

# *SWARTZ CREEK DDA*

## **Regular Meeting Agenda**

**Downtown Development Authority, Thursday, March 13, 2025, 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, March 13, 2025

**5. MOTION TO APPROVE MINUTES:**

5A. Board Meeting, September 12, 2024

5B. Board Meeting, September 18, 2024

**6. REPORTS & COMMUNICATIONS:**

**Page No:**

6A. Resolutions

**02**

6B. September 12, 2024 Minutes

**10**

6C. September 18, 2024 Minutes

**14**

6D. March 13, 2025 Meeting Letter

**16**

6E. Jeepers Creekers Support Request

**18**

6F. Swartz Creek Fine Arts Request

**23**

6G. Church RFQ Scoping Letter

**25**

6H. Monthly Revenue and Expense Report

**38**

**7. MEETING OPENED TO THE PUBLIC:**

7A. General Public Comments

**8. BUSINESS:**

8A. Jeepers Creeks Support Request

8B. SCFA Support Request

8C. 4484 Morrish Road Update

8D. Brief Updates (Holland Square, Social District, & Megasite)

**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, MARCH 13, 2025**

**Resolution No. 250313-01**

**Agenda – March 13, 2025**

Motion by Board Member: \_\_\_\_\_

**I Move** the Swartz Creek Downtown Development Authority approves the agenda for the March 13, 2025 Downtown Development Authority special meeting.

Second by Board Member: \_\_\_\_\_

Voting For: \_\_\_\_\_

Voting Against: \_\_\_\_\_

**Resolution No. 250313-02**

**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. 250313-03**

**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. 250313-04**

**RESOLUTION TO APPROVE SPONSORSHIP  
SUPPORT FOR JEEPERS CREEKERS**

Motion by Board Member: \_\_\_\_\_

**WHEREAS** the Swartz Creek Downtown Development Authority actively seeks community partners that can increase recreation, hospitality, and culture in the community through the creation and continuation of events; and

**WHEREAS**, the DDA budgets funds to support such events financially; and

**WHEREAS**, the Jeepers Creekers organization, which is a recognized area not for profit that is in good standing, operates the Makers Market and a popular fall event known as Jeepers Creekers.

**NOW THEREFORE, BE IT RESOLVED**, the Swartz Creek Downtown Development Authority sponsor the 2025 Jeepers Creekers downtown event in the amount of \$2,000.

Second by Board Member: \_\_\_\_\_

Voting For: \_\_\_\_\_

Voting Against: \_\_\_\_\_

**Resolution No. 250313-05**

**RESOLUTION TO APPROVE SPONSORSHIP SUPPORT FOR SWARTZ CREEK FINE ARTS ASSOCIATION**

Motion by Board Member: \_\_\_\_\_

**WHEREAS** the Swartz Creek Downtown Development Authority actively seeks community partners that can increase recreation, hospitality, and culture in the community through the creation and continuation of events; and

**WHEREAS**, the DDA budgets funds to support such events financially; and

**WHEREAS**, the Swartz Creek Fine Arts Association organization, which is a recognized area not for profit that is in good standing, operates the summer concert series and the Pajtas Amphitheater in downtown.

**NOW THEREFORE, BE IT RESOLVED**, the Swartz Creek Downtown Development Authority sponsor the 2025 summer concert series event in the amount of \$400.

Second by Board Member: \_\_\_\_\_

Voting For: \_\_\_\_\_

Voting Against: \_\_\_\_\_

**Resolution No. 250313-06**

**RESOLUTION TO APPROVE THE METHODIST CHURCH REQUEST FOR DEVELOPMENT PACKAGE**

Motion by Board Member: \_\_\_\_\_

**WHEREAS** the Swartz Creek Downtown Development Authority acquired the former Methodist Church at 4488 Morrish Road with the intention of preserving the remaining historical features of the site, rehabilitating the structure, finding an economic use that would make site use financially sustainable, and increasing downtown recreation, hospitality, and culture; and

**WHEREAS**, the city, as an approved Redevelopment Ready Community, was able to received professional service support from the Michigan Economic Development Corporation to strategize and create informational and marketing materials to solicit and evaluate private developers and users to achieve this goal; and

**WHEREAS**, Aligned Planning has created such an instrument in consultation with a local review team.

**NOW THEREFORE, BE IT RESOLVED**, the Swartz Creek Downtown Development Authority approve the Request for Development Package, as included in the March 13, 2025 packet, for distribution.

Second by Board Member: \_\_\_\_\_

Voting For: \_\_\_\_\_

Voting Against: \_\_\_\_\_

**Resolution No. 250313-07**

**Adjourn**

Motion by Board Commission Member: \_\_\_\_\_

**I Move** the Swartz Creek Downtown Development Authority adjourns the March 13, 2025 Downtown Development Authority special meeting.

