

SWARTZ CREEK DDA

Regular Meeting Agenda

**Downtown Development Authority, Thursday, November 14, 2024, 2023, 5:00 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, November 14, 2024

5. MOTION TO APPROVE MINUTES:

5A. Board Meeting, September 12, 2024

5B. Board Meeting, September 18, 2024

6. REPORTS & COMMUNICATIONS:

6A. Resolutions

6B. September 12, 2024 Minutes

6C. September 18, 2024 Minutes

6D. November 14, 2024 Meeting Letter

6E. Car Show Summary and Thank You Letter

6F. 4484 Morrish Marketing Brochure

Page No:

02

09

13

15

17

19

7. MEETING OPENED TO THE PUBLIC:

7A. General Public Comments

8. BUSINESS:

8A. 4484 Morrish Road

8B. Holland Square

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, NOVEMBER 14, 2024

Resolution No. 241114-01

Agenda – November 14, 2024

Motion by Board Member: _____

I Move the Swartz Creek Downtown Development Authority approves the agenda for the November 14, 2024 Downtown Development Authority special meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 241114-02

Minutes – September 12, 2024

Motion by Board Member: _____

I Move the Swartz Creek Downtown Development Authority approves the Minutes for the September 12, 2024 Downtown Development Authority meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 241114-03

Minutes – September 18, 2024

Motion by Board Member: _____

I Move the Swartz Creek Downtown Development Authority approves the Minutes for the September 18, 2024 Downtown Development Authority meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 241114-04

Adjourn

Motion by Board Commission Member: _____

I Move the Swartz Creek Downtown Development Authority adjourns the November 14, 2024 Downtown Development Authority special meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

CITY OF SWARTZ CREEK
VIRTUAL DOWNTOWN DEVELOPMENT AUTHORITY MEETING ACCESS INSTRUCTIONS
WEDNESDAY, SEPTEMBER 18, 2024, 5:00 P.M.

The regular virtual meeting of the City of Swartz Creek park board is scheduled for **September 18, 2024** starting at 5:00 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: September 18, 2024 05:00 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/83096401128>

If you have any further questions or concern, please contact 810-429-2766 or email rkraft@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
SEPTEMBER 12, 2024**

The meeting was called to order at 6:00 p.m. by Board Member Beedy in the Swartz Creek Council Chambers with a virtual (Zoom) meeting available for the general public.

Board Members Present: Beedy, Ryan, Krueger, Barclay, Toms, Parenteau, Kallas

Board Members Absent: King, Jesme

Staff Present: Adam Zettel

Others Present: Nate Henry, Dennis Cramer.

APPROVAL OF AGENDA:

Resolution No. 240912-01 **(Carried)**

Motion by Board Member Krueger
Second by Board Member Kallas

I Move the Swartz Creek City Downtown Development Authority approves the agenda for the September 12, 2024, Downtown Development Authority Meeting as amended.

Unanimous affirmative voice vote: Motion declared carried.

APPROVAL OF MINUTES:

Resolution No. 240912-02 **(Carried)**

Motion by Board Member Krueger
Second by Board Member Parenteau

I Move the Swartz Creek City Downtown Development Authority approves the minutes for the July 11, 2024, Downtown Development Authority meeting.

Unanimous affirmative voice vote: Motion declared carried.

MEETING OPEN TO PUBLIC:

Dennis Cramer: Distributed his undergrad project from CMU regarding a rehabilitation of an old building in Mt. Pleasant.

MORRISH ROAD FORESTRY PILOT

Tabled

COMMUNITY UPDATES

Discussion ensued.

CAR SHOW

Resolution No. 240912-03

(Carried)

Motion by Board Member Ryan
Second by Board Member Barclay

I Move the Swartz Creek Downtown Development Authority hereby donate \$500 to the Swartz Creek Area Historical Society for the October 13, 2024 carshow fundraiser, with the understanding that the Historical Society will provide appropriate marketing and advertisements for the Swartz Creek Downtown Development Authority.

Discussion ensued.

Voting For: Krueger, Barclay, Toms, Parenteau, Kallas, Beedy, Ryan
Voting Against: None

ENTER INTO A CLOSED SESSION TO CONSIDER A REAL ESTATE PURCHASE OR LEASE AT 6:22pm.

Resolution No. 240912-04

(Carried)

Motion by Board Member Barclay
Second by Board Member Krueger

WHEREAS, the City of Swartz Creek Downtown Development Authority desires to consider options related to a potential real estate transaction, and;

WHEREAS, the MCL 15.268(d) permits a governing body to enter a closed session to consider the purchase or lease of real property, finding that an open meeting would have a detrimental financial effect on the settlement position of the city.

