



SWARTZ CREEK DDA
SWARTZ CREEK CITY OFFICES
8083 CIVIC DR.
SWARTZ CREEK, MI 48473

PHONE: 810-635-4464
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Date: March 6, 2019

To: DDA Board Members
From: Adam Zettel
RE: March 2019 DDA Meeting

Hello everyone,

The March 14, 2019 DDA meeting is DELAYED indefinitely. There is a lot of business moving along, but none of it requires deliberation or decision at this point.

The next matter that will present itself is that of the **townhomes on Paul Fortino Drive**. The developer is concurrently working on finalizing architectural renderings, a site plan, and condominium documents (deed & bylaws). The intent is to set these pieces before the DDA together so there is a firm understanding of costs, layout, materials, and style in a more complete sense. This will paint a better picture of the project and its impact within our community.

I am including the most recent elevations for the project. I believe they have done a pretty good job at addressing some of the concerns noted in January. According to the designer, there is still work to do. Note the wrap-around porch concept. This is new and much preferred by the developer.

Concerning the timeline, it is unclear if we will look to meet within a week or two, or if we will be delayed until April. However, we are close to having a complete package.

The budget report is attached and updates on other downtown and community business are below:

1. The **Applecreek Station** development of 48 townhomes is in the engineering phase. These units range in size from 1,389 to 1,630 square feet, with garages. Construction will occur on vacant land in the back of the development, by Springbrook Colony. While commencement is not guaranteed, all signs indicate progress. Rents are expected to be about \$1.00 per square foot (as high as \$1,600 a month) which matches rents in Winchester Village. If this project occurs in 2019, 2020 DDA revenues will be positively and substantially improved.
2. The **streetscape project on Miller Road** has been approved for construction. We hope bids come in as expected and construction. Based upon circumstances, the project may commence just prior to or just after Hometown Days. Holland Square is

- to be paved and illuminated, with a decorative fence/wall. Miller Road is to have lighting, landscaping, new walkways, knee walls, and pedestrian crossings.
3. The reconstruction of the expanded **Sharp Funeral Home** continues and should be done in spring/summer of 2019.
 4. **Façade grants** are complete for Robertson Insurance and Howe Art Supplies (she still intends to paint the doors). Renovations on 1515 Holland and 7530 Miller are pending.
 5. The Assenmacher building is listed. We hope for a sale. No other users or buyers have been identified.
 6. There are **soft inquiries for vacant downtown land** for new buildings/users. I hope to have an update by our next meeting.
 7. The Chamber, Women's Club, and other downtown business owners continue to plan and expand **events in downtown**. The Fall Family Fun Day is expanding into the Jeepers Creekers event, which will cover multiple weekends in October of 2019. This will include a zombie walk, city-wide decorating, trunk or treat, separate youth and adult movie nights, and related activities.
 8. The **raceway** has new ownership. They intend to use the site for thoroughbred horse racing, but they did not get state approval for live races or simulcasting in 2019. They are open to finding additional users for the site to supplement the racing. They are also communicating well in regards to partnering with community groups such as Hometown Days.
 9. A Flint based group has a purchase option for **Mary Crapo**. The intent is to use the building and site for senior housing. This would result in new residents in the downtown and the potential for new construction on part of that site.
 10. In **other updates**, the **school bond** passed and many improvements are expected in 2019 throughout the district.
 11. **Street repair in 2019** is to include Fairchild (with decorative lighting) and Helmsley (full reconstruct). The city also has grants and loans for about **\$5 million in water main work** to occur between 2020 and 2022.
 12. The city hopes to commence construction on **about \$1 million of grant support recreational path in 2020**.

That is the news! Contact me directly with any questions, comments, or agenda items.

Sincerely,

A handwritten signature in blue ink that reads "Adam Zettel". The signature is fluid and cursive, with the first name "Adam" and last name "Zettel" clearly legible.