Second by Board Member: \_\_\_\_\_

Voting For: \_\_\_\_\_

Voting Against: \_\_\_\_\_

**CITY OF SWARTZ CREEK  
VIRTUAL DOWNTOWN DEVELOPMENT AUTHORITY MEETING ACCESS INSTRUCTIONS  
THURSDAY, MARCH 13, 2025, 6:00 P.M.**

The regular virtual meeting of the City of Swartz Creek park board is scheduled for **March 13, 2025** 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](https://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: March 13, 2025 6:00 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/u/kz4Jb4etg>

**If you have any further questions or concern, please contact 810-429-2766 or email [rkraft@cityofswartzcreek.org](mailto: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

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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

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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: March 6, 2025

**To: DDA Board Members**  
**From: Adam Zettel**  
**RE: March 13, 2025 Special DDA Meeting**

Hello everyone,

**There will be a meeting of the DDA at 6:00 p.m. on Thursday, March 13, 2025.** 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.

Note that we did not have a quorum for the November meeting, and we cancelled December and January meetings due to expected attendance. This means that we still have minutes to approve from September. With that said, I ask everyone **to make a concerted effort to attend and to let me know your availability to meet for the 13<sup>th</sup>.** If meetings are difficult for you to attend regularly, please get with myself or Mayor Henry to discuss this. The ability of the board to conduct business is being impacted.

First on the agenda are a pair of funding requests for downtown events. Both are for annual events that have been in the community for a number of years. Jeepers Creekers, which is responsible for the monthly Makers Market and the October trunk or treat is seeking \$2,000 to support their programming. The Swartz Creek Fine Arts Association is seeking a standard \$400 sponsorship for their summer concert series. Both of these events are well known and attended in the community. The funds go towards vendor support, entertainment, and sanitation facilities.

Note that the city council will also be considering a car show at their meeting on March 10<sup>th</sup>. If approved and if desired by the applicant, they may also be presenting a request for funds at this time.

Next up, the MEDC's consultant has been diligently working on a request for development package for the former Methodist Church at 4488 Morrish. This is an informational packet that outlines the community's aspirations for the property, some property details, potential use options, incentives, and submission expectations. The goal is to market the site with this packet and solicit developer interest and submissions that the DDA can review and



compare. Once complete, the DDA should have a viable partner that can take ownership of the property, rehabilitate it, and provide for its end user.

I hope to have the document's author, Lynee Wells, attend our meeting via Zoom. I am asking the DDA to consider the package, deliberate about any alterations, and hopefully authorize its distribution.

Lastly, I will report the current status of Holland Square, the megasite, and the potential for a social district. As of writing, I do not expect any short or near term action on any of those initiatives, though the one we know the least about is the megasite.

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 fluid and cursive, with the first name "Adam" and the last name "Zettel" clearly legible.

**Adam Zettel, AICP**  
City Manager  
[azettel@cityofswartzcreek.org](mailto:azettel@cityofswartzcreek.org)

Phone: (810) 635-4464

Fax: (810) 635-2887



Where Friendships Last Forever

## City of Swartz Creek Municipal Property Reservation Application

Date of Reservation: 5-13-25 Reservation location: Holland Square

One time event

6-10-25 7-8-25 8-12-25

Holland Drive

Recurring event

Name of Responsible Party: Lanea Rocha, president Jeepers Creekers

Address: 1009 E Wherton Rd Phone: 989-332-2055

City: Flint Zip Code: 48507

Nature of Activity: Monthly Makers Markets Approx. # Attendees 400

Arrival Time: 3 pm Departure Time: 9 pm

Responsible Party Signature: Lanea Rocha

E-mail Address: jeeperscreekers@gmail.com

Proof of Insurance Provided

Please check all that will be needed

Water

Waste collection

Electricity

Other Services -- Specify: picnic tables

I have received a copy of the Plaza Rules:

IF THERE ARE PROBLEMS DURING THE EVENT CONTACT 911.

City Official \_\_\_\_\_

Date \_\_\_\_\_

Phone: (810) 635-4464

Fax: (810) 635-2887



Where Friendships Last Forever

## City of Swartz Creek Municipal Property Reservation Application

Date of Reservation: 10-18-25 Reservation location: Holland Square

One time event

Recurring event

Name of Responsible Party: Lana Rocha, president Jeepers Creepers

Address: 609 E. Atherton Rd Phone: 989.332.2055

City: Flint Zip Code: 48507

Nature of Activity: Makers Market, festival Approx. # Attendees 1,000

Arrival Time: 10 a.m. Departure Time: 8 p.m.

Responsible Party Signature: Maria Rocha

E-mail Address: jeeperscreepers@gmail.com

Proof of Insurance Provided

Please check all that will be needed

Water

Waste collection

Electricity

Other Services - Specify: extra trash cans, picnic tables

I have received a copy of the Plaza Rules:

IF THERE ARE PROBLEMS DURING THE EVENT CONTACT 911.

City Official \_\_\_\_\_

Date \_\_\_\_\_

**Please use this page for any additions or details.**

Jeppers Creekers is requesting use of Holland Square and Holland Drive for the annual fall festival to include a Makers Market, food trucks and evening activities such as bounce houses, music, crafts and more.