NOW THEREFORE, BE IT RESOLVED the City of Swartz Creek Downtown Development Authority exit the regular session of the city council and enter into a closed session for the purpose of discussing a real estate purchase or lease.

Unanimous affirmative voice vote: Motion declared carried.

REENTER INTO OPEN SESSION AT 7:06pm.

Resolution No. 240912-05

(Carried)

Motion by Board Member Krueger
Second by Board Member Toms

Motion to reenter into open session.

Unanimous affirmative voice vote: Motion declared carried.

MORRISH ROAD FORESTRY PILOT

Resolution No. 240912-06

(Carried)

Motion by Board Member Krueger
Second by Board Member Parenteau

Motion for the DDA to pursue the forestry conversation earlier to the tune of \$20,000 to move forward on lining Morrish Road South, from I-69 to downtown, as per previous conversations in the packet to the sum of: up to \$20,000.

Voting For: Parenteau, Kallas, Beedy, Ryan, Krueger, Toms
Voting Against: Barclay. Motion Declared Carried.

MORRISH ROAD FORESTRY PILOT PURCHASE OF TREES

Resolution No. 240912-07

(Carried)

Motion by Board Member Krueger
Second by Board Member Kallas

Motion to provide direction to City Manager, Adam Zettel, to move forward with the purchase as discussed in the closed session, and bring back an instrument for the DDA to review.

Voting For: Kallas, Beedy, Ryan, Krueger, Toms, Parenteau.
Voting Against: Barclay. Motion Declared Carried.

MEETING OPEN TO PUBLIC:

None

REMARKS BY BOARD MEMEBERS:

Parenteau- Great meeting and discussion. She is looking forward to the trees down Morrish Road.

Toms- Likes the investment in the community. EGLE program approved-great people.

Barclay-Thinks the trees will look good down Morrish Road.

Krueger- We are talking about spending a lot of money that we have in our account, but what wasn't mentioned was that we will expect to get over \$170,000 in the next tax year. We still have plenty of money to move forward.

ADJOURN

Resolution No. 240912-08

Motion by Board Member Kallas
Second by Board Member Toms

I Move the Swartz Creek Downtown Development Authority adjourns the September 12, 2024 Downtown Development Authority meeting.

Unanimous affirmative voice vote: Motion declared carried.

Adjourn at 7:12pm

Renee Kraft, CMC, MiPMC2

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL MEETING
SEPTEMBER 18, 2024**

The meeting was called to order at 5:01 p.m. by Board Member Beedy in the Swartz Creek Council Chambers with a virtual (Zoom) meeting available for the general public.

Board Members Present: Beedy, King, Krueger, Jesme, Parenteau, Kallas

Board Members Absent: Ryan, Barclay, Toms

Staff Present: Adam Zettel-City Manager, Kent Wallace-City Attorney

Others Present: Nate Henry, Dennis Cramer, Lania Rocha.

APPROVAL OF AGENDA:

Resolution No. 240918-01 **(Carried)**

Motion by Board Member Parenteau
Second by Board Member King

I Move the Swartz Creek City Downtown Development Authority approves the agenda for the September 18, 2024, Downtown Development Authority Meeting as amended.

Unanimous affirmative voice vote: Motion declared carried.

MEETING OPEN TO PUBLIC:

None.

RESOLUTION TO PURCHASE REAL PROPERTY LOCATED AT 4484 MORRISH ROAD

Resolution No. 240918-02 **(Carried)**

Motion by Board Member Parenteau
Second by Board Member Krueger

WHEREAS, the City of Swartz Creek Downtown Development Authority desires to preserve an historical structure in the downtown, as well as to create economic options that will add to the community's recreation, hospitality, and culture amenities within the downtown, and;

WHEREAS, 4484 Morrish, an historic church, and a portion of 4494 Morrish is available for sale, and;

WHEREAS, this property has remarkable historic features, a visible location, is within the walkable downtown, has superior regional accessibility, and is eligible for MEDC and local incentives; and

WHEREAS, the DDA finds that ownership will provide potential investors with superior due diligence time and resources that will maximize the potential for a positive outcome for the vacant building.

NOW THEREFORE, BE IT RESOLVED the City of Swartz Creek Downtown Development Authority approves the purchase agreement, as included in the September 18, 2024 DDA packet and further authorize and direct the DDA Chair to sign and execute any and all documentation necessary to effect the sale.

