

SWARTZ CREEK DDA

Agenda

**Downtown Development Authority, Thursday, June 8, 2023, 6:00 P.M.
City Hall 8083 Civic Drive, Swartz Creek Michigan 48473
Virtual (Zoom) Meeting Available for General Public**

1. CALL TO ORDER:

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

4. APPROVE AGENDA:

4A. Proposed or Amended Agenda, June 8, 2023

5. MOTION TO APPROVE MINUTES:

5A. Board Meeting, May 18, 2023

6. REPORTS & COMMUNICATIONS:

Page No:

6A. Resolutions

02

6B. May 18, 2023 Minutes

08

6C. June 8, 2023 Meeting Letter

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6D. Budget Report

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6E. TIF Scoring Guidelines, Scoring Sheet, & Examples

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6F. Pergola Concept

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7. MEETING OPENED TO THE PUBLIC:

7A. General Public Comments

8. BUSINESS:

8A. Updates (Area development, projects, events, crowdfunding, & MDOT signs)

8B. TIF Incentive Guidelines Scoring

9. MEETING OPENED TO THE PUBLIC:

9A. General Public Comments

10. REMARKS BY MEMBERS:

11. ADJOURNMENT:

CITY OF SWARTZ CREEK
DOWNTOWN DEVELOPMENT AUTHORITY
RESOLUTIONS
THURSDAY, JUNE 8, 2023

Resolution No. 230608-01

Agenda – June 8, 2023

Motion by Board Member: _____

I Move the Swartz Creek Downtown Development Authority approves the agenda for the June 8, 2023 Downtown Development Authority meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 230608-02

Minutes – May 18, 2023

Motion by Board Member: _____

I Move the Swartz Creek Downtown Development Authority approves the Minutes for the May 18, 2023 Downtown Development Authority meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 230608-03

Adjourn

Motion by Board Commission Member: _____

I Move the Swartz Creek Downtown Development Authority adjourns the June 8, 2023 Downtown Development Authority meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

**CITY OF SWARTZ CREEK
VIRTUAL DOWNTOWN DEVELOPMENT AUTHORITY MEETING ACCESS INSTRUCTIONS
THURSDAY, JUNE 8, 2023, 6:00 P.M.**

The regular virtual meeting of the City of Swartz Creek park board is scheduled for **June 8, 2023** starting at 6:00 p.m. and will be conducted virtually (online and/or by phone), due to health concerns surrounding Coronavirus/COVID-19 and rules promulgated by the Michigan Department of Health and Human Services.

To comply with the **Americans with Disabilities Act (ADA)**, any citizen requesting accommodation to attend this meeting, and/or to obtain the notice in alternate formats, please contact Connie Olger, 810-429-2766 48 hours prior to meeting,

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID** number (also provided below) when prompted using your touch-tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provide below. The details include a link to **“Join via computer”** as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided below.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touchtone (DMTF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View participant list-opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” show the active speaker.

Connie Olger is inviting you to a scheduled Zoom meeting.

Topic: DDA- Downtown Development Authority Meeting
Time: June 8, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83096401128>

Meeting ID: 830 9640 1128

One tap mobile

+13017158592,,83096401128# US (Washington DC)

+13126266799,,83096401128# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 830 9640 1128

Find your local number: <https://us02web.zoom.us/j/kz4Jb4etg>

If you have any further questions or concern, please contact 810-429-2766 or email colger@cityofswartzcreek.org.

A copy of this notice will be posted at City Hall, 8083 Civic Drive, Swartz Creek, Michigan.

CITY OF SWARTZ CREEK
VIRTUAL (ELECTRONIC) MEETING RULES AND PROCEDURES

In order to conduct an effective, open, accessible, and professional meeting, the following protocols shall apply. These protocols are derived from the standard practices of Swartz Creek public meetings, Roberts Rules of Order, and city board & commission procedures. These procedures are adopted to govern participation by staff, councilpersons and members of the public in all City meetings held electronically pursuant to PA 228 of 2020. Note that these protocols do not replace or eliminate established procedures or practices. Their purpose is to augment standing expectations so that practices can be adapted to a virtual meeting format.

The following shall apply to virtual meetings of the city’s public bodies that are held in accordance with the Open Meetings Act.