We are also requesting closure of Holland Drive from 3-9 pm on 5-13, 6-10, 7-8 and 8-12 for the Makers Markets



Where Friendships Last Forever

RESOLUTION # \_\_\_\_\_

**CITY OF SWARTZ CREEK**  
*(An Equal Opportunity Employer)*  
**STREET CLOSURE/USE APPLICATION**

DATE OF REQUEST:

SPONSOR ORGANIZATION: Jeepers Creekers

AUTHORIZED REPRESENTATIVE: Lana Rocha, president

WORK ADDRESS: n/a HOME ADDRESS: 609 E. Aylerton Rd. Flint

PHONE NO: WORK 989-332-2088 HOME: ( ) CELL: ( )

EMAIL ADDRESS: jeeperscreekers@gmail.com

TYPE OF EVENT: (check box)

PARADE  \*\* (Draw Route on Attached Map)

CARNIVAL

FOOT/BIKE RACE

CRAFT SHOW

CONCERT

OTHER: trunk or treat

DATE OF EVENT: 10/18/25

TIME OF EVENT: FROM: 4 AM/PM TO: 8 AM/PM

ESTIMATED NUMBER OF PARTICIPANTS: 1,000

DESCRIPTION OF EVENT; NOTE STREETS REQUESTED TO BE CLOSED/USED:

Annual Jeepers Creekers trunk-or-treat on Miller Road and Holland Drive. Also requesting to close Holland starting at 10am.

The applicant agrees, as a condition of the granting of this permit, to hold the City of Swartz Creek, its officers, employees, and agents harmless from any liability from any injuries caused to persons or property in connection with this event. To that end, the applicant shall provide the City with evidence of insurance for such liability in an amount determined adequate by the City Attorney, but in no case less than \$ 1,000,000/2,000,000 aggregate and the City of Swartz Creek shall be named as an insured party on said policy. The policy shall also contain a provision providing the City with ten (10) days written notice of cancellation.

FOR: Jeepers Creekers  
(Organization)

BY: Lana Rocha  
(Authorized Representative)

APPROVED BY: \_\_\_\_\_  
(Chief of Police)

\_\_\_\_\_  
(Street Administrator)

\* The throwing of any item(s) from any vehicle during the course of a parade is strictly prohibited and violations may result in criminal prosecution and/or the denial of future permit applications.

\*\*The Chief of Police reserves the right to determine the length of time that any street(s) remain(s) closed to traffic.



Jeepers Creekers is a non-profit, volunteer organization that coordinates the annual fall festival which draws more than 1,000 children and their families to downtown Swartz Creek.

The festival committee relies on community support to cover the bills, such as insurance and porta-potties, and pay for some of the attractions. This year, we are hoping to also provide one bag of candy to everyone who signs up for the trunk-or-treat. Last year, only half of the registered “trunkers” showed up. We believe that was due to the price of candy.

Jeepers Creekers helps promote activity and commerce downtown, and reinforces a positive image of the community. For this reason, we endeavor to make sure everyone has an enjoyable experience. Part of that is ensuring there are sufficient trunks for the trunk-or-treat.

We are asking the Downtown Development Authority to consider being the title sponsor again this year. We are requesting \$2,000, or whatever the DDA deems appropriate. We will include the city/DDA logo on print and online marketing, and a banner displayed during the festival and summer makers’ markets.

Thank you for your consideration.



## Swartz Creek Fine Arts Association

Pajtas Theatre

Dear sponsor;

As the 2025 year progresses, it is that time to commit to the Swartz Creek Fine Arts association summer concert series. The support of sponsors for the concerts has ensured the past 40 years of success. Our community continues to enjoy the concert series and attendance has grown to new record counts. This is a great way to gain exposure to local persons of what you and your group are actively, supporting and involved in.

Please consider a concert sponsorship. Non-profit group sponsorships are \$400.00 and for profit business/group sponsorships are \$500.00. (You will notice that this is a price change which has not happened in our past) due to increased costs of everthing we had to ask for more. Even at the increased price, it is still a bargain in advertising costs!

If you have questions or concerns contact me directly at 810-635-7439.

Thank you in advance for your support of the Swartz Creek Fine Arts Association.

Sincerely,

A handwritten signature in dark ink, appearing to read 'David Spillane'.

David Spillane

President

Swartz Creek Fine Arts Association

8099 Civic Drive . P.O. Box 98 . Swartz Creek, MI 48473-0098

[info@swartzcreekfinearts.org](mailto:info@swartzcreekfinearts.org)



**Swartz Creek Fine Arts Association**

8099 Civic Drive P.O. Box 98 Swartz Creek, Michigan 48473-0098  
810-635-7439 -or- 810-635-4471 info@swartzcreekfinearts.org

**APPLICATION FOR CONCERT SPONSORSHIP**

Date of Application: \_\_\_\_\_

Name of Organization: \_\_\_\_\_

Name of Representative: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: Home ( \_\_\_\_\_ ) \_\_\_\_\_ Office ( \_\_\_\_\_ ) \_\_\_\_\_

