
Emmett
Westchester Heights
Laingsburg
Durand
Grand Blanc Twp
Goodrich
Almont
Allenton
Berville
Memphis
Bancroft
Leonard
Brandon Twp
Armada
Bath Twp
Perry
Shaftsburg
Byron
Argentine Township
Linden
Fenton
Holly
Romeo
Cohoctah
Onion Charter Township
Oakland Charter Township
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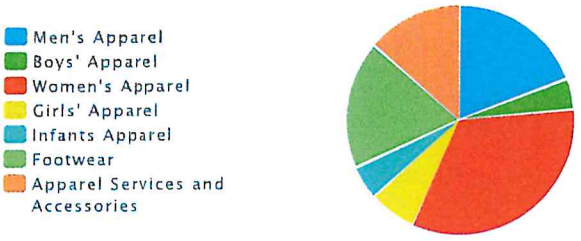
MEDC
MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

City of Grand Blanc, Downtown, Radius 20 Minutes Driving Time

Consumer Spending Report (20 min drivetime around S Saginaw)

Apparel (2016)

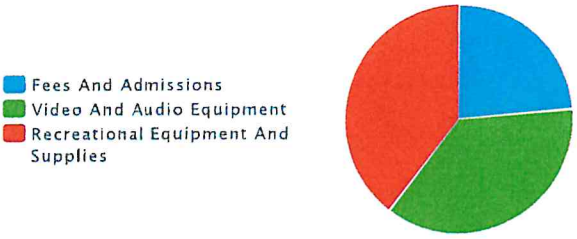


	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$1,715	$63,075
Men's Apparel	$329	$12,124
Boys' Apparel	$74	$2,739
Women's Apparel	$565	$20,804
Girls' Apparel	$118	$4,361
Infants Apparel	$81	$3,013
Footwear	$311	$11,450
Apparel Services and Accessories	$233	$8,586

Apparel (2021)

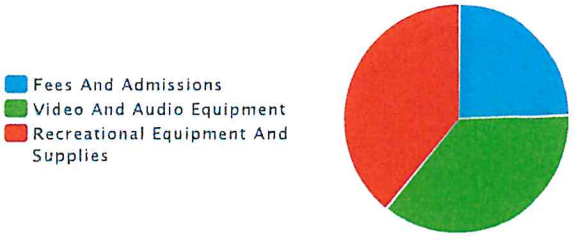
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$1,886	$69,897
Men's Apparel	$363	$13,464
Boys' Apparel	$81	$3,014
Women's Apparel	$624	$23,154
Girls' Apparel	$129	$4,815
Infants Apparel	$89	$3,329
Footwear	$333	$12,368
Apparel Services and Accessories	$263	$9,752

Entertainment (2016)



	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$2,750	$101,139
Fees And Admissions	$651	$23,963
Video And Audio Equipment	$1,007	$37,055
Recreational Equipment And Supplies	$1,091	$40,121

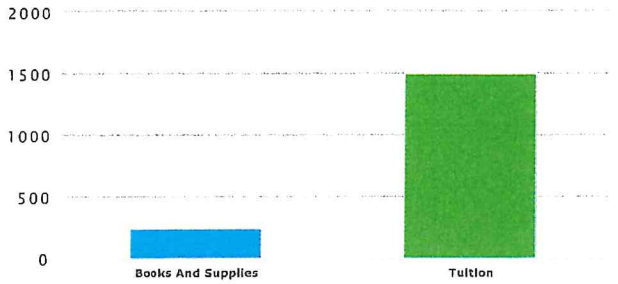
Entertainment (2021)



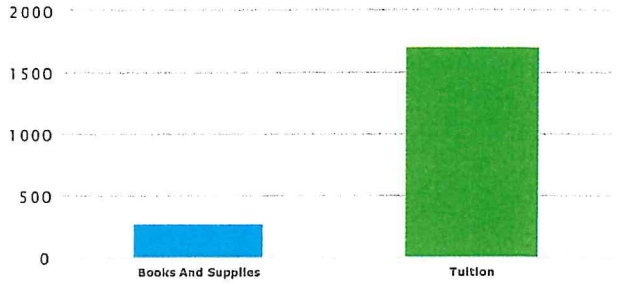
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$3,024	$112,073
Fees And Admissions	$742	$27,523
Video And Audio Equipment	$1,096	$40,622
Recreational Equipment And Supplies	$1,185	$43,928

Education (2016)

Education (2021)



	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$1,738	$63,934
Books And Supplies	$242	$8,930
Tuition	$1,495	$55,004

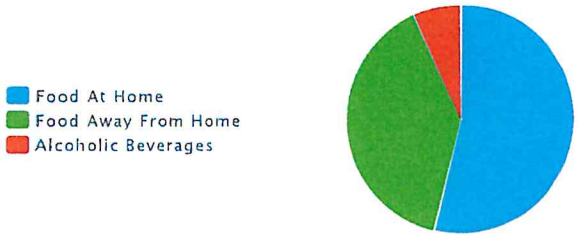


	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$1,988	$73,675
Books And Supplies	$277	$10,295
Tuition	$1,710	$63,381

Food and Beverages (2016)

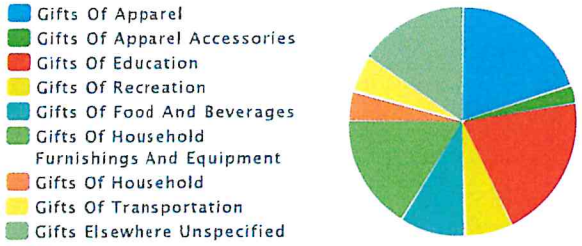
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$7,334	$269,689
Food At Home	$3,985	$146,531
Food Away From Home	$2,861	$105,224
Alcoholic Beverages	$487	$17,934

Food and Beverages (2021)



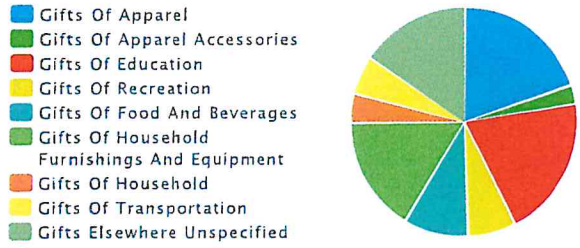
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$7,960	$294,958
Food At Home	$4,267	$158,131
Food Away From Home	$3,146	$116,597
Alcoholic Beverages	$546	$20,231

Gifts (2016)



	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$1,183	$43,511
Gifts Of Apparel	$235	$8,645
Gifts Of Apparel Accessories	$30	$1,108
Gifts Of Education	$238	$8,775
Gifts Of Recreation	$80	$2,971
Gifts Of Food And Beverages	$109	$4,011
Gifts Of Household Furnishings And Equipment	$193	$7,111
Gifts Of Household	$50	$1,867
Gifts Of Transportation	$62	$2,315
Gifts Elsewhere Unspecified	$182	$6,707

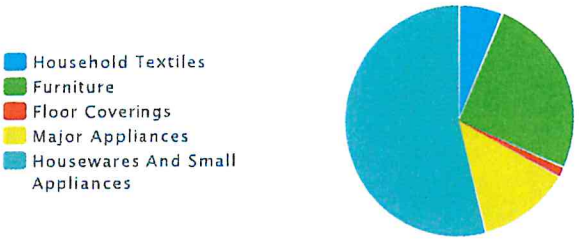
Gifts (2021)



	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$1,342	$49,747
Gifts Of Apparel	$266	$9,864
Gifts Of Apparel Accessories	$34	$1,264
Gifts Of Education	$270	$10,018
Gifts Of Recreation	$91	$3,397
Gifts Of Food And Beverages	$123	$4,579
Gifts Of Household Furnishings And Equipment	$219	$8,128
Gifts Of Household	$57	$2,122
Gifts Of Transportation	$72	$2,679
Gifts Elsewhere Unspecified	$207	$7,697

Household Furnishings (2016)

Household Furnishings (2021)

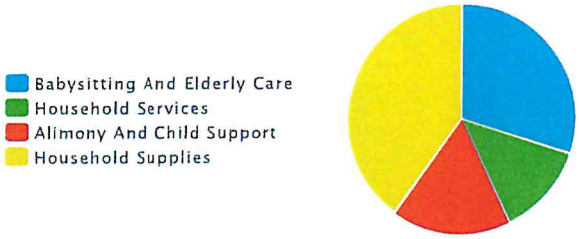


	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$1,662	$61,145
Household Textiles	$104	$3,839
Furniture	$423	$15,572
Floor Coverings	$22	$831
Major Appliances	$217	$7,990
Housewares And Small Appliances	$895	$32,912

Shelter (2016)

	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$10,205	$375,272
Mortgage Interest	$3,366	$123,793
Property Taxes	$1,865	$68,602
Miscellaneous Owned Dwelling Costs	$1,244	$45,771
Rental Costs	$3,023	$111,190
Other Lodging	$704	$25,916

Household Operations (2016)

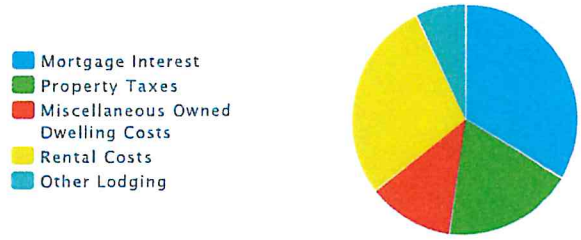


	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$1,360	$50,035
Babysitting And Elderly Care	$407	$14,994
Household Services	$177	$6,529
Alimony And Child Support	$231	$8,499
Household Supplies	$544	$20,014

Personal Care (2016)

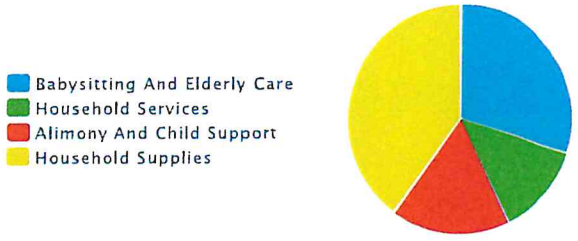
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$1,844	$68,348
Household Textiles	$114	$4,250
Furniture	$473	$17,533
Floor Coverings	$25	$961
Major Appliances	$239	$8,865
Housewares And Small Appliances	$991	$36,739

Shelter (2021)



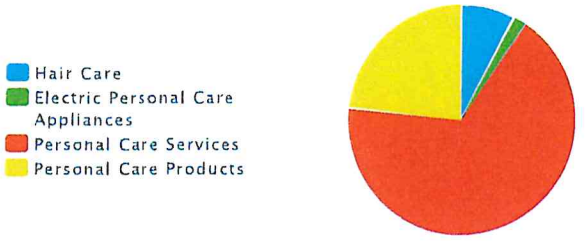
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$11,211	$415,409
Mortgage Interest	$3,759	$139,285
Property Taxes	$2,092	$77,530
Miscellaneous Owned Dwelling Costs	$1,376	$50,986
Rental Costs	$3,168	$117,400
Other Lodging	$815	$30,207

Household Operations (2021)



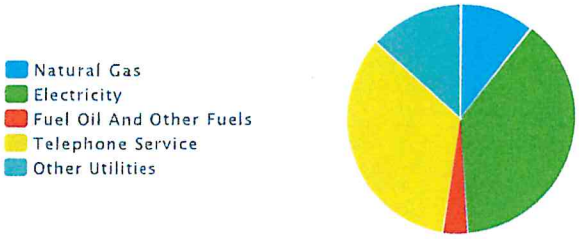
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$1,528	$56,631
Babysitting And Elderly Care	$456	$16,902
Household Services	$199	$7,399
Alimony And Child Support	$260	$9,652
Household Supplies	$612	$22,678

Personal Care (2021)



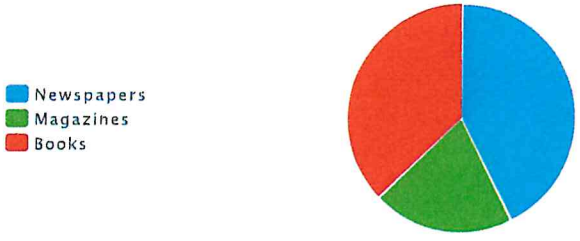
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$641	$23,602
Hair Care	$49	$1,838
Electric Personal Care Appliances	$12	$464
Personal Care Services	$429	$15,790
Personal Care Products	$149	$5,511

Utilities (2016)



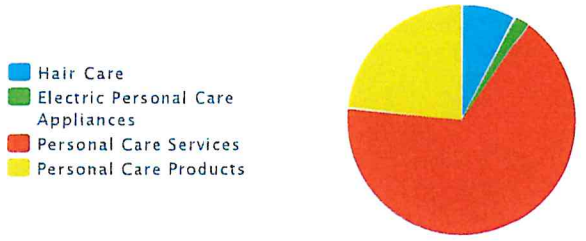
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$3,798	$139,654
Natural Gas	$403	$14,819
Electricity	$1,448	$53,259
Fuel Oil And Other Fuels	$136	$5,024
Telephone Service	$1,295	$47,627
Other Utilities	$514	$18,926

Reading (2016)



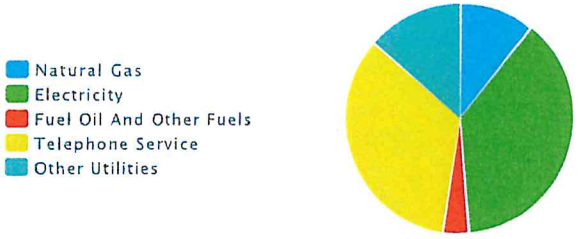
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$109	$4,021
Newspapers	$46	$1,725
Magazines	$22	$824
Books	$40	$1,472

Tobacco (2016)



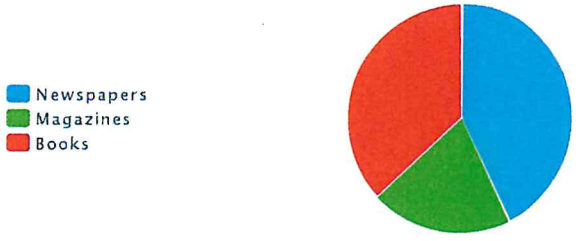
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$701	$25,980
Hair Care	$54	$2,024
Electric Personal Care Appliances	$13	$511
Personal Care Services	$468	$17,377
Personal Care Products	$163	$6,068

Utilities (2021)