1. Meetings of the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Park Board, or committees thereunder may meet electronically or permit electronic participation in such meetings insofar as (1) the Michigan Department of Health and Human Services restricts the number of persons who can gather indoors due to the COVID-19 pandemic; (2) persons have an illness, injury, disability or other health-related condition that poses a risk to the personal health or safety of members of the public or the public body if they were to participate in person; or (3) there is in place a statewide or local state of emergency or state of disaster declared pursuant to law or charter by the governor or other person authorized to declare a state of emergency or disaster.
2. All meetings held hereunder must provide for two-way communication so that members of the public body can hear and respond to members of the general public, and vice versa.
3. Members of the public body who participate remotely must announce at the outset of the meeting that he/she is in fact attending the meeting remotely and by further identifying the specific physical location (by county, township, village and state) where he/she is located. The meeting minutes must include this information.
4. Notice of any meeting held electronically must be posted at the City Offices at least 18 hours before the meeting begins and must clearly explain the following:
 - (a) why the public body is meeting electronically;
 - (b) how members of the public may participate in the meeting electronically, including the specific telephone number, internet address or similar log-in information needed to participate in the meeting;
 - (c) how members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting;
 - (d) how persons with disabilities may participate in the meeting.
5. The notice identified above must also be posted on the City’s website homepage or on a separate webpage dedicated to public notices for non-regularly scheduled or electronic public meetings that is accessible through a prominent and conspicuous link on the website’s homepage that clearly describes the meeting’s purpose.

6. The City must also post on the City website an agenda of the meeting at least 2 hours before the meeting begins.
7. Members of the public may offer comment only when the Chair recognizes them and under rules established by the City.
8. Members of the public who participate in a meeting held electronically may be excluded from participation in a closed session that is convened and held in compliance with the Open Meetings Act.

MAINTAINING ORDER

Public body members and all individuals participating shall preserve order and shall do nothing to interrupt or delay the proceedings of public body.

All speakers shall identify themselves prior to each comment that follows another speaker, and they shall also indicate termination of their comment. For example, "Adam Zettel speaking. There were no new water main breaks to report last month. That is all."

Any participants found to disrupt a meeting shall be promptly removed by the city clerk or by order of the Mayor. Profanity in visual or auditory form is prohibited.

The public body members, participating staff, and recognized staff/consultants/presenters shall be the only participants not muted by default. All other members must request to speak by raising their digital hand on the meeting application or by dialing *9 on their phone.

MOTIONS & RESOLUTIONS

All Motions and Resolutions, whenever possible, shall be pre-written and in the positive, meaning yes is approved and no is defeated. All motions shall require support. A public body member whom reads/moves for a motion may oppose, argue against or vote no on the motion.

PUBLIC ADDRESS OF BOARD OR COMMISSION

The public shall be allowed to address a public body under the following conditions:

1. Each person who wishes to address the public body will be first recognized by the Mayor or Chair and requested to state his / her name and address. This applies to staff, petitioners, consultants, and similar participants.
2. Individuals shall seek to be recognized by raising their digital hand as appropriate on the digital application.
3. Petitioners are encouraged to appropriately identify their digital presence so they can be easily recognized during business. If you intend to call in only, please notify the clerk in advance of your phone number.
4. The city clerk shall unmute participants and the members of the public based upon the direction of the mayor or chair. Participants not recognized for this purpose shall be muted by default, including staff, petitioners, and consultants.
5. Individuals shall be allowed five (5) minutes to address the public body, unless special permission is otherwise requested and granted by the Mayor or Chair.
6. There shall be no questioning of speakers by the audience; however, the public body, upon recognition of the Mayor or Chair, may question the speaker.

7. No one shall be allowed to address the public body more than once unless special permission is requested, and granted by the Mayor or Chair.
8. One spokesperson for a group attending together will be allowed five (5) minutes to address the public body unless special permission has been requested, and granted by the Mayor or Chair.
9. Those addressing the public body shall refrain from being repetitive of information already presented.
10. All comments and / or questions shall be directed to and through the Mayor or Chair.
11. Public comments (those not on the agenda as speakers, petitioners, staff, and consultants) are reserved for the two "Public Comment" sections of the agenda and public hearings.