BE IT FURTHER RESOLVED the City of Swartz Creek Downtown Development Authority amend the fiscal year 2025 budget

Discussion ensued.

Voting For: Krueger, Barclay, Toms, Parenteau, Kallas, Beedy, Ryan
Voting Against: None

MEETING OPEN TO PUBLIC:

Dennis Cramer: Thanked the Board for taking the initial steps.

REMARKS BY BOARD MEMEBERS:

None

ADJOURN

Resolution No. 240912-03

Motion by Board Member Krueger
Second by Board Member King

I Move the Swartz Creek Downtown Development Authority adjourns the September 18, 2024 Downtown Development Authority meeting.

Unanimous affirmative voice vote: Motion declared carried.

Adjourn at 5:25pm

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: November 6, 2024

To: DDA Board Members
From: Adam Zettel
RE: November 14, 2024 Special DDA Meeting

Hello everyone,

There will be a meeting of the DDA at 6:00 p.m. on Thursday, November 14, 2024. All board members must 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.

I have some updates on 4484 Morrish Road, the former Methodist Church, as well as Holland Square. For starters, the church has officially been purchased by the DDA! The heat is on and our DPW are actively inspecting and maintaining those features that they can. In addition, I am hoping to get a cost from Davenport Restoration for the exterior brick preservation. We may be looking at a small project in 2025 to keep things from getting worse, with a larger investment down the road (which could be over \$250,000). In the meantime, they believe the coming winter should not change the condition in any remarkable or meaningful way.

Concerning next steps, I am attempting to get someone from the Michigan Economic Development Corporation to join our discussion. We have options to market the site for users in the near future, or we can seek to restore it prior to identifying a user. We can go over various options, funding sources, and desired outcomes.

Concerning Holland Square, we are getting closer to a revised set of drawings with new estimates. Unfortunately, we simply are not there yet. However, I think the wait will be worth it. Our architect, who has been working pro bono, has found a composite wood system that can be engineering into the design that they believe will look better and last much longer without maintenance. It will cost more, but I think it is valuable. This requires a second look at pricing and installation. Once that is done, we will have the committee tackle the project again. There still has not been movement on lighting or sound, so we may need to add this as a future phase.

Contact me directly with any questions, comments, or agenda items. **Please let us know if you can attend or not.**

Sincerely,

A handwritten signature in blue ink that reads "Adam Zettel". The signature is written in a cursive, flowing style.

Adam Zettel, AICP

City Manager

azettel@cityofswartzcreek.org



Swartz Creek Area Historical Society

swartzcreekhistory.com

11353 Cook Road • Gaines, Michigan 48436

SWARTZ CREEK DDA

The Swartz Creek Area Historical Society would like to thank you for your donation and support. Our car show held Sunday, October 13th on Holland Dr and Holland Square was successful. The show had 28 entries. This was more than expected given the weather. The show was shortened due to incoming rain. The car owners wanted to get their vehicles home and put away.

We gave each entry a dash placque. One was provided to Adam Zettel, with a few photos to share with you. Trophies were provided as Historical society choice winner, DDA choice winner, and participant choice winner. Mayor Krueger presented the trophies.

There was very good and positive feedback from attendees. Much of it a desire for this activity to carry over into 2025 season. Our society board will be considering all aspects of future fund raising activities, as we move toward finalizing our purchase of the Miller-Holland house. We hope to partner with the DDA again for future activities. It was observed that some attendees did visit Jamies, the Smoothie Shop and Blue Butterfly boutique.

We did raise \$415.00 towards our building fund. An accomplishment made possible with your support. Again, Thank You!, We wish you the best.

Sincerely,
David Spillane
President
Swartz Creek Area Historical Society

"It is the mission of the Swartz Creek Area Historical Society to keep alive the chronicle of our community's yesterdays, todays, and tomorrows in the hearts & minds of those around us."

President - Susan Swan • Vice President - Chris Campbell • Secretary - Angie Buda • Treasurer - Tim Buda • Trustees • Jim Barclay • Bill Miller • Valerie Sharp • Dave Spillane • Lisa Spillane • Paul Williams •

**SWARTZ CREEK AREA HISTORICAL SOCIETY
S.C. DOWNTOWN DEVELOPMENT AUTHORITY
FUND RAISER CAR SHOW
HISTORICAL SOCIETY BUILDING FUND**

SUNDAY

OCTOBER 13TH

12PM-4PM

\$10.00 ENTRY PER

SHOW CAR



1ST FIFTY ENTRIES GET DASH PLACQUES

TROPHIES TO BE AWARDED

HOLLAND SQUARE AND HOLLAND DR.