Date of Sponsored Concert: \_\_\_\_\_ Tuesday \_\_\_\_\_, 20\_\_\_\_

Sponsorship Fee for Non-Profit Organizations:	<del>\$300.00</del> <sup>400.00</sup>	payable to Swartz Creek Fine Arts	<sup>400.00</sup>
Sponsorship Fee for Profit Organizations:	<del>\$400.00</del> <sup>500.00</sup>	payable to Swartz Creek Fine Arts	<sup>500.00</sup>

Nature of Sponsor's Activities: \_\_\_\_\_

Number of Personnel of Sponsor Participating: \_\_\_\_\_

**RULES AND REGULATIONS FOR CONCERT SPONSORSHIP:**

1. The Board of Directors of the Swartz Creek Fine Arts Association must approve all applications. All decisions of the Board are final.
2. The Board of Directors of the Swartz Creek Fine Arts Association shall not allow the property to be used for profit motivated purposes.
3. The theater and its grounds shall not be allowed to be used for illegal or immoral purposes.
4. No alcoholic beverages shall be allowed on the premises.
5. No unleashed animals shall be allowed on the premises.
6. No smoking within the Theater building.
7. No vehicles allowed on concrete at Theater.
8. The Board of Directors of the Swartz Creek Fine Arts Association or the applicant shall not refuse the use of the premises on the basis of race, age, handicap, religion or color.
9. The event sponsor is required to obtain any event license and/or permit, and to pay any license or permit fees, i.e. ASCAP.
10. Use of concession area must be approved for use by others, as Swartz Creek Fine Arts Association gets first consideration for concession sales. Any sales made must be shared with Swartz Creek Fine Arts at a rate of 15%.
11. Any fundraising activity must be pre-approved by Swartz Creek Fine Arts prior to concert.

I have read and understand the rules and regulations listed above and made a part of this application, and agree to abide by them in the fullest.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Applicant Title

**FOR SWARTZ CREEK FINE ARTS ASSOCIATION USE ONLY:**

Application: ( ) Approved ( ) Denied

By: \_\_\_\_\_ Date: \_\_\_\_\_





REQUEST FOR DEVELOPMENT PACKAGE FOR



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4488 MORRISH ROAD  
SWARTZ CREEK, MICHIGAN

PPN: 58-35-576-053



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**williams&works**  
engineers | surveyors | planners

**THOMAS ROBERTS ARCHITECT**  
Architecture  
Planning  
Historic Preservation



## 4488 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. 4488 Morrish Road is home to a historic church and adjacent open land. The site represent 1.03 acres of land and 250' of frontage on Morrish Road.

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. Traffic counts for I-69 at this location are upwards of 40,000 daily trips.

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. City leaders are prepared to facilitate and support the project.

**A LITTLE BACKGROUND**

**Zoning** | Central Business District

**Acreage/Frontage** | 1.03 acres, 250' on Morrish Road

**Utilities** | Municipal water and sewer

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

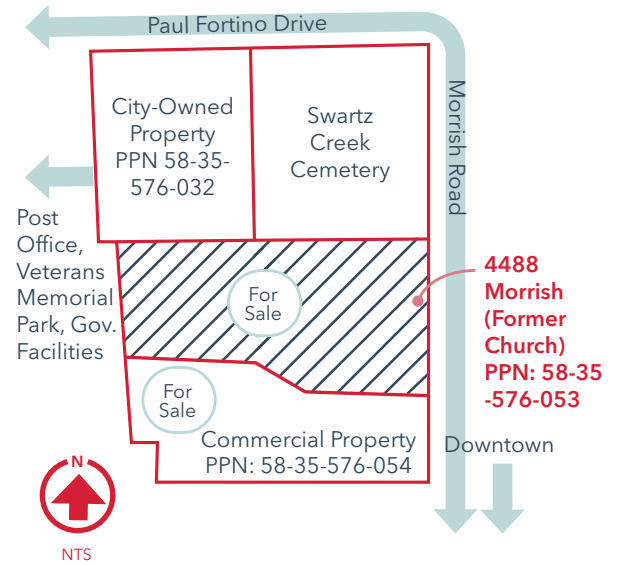
**Traffic Counts** | I-69 (40,000 ADT), Morrish (9,000 ADT), Miller (14,000 ADT)

**Proximity** | Located within downtown, near parks, public facilities, walkable neighborhoods, bike lanes on Morrish, and the new Holland Square Event Pergola