VOTING RECORD OF PUBLIC BODIES

All motions, ordinances, and resolutions shall be taken by "YES" and "NO" voice vote and the vote of each member entered upon the journal.

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY MEETING
May 18, 2023**

The meeting was called to order at 6:11 p.m. by Board Member Ryan in the Swartz Creek Council Chambers with a virtual (Zoom) meeting available for the general public.

Board Members Present: Ryan, King, Jesme, Barclay, Whittey.

Board Members Absent: Beedy, Krueger, Toms, Jamison.

Staff Present: Adam Zettel.

Others Present: Justin CIB Planning, Lania Rocha (virtual).

APPROVAL OF AGENDA:

Resolution No. 230518-01 (Carried)

I Move the Swartz Creek City Downtown Development Authority approves the agenda for the May 18, 2023, Downtown Development Authority Meeting.

Motion by Board Member Barclay
Second by Board Member Whittey

Unanimous affirmative voice vote: Motion declared carried.

APPROVAL OF MINUTES:

Resolution No. 230518-02 (Carried)

Motion by Board Member Barclay
Second by Board Member Whittey

I Move the Swartz Creek City Downtown Development Authority approves the minutes for the April 13, 2023, Downtown Development Authority meeting.

Unanimous affirmative voice vote: Motion declared carried.

MEETING OPEN TO PUBLIC:

Lania Rocha stated the Makers Market went well and there were a ton of people down there.

TIF Incentive Guidelines Scoring

Justin with CIB Planning went over the TIP scoring sheet and a discussion ensued. There was a role call for the number of points that should be awarded out of 100 to proceed with their potential incentive. The votes were as follows: Jesme 60, Barclay 70, Whittey 0, Ryan 75, and King 55. There was a unanimous voice vote to take the average of 52. Justin from CIB Planning will bring the updates to the next meeting. The project cost amount for improvements will need to be determined at the next meeting.

Updates (Area Development, events, crowdfunding, & MDOT signs)

Adam Zettel gave an update. Some of the items include a house on Morrish is getting a rehab. The Methodist Church should be marketed very soon. There is interest in the Humphrey extra space and the expansion of an existing building. The interest in these items is from the programs that the DDA has lined up. There will be kids' games, bounce houses and food trucks at movie night. The crowdfunding price for the pavilion was way high so more work or quotes are needed. The MDOT signs are being worked on.

MACC Grant Agreement

(Carried)

Resolution No. 230518-03

Motion by Board Member Ryan
Second by Board Member Jesme

WHEREAS, the City of Swartz Creek DDA wishes to engage in development of a historic interpretive signage and illustration/image program in the community; and,

WHEREAS, the an award has been tentatively made by the MACC (Michigan Arts & Culture Council) to match half of such a program, up to \$5,000; and,

WHEREAS, the DDA finds this to be worthy and affordable endeavor.

NOW, THEREFORE BE IT RESOLVED the DDA amends the budget to provide for matching funds, plus a 10% project contingency (\$6,000), to fund the project.

BE IT FURTHER RESOLVED the DDA approves the Grant Agreement for Arts Services (#23CP7849) as included in the May 11, 2023 DDA packet and authorizes and directs Adam Zettel, City Manager, to sign this on behalf of the DDA.

BE IT FURTHER RESOLVED the DDA authorizes city staff to engage and complete the project, including the execution of all grant requirements, conditions, and reports as needed.

Unanimous affirmative voice vote: Motion declared carried.

A discussion ensued.

MILLER ROAD PARKING

(Carried)

Resolution No. 230518-04

Motion by Board Member Barclay
Second by Board Member Ryan

WHEREAS, the City of Swartz Creek DDA desires to make the downtown area a place where walkers, bikers, diners, and event attendees are comfortable and safe interacting with the city streets; and,

WHEREAS, Miller Road is being resurfaced in 2023, providing an opportunity to restripe the street surface; and,

WHEREAS, the city’s engineer has studied the possibility of placing limited on street parking on Miller Road, with findings that it can be done safely, including a schematic of the proposed layout; and,

WHEREAS, the addition of parking on streets has been shown to slow traffic, create more separation between pedestrians and vehicles, reduce noise, and add value to adjacent retail uses.