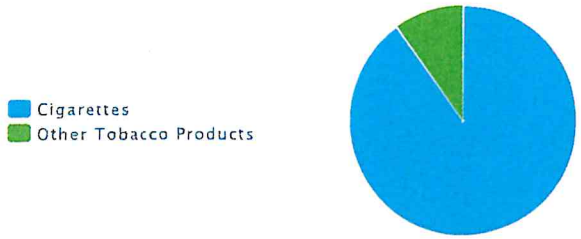
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$4,086	$151,426
Natural Gas	$436	$16,160
Electricity	$1,552	$57,523
Fuel Oil And Other Fuels	$147	$5,468
Telephone Service	$1,393	$51,649
Other Utilities	$556	$20,626

Reading (2021)

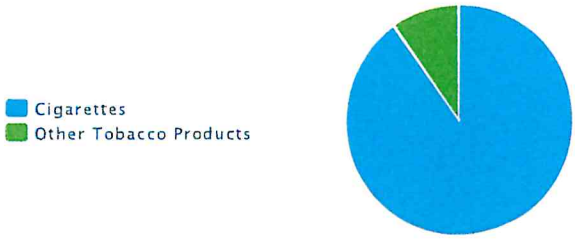


	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$120	$4,458
Newspapers	$51	$1,914
Magazines	$24	$914
Books	$44	$1,631

Tobacco (2021)

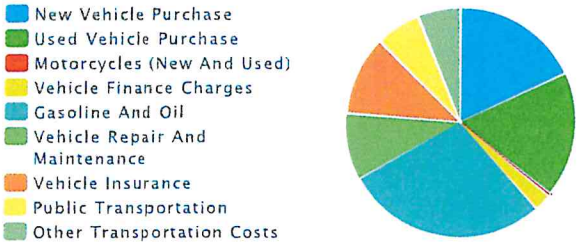


	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$321	$11,834
Cigarettes	$289	$10,649
Other Tobacco Products	$32	$1,185



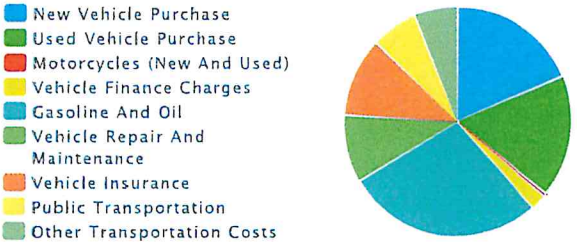
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$337	$12,495
Cigarettes	$303	$11,243
Other Tobacco Products	$33	$1,251

Transportation (2016)



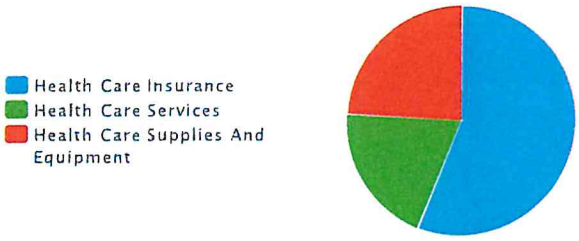
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$9,399	$345,609
New Vehicle Purchase	$1,702	$62,604
Used Vehicle Purchase	$1,648	$60,626
Motorcycles (New And Used)	$38	$1,433
Vehicle Finance Charges	$214	$7,877
Gasoline And Oil	$2,673	$98,293
Vehicle Repair And Maintenance	$893	$32,850
Vehicle Insurance	$1,053	$38,739
Public Transportation	$596	$21,932
Other Transportation Costs	$578	$21,256

Transportation (2021)



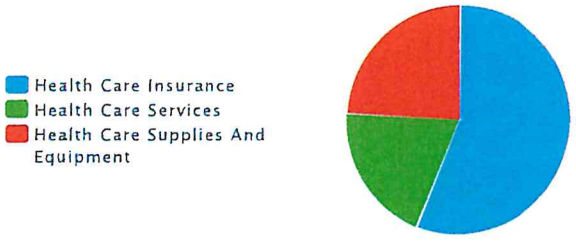
	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$10,211	$378,348
New Vehicle Purchase	$1,889	$69,998
Used Vehicle Purchase	$1,749	$64,806
Motorcycles (New And Used)	$41	$1,541
Vehicle Finance Charges	$231	$8,586
Gasoline And Oil	$2,873	$106,485
Vehicle Repair And Maintenance	$968	$35,900
Vehicle Insurance	$1,139	$42,205
Public Transportation	$673	$24,957
Other Transportation Costs	$644	$23,869

Health Care (2016)



	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$4,059	$149,259
Health Care Insurance	$2,271	$83,536
Health Care Services	$805	$29,620
Health Care Supplies And Equipment	$981	$36,102

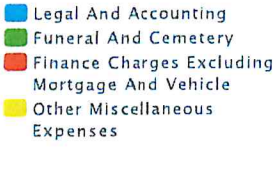
Health Care (2021)

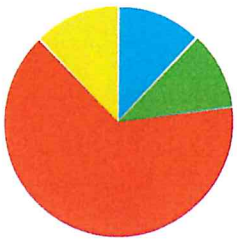


	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$4,376	$162,169
Health Care Insurance	$2,449	$90,741
Health Care Services	$867	$32,131
Health Care Supplies And Equipment	$1,060	$39,296

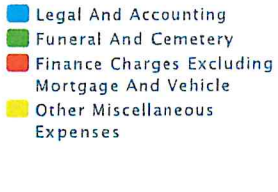
Miscellaneous Expenses (2016)

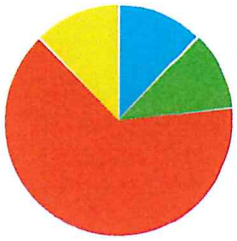
Miscellaneous Expenses (2021)





	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$737	$27,135
Legal And Accounting	$89	$3,277
Funeral And Cemetery	$81	$2,999
Finance Charges Excluding Mortgage And Vehicle	$475	$17,486
Other Miscellaneous Expenses	$91	$3,373





	$ PER HOUSEHOLD	TOTAL $000'S
Totals:	$803	$29,776
Legal And Accounting	$97	$3,600
Funeral And Cemetery	$89	$3,310
Finance Charges Excluding Mortgage And Vehicle	$517	$19,167
Other Miscellaneous Expenses	$99	$3,699

Personal Insurance (2016)

$ PER HOUSEHOLD	TOTAL $000'S
$353	$13,001

Personal Insurance (2021)

$ PER HOUSEHOLD	TOTAL $000'S
$399	$14,791

Contributions (2016)

$ PER HOUSEHOLD	TOTAL $000'S
$2,067	$76,031

Contributions (2021)

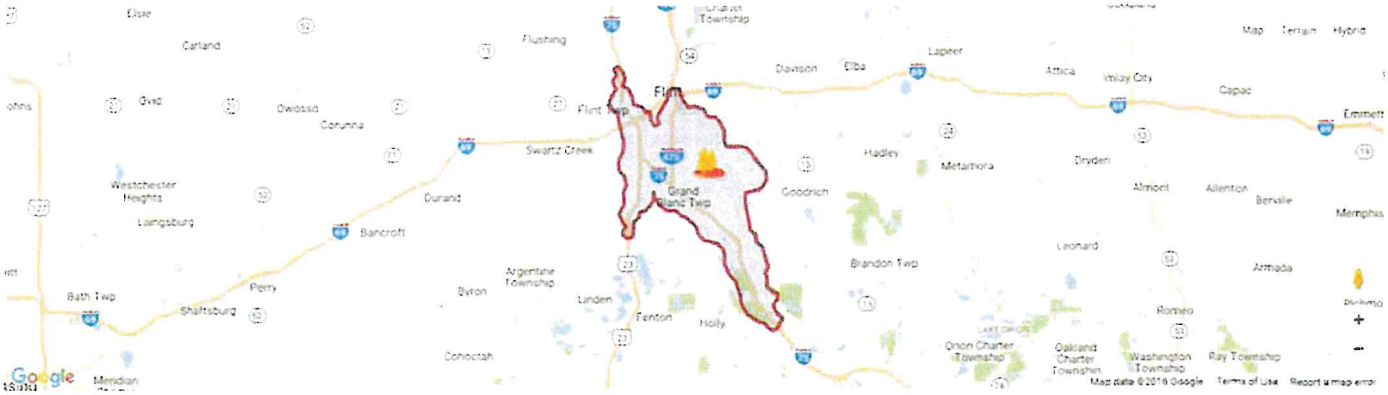
$ PER HOUSEHOLD	TOTAL $000'S
$2,374	$87,988

Retail Potential (2016)

	$ PER HOUSEHOLD	TOTAL $000'S
New Car Dealers	$3,414	$125,545
User Car Dealers	$204	$7,506
Recreational Vehicle Dealers	$10	$386
Motorcycle and Boat Dealers	$146	$5,396
Auto Parts and Accessories	$530	$19,493
Tire Dealers	$241	$8,880
Furniture Stores	$327	$12,039
Floor Covering Stores	$118	$4,346
Other Home Furnishing Stores	$110	$4,059
Appliances and Electronics Stores	$764	$28,104
Computer Stores	$1,353	$49,771
Camera and Photography Stores	$88	$3,260
Hardware Stores	$180	$6,621
Paint and Wallpaper Stores	$16	$606
Home Centers	$399	$14,689
Other Building Materials Stores	$480	$17,685
Outdoor Power Equipment Stores	$15	$554
Nursery and Garden Stores	$120	$4,413
Grocery Stores	$5,628	$206,974
Convenience Stores	$237	$8,722
Meat Markets	$57	$2,124
Fish and Seafood Markets	$13	$499
Fruit and Vegetable Markets	$27	$999
Other Specialty Food Markets	$42	$1,563
Liquor Stores	$131	$4,844
Pharmacy and Drug Stores	$1,181	$43,460
Costmetics and Beauty Stores	$50	$1,860
Optical Goods Stores	$122	$4,516

Source: Applied Geographic Solutions, 2016

Other Health and Personal Care Stores	$96	$3,531
Gasoline Stations with Convenience Stores	$889	$32,724
Gasoline Stations without Convenience Stores	$146	$5,388
Men's Clothing Stores	$49	$1,814
Women's Clothing Stores	$157	$5,809
Childrens' and Infant's Clothing Stores	$87	$3,227
Family Clothing Stores	$332	$12,216
Clothing Accessory Stores	$17	$648
Other Apparel Stores	$39	$1,457
Shoe Stores	$109	$4,041
Jewelry Stores	$210	$7,740
Luggage Stores	$195	$7,178
Sporting Goods Stores	$148	$5,451
Hobby, Toy, and Game Stores	$44	$1,623
Sewing and Needlecraft Stores	$16	$610
Musical Instrument Stores	$35	$1,305
Book Stores	$319	$11,744
Record,Tape,and CD Stores	$83	$3,077
Department Stores	$2,625	$96,548
Warehouse Superstores	$1,131	$41,605
Other General Merchandise Stores	$315	$11,583
Florists	$25	$934
Office and Stationary Stores	$235	$8,641
Gift and Souvenir Stores	$77	$2,832
Used Merchandise Stores	$50	$1,863
Pet and Pet Supply Stores	$103	$3,819
Art Dealers	$9	$355
Mobile Home Dealers	$0	$14
Other Miscellaneous Retail Stores	$103	$3,792
Mail Order and Catalog Stores	$1,881	$69,166
Vending Machines	$82	$3,022
Fuel Dealers	$339	$12,501
Other Direct Selling Establishments	$170	$6,253
Hotels and Other Travel Accomodations	$126	$4,643
RV Parks	$2	$76
Rooming and Boarding Houses	$0	$36
Full Service Restaurants	$848	$31,218
Limited Service Restaurants	$842	$30,963
Special Food Services and Catering	$141	$5,202
Drinking Places	$76	$2,820


Flushing
Davison
Elba
Lapeer
Attica
Imlay City
Capac
Emmett
Owosso
Corunna
Swartz Creek
Flint Twp
Flint
Grand Blanc Twp
Hadley
Metamora
Dryden
Goodrich
Almont
Allenton
Berville
Memphis
Westchester Heights
Laingsburg
Durand
Bancroft
Brandon Twp
Leonard
Armada
Bath Twp
Perry
Shiawassee
Byron
Argentine Township
Linden
Fenton
Holly
Romeo
Orion Charter Township
Oakland Charter Township
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Ray Township
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MEDC

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

City of Grand Blanc, Downtown, Radius 20 Minutes Driving Time

Labor Force Report (20 min drivetime around S Saginaw)

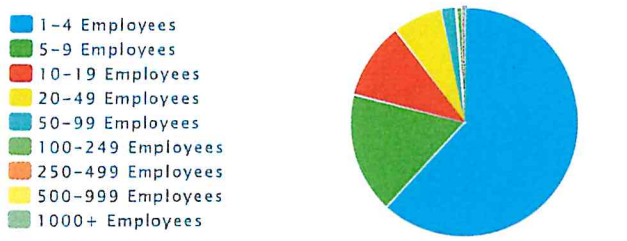
Total Establishments

4,106

Total Employees

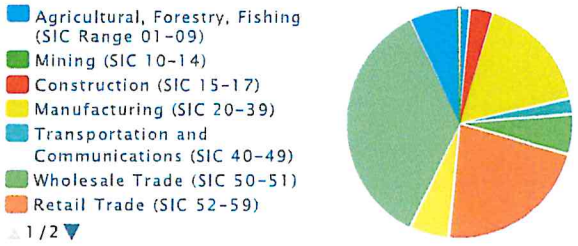
46,444

Total Establishments by Size (2016)



	TOTAL	%
1-4 Employees	2,534	61.71
5-9 Employees	707	17.22
10-19 Employees	437	10.64
20-49 Employees	287	6.99
50-99 Employees	84	2.05
100-249 Employees	42	1.02
250-499 Employees	8	0.19
500-999 Employees	2	0.05
1000+ Employees	5	0.12

Total Employees by Major SIC (2016)



	TOTAL	%
Agricultural, Forestry, Fishing (SIC Range 01-09)	619	1.33
Mining (SIC 10-14)	2	0.00
Construction (SIC 15-17)	1,531	3.30
Manufacturing (SIC 20-39)	7,779	16.75
Transportation and Communications (SIC 40-49)	1,067	2.30
Wholesale Trade (SIC 50-51)	2,633	5.67
Retail Trade (SIC 52-59)	10,264	22.10
Finance, Insurance And Real Estate (SIC 60-69)	2,650	5.71
Services (SIC 70-89)	16,529	35.59
Public Administration (SIC 90-98)	3,220	6.93
Unclassified (SIC 99)	150	0.32

Total Businesses by Establishment Type (2016)