**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

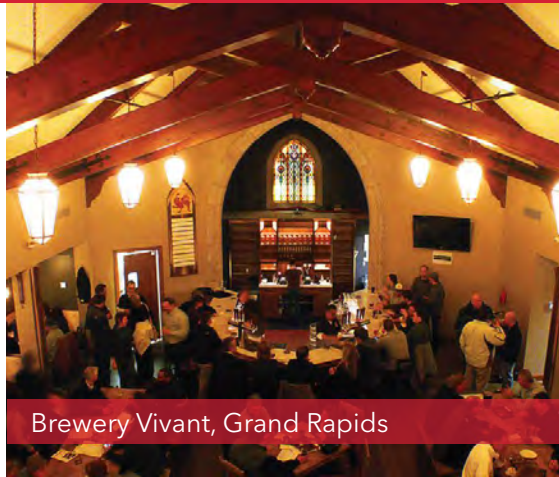
**Site Location Key**



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



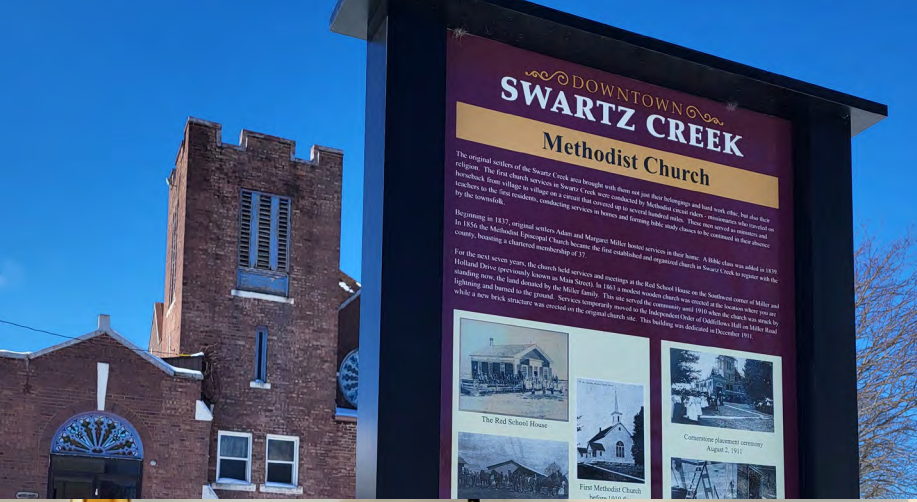
Beer Church Brewery, New Buffalo



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

Imagine wedding ceremonies and celebrations in the building, with receptions and celebrations that spill outside to picturesque and lush outdoor spaces. The building 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.

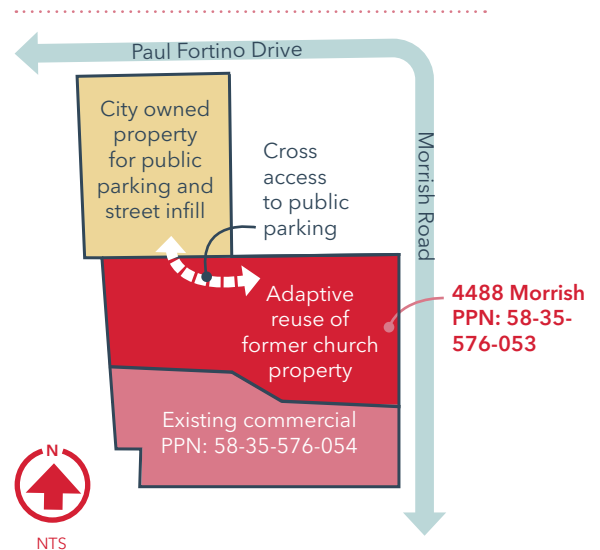
Off-street surface parking may be accommodated on-site and also adjacent to the north in partnership with the City of Swartz Creek. Intuitive and direct sidewalk connections link up with downtown, the City's Civic Campus, including city offices, library, senior center, and amphitheater, Veteran's Memorial, and nearby neighborhoods.

Morrish Road is a prime connector with bike lanes accessing the newly extended Genesee Valley Trail and the Cosmos in the Creek Solar System Model.

The City of Swartz Creek would like to see the former church be renovated into an active and engaging development. While this adaptive reuse has potential, know that the City has moved beyond only considering preservation as a church and is anxious to see reuse of the vacant structure. The preferred development scenario is

one option of many.