NOW, THEREFORE BE IT RESOLVED the DDA amends the budget to provide for matching funds, plus a 10% project contingency (\$6,000), to fund the project.

BE IT FURTHER RESOLVED the DDA recommends the city council consider adding onstreet parking to Miller Road in accordance with the OHM engineering study, dated October 31, 2023.

Unanimous affirmative voice vote: Motion declared carried.

A discussion ensued.

MEETING OPEN TO PUBLIC:

None.

REMARKS BY BOARD MEMBERS:

Board member Barclay said that things are happening with the park board including building Otterburn Park, getting new basketball courts, removing trees that have been a problem, another mile of trailway and other things. Progress is being made in the parks.

Board member Jesme asked about contacting someone from Mary Crapo regarding their plan.

ADJOURNMENT:

Resolution No. 230518-05

(Carried)

Motion by Board Member Ryan
Second by Board Member King

I Move the Swartz Creek Downtown Development Authority adjourns the May 18, 2023, Downtown Development Authority meeting at 7:33 p.m.

Unanimous affirmative voice vote: Motion declared carried.

Connie King



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

PHONE: 810-635-4464
FAX: 810-635-2887

Date: June 2, 2023

To: DDA Board Members
From: Adam Zettel
RE: June 8, 2023 DDA Meeting

Hello everyone,

There will be a meeting of the DDA at 6:00 p.m. on Thursday, June 8, 2023. All board members must now attend in person to participate. This will also be broadcast virtually via Zoom for the general public. Instructions and guidelines for the virtual meeting are in the packet.

We have a number of updates, as usual. Miller Road bids are in and council will review that and the on street parking recommendation at their June 12 meeting. There are also some updates on businesses, events, and potential developments. Note that the planning commission will be considering an overlay zoning amendment for downtown at their June 6 meeting and public hearing. This overlay will enable the downtown to adopt the specific design standards that are included in the most recent DDA Development Plan. It might be worth checking this meeting out in person or on Zoom since this group is working hand-in-hand with the DDA on land use, design, and vision for the downtown.

As we continue to work on the TIF incentive policy and forms, Justin has provided three example projects that folks can score individually. These are attached. Check out the summary information and images, then score them using the digital excel scoring sheet! This method will allow you to 'hover' over the score drop-down box and see the points criteria that applies. I will quickly do the same rating at the meeting so folks can see this on the screen.

The goal will be to see how various projects would score, and to see how changes to various hypothetical parameters might make a project more or less desirable, with corresponding changes to the score. Again, the incentive is attempting to get developers to put their best foot forward by encouraging desirable project attributes (design, uses, layout, location, height, etc.). With this exercise, the board and test the

model to see if it promotes the projects that the DDA plan/design guidelines encourage. Quite frankly, I subscribe to Justin's position, that we should be aiming for higher scores if incentives are to be provided. Take a loot!

Also, Hometown Days is this weekend, if you did not know. The Makers Market is kicking butt, and I expect good things from this year's movie series!

That is the news! Contact me directly with any questions, comments, or agenda items. Please see the city council packets for updates of other downtown and community projects! **Please let us know if you can attend or not.** We have struggled to get a quorum recently.

Sincerely,

A handwritten signature in blue ink that reads "Adam Zettel". The signature is fluid and cursive, with the first name "Adam" and the 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 05/31/2023