	TOTAL	%
Agriculture, Forestry and Fishing	4	0.10
Agricultural Services	73	1.78
Coal and Ore Mining	0	0.00
Oil and Gas	1	0.02
General Construction	74	1.80
Heavy Construction	138	3.36
Food Manufacturing	5	0.12
Tobacco Manufacturing	0	0.00
Textile Mills	0	0.00
Apparel and Textile Manufacturing	2	0.05
Lumber and Wood Production	2	0.05
Furniture Manufacturing	0	0.00
Paper Manufacturing	2	0.05
Printing and Publishing	13	0.32

Total Employees by Establishment Type (2016)

	TOTAL	%
Agriculture, Forestry and Fishing	9	0.02
Agricultural Services	610	1.31
Coal and Ore Mining	0	0.00
Oil and Gas	2	0.00
General Construction	402	0.87
Heavy Construction	1,129	2.43
Food Manufacturing	57	0.12
Tobacco Manufacturing	0	0.00
Textile Mills	0	0.00
Apparel and Textile Manufacturing	18	0.04
Lumber and Wood Production	4	0.01
Furniture Manufacturing	0	0.00
Paper Manufacturing	45	0.10
Printing and Publishing	95	0.20

Chemicals	3	0.07	Chemicals	216	0.47
Petroleum Refining	1	0.02	Petroleum Refining	25	0.05
Rubber and Plastics	2	0.05	Rubber and Plastics	202	0.43
Leather Manufacturing	0	0.00	Leather Manufacturing	0	0.00
Stone, Glass, and Concrete	4	0.10	Stone, Glass, and Concrete	23	0.05
Metals Fabrication	15	0.37	Metals Fabrication	165	0.36
Machinery and Equipment Manufacturing	48	1.17	Machinery and Equipment Manufacturing	6,929	14.92
Transportation	70	1.70	Transportation	570	1.23
Travel Services	11	0.27	Travel Services	41	0.09
Transport Services	8	0.19	Transport Services	44	0.09
Communications	36	0.88	Communications	365	0.79
Utilities	3	0.07	Utilities	47	0.10
Durables Wholesale	110	2.68	Durables Wholesale	2,392	5.15
Non Durables Wholesale	25	0.61	Non Durables Wholesale	241	0.52
Building Materials, Hardware and Garden	49	1.19	Building Materials, Hardware and Garden	767	1.65
General Merchandise Stores	20	0.49	General Merchandise Stores	1,580	3.40
Food Markets	25	0.61	Food Markets	1,060	2.28
Convenience Stores	20	0.49	Convenience Stores	100	0.22
Other Food Stores	32	0.78	Other Food Stores	288	0.62
Auto Dealers and Gas Stations	124	3.02	Auto Dealers and Gas Stations	1,324	2.85
Clothing Stores	35	0.85	Clothing Stores	114	0.25
Furniture Stores	8	0.19	Furniture Stores	55	0.12
Home Furnishings	20	0.49	Home Furnishings	128	0.28
Electronics and Computer Stores	15	0.37	Electronics and Computer Stores	74	0.16
Music Stores	1	0.02	Music Stores	1	0.00
Restaurants	163	3.97	Restaurants	2,907	6.26
Other Food Service	42	1.02	Other Food Service	583	1.26
Bars	20	0.49	Bars	113	0.24
Drug Stores	29	0.71	Drug Stores	447	0.96
Liquor Stores	12	0.29	Liquor Stores	31	0.07
Specialty Stores	134	3.26	Specialty Stores	664	1.43
Catalog and Direct Sales	9	0.22	Catalog and Direct Sales	28	0.06
Banks and Financial Institutions	288	7.01	Banks and Financial Institutions	1,142	2.46
Insurance Carriers	8	0.19	Insurance Carriers	28	0.06
Insurance Agents and Brokers	116	2.83	Insurance Agents and Brokers	414	0.89
Real Estate	166	4.04	Real Estate	1,066	2.30
Hotels and Lodging	21	0.51	Hotels and Lodging	392	0.84
Dry Cleaning and Laundry	20	0.49	Dry Cleaning and Laundry	171	0.37
Beauty and Barber Shops	93	2.26	Beauty and Barber Shops	419	0.90
Other Personal Service	84	2.05	Other Personal Service	364	0.78
Advertising	13	0.32	Advertising	57	0.12
Computer Services	36	0.88	Computer Services	340	0.73
Other Business Services	153	3.73	Other Business Services	1,560	3.36
Auto Repair/Services	128	3.12	Auto Repair/Services	572	1.23
Miscellaneous Repair Services	38	0.93	Miscellaneous Repair Services	177	0.38
Motion Pictures	27	0.66	Motion Pictures	73	0.16
Entertainment and Recreation Services	66	1.61	Entertainment and Recreation Services	738	1.59
Health and Medical Services	487	11.86	Health and Medical Services	2,615	5.63
Hospitals	80	1.95	Hospitals	1,861	4.01
Legal Services	139	3.39	Legal Services	442	0.95
Primary and Secondary Education	54	1.32	Primary and Secondary Education	3,037	6.54
Colleges and Universities	5	0.12	Colleges and Universities	330	0.71
Social Services	118	2.87	Social Services	1,160	2.50
Child Care Services	31	0.75	Child Care Services	379	0.82
Museums and Zoos	1	0.02	Museums and Zoos	10	0.02
Membership Organizations	147	3.58	Membership Organizations	753	1.62
Professional Services	131	3.19	Professional Services	951	2.05
Government	123	3.00	Government	3,220	6.93

Unclassified Establishments	108	2.63	Unclassified Establishments	150	0.32

Total Businesses by NAICS (2016)			Total Employees by NAICS (2016)		
	TOTAL	%		TOTAL	%
Agriculture, Forestry and Fishing	6	0.15	Agriculture, Forestry and Fishing	11	0.02
Agricultural Services	0	0.00	Agricultural Services	0	0.00
Coal and Ore Mining	0	0.00	Coal and Ore Mining	0	0.00
Oil and Gas	1	0.02	Oil and Gas	2	0.00
General Construction	212	5.16	General Construction	1,467	3.16
Heavy Construction	15	0.37	Heavy Construction	110	0.24
Food Manufacturing	17	0.41	Food Manufacturing	131	0.28
Beverage and Tobacco Products	1	0.02	Beverage and Tobacco Products	13	0.03
Textile Mills	0	0.00	Textile Mills	0	0.00
Textile Products	2	0.05	Textile Products	18	0.04
Apparel Manufacturing	0	0.00	Apparel Manufacturing	0	0.00
Leather Manufacturing	0	0.00	Leather Manufacturing	0	0.00
Wood Products	1	0.02	Wood Products	3	0.01
Paper Manufacturing	2	0.05	Paper Manufacturing	45	0.10
Printing and Publishing	10	0.24	Printing and Publishing	83	0.18
Chemicals	3	0.07	Chemicals	216	0.47
Petroleum and Coal Products	1	0.02	Petroleum and Coal Products	25	0.05
Rubber and Plastics	2	0.05	Rubber and Plastics	202	0.43
Stone, Glass, and Concrete	4	0.10	Stone, Glass, and Concrete	23	0.05
Primary Metal Manufacturing	2	0.05	Primary Metal Manufacturing	48	0.10
Metals Fabrication	17	0.41	Metals Fabrication	142	0.31
Machinery and Equipment Manufacturing	20	0.49	Machinery and Equipment Manufacturing	265	0.57
Computers and Electronics	3	0.07	Computers and Electronics	68	0.15
Electrical Equipment and Appliances	0	0.00	Electrical Equipment and Appliances	0	0.00
Transportation Equipment	5	0.12	Transportation Equipment	6,464	13.92
Furniture Manufacturing	2	0.05	Furniture Manufacturing	5	0.01
Miscellaneous Manufacturing	17	0.41	Miscellaneous Manufacturing	81	0.17
Communications	24	0.58	Communications	84	0.18
Utilities	2	0.05	Utilities	34	0.07
Durables Wholesale	105	2.56	Durables Wholesale	2,352	5.06
Non Durables Wholesale	19	0.46	Non Durables Wholesale	218	0.47
Electronic Markets and Brokers	5	0.12	Electronic Markets and Brokers	21	0.05
Motor Vehicle and Parts Dealers	97	2.36	Motor Vehicle and Parts Dealers	1,198	2.58
Furniture and Home Furnishings	19	0.46	Furniture and Home Furnishings	146	0.31
Electronics and Applicances	43	1.05	Electronics and Applicances	254	0.55
Building Materials, Hardware and Garden	49	1.19	Building Materials, Hardware and Garden	767	1.65
Food and Beverage Stores	63	1.53	Food and Beverage Stores	1,236	2.66
Health and Personal Care Stores	54	1.32	Health and Personal Care Stores	545	1.17
Gasoline Stations	27	0.66	Gasoline Stations	126	0.27
Clothing and Clothing Accessories	42	1.02	Clothing and Clothing Accessories	142	0.31
Sporting Goods/Hobby/Book/Music Stores	28	0.68	Sporting Goods/Hobby/Book/Music Stores	202	0.43
General Merchandise Stores	20	0.49	General Merchandise Stores	1,580	3.40
Miscellaneous Store Retailers	71	1.73	Miscellaneous Store Retailers	310	0.67
Nonstore Retailers	9	0.22	Nonstore Retailers	28	0.06
Warehousing/Storage, Postal/Courier Service	9	0.22	Warehousing/Storage, Postal/Courier Service	95	0.20
Publishing	3	0.07	Publishing	12	0.03
Software Publishers	0	0.00	Software Publishers	0	0.00
Motion Pictures and Video	14	0.34	Motion Pictures and Video	37	0.08
Movie Theaters	1	0.02	Movie Theaters	7	0.02
Broadcasting	12	0.29	Broadcasting	281	0.61
Data Processing/Hosting	13	0.32	Data Processing/Hosting	263	0.57
Other Information Services	5	0.12	Other Information Services	22	0.05
Banking	291	7.09	Banking	1,158	2.49

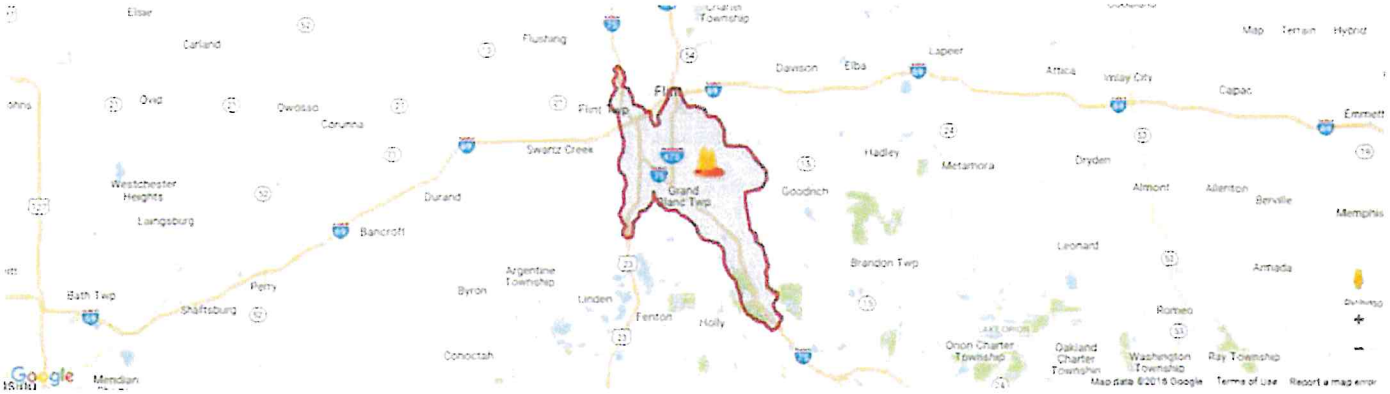
Insurance Carriers	123	3.00	Insurance Carriers	440	0.95
Real Estate	173	4.21	Real Estate	987	2.13
Rental and Leasing	41	1.00	Rental and Leasing	158	0.34
Legal Services	153	3.73	Legal Services	567	1.22
Accounting	60	1.46	Accounting	311	0.67
Agricultural and Engineering	34	0.83	Agricultural and Engineering	249	0.54
Specialized Design	12	0.29	Specialized Design	26	0.06
Computer Systems Design	11	0.27	Computer Systems Design	42	0.09
Management/Scientific/Technical Consulting	48	1.17	Management/Scientific/Technical Consulting	518	1.12
Scientific Research and Development	8	0.19	Scientific Research and Development	28	0.06
Advertising and Public Relations	16	0.39	Advertising and Public Relations	70	0.15
Other Professional/Scientific/Technical Services	53	1.29	Other Professional/Scientific/Technical Services	205	0.44
Company and Enterprise Management	2	0.05	Company and Enterprise Management	4	0.01
Administrative and Support	163	3.97	Administrative and Support	1,833	3.95
Waste Management and Remediation	4	0.10	Waste Management and Remediation	37	0.08
Elementary and Secondary Schools	54	1.32	Elementary and Secondary Schools	3,037	6.54
Colleges and Universities	5	0.12	Colleges and Universities	330	0.71
Business Schools, Computer and Management Training	0	0.00	Business Schools, Computer and Management Training	0	0.00
Technical and Trade Schools	3	0.07	Technical and Trade Schools	9	0.02
Educational Services	28	0.68	Educational Services	160	0.34
Physician Offices	211	5.14	Physician Offices	1,229	2.65
Dental Offices	62	1.51	Dental Offices	369	0.79
Other Health Practicioners	220	5.36	Other Health Practicioners	599	1.29
Outpatient Care	30	0.73	Outpatient Care	568	1.22
Medical and Diagnostic Laboratories	7	0.17	Medical and Diagnostic Laboratories	128	0.28
Home Health Care Services	34	0.83	Home Health Care Services	709	1.53
Ambulatory Services	13	0.32	Ambulatory Services	150	0.32
General Medical and Surgical Hospitals	3	0.07	General Medical and Surgical Hospitals	28	0.06
Psychiatric and Substance Abuse Hospitals	6	0.15	Psychiatric and Substance Abuse Hospitals	137	0.29
Other Hospitals	1	0.02	Other Hospitals	3	0.01
Nursing and Residential Care	30	0.73	Nursing and Residential Care	942	2.03
Individual and Family Services	47	1.14	Individual and Family Services	511	1.10
Community Relief Services	0	0.00	Community Relief Services	0	0.00
Vocational Rehabilitation	6	0.15	Vocational Rehabilitation	68	0.15
Child Care Services	31	0.75	Child Care Services	379	0.82
Performing Arts	3	0.07	Performing Arts	24	0.05
Spectator Sports	2	0.05	Spectator Sports	4	0.01
Performing Arts/Sports Promoters	2	0.05	Performing Arts/Sports Promoters	8	0.02
Agents and Managers	0	0.00	Agents and Managers	0	0.00
Indpendent Artists/Writers/Performers	5	0.12	Indpendent Artists/Writers/Performers	12	0.03
Museums, Zoos, Historical Sites	2	0.05	Museums, Zoos, Historical Sites	16	0.03
Amusement, Gambling, and Recreation	17	0.41	Amusement, Gambling, and Recreation	477	1.03
Fitness Centers	21	0.51	Fitness Centers	156	0.34
Accomodations	21	0.51	Accomodations	392	0.84
Food Services and Drinking Places	234	5.70	Food Services and Drinking Places	3,751	8.08
Repair and Maintenance Services	137	3.34	Repair and Maintenance Services	647	1.39
Personal Care Services	143	3.48	Personal Care Services	661	1.42
Death Care Services	15	0.37	Death Care Services	140	0.30
Religious/Civic/Professional Organizations	163	3.97	Religious/Civic/Professional Organizations	1,021	2.20
Public Administration	123	3.00	Public Administration	3,220	6.93