DOWNTOWN SWARTZ CREEK

INFO 810-635-7439



MARKETING PACKAGE FOR



4484 MORRISH ROAD
SWARTZ CREEK, MICHIGAN

PPN: 58-35-576-053



TABLE OF CONTENTS

Development Prospect.....	1
A Little Background	2
Church to Brewery Adaptive Reuse.....	2
Building Assessment & Opportunities.....	3
Preferred Development Scenario.....	4
Incentives.....	7
Contact / Questions.....	7



williams&works
engineers | surveyors | planners

THOMAS ROBERTS ARCHITECT
Architecture
Planning
Historic Preservation



4484 MORRISH ROAD Swartz Creek, Michigan

Celebrations and cheer echo through the halls of the former Methodist Church in Swartz Creek.

Located in the heart of downtown and a short walk from city amenities, an attractive and stately community icon is awaiting redevelopment. 4484 Morrish Road is home to a historic church. Adjacent to the church is a former daycare/office building and parking lot, also available for sale either with the church or as a separate project. Together, both sites represent 1.56 acres of land and 13,616 square feet of commercial space.

Economic studies point to many in-demand options that would garner a strong market position. The site is less than a mile from the I-69 freeway interchanges at Morrish Road and Miller Road and also near I-75.

Local market data demonstrates an unmet need for many uses. Be it a brewery, restaurant, banquet hall, or event space, the unique interior with colorful and intricate stained-glass accents will become a new city icon and backdrop for memories to come. City leadership anticipates being a partner in the rehabilitation and redevelopment, and the community provides robust support for entrepreneurs and new businesses.

The property is eligible for several financial incentives including Redevelopment Ready support from the Michigan Economic Development Corporation through the Community Revitalization Program, local façade grants, expedited approvals, collaboration with the City for parking development on adjacent lands, TIF reimbursement, and MDOT logo sign reimbursement.

Architectural studies have proven the brick edifice is structurally sound and repurposing the nave and aisles into seating could accommodate more than 200 guests. Outdoor seating and yard games in the front of the church will welcome passersby, while rear deck seating provides a secluded oasis for gathering. The lower level is ideal for private events, chef dinners, dressing rooms for wedding parties, and other social occasions.

The City is supportive and welcomes new development. Future community planning envisions new uses for and surrounding this former church. Swartz Creek has welcomed condos and townhouse development the past year, as well as several revitalization projects in the downtown. Adjacent land to the north of the site, owned by the City, can accommodate a parking lot should the need arise, as City leaders are prepared to facilitate and support the project.

A LITTLE BACKGROUND

Zoning | Central Business District

Acreage/Frontage | 1.56 acres, 250' on Morrish Road

Utilities | Municipal water and sewer

Parking | Existing lot meets ordinance requirements; additional expansion to the north is possible

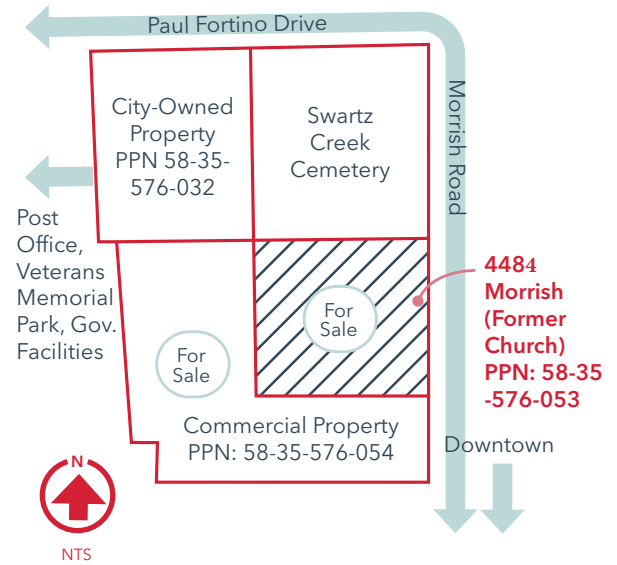
Traffic Counts | Morrish (8,000 ADT), Miller (14,000 ADT)

Proximity | Located within downtown, near parks, public facilities, and walkable neighborhoods

Flexibility | Outdoor activity space (front and rear), multiple interior space configurations, ADA accessibility could easily be accommodated

Iconic | Historic building, original wood work and light fixtures, stained glass rosettes

Site Location Key



This site is ripe for investment and brimming with potential

CHURCH TO BREWERY ADAPTIVE REUSE

East to west and north to south, throughout Michigan several former churches have been rehabilitated into restaurants, food halls, breweries and other social gathering spaces. There are many successful redevelopment models to replicate in Swartz Creek.