GL NUMBER	DESCRIPTION	2022-23		AVAILABLE BALANCE	% BDGT USED
		AMENDED BUDGET	YTD BALANCE 05/31/2023		
Fund 248 - Downtown Development Fund					
Revenues					
Dept 000.000 - General					
248-000.000-402.000	Current Tax Revenue	100,000.00	108,888.65	(8,888.65)	108.89
248-000.000-664.000	Interest Income	4.00	12.12	(8.12)	303.00
Total Dept 000.000 - General		100,004.00	108,900.77	(8,896.77)	
TOTAL REVENUES		100,004.00	108,900.77	(8,896.77)	108.90
Expenditures					
Dept 173.000 - DDA Administration					
248-173.000-745.000	Postage	4.00	2.85	1.15	71.25
248-173.000-801.000	Contractual Services	0.00	1,120.00	(1,120.00)	100.00
248-173.000-825.000	Admin Services	2,500.00	2,500.00	0.00	100.00
248-173.000-961.000	Miscellaneous	2,000.00	1,300.00	700.00	65.00
Total Dept 173.000 - DDA Administration		4,504.00	4,922.85	(418.85)	
Dept 728.000 - Economic Development					
248-728.000-801.000	Contractual Services	23,125.00	1,057.00	22,068.00	4.57
248-728.000-961.000	Miscellaneous	282.58	282.58	0.00	100.00
Total Dept 728.000 - Economic Development		23,407.58	1,339.58	22,068.00	
Dept 728.002 - Streetscape					
248-728.002-726.000	Supplies	3,628.21	3,628.21	0.00	100.00
248-728.002-801.000	Contractual Services	1,000.00	0.00	1,000.00	0.00
248-728.002-967.101	Contribution to General Fund	40,000.00	40,000.00	0.00	100.00
248-728.002-968.000	Depreciation Expense	1,000.00	0.00	1,000.00	0.00
Total Dept 728.002 - Streetscape		45,628.21	43,628.21	2,000.00	
Dept 728.003 - Facade Program					
248-728.003-801.000	Contractual Services	12,500.00	9,475.00	3,025.00	75.80
Total Dept 728.003 - Facade Program		12,500.00	9,475.00	3,025.00	
Dept 728.004 - Family Movie Night					
248-728.004-726.000	Supplies	3,000.00	691.00	2,309.00	23.03
248-728.004-801.000	Contractual Services	2,750.00	3,045.00	(295.00)	110.73
248-728.004-968.000	Depreciation Expense	1,210.00	0.00	1,210.00	0.00
Total Dept 728.004 - Family Movie Night		6,960.00	3,736.00	3,224.00	
TOTAL EXPENDITURES		92,999.79	63,101.64	29,898.15	67.85

GL NUMBER	DESCRIPTION	2022-23			
		AMENDED BUDGET	YTD BALANCE 05/31/2023	AVAILABLE BALANCE	% BDGT USED
Fund 248 - Downtown Development Fund:					
TOTAL REVENUES		100,004.00	108,900.77	(8,896.77)	108.90
TOTAL EXPENDITURES		92,999.79	63,101.64	29,898.15	67.85
NET OF REVENUES & EXPENDITURES		7,004.21	45,799.13	(38,794.92)	

Scoring Priorities for the City of Swartz Creek DDA Project Specific TIF Incentive Program

1. The proposed project is located within the DDA Development District, focused in the core area (1-5 pts)
2. The proposed project will create new business or jobs within the Development District (1-5 pts)
3. The proposed project is transformational in the sense that it will generate new economic investment and change the fundamental form, feel and function of downtown and the proposed project is designed to integrate seamlessly into the existing community fabric, incorporates significant architectural features, aligns with the community vision and will become a destination within the community. The project creates a sense of place and adds vibrancy to the community.
4. The proposed project improves an existing building or a blighted space through major renovations, demolition, building expansion or new construction. Project costs associated with the improvements will exceed \$250,000 (1-5 pts)
5. The proposed project enhances pedestrian connectivity (1-5 pts)
6. The proposed project preserves or renovates a historically significant space, building or feature within the community (1-5 pts) – General building maintenance does not qualify as eligible expenses towards preserving or renovating a historically significant building or space within the downtown.
7. The proposed project will add in-demand, missing middle housing formats and/or is mixed-use and adds a variety of new uses which would support a thriving commercial core of downtown and as identified in the Downtown Master Plan (1-5 pts)
8. The proposed project will reduce the appearance of overhead wires in the downtown area by screening them with vegetation, reducing the number of outdated/redundant wires or relocation/burial when practical (1-5 pts).
9. The proposed project aligns with the approved Downtown PUD Plan and Downtown Design Guidelines (1-5 pts).
10. The proposed project enhances public parking infrastructure or adds new private parking infrastructure to support the development as well as surrounding area (1-5 pts).