### Available Properties & Potential Uses





MORRISH ROAD

**4488 Morrish Conceptual Site Plan Legend**

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



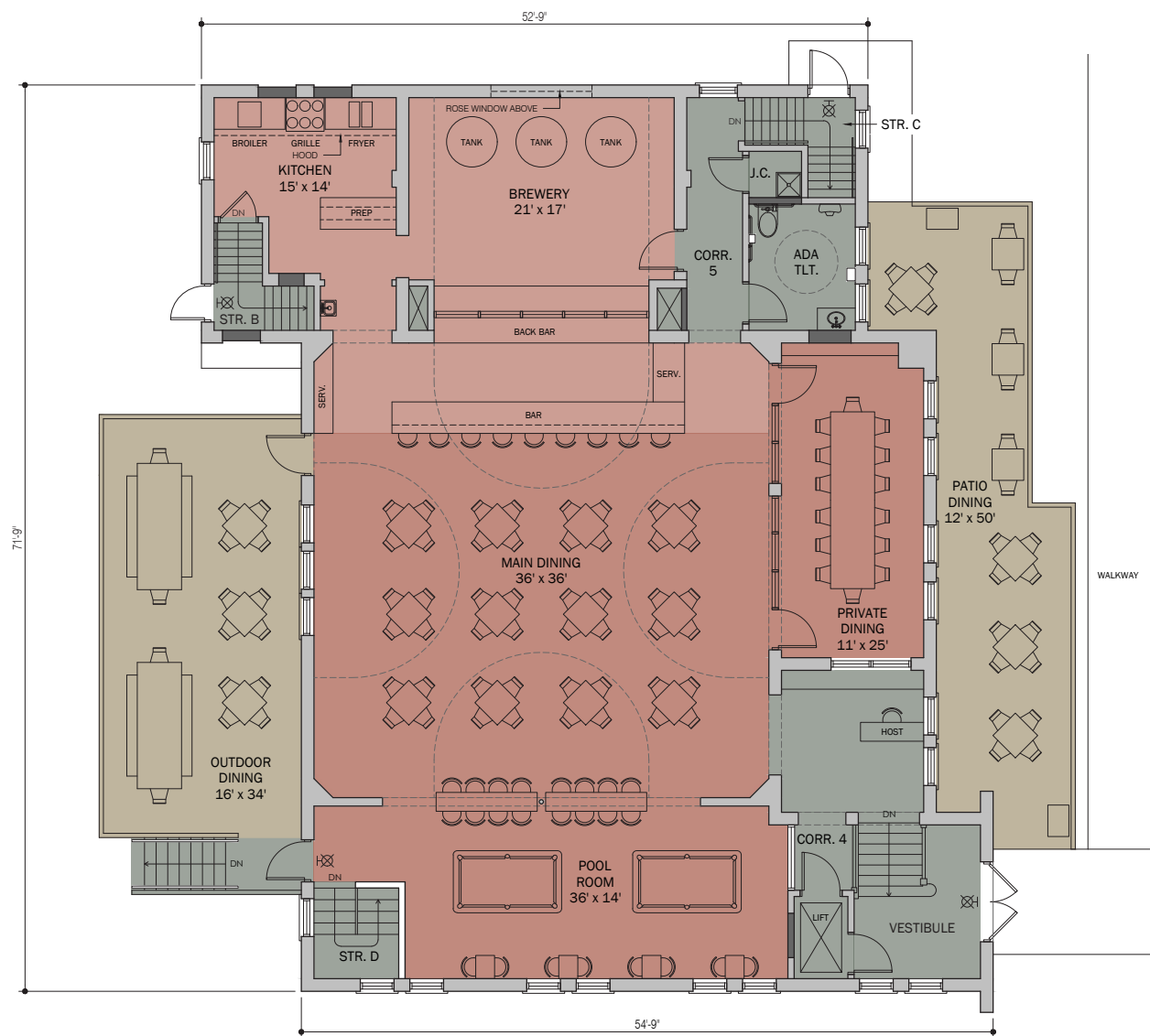
*The Big Picture*

# 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

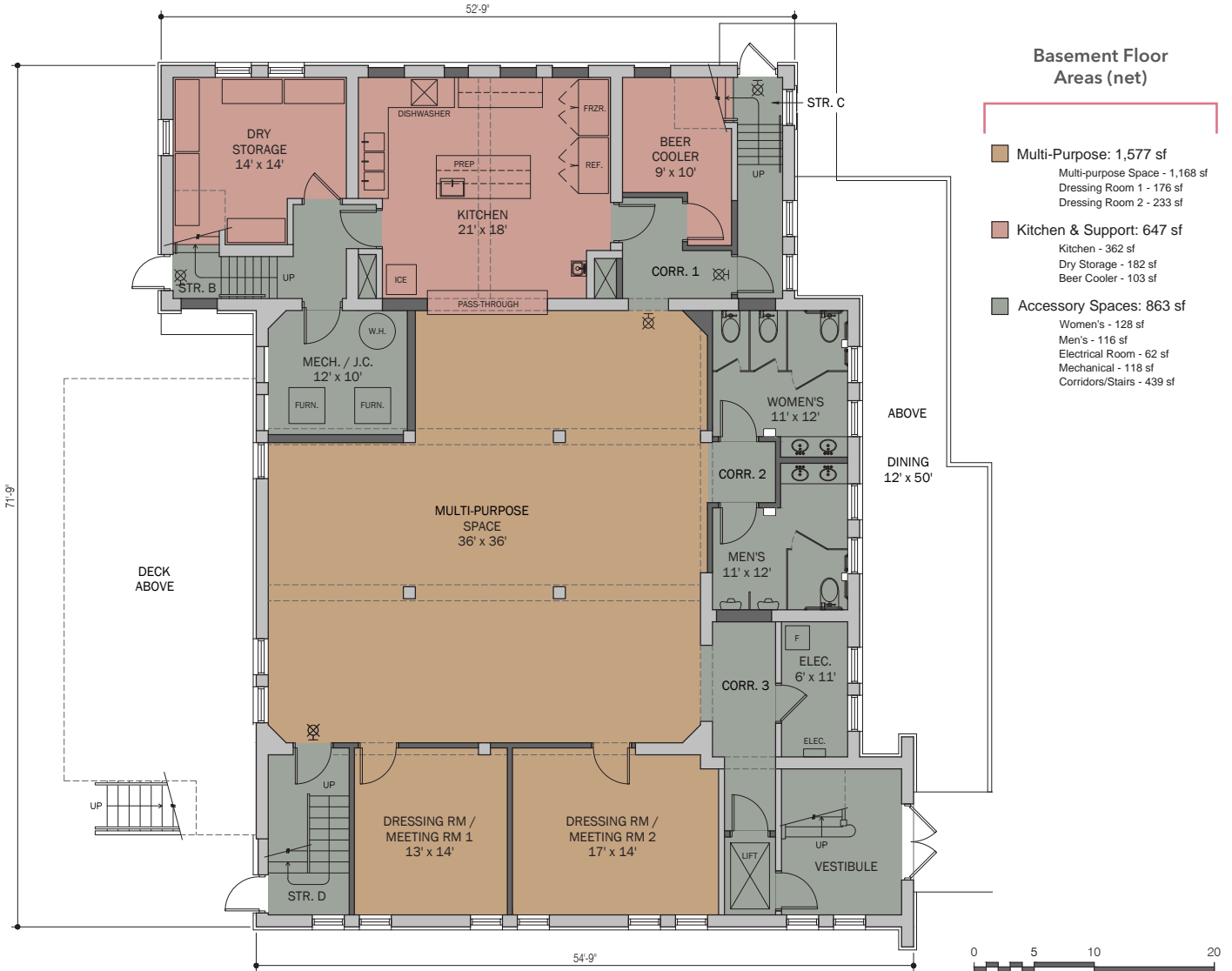


4488 Morrish Conceptual Building Layout - First Floor

First Floor Areas (net)		<b>Dining &amp; Bar: 1,768 sf</b>		<b>Kitchen &amp; Support: 845 sf</b>		<b>Accessory Spaces: 627 sf</b>		<b>Outdoor: 1,060 sf</b>
		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



## 4488 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 project and invites qualifications packages.

## CONTACT / QUESTIONS

Adam Zettel, City Manager  
 8083 Civic Drive  
 Swartz Creek, MI 48473  
 810.635.4464 general office  
 810.287.2147 mobile  
[azettel@cityofswartzcreek.org](mailto:azettel@cityofswartzcreek.org)

# REQUEST FOR QUALIFICATIONS

The City of Swartz Creek is seeking qualified developers to rehabilitate and adaptively reuse the historic church located in the heart of the community. The iconic structure represents an important piece of local heritage and presents a unique development opportunity. The City aims to partner with an experienced developer who can transform this significant property while preserving its remaining historic character and creating lasting value for the community. The project is expected to make use of state and local incentives, including Michigan Community Revitalization Program (CRP) or Revitalization and Placemaking Program (RAP).

The City and Downtown Development Authority are committed to selecting a developer with demonstrated experience in preservation, proven financial capacity, and a vision that aligns with the community’s values and economic development objectives. Through a transparent and thoughtful two-step selection process, we aim to identify a development partner who can successfully execute this important project while ensuring the building’s long-term viability and positive contribution to Swartz Creek’s downtown district.