Total Employees by Occupation (2016)

	TOTAL	%
Executive, Managers, and Administrators	3,580	7.71
Business and Financial Operations	1,736	3.74
Computer and Mathematical Occupations	739	1.59
Architecture and Engineering	1,450	3.12

Source: Applied Geographic Solutions, 2016

Life/Physical/Social Science Occupations	225	0.48
Community and Social Services	623	1.34
Legal	240	0.52
Education/Training/Library	2,435	5.24
Health Diagnosing and Treating Practitioners	1,859	4.00
Health Technologists/Technicians	619	1.33
Healthcare Support	1,267	2.73
Protective Services	877	1.89
Food Preparation/Serving	2,753	5.93
Building and Grounds Maintenance	1,747	3.76
Personal Care and Service	1,659	3.57
Sales	5,647	12.16
Office and Administrative Support	6,793	14.63
Farming/Fishing/Forestry	74	0.16
Construction and Extraction	1,567	3.37
Installation/Maintenance and Repair Workers	1,634	3.52
Production Workers	5,489	11.82
Transportation Workers	1,391	3.00
Material Moving	1,342	2.89


Elsie
Carland
Flushing
Davison
Elba
Lapeer
Attica
Imlay City
Capac
Map
Terrain
Hybrid
Ovid
Owosso
Corunna
Flint Twp
Swartz Creek
Hadley
Metamora
Dryden
Emmett
Westchester Heights
Laingsburg
Durand
Grand Blanc Twp
Goodrich
Almont
Allenton
Berville
Memphis
Bancroft
Leonard
Brandon Twp
Armada
Argentine Township
Byron
Linden
Perry
Bath Twp
Shaftsburg
Fenton
Holly
Romeo
Conoctah
Orion Charter Township
Oakland Charter Township
Washington Township
Ray Township
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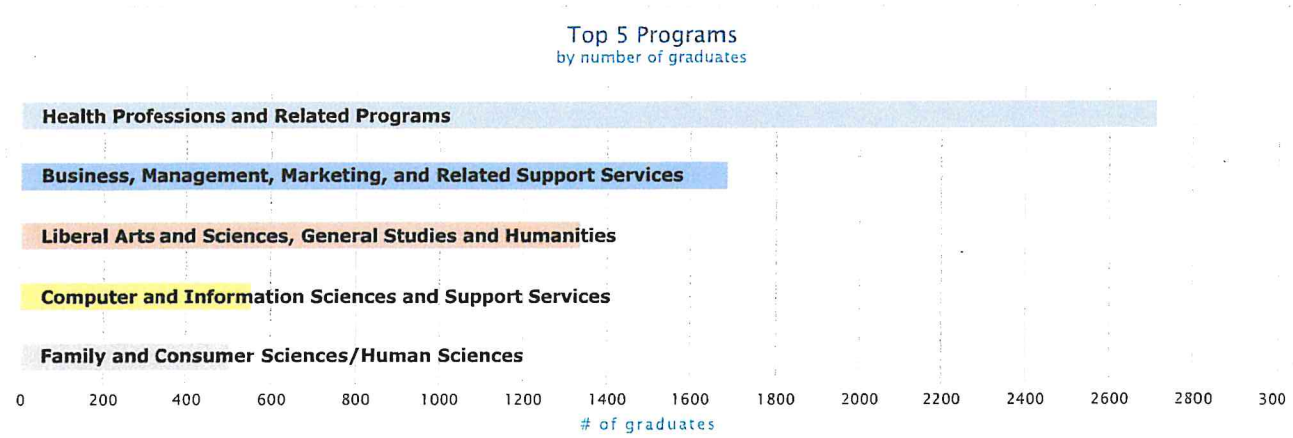
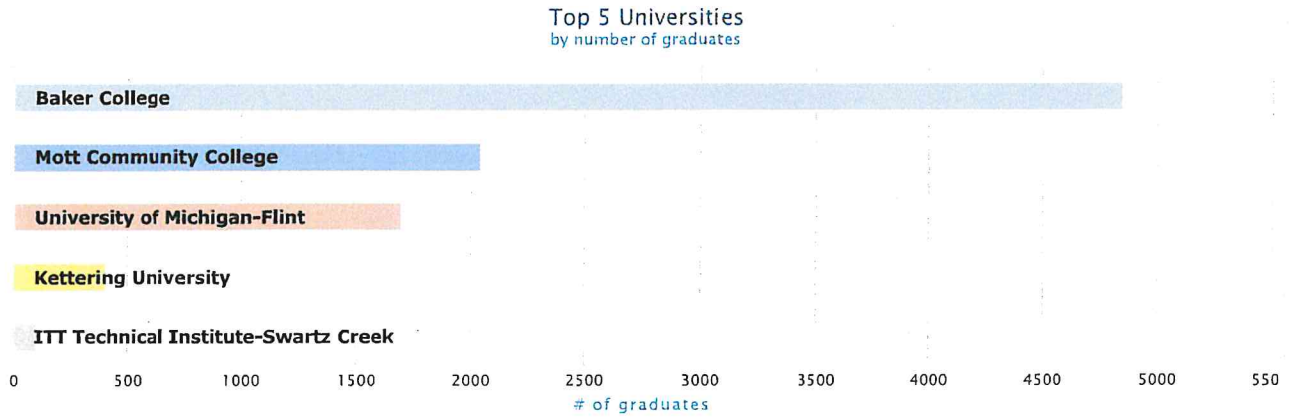
MEDC
MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

City of Grand Blanc, Downtown, 20 Mile Radius

Degrees Conferred by Program (20 mile radius around Lat: 42.929547 Lng: -83.633316)

Program	Associates	Bachelors	Masters	PhD	Total
Agriculture, Agriculture Operations, and Related Sciences	6	0	0	0	6
Area, Ethnic, Cultural, Gender, and Group Studies	0	1	0	0	1
Biological and Biomedical Sciences	161	77	7	0	245
Business, Management, Marketing, and Related Support Services	685	824	176	0	1,685
Communication, Journalism, and Related Programs	44	77	0	0	121
Communications Technologies/Technicians and Support Services	16	9	0	0	25
Computer and Information Sciences and Support Services	262	268	29	0	559
Education	17	187	70	0	274
Engineering	0	278	31	0	309
Engineering Technologies and Engineering-Related Fields	173	25	0	0	198
English Language and Literature/Letters	0	35	16	0	51
Family and Consumer Sciences/Human Sciences	287	220	0	0	507
Foreign Languages, Literatures, and Linguistics	23	13	0	0	36
Health Professions and Related Programs	1,696	865	43	109	2,713
History	0	16	0	0	16
Homeland Security, Law Enforcement, Firefighting and Related Protective Services	163	113	0	0	276
Legal Professions and Studies	38	10	0	0	48
Liberal Arts and Sciences, General Studies and Humanities	1,271	64	4	0	1,339
Mathematics and Statistics	0	5	6	0	11
Mechanic and Repair Technologies/Technicians	107	0	0	0	107
Multi/Interdisciplinary Studies	0	22	0	0	22
Natural Resources and Conservation	0	17	0	0	17
Personal and Culinary Services	84	4	0	0	88
Philosophy and Religious Studies	0	5	0	0	5
Physical Sciences	0	11	1	0	12
Precision Production	17	0	0	0	17
Psychology	0	145	0	0	145
Public Administration and Social Service Professions	0	39	44	0	83
Social Sciences	0	54	8	0	62
Transportation and Materials Moving	2	3	0	0	5
Visual and Performing Arts	58	61	5	0	124
Grand total	5,110	3,448	440	109	9,107


Top 5 Programs
by number of graduates
Health Professions and Related Programs
Business, Management, Marketing, and Related Support Services
Liberal Arts and Sciences, General Studies and Humanities
Computer and Information Sciences and Support Services
Family and Consumer Sciences/Human Sciences
0
200
400
600
800
1000
1200
1400
1600
1800
2000
2200
2400
2600
2800
300
# of graduates


Top 5 Universities
by number of graduates
Baker College
Mott Community College
University of Michigan-Flint
Kettering University
ITT Technical Institute-Swartz Creek
0
500
1000
1500
2000
2500
3000
3500
4000
4500
5000
550
# of graduates

MEDC
MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

City of Grand Blanc, Downtown, Radius 1.855 miles

Business Report (1.85500001907349 mile radius around Lat: 42.929547 Lng: -83.633316)

Business Type	Total Businesses	%	Estimated Sales	# Est. Employees
Agriculture, Forestry, Fishing and Hunting	2	0.21%	$308,000	3
Construction	58	6.09%	$91,138,000	308
Manufacturing - Processed Food, Textiles, Clothing	4	0.42%	$3,670,000	33
Manufacturing - Chemical, Fuel, Paper, Plastic, Wood	4	0.42%	$17,769,000	37
Manufacturing - Electronics, Furniture, Machinery, Metal, Transportation, Misc.	10	1.05%	$66,220,000	148
Wholesalers	26	2.73%	$542,839,000	233
Retail: Home, Food, Automobiles, Personal Care	90	9.44%	$443,701,000	1,068
Retail: Hobby, Media, General Merchandise	36	3.78%	$235,667,000	1,194
Transportation and Warehousing: Private and Public Transportation,Oil and Gas Pipelines,Sightseeing	5	0.52%	$3,111,000	22
Transportation and Warehousing: Couriers and Messengers, Warehousing and Storage	1	0.1%	$0,000	5
Information	23	2.41%	$53,057,000	118
Banking, Finance and Insurance	95	9.97%	$228,662,000	501
Real Estate and Rentals	56	5.88%	$84,348,000	401
Professional, Scientific, and Technical Services	91	9.55%	$39,507,000	388
Holding Companies and Managing Offices	1	0.1%	$2,255,000	3
Administrative and Support and Waste Management and Remediation Services	53	5.56%	$45,526,000	394
Education	23	2.41%	$1,663,000	907
Health Care and Social Services	124	13.01%	$154,616,000	1,353
Arts, Sports, Entertainment, and Recreation	20	2.1%	$10,790,000	159
Accommodation and Food Services	75	7.87%	$49,275,000	1,157
Other Services - Repair, Personal Care, Laundry, Religious, etc.	117	12.28%	$45,957,000	803
Public Administration	12	1.26%	$0,000	235
Unclassified	27	2.83%	$0,000	4