Brewery Vivant, Grand Rapids



Beer Church Brewery, New Buffalo



Salt Springs Brewery, Saline



Salt Springs Brewery, Saline



LARGE GATHERING SPACES, VAULTED CEILINGS, STAINED GLASS WINDOWS, AND OTHER HISTORIC FEATURES PROVIDE CHARACTER AND OPPORTUNITY TO ENVISION THE FORMER CHURCH AS SOMETHING NEW.

BUILDING ASSESSMENT & OPPORTUNITIES

- Open floor plan and overall structure size lends itself to assembly use, with opportunity for gathering spaces on two levels.
- Structurally sound, with excellent exterior brickwork and unique millwork.
- Cosmetic site improvements needed include: paving, lighting, walkways, and landscaping.
- Tuckpointing is recommended to seal the foundation and all building walls, as well as vegetation removal and positive grading away from the building.
- Roof is weathertight, and reinforcing/repairing along coping, gutters, downspouts is recommended to ensure long-term structural integrity.
- Windows and doors are in fair condition; however, higher-performing doors would ensure improved insulation and could better align with the building's architectural style.
- Barrier free, unisex, and ADA-compliant improvements to the restrooms, entry, and lower level are needed to accommodate accessibility.
- Existing plumbing infrastructure provides basis for the necessary system, and upgrades are needed for modern conveniences.
- The building placement and site orientation are ideal for outdoor gathering, garden spaces, nooks, and unique elements to draw patrons and provide entertainment options as well as possible banquets, weddings, or other communal uses.