Adam Zettel, AICP

City Manager

azettel@cityofswartzcreek.org

REVENUE AND EXPENDITURE REPORT FOR CITY OF SWARTZ CREEK DDA
PERIOD ENDING 02/28/2019

GL NUMBER	DESCRIPTION	2018-19 AMENDED BUDGET	YTD BALANCE 02/28/2019	AVAILABLE BALANCE	% BDGT USED
Fund 248 - Downtown Development Fund					
Revenues					
Dept 000.000 - General					
248-000.000-402.000	Current Tax Revenue	49,550.00	54,553.98	(5,003.98)	110.10
248-000.000-412.000	Delinquent Tax Revenue	0.00	0.00	0.00	0.00
248-000.000-664.000	Interest Income	50.00	25.54	24.46	51.08
Total Dept 000.000 - General		49,600.00	54,579.52	(4,979.52)	
Dept 173.000 - DDA Administration					
248-173.000-677.000	Reimbursements	0.00	0.00	0.00	0.00
Total Dept 173.000 - DDA Administration		0.00	0.00	0.00	
Dept 728.002 - Streetscape					
248-728.002-597.000	Grants from Private Entities	0.00	0.00	0.00	0.00
248-728.002-677.000	Reimbursements	0.00	0.00	0.00	0.00
Total Dept 728.002 - Streetscape		0.00	0.00	0.00	
Dept 728.004 - Family Movie Night					
248-728.004-597.000	Grants from Private Entities	1,000.00	500.00	500.00	50.00
Total Dept 728.004 - Family Movie Night		1,000.00	500.00	500.00	
Dept 931.000 - Transfers IN					
248-931.000-699.101	Transfer In from Genl Fund	0.00	0.00	0.00	0.00
Total Dept 931.000 - Transfers IN		0.00	0.00	0.00	
TOTAL REVENUES		50,600.00	55,079.52	(4,479.52)	
Expenditures					
Dept 000.000 - General					
248-000.000-744.900	Bad Debt Expense	0.00	0.00	0.00	0.00
Total Dept 000.000 - General		0.00	0.00	0.00	
Dept 173.000 - DDA Administration					
248-173.000-726.000	Supplies	75.00	0.00	75.00	0.00
248-173.000-745.000	Postage	25.00	7.95	17.05	31.80
248-173.000-801.000	Contractual Services	0.00	0.00	0.00	0.00
248-173.000-805.000	Bank Fees	15.00	0.00	15.00	0.00
248-173.000-825.000	Admin Services	2,500.00	2,500.00	0.00	100.00
248-173.000-900.000	Printing and Publishing	0.00	0.00	0.00	0.00
248-173.000-960.000	Education and Training	0.00	0.00	0.00	0.00

GL NUMBER	DESCRIPTION	2018-19			
		AMENDED BUDGET	YTD BALANCE 02/28/2019	AVAILABLE BALANCE	% BDGT USED
248-173.000-961.000	Miscellaneous	750.00	0.00	750.00	0.00
Total Dept 173.000 - DDA Administration		3,365.00	2,507.95	857.05	
Dept 726.000 - DDA Start Up					
248-726.000-801.000	Contractual Services	0.00	0.00	0.00	0.00
Total Dept 726.000 - DDA Start Up		0.00	0.00	0.00	
Dept 728.000 - Economic Development					
248-728.000-801.000	Contractual Services	10,000.00	10,653.75	(653.75)	106.54
248-728.000-961.000	Miscellaneous	125.00	20.00	105.00	16.00
Total Dept 728.000 - Economic Development		10,125.00	10,673.75	(548.75)	
Dept 728.002 - Streetscape					
248-728.002-726.000	Supplies	1,200.00	0.00	1,200.00	0.00
248-728.002-801.000	Contractual Services	100,000.00	0.00	100,000.00	0.00
248-728.002-967.101	Contribution to General Fund	0.00	90,000.00	(90,000.00)	100.00
248-728.002-968.000	Depreciation Expense	0.00	0.00	0.00	0.00
Total Dept 728.002 - Streetscape		101,200.00	90,000.00	11,200.00	
Dept 728.003 - Facade Program					
248-728.003-726.000	Supplies	0.00	0.00	0.00	0.00
248-728.003-801.000	Contractual Services	29,150.50	4,750.50	24,400.00	24.81
Total Dept 728.003 - Facade Program		29,150.50	4,750.50	24,400.00	
Dept 728.004 - Family Movie Night					
248-728.004-726.000	Supplies	200.00	0.00	200.00	0.00
248-728.004-801.000	Contractual Services	3,400.00	2,329.00	1,071.00	68.50
248-728.004-900.000	Printing and Publishing	300.00	0.00	300.00	0.00
Total Dept 728.004 - Family Movie Night		3,900.00	2,329.00	1,571.00	
TOTAL EXPENDITURES		147,740.50	110,261.20	37,479.30	
Fund 248 - Downtown Development Fund:					
TOTAL REVENUES		50,600.00	55,079.52	(4,479.52)	108.85
TOTAL EXPENDITURES		147,740.50	110,261.20	37,479.30	80.05
NET OF REVENUES & EXPENDITURES		(97,140.50)	(55,181.68)	(41,958.82)	



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