Source: Info USA, May 2016

City of Grand Blanc Fee Schedule

Updated 2/10/2016

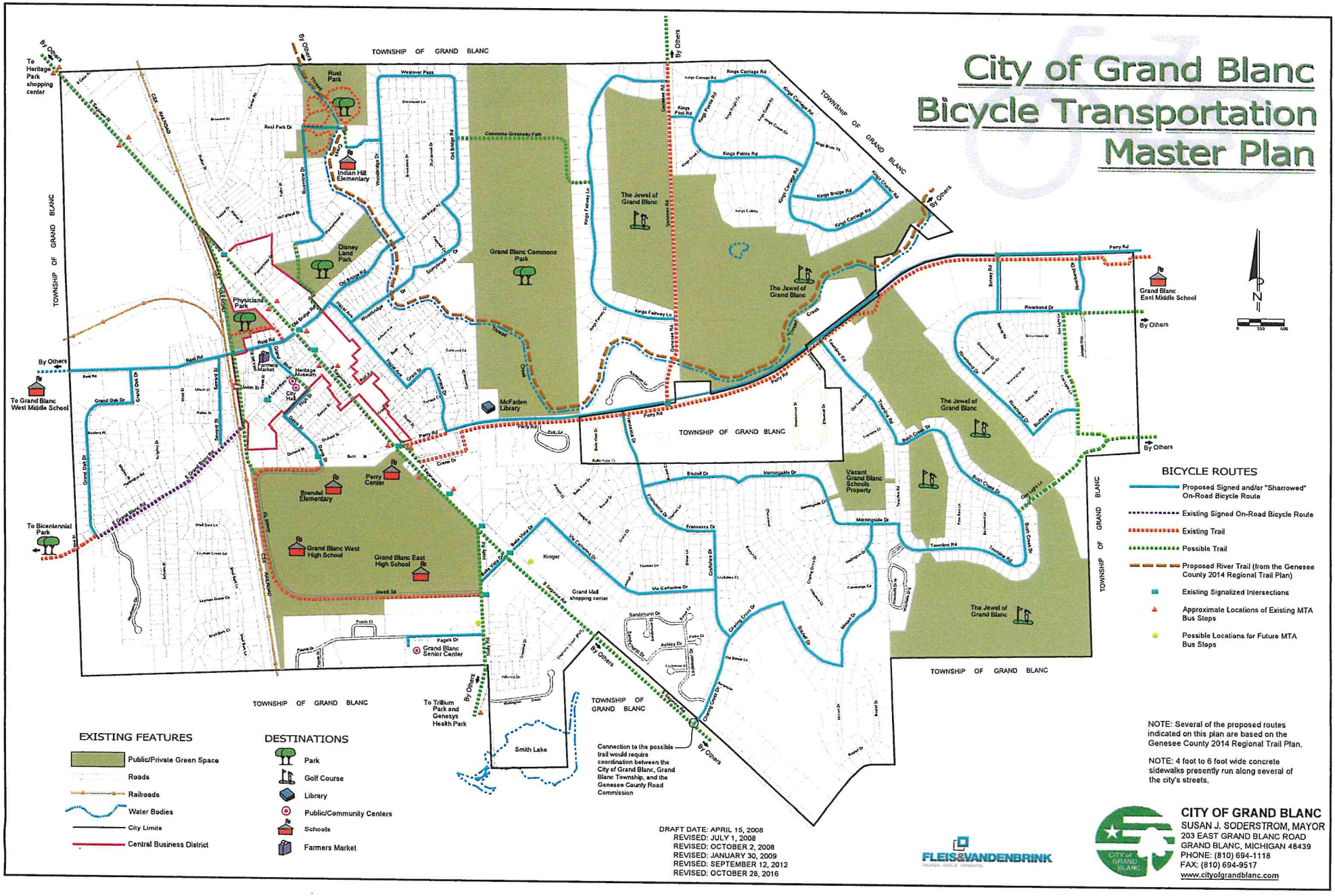
DEPARTMENT	PERMIT OR SERVICE	Description	FEE OR PRICE PER HOUR
CLERKS OFFICE	COPIES	MISCELLANEOUS	1.00 PER COPY
	WATER BILL		$1.00
	TAX BILL		$1.00
	RETURNED CHECK FEE		$39.00
	NOTARY SERVICES	FOR CITY RESIDENTS ONLY	FREE
	FOIA REQUEST	BASED ON COST OF LABOR PLUS	.10 CENTS PER COPY
	GARAGE SALES	3 DAY PERIOD TWICE PER YEAR	$5.00
	LAWN MOWING	COST + 50%	VARIES
	PEDDLER PERMIT	INVESTIGATION FEE	$20.00 each
		PERMIT FEE	$40 PER WEEK $100 MO.
	GOING OUT OF BUSINESS SALE	INVENTORY LIST REQUIRED	$50.00 FOR 30 DAYS
	PERFORMANCE BONDS	PERCENTAGE OF COST FOR PROJECT	DETERMINED BY COUNCIL
	COPY OF CHARTER		$30.00
	COPY OF AUDIT		$30.00
	COPY OF BUDGET		$30.00
	ARCHES/BANNER PLACEMENT FEE		$150.00
	PARK PAVILION RENTAL	RUST PARK - RESIDENT	$75.00
	* DEPOSIT FOR ALL PARKS $75.00	RUST PARK - NON RESIDENT	$125.00
		PHYSICIANS PARK - RESIDENT	$100.00
		PHYSICIANS PARK - NON RESIDENT	$150.00
WATER DEPT			
	GARBAGE BAGS	BOX OF 80	$21.00
	LAWN & LEAF BAGS	5 IN A PACKAGE	$2.25
	WATER SHUT OFF	BEFORE 4:00 PM ON DAY OF SHUT OFF	$50.00
	WATER METER	1" METER	$445.00
	BULK WATER	EACH 500 GALLONS	$50.00
	WATER RATES	READY TO SERVE	$11.00
		PER 100 CUBIC FEET	$2.50
	SEWER RATES	READY TO SERVE	$21.50
		PER 100 CUBIC FEET	$2.96
	GARBAGE COLLECTION	BI-MONTHLY	$21.60
	WATER TAP -IN	$800 AFTER 1ST TAP - IN	$1,500.00
	SEWER TAP- IN	$800 AFTER 1ST TAP - IN	$1,500.00
	WATER TAP -IN	DDA DISTRICT AND B-2	$500.00
	SEWER TAP- IN	DDA DISTRICT AND B-2	$500.00
	WATER DEPOSIT	FOR RENTER WITH AFFIDAVIT	$400.00
	RIGHT OF WAY PERMIT		$50/500 DEP
	AUTOMATIC METER READ OPT OUT FEE		$80.00 PER BILLING PERIOD

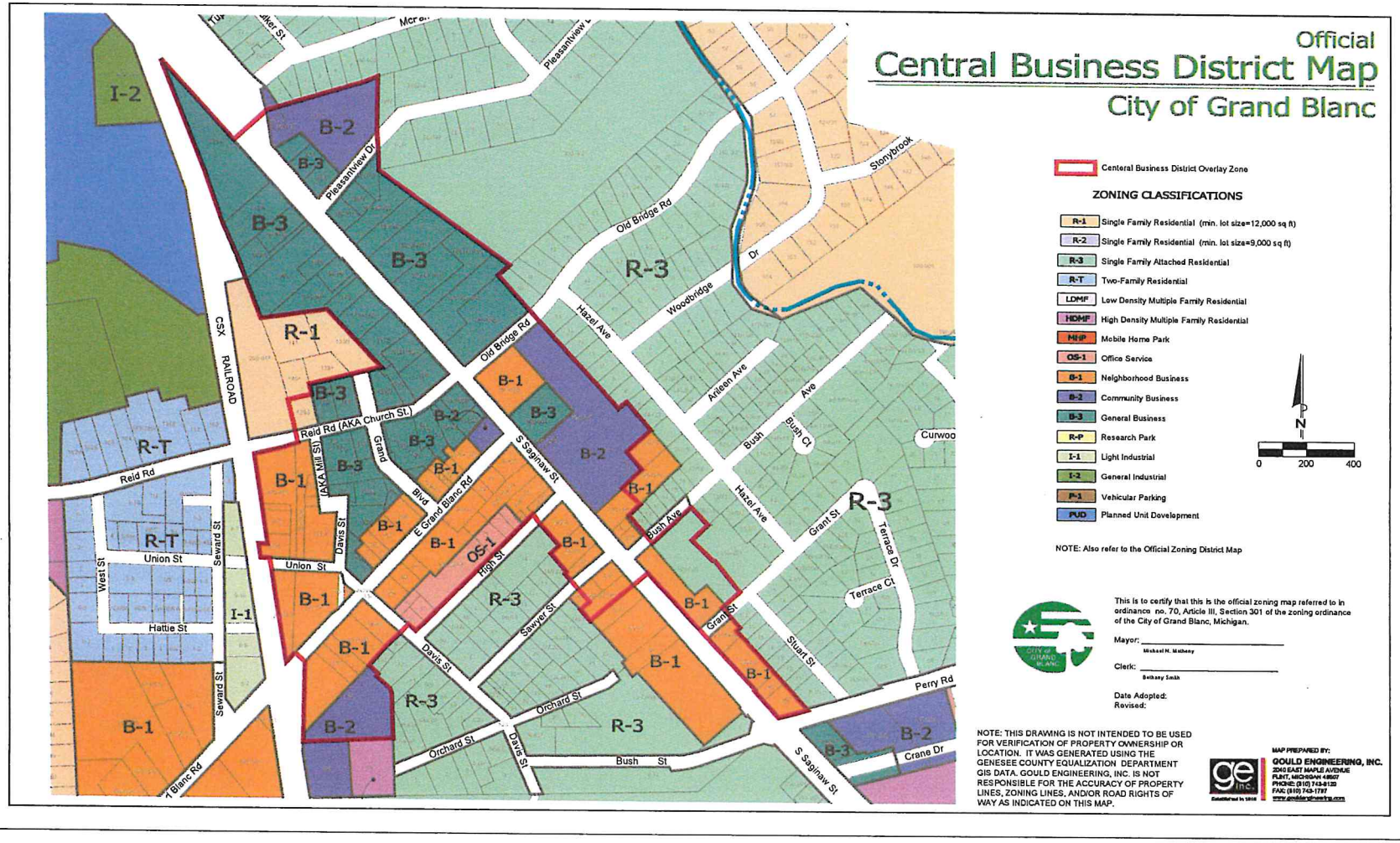
City of Grand Blanc Fee Schedule

Updated 2/10/2016

DEPARTMENT	PERMIT OR SERVICE	Description	FEE OR PRICE PER HOUR
BUILDING DEPT			
	DEMOLITION PERMIT		$100.00
	BUILDING PERMIT	.014 X COST OF PROJECT	$50.00 MINIMUM PLUS INSPECTION FEE
	COST DETERMINATION: BUILDING PERMITS WILL BE ISSUED ACCORDING TO INTERNATIONAL CODE COUNCIL (ICC) STANDARDS		
	SIGN PERMIT - TEMPORARY	60 DAYS TOTAL IN 1 YEAR	$25.00 FOR 15 DAYS
	SIGN PERMIT - TEMPORARY	DEPOSIT - REFUNDABLE	$100.00
	SIGN PERMIT - PERMANENT	.045 X COST OF PROJECT	VARIES
	SITE PLAN APPLICATION FEE	+ A $3500 ESCROW	$600.00
	ZONING VARIANCE APPLICATION	INCLUDES SIGN VARIANCES ALSO	$600.00
	ZONING VARIANCE APPLICATION	RESIDENTIAL	$600.00
	ZONING MAP		$10.00
	RE-INSPECTION FEE		$50.00
	BUILDING BOARD OF APPEALS		$400.00
	ZONING COMPLIANCE APPLICATIONS		$35.00
	ZONING ORDINANCE		$45.00
	ZONING APPEAL		$200.00
	MASTER PLAN		$50.00
	SPECIAL LAND USE APPLICATION		$600.00
	UNREGULATED PERMIT ACTIVITY*		SEE BELOW
FARMERS MARKET			
	VENDOR PERMITS	SEASON	$315.00
		SINGLE DAY	$15.00
ASSESSING			
	NON PTA FILING		$200.00
	LOT SPLIT/COMBINATON		$125.00 FOR FIRST
POLICE DEPT	ACCIDENT REPORTS		$8.00
	PERMIT TO PURCHASE A FIREARM		$0.00
	PBT		$10.00
	FINGERPRINTING		$15.00

*UNREGULATED PERMIT ACTIVITY: "ANY REGULATED ACTIVITY STARTED PRIOR TO APPLICANT SECURING THE NECESSARY PERMIT WILL BE CHARGED AN ADDITIONAL ADMINISTRATIVE CHARGE AT THE SAME RATE AS REQUIRED PERMIT NOT TO EXCEED $100.00. THIS SHALL BE PAID PRIOR TO THE ISSUANCE OF THE REQUIRED PERMIT."


City of Grand Blanc
Bicycle Transportation
Master Plan
TOWNSHIP OF GRAND BLANC
To Heritage Park shopping center
By Others
To Grand Blanc West Middle School
To Bicentennial Park
To Trillium Park and Genesys Health Park
Rust Park
Indian Hill Elementary
Disney Land Park
Physicians Park
Grand Blanc Commons Park
McFarlen Library
Heritage Museum
Farmers Market
City Hall
Brendel Elementary
Perry Center
Grand Blanc West High School
Grand Blanc East High School
Grand Blanc Senior Center
Kroger
Grand Mall shopping center
Smith Lake
The Jewel of Grand Blanc
Vacant Grand Blanc Schools Property
Grand Blanc East Middle School
Connection to the possible trail would require coordination between the City of Grand Blanc, Grand Blanc Township, and the Genesee County Road Commission
BICYCLE ROUTES
Proposed Signed and/or "Sharrowed" On-Road Bicycle Route
Existing Signed On-Road Bicycle Route
Existing Trail
Possible Trail
Proposed River Trail (from the Genesee County 2014 Regional Trail Plan)
Existing Signalized Intersections
Approximate Locations of Existing MTA Bus Stops
Possible Locations for Future MTA Bus Stops
EXISTING FEATURES
Public/Private Green Space
Roads
Railroads
Water Bodies
City Limits
Central Business District
DESTINATIONS
Park
Golf Course
Library
Public/Community Centers
Schools
Farmers Market
NOTE: Several of the proposed routes indicated on this plan are based on the Genesee County 2014 Regional Trail Plan.
NOTE: 4 foot to 6 foot wide concrete sidewalks presently run along several of the city's streets.
DRAFT DATE: APRIL 15, 2008
REVISED: JULY 1, 2008
REVISED: OCTOBER 2, 2008
REVISED: JANUARY 30, 2009
REVISED: SEPTEMBER 12, 2012
REVISED: OCTOBER 28, 2016
FLEIS&VANDENBRINK
CITY OF GRAND BLANC
SUSAN J. SODERSTROM, MAYOR
203 EAST GRAND BLANC ROAD
GRAND BLANC, MICHIGAN 48439
PHONE: (810) 694-1118
FAX: (810) 694-9517
www.cityofgrandblanc.com


Official
Central Business District Map
City of Grand Blanc
Centeral Business District Overlay Zone
ZONING CLASSIFICATIONS
R-1 Single Family Residential (min. lot size=12,000 sq ft)
R-2 Single Family Residential (min. lot size=9,000 sq ft)
R-3 Single Family Attached Residential
R-T Two-Family Residential
LDMF Low Density Multiple Family Residential
HDMF High Density Multiple Family Residential
MHP Mobile Home Park
OS-1 Office Service
B-1 Neighborhood Business
B-2 Community Business
B-3 General Business
R-P Research Park
I-1 Light Industrial
I-2 General Industrial
P-1 Vehicular Parking
PUD Planned Unit Development
NOTE: Also refer to the Official Zoning District Map
N
0 200 400
This is to certify that this is the official zoning map referred to in ordinance no. 70, Article III, Section 301 of the zoning ordinance of the City of Grand Blanc, Michigan.
Mayor:
Michael N. Mahoney
Clerk:
Bethany Smith
Date Adopted:
Revised:
NOTE: THIS DRAWING IS NOT INTENDED TO BE USED FOR VERIFICATION OF PROPERTY OWNERSHIP OR LOCATION. IT WAS GENERATED USING THE GENESEE COUNTY EQUALIZATION DEPARTMENT GIS DATA. GOULD ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF PROPERTY LINES, ZONING LINES, AND/OR ROAD RIGHTS OF WAY AS INDICATED ON THIS MAP.
MAP PREPARED BY:
GOULD ENGINEERING, INC.
2040 EAST MAPLE AVENUE
FLINT, MICHIGAN 48507
PHONE: (810) 743-8120
FAX: (810) 743-1797
www.gouldengineering.com
Pleasantview Dr
Old Bridge Rd
Hazel Ave
Woodbridge Dr
Stonybrook
Ardeen Ave
Bush Ave
Bush Ct
Curwood
Grant St
Terrace Dr
Terrace Ct
Stuart St
Perry Rd
Crane Dr
Bush St
S Saginaw St
Orchard St
Sawyer St
Davis St
High St
Union St
Hattie St
West St
Seward St
Reid Rd
Reid Rd (AKA Church St.)
Grand Blvd
E Grand Blanc Rd
(AKA Mill St)
CSX RAILROAD
I-2
B-2
B-3
R-1
R-T
B-1
R-3
OS-1
I-1

ARTICLE X

CBD CENTRAL BUSINESS DISTRICT (Amended 7/2013)

SECTION 1000 INTENT

The intent of the Central Business District (CBD) is to retain and create a vibrant, attractive and cohesive center for the Grand Blanc community with a variety of quality places to work, live shop, learn, recreate and be entertained. This district is intended to recognize and support the Grand Blanc central business district as both the prime retail center in the city and the centerpiece of the greater Grand Blanc community.