CONCEPTUAL RENDERING OF THE PREFERRED DEVELOPMENT SCENARIO

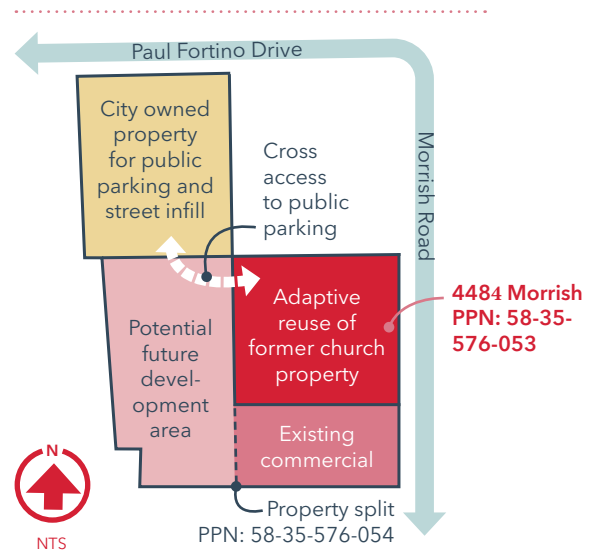
PREFERRED DEVELOPMENT SCENARIO

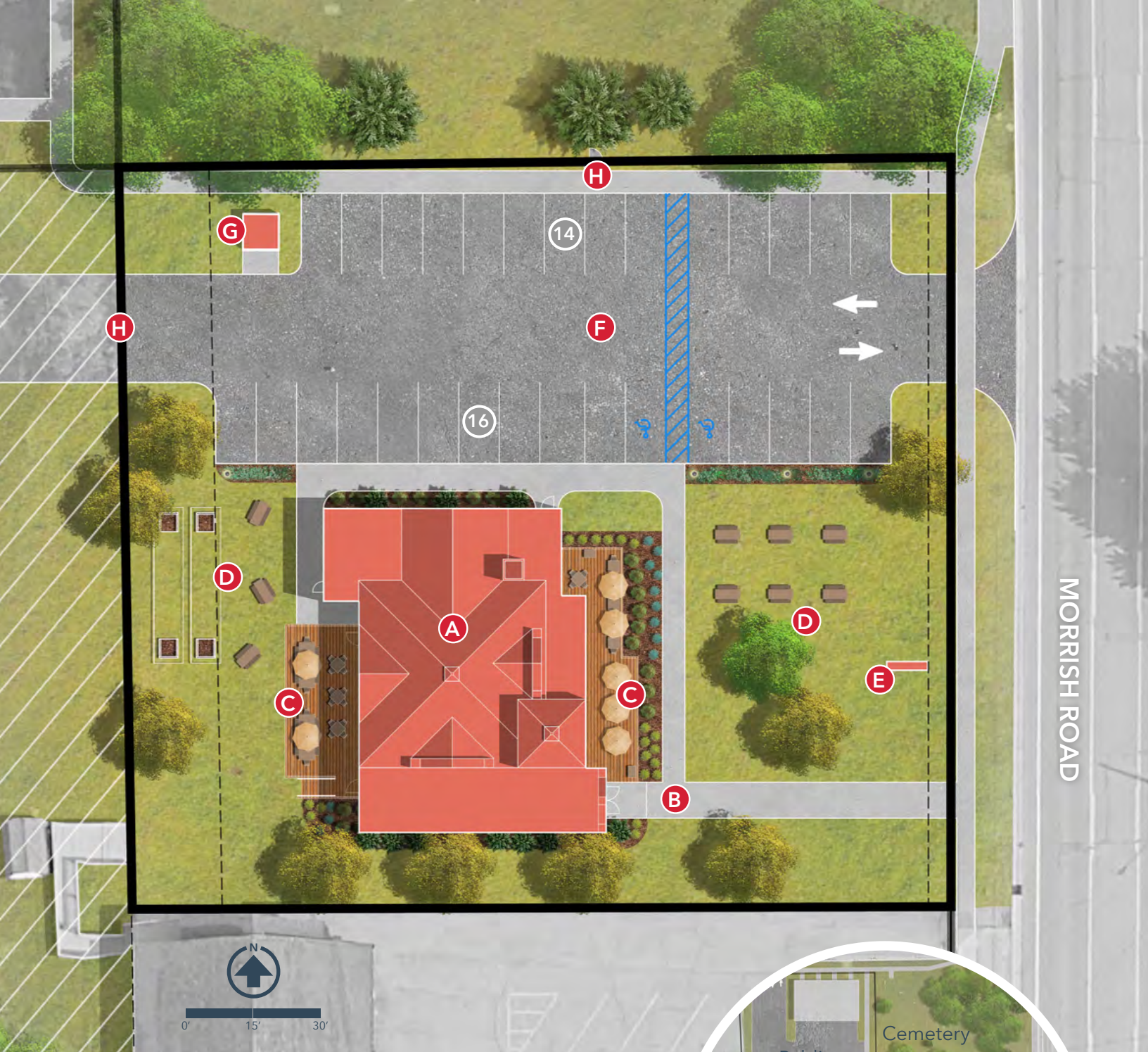
The City of Swartz Creek would like to see the former church be renovated into an active and engaging development. Flexibility and growth are key to creating an adaptive place. The site enables a phased approach: Begin with the church building, strengthen market position, and expand to the adjacent office building, etc.

Imagine wedding ceremonies in the former church, with reception and celebration next door and outside. The church itself can accommodate approximately 200 guests, and architectural studies prove the ability to provide barrier-free access, outdoor dining, brewery equipment spacing, commercial kitchen, and storage space as well as ample restrooms.

Off-street surface parking may be accommodated on-site and also adjacent to the north in partnership with the City of Swartz Creek. Intuitive and direct sidewalk connections link up with downtown, City Hall, the cemetery, Veterans Park, and nearby neighborhoods.

Available Properties & Potential Uses





MORRISH ROAD

4484 Morrish Conceptual Site Plan Legend

- | | |
|--|---|
| A Adaptive reuse of former church | E Existing ground sign |
| B New entry sidewalks and ramps | F Reconstructed parking lot |
| C Outdoor dining deck | G Refuse enclosure |
| D Lawn for programming & events | H Connections to existing cemetery and proposed public parking |



