

**ST. LOUIS COUNTY ECONOMIC COUNCIL
CHRYSLER FENTON ADAPTIVE REUSE STUDY
SCOPE OF SERVICES**

SUPPLEMENTAL INFORMATION

Federal Grant. The St. Louis County Economic Council (CEC) is a not-for-profit economic development organization responsible for creating high quality business and employment opportunities for long-term diversified growth throughout St. Louis County and the St. Louis Region. The CEC, in collaboration with the State of Missouri Department of Economic Development (State) and the City of Fenton (City) have received an Economic Adjustment and Planning Grant from the U.S. Department of Commerce, Economic Development Administration (EDA) and a Community Development Block Grant through the State. The purpose of the grants is to research, analyze and craft a strategic plan (the “Strategic Plan”) to diversify the economy and expand employment opportunities for the greater St. Louis metropolitan area (Missouri and Illinois) and help identify new uses, potential users and redeployment strategies for the former Chrysler site and surrounding areas such as the development of a multi-use, commercial, industrial, research park and/or Technology Renewable and Alternative Energy Park.

Chrysler-Fenton Assembly Plants. The former Chrysler Assembly Plants (the “Plants”), located along Interstate 44 in the City of Fenton, closed in mid-2009 after Chrysler filed for bankruptcy protection. The site consists primarily of the two Plants that total 5 million square feet, encompass nearly 300 acres of land, and operated for over fifty (50) years.

Regional Impact. The closure of the Plants has had a significant impact on the economy of the greater St. Louis metropolitan area. Accordingly, , the Strategic Plan will focus on regional economic adjustment issues where appropriate to satisfy the goals and objectives of the EDA Grant as well as address the redevelopment of the Plants.

SCOPE OF SERVICES

Task I: Analysis of Baseline Conditions - Research and prepare baseline economic impact on business, labor and political jurisdictions resulting from Plants’ closure.

- **Sub-Task A:** Prepare necessary baseline economic analyses to:
 1. Identify and survey laid off workers to assess economic impact
 2. Identify and survey impacted Chrysler suppliers & sub-contractors to assess economic impact
 3. Identify economic impact on non-automotive business, labor and political jurisdictions
 4. Identify resources currently available to address economic dislocation for firms and displaced workers

- **Sub-Task B:** Create database for real estate made available as a result of closings and reductions of suppliers and sub-contractors

- **Sub-Task C:** Produce and disseminate Baseline Report

Task II: Business Diversification and Growth - Create a strategy for developing new business and employment opportunities in emerging, high-growth industries with global markets to address the jobs lost as a result of the closing of the Plants in particular and Region's transitional economy in general.

- **Sub-Task A:** Research and identify emerging industries, resource based clusters, and other economic drivers that compete beyond local, state, and national boundaries that would be appropriately located in the St. Louis region, including Fenton and develop programs to promote their expansion;
- **Sub-Task B:** Study and develop a strategy to promote the adaptive reuse of the Plants and equipment of automobile suppliers to high-growth industry sectors;
- **Sub-Task C:** Coordinate with the World Trade Center to research and develop strategies to expand the regional economy by promoting and introducing regional businesses and products to the global economy;
- **Sub-Task D:** Develop a feasibility plan to create an environment of entrepreneurship activities, that may include the use of the region's business incubators;
- **Sub-Task E:** Research comparable industrial properties and BRAC Communities and, based thereon, establish strategies for the redevelopment of the Plant Site and surrounding areas:
 1. Establish a development plan review and approval process;
 2. Examine the feasibility of the reuse of the existing facilities for either a single user or multiple users of the assembly plant property;
 3. Identify a catalogue of public assistance by type that may be used to incentivize development;
 4. Identify potential users. Research and identify advanced manufacturing companies with emerging technologies that may be suitable users of the site, that can be used to "seed" the site to create and establish emerging industries clusters;
 5. Research reuse and redevelopment strategies with consideration to site assets that may include, but not be limited to: utilities, highway accessibility, rail service, acreage and potential supplier networks and develop a prototype reuse plan which may include the logical site-parcel "subdivision" options;
 6. Identify leading edge Sustainable / Green Industry Candidates that may be attracted to this site and become the new economic drivers for the region.
- **Sub-Task F:** Develop potential multi-use, commercial, industrial, Research Park and/or Technology Renewable and Alternative Energy Park strategies for the Site.
- **Sub-Task G:** Develop Marketing/Branding Plan based on the previous research to maximize economic development for the Site.

1. Prepare print and electronic media that markets the site to potential users
2. Research, identify and contact potential users.

- **Sub-Task F:** Produce and disseminate report.

Task III: Employment Retention and Expansion

- **Sub-Task A:** Study and promote the transferability of employee skills and/or technologies between the automobile assembly plants and emerging growth industries and develop a program that will match appropriate skills;
- **Sub-Task B:** Create avenues to improve coordination of the Region's educational and training providers in order to enhance the Region's long-term attractiveness for high growth employers;

Task IV: Perform Assessments Necessary to Reposition the Plants for New Investment and Job Growth

- **Sub-Task B:** Research and Prepare Site Assessment
 1. Characteristics of Study Area
 - Acreage
 - Zoning and platting
 - Transportation Accessibility and suggested modifications
 - Utility Service to Site
 - Obtain As-Builts of the buildings
 - Obtain Utility, and Out boundary Surveys
 2. Assess Current Market Demand for Site Type
 3. Identify Market Comparison to similar sites
 4. Identify Current Economic Incentives applicable to the site
 5. Identify Current site Encumbrances, taxes, liens, etc.
 6. Assess basic property management holding responsibilities, evaluate winterization, security, ongoing site maintenance and building requirements.
 7. Assess holding costs, maintenance, repairs, taxes, insurance.
 8. Analyze and recommend the logical site-parcel "subdivision" options given existing utility service, roadway access constraints.
 9. Identify a budget to demolish the buildings, including salvage value, if any, and including basic infrastructure improvements necessary to prepare the site for redevelopment
 10. Prepare summary document for dissemination to interested parties

RESPOND in strict confidence to:

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