

Greenpoint Manufacturing & Design Center

buildings that work

"The Greenpoint Manufacturing and Design Center creates and sustains viable manufacturing sectors in urban neighborhoods through planning, developing and managing real estate and offering other related services."

> since 1992, GMDC has opened four urban manufacturing centers in Brooklyn

> the centers feature 476,000 sq. feet of space and house over 100 tenants

> tenants include fabricators, artists, artisans, fashion designers and woodworkers, among others

> tenants hire, spend, and sell locally

> living wages: average tenant salary: \$44,000

> GMDC is financially sustainable: tax credits, grants and foundation support are used to build centers;

however, rental income keeps buildings viable



Visit by GMDC CEO Brian Coleman

November, 2010



find it on YouTube:

search: "Brian Coleman - Greenpoint Manufacturing and Design Center"



special thanks to our SPONSORS:

The Central Corridor Funders Collaborative, University United, Public Art Saint Paul, the Saint Paul Port Authority, Asian Economic Development Association, the Midway Chamber of Commerce, and Ward 4 Councilmember Russ Stark, hosted this special presentation. This topic dovetails with the current efforts of the West Midway Industrial Study and the Creative Enterprise Zone Study (University and Raymond area), as well as larger city-wide economic development conversations.

Urban Manufacturing in Saint Paul

an investigative process

learning the lessons from Greenpoint

Brian Coleman's visit to St. Paul has generated considerable interest in exploring the possibility of replicating locally the Greenpoint model for urban manufacturing. Several community groups have been meeting to identify the level of community interest and potential next steps. If you would like to participate in this effort, call:

Amy Sparks
St. Anthony Park Community Council
(651) 649-5992

Brian McMahon
University UNITED
(651) 647-6711



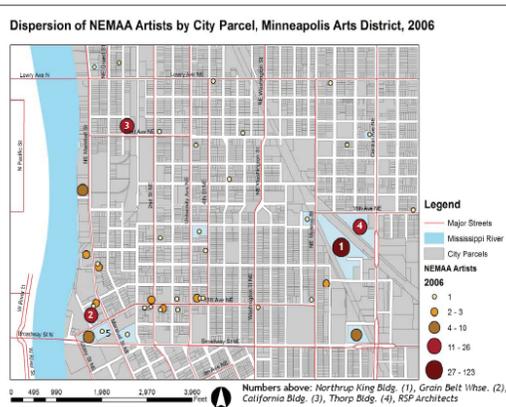
Alis Olson, environmental artist, Saint Anthony Park



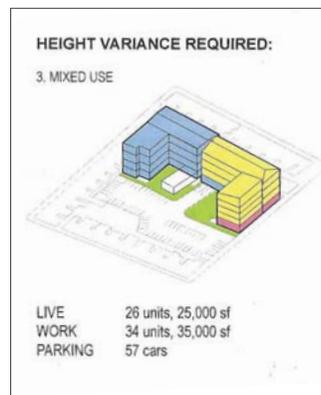
Silgan Building, 755 N. Prior

questions:

- 1 Is there a local market for artisans, artists and manufacturers?
- 2 Are there buildings in Saint Paul that would be suitable for a manufacturing and design center?
- 3 What would it cost to redevelop industrial buildings to code?
- 4 What types of financing are available?
- 5 What entities would develop and manage the manufacturing and design center to ensure its long-term sustainability?



Study of Northeast Minneapolis Artists, Adam Maleitzke



Feasibility Study for Lomax Building in Philadelphia, GMDC