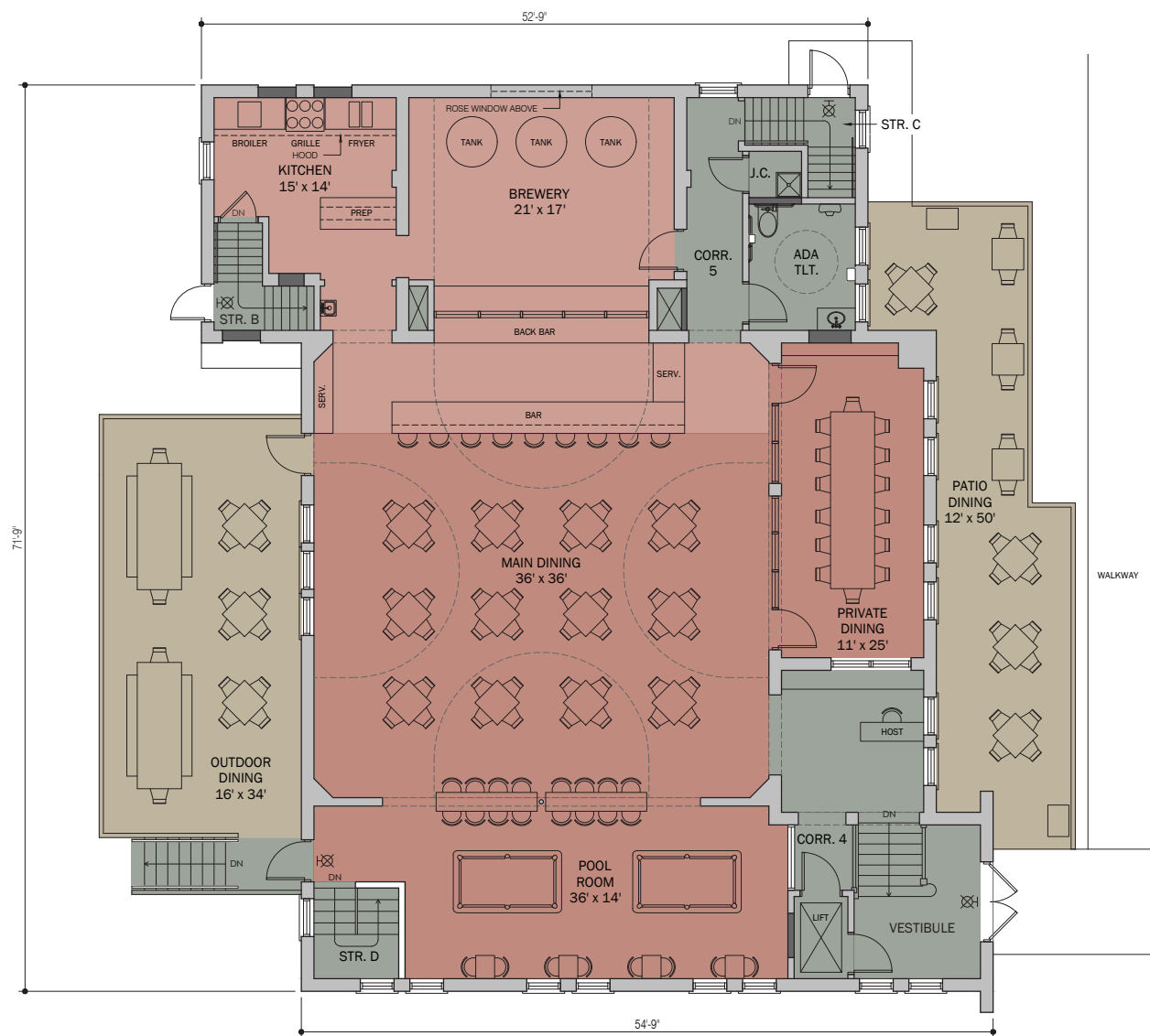
The Big Picture

CONCEPTUAL BUILDING LAYOUT

The existing historic church building is generally in good condition and well suited to the proposed commercial use of a restaurant and/or banquet hall. The large, open, column-free volume of the nave lends itself to an assembly use, with the benefit of the adjacent support spaces for private dining rooms, game rooms, bar, and food preparation spaces. The basement can be used for open multi-purpose space, meeting or dressing rooms, accessible restrooms, storage, kitchen support spaces, and mechanical rooms.

Total Building Gross Area: 7,452 sf **First Floor Gross Area:** 3,726 sf **Basement Gross Area:** 3,726 sf