These special regulations are intended to assist with the implementation of goals and objectives contained in the Grand Blanc Downtown Strategic Vision Plan. Among those goals are to eliminate single use zoning and promote development of a compact, walkable, mixed-use district, consisting of a variety of retail, entertainment, office, service, residential, cultural, recreation and municipal uses. To provide for the desired traditional downtown environment and accommodate the wide variety of permitted uses, this district includes specific design standards for site layout, setback continuity, building design, pedestrian amenities, parking arrangement, vehicular circulation and coordination of site features between adjoining sites. One intent of this district is that buildings be placed close to the street, with parking in the side, or preferably, rear yard. Permitted uses shall be designed and arranged to minimize any adverse impact on street capacity or public services, and contribute to the overall image and function of the district. A mixture of uses within a building, such as retail on the ground floor and office on upper floors is permitted. It is the further intent of this district to prohibit automotive related services and non-retail uses which tend to disrupt the continuity of the retail frontage. (Amended 2/14/96)

SECTION 1001 PERMITTED AND SPECIAL LAND USES

Permitted and Special Land Use shall be in accordance with the following:

a. All uses shall meet the standards for the CBD listed below in Section 1002 and as set forth in Article XX, Schedule of Regulations.

b. All uses permitted by the underlying zoning district (as designated on the zoning map) shall be permitted for that lot within the CBD. (For example, if the underlying zoning district is B-2, the uses permitted in B-2 are permitted for that lot).

c. Any building fronting on Saginaw or Grand Blanc Road and having commercial or office use on the first floor of said street frontage may contain residential uses on upper stories when adequate off-street parking is provided.

d. Multi-story single family attached or townhouse (row house) buildings may be permitted as Special Land Uses on lots that do not front along Saginaw or Grand Blanc Road. Each dwelling shall comprise a single unit from the lowest floor to the highest floor of the building between common walls except that the Planning Commission may permit stacked units where the front building façade retains a traditional townhouse (row house) appearance. **(Amended July 2013)**

e. Any use with a drive through facility shall be regulated as a Special Land Use. Drive through facilities shall be restricted to the side or rear yard. Due to high traffic generation, restaurants with drive through service shall be restricted to lots with frontage along Saginaw Road.

f. All uses regulated as Special Land Uses in d or e above or in the underlying zoning district shall require conformance with the appropriate standards of Article XXI, Special Land Uses.

g. All businesses, facilities and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (Amended 2/14/96)

h. Open-Air Market, temporary (Amended 6/14/06)

i. Outdoor cafes **(Amended 7/2013)**

3. Up to fifty percent (50%) of the parking requirement may be satisfied by public parking. This may include on-street parking that is located along the lot's frontage and public off-street parking lots that are located within five hundred (500) feet of the site.

4. The parking requirement may be reduced by up to fifty percent (50%) where the applicant can demonstrate, based on supporting documentation provided by the applicant, the parking need for that particular use is less than required by this Ordinance or valet service to a satellite parking lot will be provided.

5. Total parking requirements shall not be reduced by more than fifty percent (50%) even where a site satisfies more than one (1) of the above criteria.

i. Architectural standards: All new buildings, additions and significant exterior changes or renovations shall be found to be architecturally compatible with the intent of the Central Business District. In making such a determination, the following will be considered:

1. A minimum of eighty percent (80%) of the exterior finish material of all building facades visible from the public street, parking lot or adjacent residentially zoned land, exclusive of window areas, shall consist of the following: brick, cut stone, field stone, cast stone or dimensional wood with an opaque stain. Exterior Insulation and Finishing Systems (EIFS) materials shall not be the primary building material. The remaining maximum twenty (20) percent of the facade may utilize other materials for architectural detailing such as fiberglass reinforced concrete, polymer plastic (fypon) or EIFS. The Planning Commission may permit other materials for facades not visible from a public street that are adequately screened from adjoining land uses.

2. Roof design shall be consistent with the overall architecture of the building. Single story buildings shall be designed with pitched roofs or a decorative cornice or parapet at least forty-two (42) inches high to screen roof-top mechanical equipment.

3. Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials. A usable public building entrance shall be provided at the front of the building. Wall massing shall be broken up with vertical pilasters or other architectural elements to reduce scale.

4. Colors shall be consistent with the majority of the established buildings. Stark or bold colors, white and similar "non-traditional" downtown colors are not permitted.

5. Facades may be supplemented by awnings which shall be straight sheds or made of an opaque material; translucent awnings shall not be permitted along the front building line.

6. Sites shall be designed at a pedestrian scale with relationship to the street and sidewalk. Convenient and safe pedestrian access shall be provided between the public sidewalk and the building entrance. Bicycle racks should be provided for uses expected to attract bicyclists, such as fast food restaurants, ice cream parlors and convenience food stores.

7. Rear or side entrances should be provided where parking is on the side or rear of the building.

8. Building height may be increased to a maximum of fifty (50) feet for a mixed use building with retail in the first floor and office and/or residential use on the floors above the first floor. Parking structures incorporated into the design of a mixed use building may also warrant the aforementioned increase in building height. (Amended 8/9/06)

9. Building design, facades and materials shall be consistent with any architectural guidelines published by the City or adopted by the Planning Commission.

j. For buildings proposed for expansion or renovation that existed prior to the effective date of this ordinance, the Planning Commission shall determine the extent of compliance based on the existing

ARTICLE XI

B-1 NEIGHBORHOOD BUSINESS DISTRICTS (amended 4/20/2011)

SECTION 1100 INTENT

The B-1 Neighborhood Business District, is established to meet the shopping and service needs of persons in nearby residential areas.

SECTION 1101 PERMITTED USES

In a B-1 Neighborhood Business District, no building or land shall be used or erected, except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

a. Any use permitted in the OS-1 District, subject to the regulations applicable in the following Sections of the Article.

b. Establishments supplying commodities on the premises, such as but not limited to: florists, dry goods, clothing, hardware, restaurants and establishments with baked goods including carry-out (consumption on the premises is permitted in shopping centers provided there are no more than sixty (60) seats). (amended 4/20/11)

c. Personal service establishments performing services on the premises, including, but not limited to: repair shops, tailor shops, beauty parlors or barber shops.

d. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer and not using or storing hazardous materials.

e. Business establishments which perform services on the premises, such as, but not limited to: banks and their drive-through facilities, loan companies, insurance offices and real estate offices.

f. Professional medical offices of physicians, dentists, optometrists, medical care centers and similar professions.

g. Shopping centers with any of the above uses up to fifteen thousand (15,000) square feet of gross floor area. (amended 2/14/96)

h. Child care or day care centers when meeting the standards listed in Section 801(h). (amended 2/14/96)

i. Banks and financial institutions with up to three (3) drive-through lanes.

j. Churches and other religious institutions and related facilities.

k. Accessory essential public services and structures, excluding buildings and storage yards.

l. Publicly owned libraries, parks, parkways, recreational facilities, court buildings, post offices, community centers, and civic centers and municipal buildings, provided the building architecture and materials are consistent with the materials used at the Grand Blanc City Hall.

(25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review.
(amended 2/14/96)

SECTION 1103 REQUIRED CONDITIONS

a. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.

b. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

SECTION 1104 ADDITIONAL SITE DEVELOPMENT STANDARDS

All Permitted and Special Land Uses shall comply with all applicable provisions of the Zoning Ordinance including those listed below as a reference guide.

a. Article II:	Definitions
b. Article III:	General Provisions for Standards on a variety of items such as: calculation of buildable lot, temporary uses and seasonal events; parking and repair of vehicles; fences; reception antennae; limitations on clearing and grading site, etc.
c. Article XX:	Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.)
d. Article XXII:	Parking, parking area landscaping, loading/unloading, and driveway spacing standards.
e. Article XXIII:	Landscaping Standards
f. Article XXIV:	Site Plan Review Standards
g. Ordinance 116	Sign Ordinance (Chapter 1480)
h. Ordinance 220	Flood Damage Prevention Ordinance
i. Ordinance 216	Subdivision Control Ordinance

ARTICLE XII

B-2 COMMUNITY BUSINESS DISTRICTS (amended 3/12/2008)

SECTION 1200 INTENT

The B-2 Community Business District is designed to provide retail businesses and services to supply the needs of the larger community. The B-2 district is generally characterized by an integrated or planned cluster of establishments served by a common parking area and large volumes of vehicular and pedestrian traffic.

SECTION 1201 PERMITTED USES

In a B-2 Community Business District, no building or land shall be used or erected, except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

a. Any retail business or service establishment permitted in the B-1 District and shopping centers with up to 30,000 square feet of gross floor area, subject to the regulations applicable in this Article.

b. Convenience stores.

c. Retail businesses supplying merchandise on the premises in an enclosed building up to thirty thousand (30,000) square feet of gross floor area. (amended 2/14/96)

d. Service establishments of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.

e. Private clubs, fraternal organizations, and lodge halls.

f. Restaurants or other places serving food or beverage, excluding drive-ins or drive-thru restaurants.

g. Business schools and colleges operated for profit.

h. Accessory essential public services and structures, excluding buildings and storage yards.

i. Accessory uses, buildings and structures customarily incident to the above uses as defined in Article II and meeting the standards of Section 312-317.

j. Outdoor cafes (amended 3/12/08)

All of the above listed businesses, facilities, and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (amended 2/14/96)

SECTION 1202 SPECIAL LAND USES

The following uses may be permitted, upon review and approval by the City Council, in accordance with the general standards for all Special Land Uses listed in Section 2102, and the standards for the specific use listed in Section 2110.

a. Commercial outdoor sales and open air business uses when developed in planned relationship with the B-2 District.

b. Indoor commercial recreation such as bowling alleys, billiard halls, archery ranges, tennis courts, skating rinks, and arcades.

ARTICLE XIII

B-3 GENERAL BUSINESS DISTRICTS (amended 3/12/2008)

SECTION 1300 INTENT

The B-3 General Business District is designed to provide for more intense and diversified business establishments which may be incompatible in the Neighborhood Business District or the Community Business District.

SECTION 1301 PERMITTED USES

In a B-3 General Business District, no building or land shall be used or erected except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

a. Any retail business or service establishment permitted in B-1 and B-2 Districts as Permitted Uses up to sixty thousand (60,000) square feet of gross floor area. (amended 2/14/96)

b. Bus passenger stations.

c. Mechanical amusement device centers and arcades.

d. Shopping centers of up to sixty thousand (60,000) square feet of gross floor area.

e. Essential public services and essential public service buildings.

f. Accessory uses, buildings and structures customarily incidental to the above uses, as defined in Article II and meeting the standards of Sections 312-317.

g. Outdoor cafes (amended 3/12/08)

All of the above listed businesses, facilities, and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (amended 2/14/96)

SECTION 1302 SPECIAL LAND USES

The following uses may be permitted upon review and approval by the City Council, in accordance with the general standards for all Special Land Uses listed in Section 2102, and the standards for the specific use listed in Section 2110.

a. Automobile washes (automatic or self-service).

b. Automobile or vehicle dealership.

c. Automobile service center (oil change, muffler shops, minor repair, etc. - see definition).

d. Automobile service (gasoline) station and gasoline sales as an accessory use.

e. Adult regulated uses.

f. Banks and similar financial institutions with more than three (3) drive-through lanes.

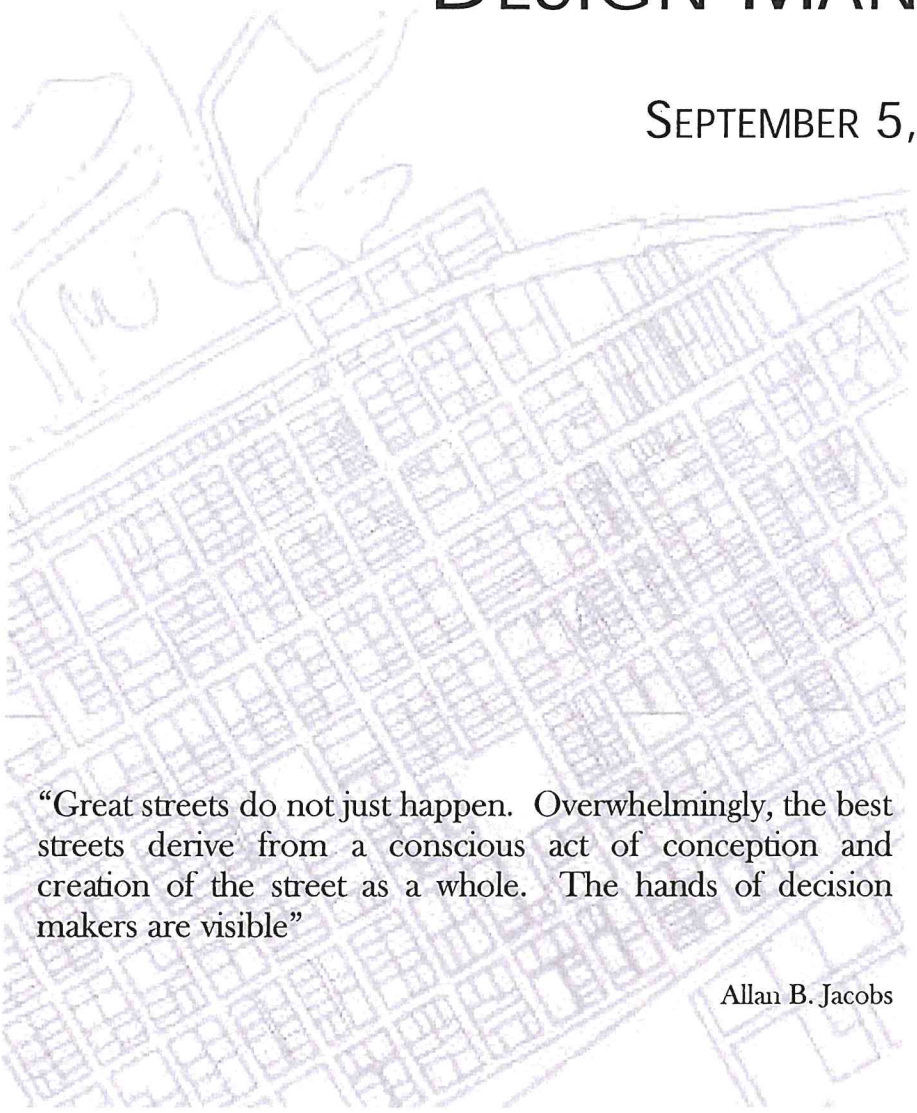
g. Commercial outdoor sales and open air businesses as a principal or accessory use. (amended 2/14/96)

h. Essential public service storage yards.

i. General and specialty hospitals.