11. The project will remediate or reuse (with proper planning and safety measures) an environmentally compromised site(s) and greatly improves the general health, safety and welfare of the community, its residents and businesses alike (1-5 pts).
12. The proposed project enhances existing public spaces or provides new public spaces or adds significant placemaking elements which encourage public and pedestrian interactions (1-5 pts).
13. The proposed project is financially feasible and has demonstrated it has secured financial commitments to support the project, but a financial gap remains (1-5 pts)
14. Include investment in formally recognized RRC sites (required for abatements). Bonus Points (5)
15. Provide for hospitality, cultural, outdoor dining or seating, entertainment, and recreational uses (1-5 pts).
16. The new development will maximize the sites buildable footprint and build as close to the street frontage or right-of-way as allowable by city ordinance (little or no setbacks) (1-5 pts).
17. Use as much frontage as possible along primary road to establish a street-wall feel (1-5 pts).
18. The new development will provide multiple stories (1-5 pts).
19. The project has pursued/requested/secured other public sources of funding or grants such as CRP from the MEDC or other similar types of funding (1-5 pts)

Scoring Scale

1 – Does not satisfy or meet any of the city goals and objectives for investment, downtown planning or job creation

2 – The project is in the development area but is not financially feasible (too large of a financial gap) or sustainable, does not meet job creation targets in the table below and while the project does meet some city redevelopment goals, many are not met.

3 – The project is in the development area and is financially feasible (decent financial gap but achievable) and meets roughly half of the city redevelopment goals but still has work to do to meet program criteria and should be negotiated with the developer and the DDA.

4 – The project is in the development area, is financially feasible and meets (small financial gap) and would be transformational to the development area as described in the criteria above by creating new jobs and investment in the community, enhances the public realm, creates destination and place opportunities and would be a significant addition to the development area.

5 – The project is in the development area, is financially feasible and satisfies more than 2/3rds of the development goals of the DDA and the City.

<p>1. Capital investment</p> <p>Up to \$100,000 \$100,001 to \$250,000 \$250,001 to \$500,000 \$500,001 to \$1,000,000 \$1,000,001 to \$2,500,000 \$2,500,001 to \$5,000,000 \$5,000,001 and up</p>	<p>Percent of Gap financing</p> <p>5% 10% 15% 20% 25% 30% 40%</p>	<p>Rehabilitated/restored</p> <p>additional 10%</p> <p>South of I-69</p> <p>additional 20%</p>
<p>2. Job creation <u>as Full Time Equivalent</u></p> <p>1-10 11-25 26-50 51 and up</p>	<p>Percent of Gap Financing</p> <p>10% 15% 20% 25%</p>	
<p>3. Job wages</p> <p>Average wage > 1.5x minimum wage Average wage > 2x minimum wage Average wage > 3x minimum wage</p>	<p>Percent of Gap Financing</p> <p>10% 20% 30%</p>	
<p>4. Number of years located in the City</p> <p>2-10 11-15 16 and up</p>	<p>Percent of Gap Financing</p> <p>10% 15% 20%</p>	

5. Private Development Objectives (II.A)	Percent of Fee	
4-5	30%	
6-7	40%	
8+	50%	



Site Details

Lot Area – 38,000 SF

Floor Area Ratio – 39%

Lot Frontage – 192'

Proposed Building Frontage on Miller – 112' or 58%

Parking – The proposed development will create 42 new parking spaces and will count on-street parking as part of the 42 required. 18 spaces will be dedicated to the residential units. The majority of parking will be in the rear of the development.

The proposed building will utilize a zero lot-line front and side yard setback.