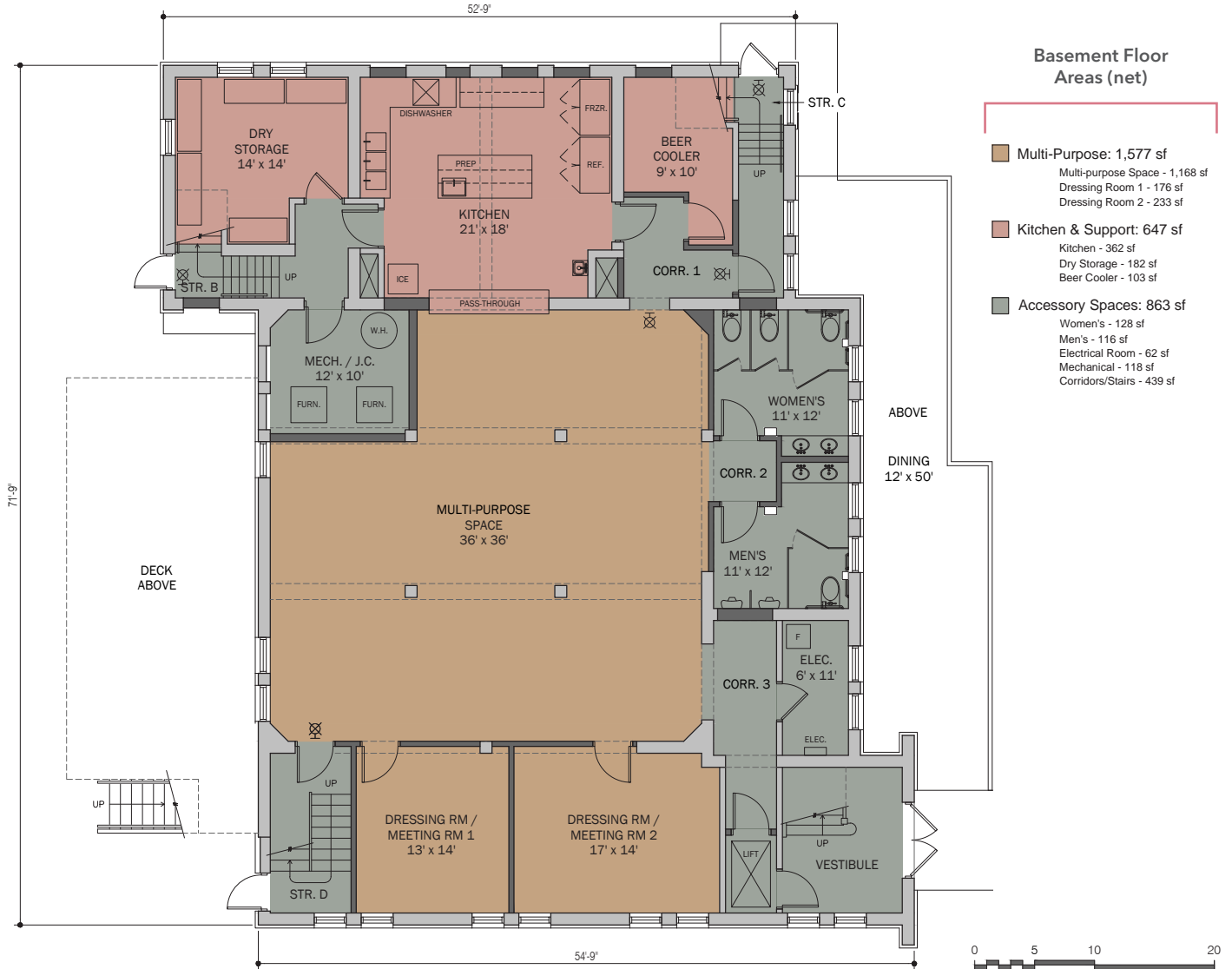
- Guest Areas: 3,345 sf
- Kitchen/Support Areas: 1,490 sf
- Total Outdoor Areas: 1,060 sf



4484 Morrish Conceptual Building Layout - First Floor

First Floor Areas (net)		Dining & Bar: 1,768 sf		Kitchen & Support: 845 sf		Accessory Spaces: 627 sf		Outdoor: 1,060 sf
		Main Dining - 1,036 sf Pool Room - 455 sf Private Dining - 277 sf		Kitchen - 209 sf Brewery - 346 sf Bar - 290 sf		Waiting / Host - 127 sf Vestibule - 122 sf Restroom - 85 sf J.C. - 16 sf Corridors/Stairs - 277 sf		Outdoor Dining - 536 sf Patio Dining - 524 sf

4484 Morrish Conceptual Building Layout - Basement



INCENTIVES

The site is designated a Redevelopment Ready opportunity and is eligible for city and state incentives, including Community Revitalization Program grants/loans, TIF reimbursement, façade grants, and MDOT logo sign reimbursement. Preliminary due diligence and architectural work was completed by the community development team as part of the creation of this document.

The City of Swartz Creek is open to supporting this redevelopment through the sale or construction of off-street public parking on their adjacent lot.

CONTACT / QUESTIONS

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4484 MORRISH ROAD
SWARTZ CREEK, MICHIGAN

MARKETING PACKAGE