CITY OF GRAND BLANC DOWNTOWN DESIGN MANUAL

SEPTEMBER 5, 2001

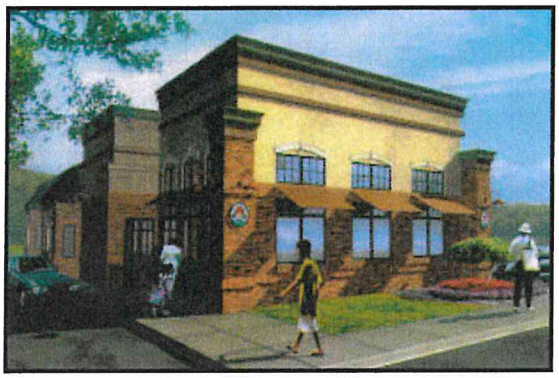


"Great streets do not just happen. Overwhelmingly, the best streets derive from a conscious act of conception and creation of the street as a whole. The hands of decision makers are visible"

Allan B. Jacobs

INTRODUCTION

This design manual is intended to provide the city, design professionals and members of the business community with a comprehensive set of guidelines to prepare and review development proposals located within Grand Blanc's downtown area. The central business district provides locations for a variety of places to work, live, shop, recreate and be entertained. Currently, the downtown area contains a variety of building setbacks and limited coordination between parcels and developments. The city adopted new zoning ordinance standards to promote a more compact, 'traditional' land development pattern, for all new projects and major renovations to existing sites within the central business district. New projects such as the Burger King, Blockbuster Video and Wendy's demonstrate the intent of this design manual which is to integrate the communities desired characteristics into buildings and site design.



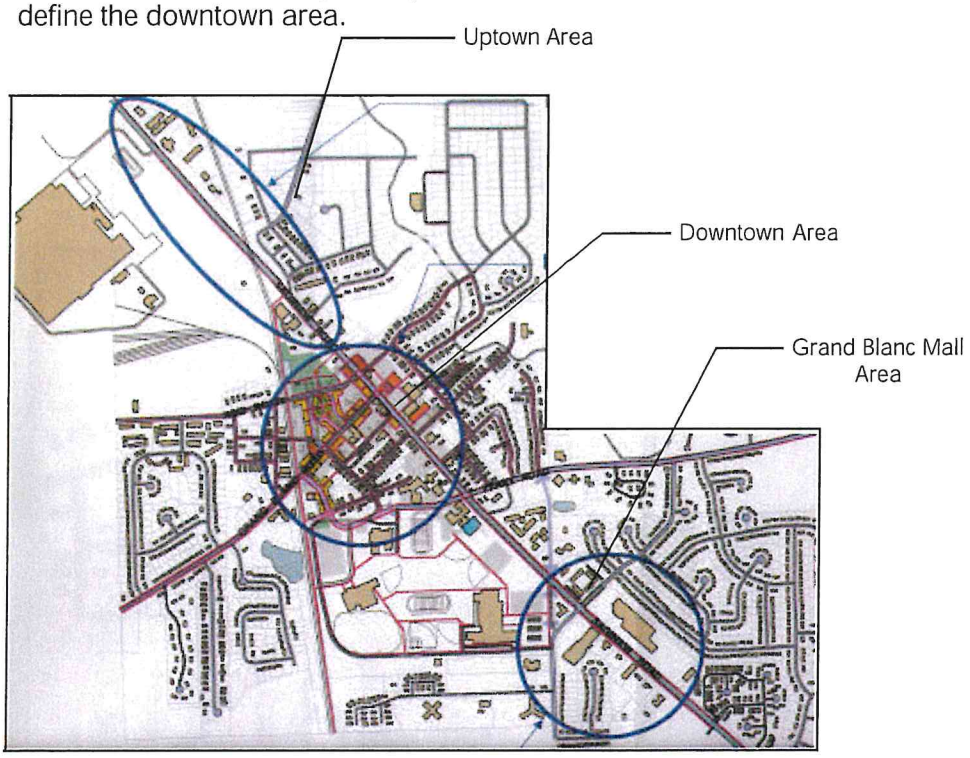
New Grand Blanc Wendy's—2001

These site design and architectural guidelines have been created to strengthen the functional and aesthetic qualities of the downtown area to create an environment more similar to other downtown areas and typical of the small to mid-sized communities in the midwest. The guidelines describe treatments that are typically considered to be more 'urban' because the intent is to create an atmosphere that is distinct from other areas within the city and the township. Equal emphasis is placed on individual sites as well as coordination between sites within the downtown.

The provisions of this manual shall apply to all new development as well as redevelopment of existing buildings to the extent practical. This design manual does not seek to create a rigid set of standards. Instead, it is intended to articulate the vision and provide various alternatives to conventional site development by addressing the community's desire to give greater consideration to pedestrian access and scale, creating a unified visual appearance and developing a more attractive downtown environment. Prior to making a formal application for site plan review, property owners and their design professionals are highly encouraged to meet with city staff and the planning commission.

THE DOWNTOWN AREA

The design manual applies to the entire downtown area which encompasses three distinct nodes along South Saginaw Street, as defined in the Downtown Strategic Vision Plan. The 'downtown area' is centrally located at the intersection of Grand Blanc Road. This area extends several blocks west of South Saginaw Street and offers the most likely potential for higher density development/redevelopment. To the north, the 'uptown area' posses a more linear orientation along South Saginaw Street and contains a mixture of local and regional retail/service uses. To the south, the 'Grand Blanc Mall area' provides regional retail opportunities to patrons residing well beyond the city limits. Taken in total, including linkages between, these three nodes define the downtown area.

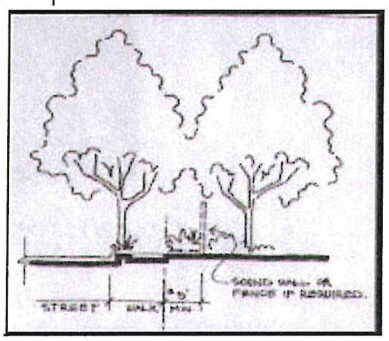


Activity Nodes Downtown Strategic Vision Plan

STREETWALL

A streetwall shall be incorporated within the frontage landscape treatment to define public spaces and obscure parking areas. Streetwalls shall generally be designed and placed to achieve the following objectives...

- Have a height of 3½ feet, tapering down to 2½ feet at driveway entrances.
- Constructed of brick with slightly raised vertical columns at the ends, as well as in the middle of long wall segments, and a limestone cap placed upon the brick surfaces.
- Located five (5) feet beyond the sidewalk. In locations where existing conditions do not permit placement at this location, adjustments shall be considered on a site by site basis.
- Contiguous except for breaks at driveways, ground signs and segments exceeding 100' in length.



Creating Liveble Street, Portland

- Decorative wrought iron elements such as archways, railings and fence segments may be used to identify key locations or break up wall segments.
- Placed outside of clear vision areas at driveway entrances and intersections to minimize visual interference.

SITE DESIGN GUIDELINES

The whole assemblage of buildings, streets, public spaces, landscape and pedestrian facilities is as important as the design details of individual buildings. The site design guidelines encompass components beyond the building which must be addressed in total to achieve the desired image and functionality of the downtown area. The vitality of the downtown is dependant on creating an environment that is navigable and safe for both pedestrians and vehicles. In addition to individual sites, it is as important to ensure these components are coordinated with adjacent sites to achieve a cohesive product.

PARKING, DRIVEWAYS AND VEHICULAR CIRCULATION

Layout of sites to accommodate vehicles need to relate to the road system and other elements of the site. To balance the vehicular needs with the objectives of creating a vibrant, pedestrian friendly downtown area, vehicular components shall be planned to...

- Locate off-street parking and related service areas behind the buildings. In locations where the site size and configuration does not allow this, utilize building, landscape, walls or other architectural elements to create a visual transition to parking areas.

- Enhance the flow of traffic into or out of the parking lot by providing adequate stacking room that does not interfere with interior site circulation. Similarly, parking lots should not be designed so a vehicle backing from a space interferes with vehicles entering the driveway.

- Provide shared rear service drives to connect a series of buildings, particularly for sites located on the east side of South Saginaw Street, north of Old Bridge Street.

- Consider limited on-street parallel parking along side streets to provide the walkable ambiance and assist with reducing vehicular speeds.

- Limit sites to one driveway, in most cases.

- Align driveways, or be adequately spaced from other driveways to promote good traffic operations and safety.

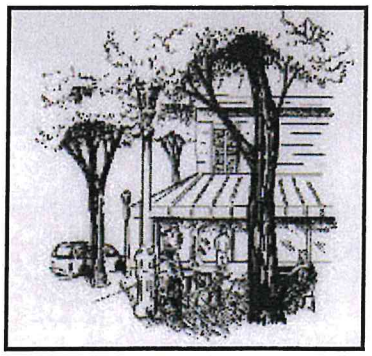
- Limit conflicts between patrons and service/delivery vehicles.

- Provide convenient access to waste receptacles for service vehicles.

PUBLIC SPACES

To attract additional patrons throughout the daytime and evening hours, attractive places must be provided for people to gather. With planned improvements and programming, Physicians Park will offer a large public space within the downtown. In addition to the anticipated pedestrian improvements, other public spaces shall be planned in conjunction with new development and redevelopment of existing sites. Even small sites shall provide some type of pedestrian amenity. Examples of appropriate public spaces and pedestrian amenities include eliminate space ...

- Public spaces shall be sited to provide functional spaces which enhance the use of the building rather than residual areas after the building and parking lot has been sited.
- Spaces shall be placed next to areas that generate pedestrian activity such as street corners, shops, restaurants and high density residential uses.
- Outdoor dining/sidewalk cafes
- Open air markets, vegetable, produce or flower sales
- Public plazas, art, or sculpture display
- Outdoor seating/benches
- Pocket parks
- Bike racks
- Gazebo or covered shelter



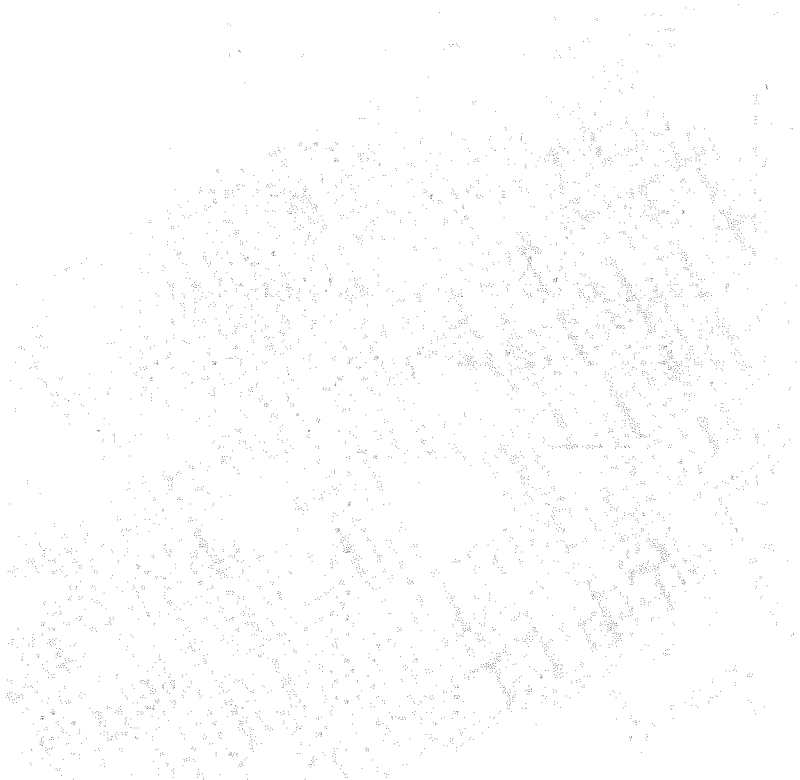
OUTDOOR DISPLAY

For select uses, outdoor display may be appropriate such as an outdoor market or garden center. However display areas must be integrated into the site as opposed to an add-on use, this will ensure the downtown area does not take on a cluttered or chaotic appearance. Outdoor display shall be developed in accordance with the following...

- Provide a decorative enclosure such as wrought iron fence and columns or an obscuring wall. Enclosure shall be solid at the ground so that debris does not leave the confined area. Wall materials or columns shall be consistent with the primary building material.
- Located in a manner that fits into the overall site and is inviting to patrons.
- Used exclusively from sale of goods, not storage.

ARCHITECTURAL GUIDELINES

The individual buildings are only a part of the whole. Collectively, buildings in close geographic proximity define the character of an area. Too often, building design is considered in isolation. These guidelines have been established to create consistency within the downtown in terms of building location and scale while at the same time encouraging architectural identity on a site by site basis.



BUILDING ORIENTATION

The relationship of a building to its site, the public right-of-way and adjacent buildings is a critical component of a successful urban design. The orientation of buildings shall be located based on the following...

- Oriented parallel to the road. Buildings located at a corner intersection shall be parallel to both streets, unless site conditions dictate otherwise.

- Maintain a 10 foot setback along the street. In locations where it is impractical to maintain the 10 foot setback, landscape elements such as walls, fences or plant materials shall be used to visually reinforce the established setback line. Buildings at corner locations shall not be located so they interfere with site distance.

- Front facades shall occupy the majority of street frontage, this eliminates irregularly sized gaps, voids, along the street edge.

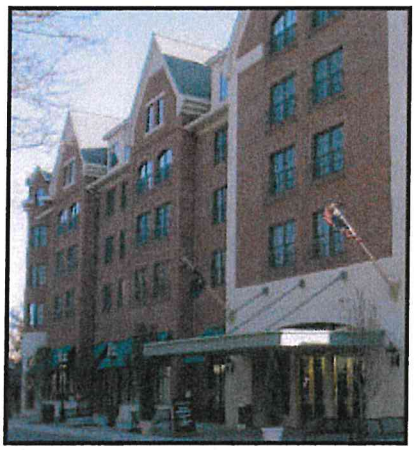
- A primary entrance shall be provided from the street. Secondary entrances may also be provided in proximity to the parking area.