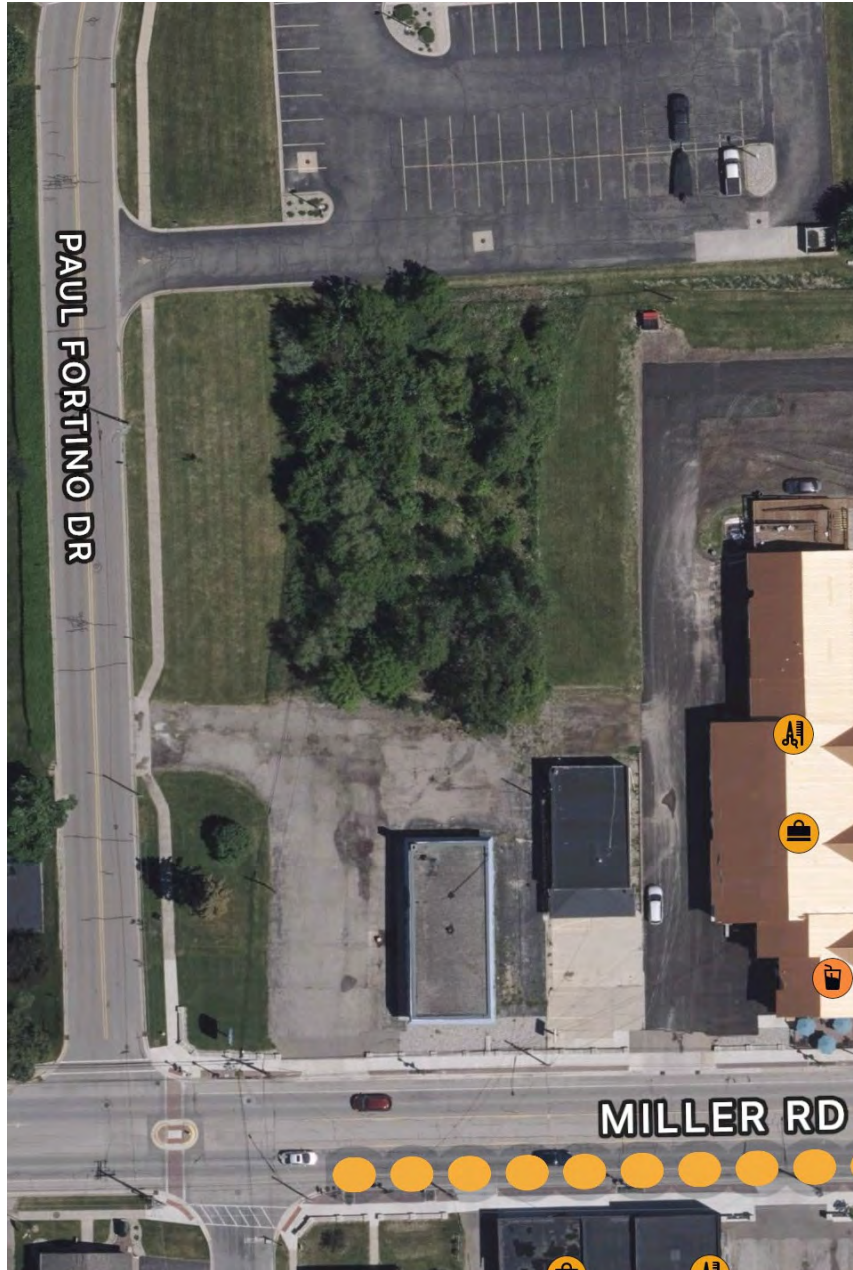
The proposed project will incorporate streetscape landscaping, planter boxes and pedestrian seating areas for potential outdoor dining.

Building materials – Brick, limestone block, glass and metal and canopy accents

Swartz Creek Project Specific TIF Sample Project II

4505 Paul Fortino Dr. – PUD/Core Downtown Area on secondary street

Proposed Project – Project would see the construction of a new 8,400 square-foot multi-story mixed use development with professional services on the first floor and professional office space on the second floor. The uses proposed include a wellness center and medical professionals with financial service providers on the second floor. The investment for the proposed development is \$1.4 million and has a gap of roughly \$300,000. The applicant is privately financing the construction and has not received any grants.





Site Details

Lot Area – 24,000 SF

Floor Area Ratio – 35%

Lot Frontage – 160’

Proposed Building Frontage on Miller – 70’ or 43%

Parking – The proposed development will create 26 new parking spaces all on site in the rear of the building.

The proposed building will utilize a zero lot-line front and side yard setback.

The proposed project will incorporate streetscape landscaping and improvements to the sidewalk connecting to Miller Road

