

Flo-Pallet, Inc. Reed City, MI

In March 2010 the Osceola County Brownfield Redevelopment Authority attended a meeting in Reed City involving local government, several economic development organizations, a local manufacturing company, and representatives of Magic Plastics. Magic Plastics was considering a start-up business in Reed City. Flo-Pallet, Inc. was established and in October 2010 Flo Pallet Inc. moved into a vacant manufacturing facility in Reed City, Michigan.

Flo-Pallet manufactures its 40" x 48" super tough, ultra durable platform "Flo-Pallets" constructed of proven light-weight, aero-space composites in the former NABCO, Church Street facility. This was once the main facility for a strong, locally-owned company started by a local entrepreneur in the late 70's. NABCO remanufactured starters and alternators for the automotive aftermarket. In 1995 NABCO was sold to Delco-Remy. Delco-Remy kept the NABCO name, but by 2004 all manufacturing operations were relocated to Mexico.

The Brownfield Program played an important role in helping this vacant building once again become a community asset. Phase I and Phase II Environmental Site Assessments were conducted in order to determine the presence. A Baseline Environmental Assessment was completed and a Due Care Plan developed to ensure the new owner was given liability protection.

While Brownfield tools were important so were other economic development tools. The City of Reed City offered a 12-year Industrial Facilities Tax (IFT) Abatement (PA 328), the State of Michigan offered a Community Development Block Grant (CDBG), and the Downtown Development Authority (DDA) offered financing.



Flo Pallet Factory, Reed City, Michigan

Current Use: Injection Molded Plastic Pallets

Past Use(s):

Building Vacated 2004

Alternator/Starter Remanufacturer

Brownfield Tools Used:

Phase I, Environmental Site Assessment

Phase II, Environmental Site Assessment

Baseline Environmental Assessment

Due Care Plan

Other Economic Development Tools Used:

Community Development Block Grant (CDBG)

Industrial Facilities Tax (IFT) Abatement, PA 328

Approximate # Jobs within 2 Years: 25

Approximate Private Investment within 2

Years: \$1,100,000

Leveraged State Funding: \$500,000 (CDBG)

Leveraged Local Funding: estimated \$110,000
(12-year tax incentive)

Benefits to the Public

- Reuse of vacant building
- New jobs
- Private investment in community
- Addition to tax roll

Learn More About Flo Pallet:

www.flo-pallet.com