

Sartorius Economic Benefits

- Initial phase of project is 130,000sf valued over \$55M
- Retention of 130 employees currently in Ann Arbor area
- Creation of 160 new jobs in Phase 1 of project at an average salary of \$83,000
- Impact will have 115 “spin off” jobs at an estimated wage of \$45,000
- Total wage impact of over \$550M during the term of the brownfield
- Estimated to bring over 100 new residents to the county and 20 new students to public schools
- Expansion of the project can accommodate an additional 150,000sf, \$75M in value and projected at 450-500 employees in future
- Sartorius is a global biopharmaceutical company that is located in 30 countries around the world.
- Sartorius has sustainability as its highest initiative in corporate responsibility.
<https://www.sartorius.com/en/company/corporate-responsibility>
- Project replaces a functionally obsolete environmentally contaminated vacated building with no economic value
- Project has support from the Mayor and city administrator for incentive treatment.
- Project has full support of the MEDC
- Brownfield plan submitted would generate a \$1.1M contribution to the Ann Arbor Affordable Housing Fund through the fee in lieu based on policy
Per Housing Director, these funds could support
 - .Gap financing to leverage MSHDA or HUD-financed projects, which require a 10-15% local match to access. Sartorius funding could leverage additional funding from state and federal partners for 60-70 units.
 - -Allow construction on ineligible federal properties, like 721 N. Main, and leverage funding for 14-20 townhomes, for example
- Over \$1 million to school funds over the life of the Brownfield term
- Project is generating economic activity in a business park that has little economic value since convinced in 1960
- Project will generate significant economic exhaust for Ann Arbor/ Washtenaw county
- Phase 2 of the project has been greenlit for planning purposes
- Sartorius is designing the building for LEED Gold certification
- New building is above and beyond energy code
- Project initially has a 150kW solar array will increase to 200kW with LEED certification requirements
- Project has full implementation EV charging with 74 stations capable with another 75 prepped for future
- Project will construct full storm water management in an area where none exists currently and flooding is an issue with adjacent property
- Project will construct 750’ of new 12” water main in Research Park Drive that will service other sites in the park for redevelopment

- Project has provided the opportunity for a MDOT grant of \$1.6M for the resurfacing of Research Park Drive which is in very poor condition and will provide more incentive for redevelopment in the park.
- Project provides onsite amenities to reduce trips offsite to assist with traffic activity
- Project is extending sidewalks across neighboring properties to allow complete pedestrian traffic within the park and out to State Street.