The DDA and City will consider creative deal structures with qualified development partners, including offsite parking provision, and/or the potential transfer of the real estate at a nominal cost to facilitate project feasibility and support the substantial private investment required for this renovation project.

## SUBMISSION PROCESS

### PHASE ONE | evaluate capabilities and experience

#### Development Qualifications

- Company profile and history
- Development team structure and key personnel qualifications
- Portfolio of similar preservation/redevelopment projects completed in the last 10 years
- Financial statements demonstrating company stability, including balance sheet and P&L for the last three years. Also, please provide a summary of any current real estate holdings and debt
- 2 letters of reference with contact information from previous municipal partners
- Proof of insurance and bonding capacity
- List of any litigation or bankruptcy history in the past 10 years
- Preliminary concept statement (2 pages max) describing vision for the church property

### PHASE TWO | evaluate financing and timelines

#### Financial Proposal

- Detailed project concept and design plans
- Development budget and pro forma
- Project timeline with major milestones
- Proposed purchase price or lease terms. Note that the DDA may offer the property at no cost to the qualified developer.
- Sources and evidence of project funding
- Letters of intent from potential tenants (if applicable)
- Historic preservation approach
- Maintenance and operations plan
- Project team’s roles and responsibilities
- Detailed financial documentation:
  - Proof of funds or financing commitment letters
  - Three years of audited financial statements
  - Tax returns
  - Bank references

# SUBMISSION AND REVIEW PROCESS, PHASE ONE

The two phase process allows the DDA and City to thoroughly vet developers' qualifications before investing time in reviewing detailed proposals. The two-phase approach helps ensure that only serious, qualified developers advance to the full proposal stage.