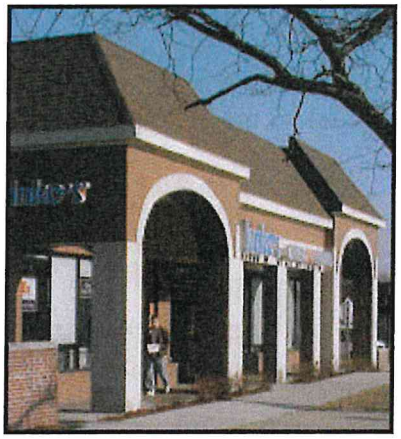
- Buildings should be used to obscure the service areas, including trash pick up, delivery vehicles, mechanical equipment and other similar necessities which may distract from the overall orderly appearance of the downtown area.

ROOF TREATMENT

In addition to the street level, attention must also be given to the top of the building. The following guidelines are intended to promote visual interest, reduce massing and screen roof top equipment. Roof treatments shall...

- Provide variation within the roof line, including raised/ decorative parapet over the primary customer entrance, peaked roof forms and/or dimensional details at the cornice level.
- Utilize different roof planes for facades within public view.
- Consist of asphalt, fiberglass, tile, slate or cedar shingles. Standing metal seam roof systems shall be used only as an accent material.
- Roof top equipment must be screened from ground level view at public streets and adjacent property lines. Parapet and screen walls shall be designed as an integral component of the building and not an 'add-on' which weakens the design.





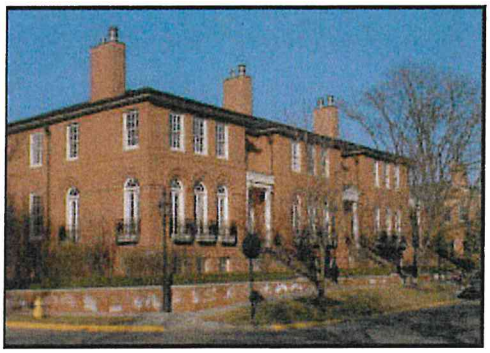
AWNINGS

Awnings are encouraged for first floor retail uses to provide architectural interest and provide protection for pedestrians during inclement weather. Awnings shall...

- Consist of opaque material, translucent or internally lit structures are not permitted.
- Coordinate with the style and color of the building.
- Not be used for the purpose of advertising.

RESIDENTIAL BUILDINGS

In addition to the applicable guidelines contained herein, the following additional standards shall apply to residential structures located within the downtown area.



- Infill development within existing neighborhoods shall be sensitively designed to respect the established lot/ structure pattern.
- Garage locations shall be varied and/or recessed to reduce the emphasis on the garages along the street edge.

- Multiple family residential units shall be varied using color, arrangement and/or materials to emphasize facade elements. The planes of exterior walls shall be varied in height, depth or direction. Long facades shall include sufficient relief and landscaping to reduce the dominance of the building.

COMPLEX CARE BY SPECIALTY
- Nationally ranked
- High performing

COMMON PROCEDURES & CONDITIONS
- High performing
- Average
- Below average

Metro Rank	Hospital	CANCER	CARDIOLOGY & HEART SURGERY	DIABETES & ENDOCRINOLOGY	EAR, NOSE & THROAT	GASTROENTEROLOGY & GI SURGERY	GERIATRICS	GYNECOLOGY	NEPHROLOGY	NEUROLOGY & NEUROSURGERY	ORTHOPEDICS	PULMONOLOGY	UROLOGY	COLON CANCER SURGERY	LUNG CANCER SURGERY	HEART BYPASS SURGERY	HEART FAILURE	HEART VALVE SURGERY	ABDOMINAL AORTIC ANEURYSM	HIP REPLACEMENT	KNEE REPLACEMENT	COPD
DALLAS-FORT WORTH (CONTINUED)																						
4	Texas Health Presbyterian Hospital Dallas	–	–	–	–	–	–	–	–	●	●	–	–	●	●	●	●	●	●	●	●	●
5	Texas Health Harris Methodist Hospital Fort Worth	–	–	–	–	–	–	–	–	–	–	–	–	●	●	●	●	●	●	●	●	●
6	Texas Health Presbyterian Hospital Plano	–	–	–	–	–	–	–	–	–	●	–	–	●	●	●	●	–	–	●	●	●
7	Baylor Regional Medical Center, Grapevine	–	–	–	–	–	–	–	–	–	–	–	–	●	●	●	●	–	●	●	●	●
8	Denton Regional Medical Center, Denton	–	–	–	–	–	–	–	–	–	–	–	–	●	●	●	●	●	●	●	●	●
8	Plaza Medical Center, Fort Worth	–	–	–	–	–	–	–	–	–	–	–	–	●	●	●	●	●	●	●	●	●
8	Texas Health Arlington Memorial Hospital, Arlington	–	–	–	–	–	–	–	–	–	–	–	–	●	–	–	●	–	●	●	●	●
DENVER																						
1	University of Colorado Hospital, Aurora[8]	●	●	●	–	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
2	Porter Adventist Hospital	–	–	–	●	●	●	–	–	–	●	●	–	●	●	●	●	●	●	●	●	●
3	Sky Ridge Medical Center, Lone Tree	–	–	–	–	–	–	–	–	–	●	–	–	●	–	–	●	●	–	●	●	●
DETROIT																						
1	Univ. of Michigan Hospitals and Health Centers, Ann Arbor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
2	Beaumont Hospital-Royal Oak	–	●	●	–	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
3	Harper University Hospital	–	–	●	–	●	●	–	●	●	–	●	●	●	●	●	●	●	●	–	●	●
4	Beaumont Hospital-Troy	–	–	–	–	●	●	–	–	●	●	●	●	●	●	●	●	●	●	●	●	●
5	Genesys Regional Medical Center, Grand Blanc	–	–	●	–	–	●	–	●	–	–	●	–	●	●	●	●	●	●	●	●	●
6	St. Joseph Mercy Ann Arbor Hospital, Ypsilanti	–	–	–	–	–	–	–	–	–	–	–	–	●	●	●	●	●	●	●	●	●
7	Beaumont Hospital-Dearborn	–	–	–	–	–	–	–	●	–	–	–	–	●	●	●	●	●	●	●	●	●
7	Providence Hospital, Southfield	–	–	–	–	–	–	–	–	–	–	–	–	●	●	●	●	●	●	●	●	●
9	Beaumont Hospital-Grosse Pointe	–	–	–	–	–	●	–	–	–	●	●	–	●	●	–	●	–	●	●	●	●
9	Henry Ford Hospital	●	–	–	–	–	–	–	●	●	–	–	–	●	●	●	●	●	●	●	●	●
9	Henry Ford Macomb Hospital, Clinton Township	–	–	–	–	●	–	–	–	–	–	–	–	●	●	●	●	●	●	●	●	●
9	St. John Hospital and Medical Center	–	–	–	–	–	–	–	–	–	●	–	–	●	●	●	●	●	●	●	●	●
13	Huron Valley-Sinai Hospital, Commerce Township, Mich.	–	–	–	–	–	–	–	–	–	–	–	–	●	●	–	●	–	–	●	●	●
13	St. Joseph Mercy Oakland, Pontiac	–	–	–	–	–	–	–	–	–	–	–	–	●	●	●	●	●	●	●	●	●
15	McLaren Regional Medical Center, Flint	–	–	–	–	–	–	–	–	–	–	–	–	●	●	●	●	●	●	●	●	●
HARTFORD, CONN.																						
1	Hartford Hospital	–	–	●	–	●	–	–	●	–	●	●	–	●	●	●	●	●	●	●	●	●
2	St. Francis Hospital and Medical Center	–	–	–	–	–	–	–	–	–	–	–	–	●	●	●	●	●	●	●	●	●
3	Middlesex Hospital, Middletown	–	–	–	–	–	–	–	–	–	–	–	–	●	●	–	●	–	●	●	●	●
HOUSTON																						
1	Houston Methodist Hospital	●	●	●	–	●	●	–	●	●	●	●	●	●	●	●	●	●	●	●	●	●
2	Memorial Hermann-Texas Medical Center	–	●	–	–	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
3	Baylor St. Luke's Medical Center[9]	–	●	●	–	●	●	–	●	●	–	–	●	●	●	●	●	●	●	●	●	●
4	University of Texas Medical Branch Hospitals, Galveston	–	–	–	–	–	–	●	●	–	–	–	–	●	●	●	●	●	●	●	●	●
5	Clear Lake Regional Medical Center, Webster	–	–	●	–	–	–	–	–	●	–	–	–	●	●	●	●	●	●	●	●	●
6	Memorial Hermann Memorial City Medical Center	–	–	–	–	●	–	–	–	–	●	●	–	●	–	●	●	●	●	●	●	●
7	Memorial Hermann Northwest Complex	–	–	–	–	–	–	–	–	●	–	●	–	●	●	●	●	●	●	●	●	●
8	Houston Methodist Willowbrook Hospital	–	–	–	–	●	–	–	–	●	–	–	–	–	–	●	●	–	●	●	●	●
9	Houston Methodist Sugar Land Hospital	–	–	–	–	–	–	–	●	–	–	–	–	●	●	●	●	●	●	●	●	●
10	Memorial Hermann Northeast Hospital, Humble	–	–	–	–	–	●	–	–	–	–	●	–	●	–	–	●	–	–	●	●	●

A (-) in a complex care specialty indicates hospital is neither nationally ranked nor high performing.
A (-) in a procedure or condition indicates hospital does not offer the indicated care or has too few patients to be rated.

A footnote indicates that another hospital's results were included or that the hospital has a different name in one or more specialties.
[8]National Jewish Health, Denver-University of Colorado Hospital, Aurora (Pulmonology). [9]Texas Heart Institute at Baylor St. Luke's Medical Center (Cardiology & Heart Surgery).

More @ usnews.com/besthospitals

CITY OF GRAND BLANC

eCities 2016 Participating Community
M DEARBORN

OVERALL STAR RANKING

FACTOR	PERFORMANCE
Clustering	★★★
Incentives	★★★
Growth	★★★★
Policies	★★★
Community	★★★★
Education	★★★★★

QUALITIES OF 5-STAR COMMUNITIES

Invest in new infrastructure and equipment to add value to the community, have large concentrations of commercial and industrial activity, analogous to businesses' desire for an installed base of customers and suppliers

Offer existing and prospective businesses competitive tax rates for public services, utilize financial tools to create investment opportunities for commercial development, analogous to businesses' pricing structure

Experience increases in business property values and additions to business equipment investment, increases in construction and improvements to commercial property, analogous to businesses' idea of revenue growth

Connect businesses with community resources, offers funding to improve business property, employ a government employee focused on economic development, analogous to the idea of businesses' marketing and service culture

Foster an environment which is home to residents reporting self-employment income, higher median incomes, low crime rates, concentrations of residents aged 25-34 years, analogous to business' corporate culture

Serve as a home to concentrations of an educated and skilled workforce to fill businesses' need for knowledge-based labor, analogous to the business idea of sustaining a quality labor force

UM-Dearborn's iLabs' eCities research recognizes (insert city) for developing a positive entrepreneurial climate

Grand Blanc, November 2, 2015 – The City of Grand Blanc is one of six communities across the state of Michigan to have been identified for the strategies they employ to foster entrepreneurial growth and economic development, according to the annual eCities study. The study, conducted by iLabs, University of Michigan-Dearborn's Center for Innovation Research, identified City of Grant Blanc, City of Madison Heights, City of Oak Park, City of Sault Ste. Marie, City of Tecumseh and Pittsfield Township for their strategies, innovative programs and best practices geared toward business development. (Insert City) also was recognized as a (five/four) star community.

City Manager – eCities is a great way to strategize and think differently about economic development. The City of Grand Blanc is proud to a part of the eCities program and is pleased to once again rank as a best practice community.

"The eCities project highlights how local governments from across the state of Michigan are cultivating and supporting economic development. These communities show how local governments can work in distinct and strategic ways to energize public spaces, while investing in businesses and job development," said Tim Davis, director, iLabs.

An additional 31 communities also are recognized as five- and four-star performers.

Five-Star Communities *(*denotes best practice community)*
Five-star communities spent more than $3.4 million on economic development, had more than $31 million in additions to assets in the past year and had more than $29 billion in combined real and personal property values.

Cascade Charter Township
City of Coldwater
City of Dearborn
Delta Charter Township
City of Dexter
City of Grandville
Kochville Township
City of Marquette
City of Midland
City of Mount Pleasant
Northville Charter Township
City of Novi
Pittsfield Township*
City of Plymouth
Plymouth Township
City of Sault Ste. Marie*
City of Troy
City of Wixom

Four-Star Communities *(*denotes best practice community)*
Four-star communities saw over $475 million in commercial construction and issued 1,796 in commercial construction permits. Additionally, more than 75 percent of four-star communities had shared economic development programs and half had full- time economic development employees on staff.

Village of Almont
Alpine Township
Comstock Charter Township
City of Farmington Hills
Flint Charter Township
Garfield Charter Township
City of Grant Blanc*
City of Grant Rapids

City of Madison Heights*
City of Mason
Charter Township of Meridian
City of Norton Shores
City of Rochester
City of Romulus
Saginaw Charter Township
City of Saline
City of Tecumseh*
Thomas Township

The eCities study surveyed 66 communities from 29 counties in Michigan that are home to more than 19 percent of Michigan residents and 10 percent of its college graduates. These communities count for nearly one-fifth of the state's entrepreneurs who earned more than $1.8 billion in self-employed income. More than 60 percent of these communities have a local business database, nearly a third provide business improvement grants, and nearly 40 percent have full-time economic development employees.

"eCities continues to be an important analytical tool for economic developers," Davis said. "Through this research, we can identify best practices to assist local communities in successfully attracting and retaining business."

The communities will be honored today, Thursday, October 29, at UM-Dearborn. Support for eCities is provided in part by the DTE Energy Foundation, Miller Canfield, Oakland County Economic Development and Community Affairs and UM-Dearborn's College of Business.

The annual eCities research project, which began in 2007, uses data supplied by the participants, as well as other public records to assemble a six-factor, 32-item index of entrepreneurial activity, looking at such factors as clustering, incentives, growth, policies, community and education. The study focuses on entrepreneurship because of its importance to expansion and diversification of Michigan's regional economies and the impact small businesses have on job creation. To date, 199 communities across Michigan have participated in the study.

###