

Proposed Land Use of 5338 W. Vienna Road, Clio, MI
(Vienna Township, Genesee County)

Program History and Goals

Dolan Drive Corporation – a Michigan nonprofit corporation and a tax-exempt labor organization under Section 501(c)(5) of the Internal Revenue Code – has entered into an agreement for the purchase of the property at 5338 W. Vienna Road, Vienna Township (“Property”), to serve as the new joint training center for the affiliated apprenticeship and training programs administered by the Sheet Metal Local 7, Zone 3 Apprenticeship Fund and the Flint Area Sheet Metal Joint Apprenticeship Fund. Each of the Apprenticeship Funds maintains a federally registered apprenticeship program which includes classroom and hands-on instruction, and coordinates on-the-job training with participating signatory employers in the sheet metal industry.

The sole purpose of Dolan Drive Corporation is to further the purposes of the Apprenticeship Funds, including the holding of real estate and personal property for the training center. Dolan Drive Corporation and the Apprenticeship Funds are hereafter referenced collectively as the Program.

The Program provides training and instruction, with the goal of graduating apprentices into rewarding careers as journey workers in the sheet metal industry. The Program has continuously operated at another location in Genesee County since the late 1980s, and has trained hundreds of skilled sheet metal workers during that time period. In addition to allowing more space for instruction and supporting functions, the larger, more modern facilities at the Property will increase the Program’s ability to partner with local schools and colleges for apprentice recruitment and skills training initiatives.

Training Program Basics

Instruction focuses on the core competencies of the sheet metal trade, including math, layout design, fabrication, welding, and hands-on application of skills in real-world scenarios. The Program is open to apprentices from 34 Michigan counties.¹ A majority of apprentices live within a 45-minute drive from the Property. Currently, 88 apprentices are enrolled in the

¹ Alcona, Alpena, Antrim, Arenac, Bay, Benzie, Charlevoix, Cheboygan, Clare, Crawford, Emmet, Gladwin, Grand Traverse, Gratiot, Huron, Iosco, Isabella, Kalkaska, Leelanau, Manistee, Midland, Missaukee, Montmorency, Ogemaw, Oscoda, Otsego, Presque Isle, Roscommon, Saginaw, Tuscola, Wexford, Genesee, Shiawassee, and Lapeer.

Program. Each year, between 15 to 24 apprentices graduate the Program and enter the workforce as journey workers.

Activity In and Around the Property

The Program's basic operating hours are Monday through Friday, 7:00 a.m. to 3:00 p.m. A few times per year, night classes are held from 5:00 p.m. to 8:00 p.m. The Program does not offer weekend classes.

Each apprentice reports to the training center on average four days per month, with approximately 15 to 20 apprentices and staff reporting to the training center each weekday. During class days, apprentices spend the full workday at the training center, with a break for lunch. On non-class days, apprentices are employed in on-the-job training with participating employers, which does not take place at the training center.

Other than routine use of the parking lot and the occasional loading of instruction materials during business hours, no Program activities will occur outdoors on the Property. No equipment or inventory will be stored outside the building. No items will be produced on the Property for commercial use; all work produced is strictly for instructional and training use.

Upon taking ownership of the property, the Program intends to complete interior renovations and build-out, including classrooms, meeting rooms, offices, a training workshop, and supporting spaces. No expansion of the building's footprint is anticipated. Training and instruction is expected to begin at the Property in early 2027.