The DDA will establish a Selection Committee to evaluate developer submissions and make recommendations to the DDA Board and City Council. At a minimum, the committee will be composed of the City Manager and staff from the building, planning, community development, engineering and finance departments, as well as the Downtown Development Authority.

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## PHASE ONE | qualifications

MINIMUM TO ADVANCE:  
75 POINTS

### 1. Development Experience (30 points)

- Project scale and complexity (10 points)

- \* Successfully completed projects of similar size/budget (5)
- \* Demonstrated experience with mixed-use developments (5)

- Municipal partnership experience (10 points)

- \* Track record working with local governments (5)
- \* Experience with public-private partnerships (5)

- Historic preservation project experience (10 points)

- \* Completed at least 3 renovations in past 10 years (5)
- \* Experience with buildings on National/State Historic Register (5)

### 2. Financial Capacity (35 points)

- Company financial strength (15 points)

- \* Strong debt-to-equity ratio (5)
- \* Positive cash flow history (5)
- \* Adequate working capital (5)

- Project financing capability (20 points)

- \* Demonstrated access to capital (15)
- \* Strong banking relationships (5)

### 3. Professional Qualifications (20 points)

- Team expertise (10 points)

- \* Key personnel qualifications (5)
- \* Relevant certifications/licenses (5)

- Organization capacity (10 points)

- \* Adequate staffing levels (5)
- \* Clear organizational structure (5)

### 4. Professional Standing (15 points)

- References and reputation (10 points)

- \* Positive municipal references (5)
- \* Strong industry reputation (5)

- Legal/regulatory compliance (5 points)

- \* No significant litigation history (3)
- \* Clean regulatory record (2)

# SUBMISSION AND REVIEW PROCESS, PHASE TWO

After verifying completeness, the Committee will evaluate submissions, conduct interviews with top candidates, check references, and may visit completed projects. Developers will present their proposals publicly during the Phase Two process, before the Committee makes recommendations to the DDA and City Council for final selection.

Please submit one complete digital copy of all materials in PDF format to the City Manager, Adam Zettel, [azettel@cityofswartzcreek.org](mailto:azettel@cityofswartzcreek.org). For any questions, please contact Mr. Zettel at 810.287.2147.

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## PHASE TWO | proposal

### 1. Project Concept and Design (30 points)

- Architectural quality (10 points)
  - \* Design excellence (5)
  - \* Contextual appropriateness (5)
- Historic preservation approach (10 points)
  - \* Adherence to preservation standards (5)
  - \* Restoration methodology (5)
- Functionality and use (10 points)
  - \* Space utilization (5)
  - \* Programming mix (5)

### 2. Financial Proposal (30 points)

- Financial feasibility (15 points)
  - \* Realistic cost estimates (5)
  - \* Market-supported revenue projections (5)
  - \* Reasonable operating assumptions (5)
- Funding security (15 points)
  - \* Committed funding sources (8)
  - \* Equity contribution (7)

### 3. Community Benefits (20 points)

- Economic impact (10 points)
  - \* Job creation (5)
  - \* Tax base enhancement (5)
- Public benefits (10 points)
  - \* Community access/amenities (5)
  - \* Public space improvements (5)

### 4. Implementation Capacity (20 points)

- Project timeline (10 points)
  - \* Realistic schedule (5)
  - \* Clear milestones (5)
- Project management (10 points)
  - \* Team organization (5)
  - \* Resource allocation (5)



4488 MORRISH ROAD  
SWARTZ CREEK, MICHIGAN

REQUEST FOR DEVELOPMENT PACKAGE

REVENUE AND EXPENDITURE REPORT FOR CITY OF SWARTZ CREEK  
PERIOD ENDING 02/28/2025

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 02/28/2025	AVAILABLE BALANCE	% BDGT USED
Fund 248 - Downtown Development Fund					
000.000 - General	167,327.00	169,927.00	125,686.03	44,240.97	73.96
728.000 - Economic Development	0.00	10,000.00	10,000.00	0.00	100.00
TOTAL REVENUES	167,327.00	179,927.00	135,686.03	44,240.97	
000.000 - General	0.00	0.00	284.55	(284.55)	100.00
173.000 - DDA Administration	16,400.00	17,400.00	2,831.60	14,568.40	16.27
728.000 - Economic Development	38,299.00	174,049.00	141,476.77	32,572.23	81.29
728.002 - Streetscape	100,000.00	55,000.00	49,600.00	5,400.00	90.18
728.003 - Facade Program	20,000.00	10,000.00	0.00	10,000.00	0.00
728.004 - Family Movie Night	6,500.00	6,500.00	1,359.86	5,140.14	20.92
TOTAL EXPENDITURES	181,199.00	262,949.00	195,552.78	67,396.22	
Fund 248 - Downtown Development Fund:					
TOTAL REVENUES	167,327.00	179,927.00	135,686.03	44,240.97	75.41
TOTAL EXPENDITURES	181,199.00	262,949.00	195,552.78	67,396.22	74.37
NET OF REVENUES & EXPENDITURES	(13,872.00)	(83,022.00)	(59,866.75)	(23,155.25)	