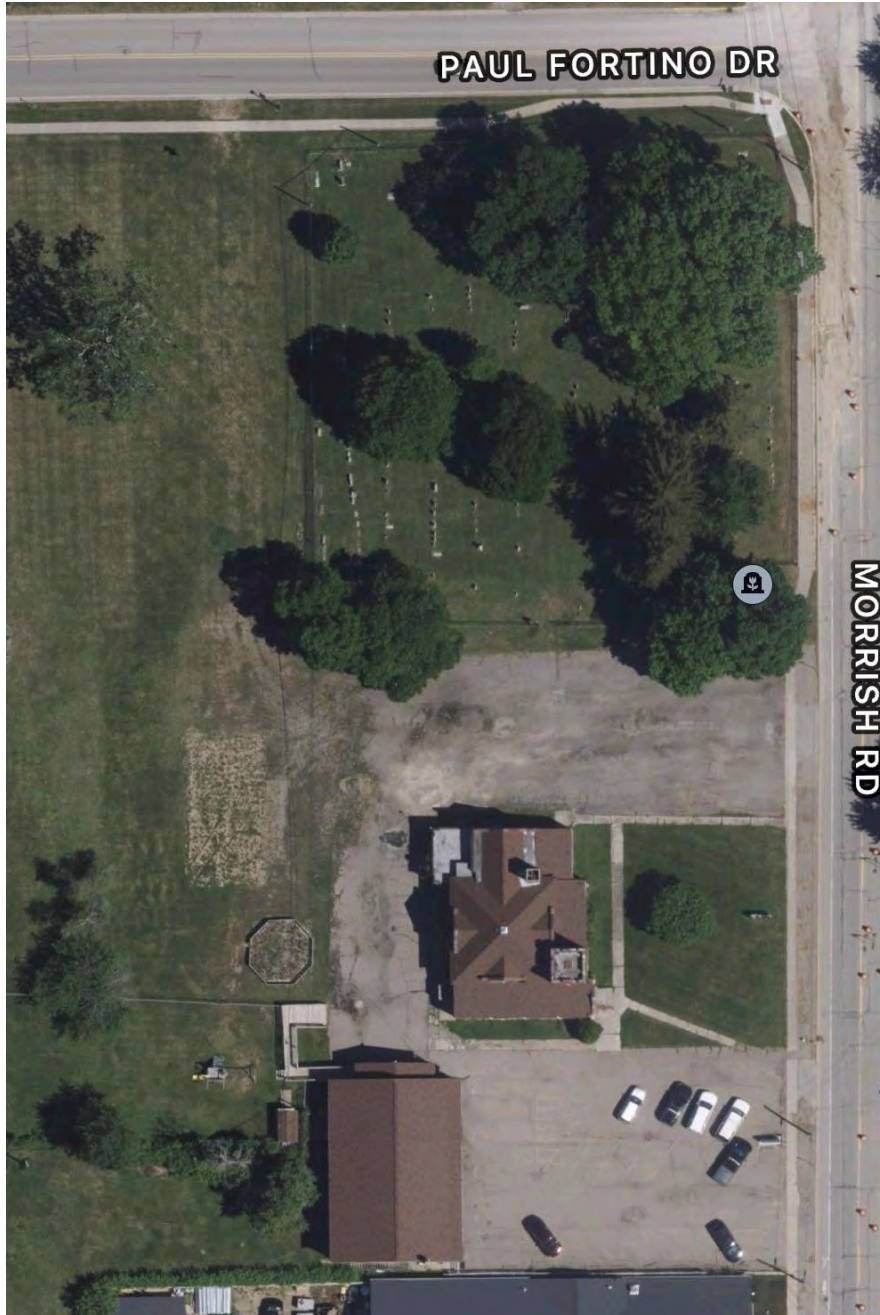
Building materials – Limestone block, glass and metal and canopy accents

Estimated Taxable Value is \$530,000/year.

Swartz Creek Project Specific TIF Sample Project III

4494 Morrish Rd. – PUD/Gateway Downtown Area on major street

Proposed Project – Project would see the construction of a new 9,100 square-foot single story Dollar General. The investment for the proposed development is \$1.6 million and has a gap of roughly \$450,000. The applicant is privately financing the construction and has not received any grants.





Site Details

Lot Area – 46,000 SF

Floor Area Ratio – 19%

Lot Frontage – 158'

Proposed Building Frontage on Morrish – 0

Parking – The proposed development will create 27 new parking spaces all on site in the front of the building.

The proposed building is proposed as a traditional suburban development and is proposing 75' front setback.

The proposed project will incorporate streetscape landscaping and improvements to the sidewalk along Morrish Road

Building materials – Brick façade and sheet vinyl siding on sides and rear of building

Estimated Taxable Value is \$487,000/year.





