



We're Open for Business.

Thursday, August 8, 2019

To: Mayor Mary Ann Ackerman and City Council Members
CC: City Manager Bridget Smith

Re: EDC Annual Report

Thank you for the opportunity to meet with you to discuss the activities of the Economic Development Corporation. We appreciate the responsibility you give to the EDC to recommend policy to stimulate investment within the City.

Following a short review of the past year's activities, we ask you to discuss development and investment in the City in order to continue our ongoing dialogue with you. EDC members are encouraged to attend this meeting.

As a way to encourage discussion, we offer any of these discussion starters for your consideration:

Based on our mission, are our focus projects in line with your expectations?

We have been talking generally about housing development as a primary focus. Much of this discussion is because of anecdotal evidence gathered on the difficulty of finding appropriate housing for those who want to live in the City. With your own experiences in mind, what kinds of housing developments come to mind that could help the EDC (and the Planning Commission) work with developers to attract the kinds of new housing necessary to help attract young families and potential employees to our area? Where would these developments be located?

We also welcome any question or comment you may have.

With a big agenda for both morning and evening meetings, the EDC will be careful with our time.

The Annual Report to the Frankenmuth City Council

August 13, 2019

EDC Members 2018-19

John Benson,
Frankenmuth Insurance

Beth Bernthal-Reindel,
City Council
Resident

Joe Cramer
Michigan Bean Commission

Mike Fassezke,
Star of the West
Secretary

Jamie Furbush,
Chamber of Commerce

Mike Grossi,
Kremin Inc.

Tim Hildner,
Frankenmuth Township
Supervisor

Abby McClellan-Curtis,
Abby's

Brandon Muller,
Clark Hill

Chris Rittmueller,
Tri City Controls
Chairman

Vickie Schmitzer,
Frankenmuth Credit Union

Jerry Thompson*,
Resident

Tamara Tsulaia
Musik & Art Haus of
Frankenmuth
&
Frankenmuth Concierge
Services

Terry Weiss, V-Chair
Resident

* retired board member

EDC Mission: The Frankenmuth Economic Development Corporation (EDC) facilitates economic opportunities to preserve and attract investment, fostering community sustainability and resiliency.

Highlights & Activities of the Board of Directors September 2018 through July 2019

The EDC focused on two components of its Strategic Plan: 1.) Finishing the Business Park and 2.) Housing Development in Frankenmuth.

Frankenmuth Business Park.

- A subcommittee for the Business, Talent & Entrepreneurial Committee was named including Jerry Thompson*, Tim Hildner, Abby Curtis, and Beth Reindel in addition to Saginaw Future's Joann Crary to the Business Park, Entrepreneur Development and Labor Committee.
- The EDC advocated to complete the engineering for the construction of Keystone Street and for the Storm Water Management Study to review the needs of the remaining Business Park acreage and surrounding areas. Both studies were completed in early 2019. Total Engineering expense was \$8,000 less than budgeted.
 - All engineering for street and storm water improvement construction is complete and ready for bidding. City Council authorized funds in the 2019-20 budget for its construction. Construction is delayed pending grant award notice.
 - The Storm Water Study confirmed there was no advantage to building shared detention for the remaining biz park land and no advantage to working cooperatively with the Uptown Project. The Spicer Study recommends upsizing the in-street distribution storm sewer on Keystone Street and the upsizing of pumps at the existing pump station in order to provide more capacity.
- The purchase agreement with Frankenmuth Brewery expired on Jan 31, 2019. A revised project, smaller in scope, was proposed by the Brewery, which concept was recommended for approval by the EDC and accepted by the City Council provided that the Brewery would purchase fewer acres on the south side of the parcel and if the City agreed to construct the road. The Brewery remains committed to build the smaller project in the Business Park; a sale agreement has not been executed at this time.
- The City has applied for an MEDC Sites Readiness Grant in the amount of \$83,000 to offset the cost of the new roadway and storm water improvements. Notification of award to applicants that the grant will be awarded has been delayed by MEDC. The construction of Keystone Street would allow the City to sell any remaining acreage in the Business Park and would allow the site to be "shovel ready."
- The Memorandum of Understanding with the Wirt Rivette Group expired on June 30, 2019. The expiration does not reflect an unwillingness to work with the WRG and vice versa. Board Member Tamara Tsulaia has volunteered to work with WRG.

Housing Development.

- A subcommittee of Mike Fassezke, Vickie Schmitzer, Terry Weiss, Brandon Muller, Jamie Furbush, John Benson and Chris Rittmueller was named.

Ex-Officio

Bridget Smith
City Manager
John Deterding,
City Treasurer
Joann Crary,
Saginaw Future
Sheila Stamiris
DDA Director

Additional Information Is included

Appendix A
Investment &
Development Projects
August 2018
through July 2019

Appendix B
Available Development
Sites
July 2019

Appendix C
EDC Strategic Plan
2018

- The goal of this committee is to understand the housing market in Frankenmuth.
- The City's median age is 52 years. As baby boomers move to retirement and as the City's population ages, attention to desirable housing types and forthcoming construction plans is needed. The attraction of young families has benefit for both schools and commerce; as well, younger residents provide age diversity and balance for community development. Baby boomers and millennials are attracted to similar housing types. An opportunity for the City is to review zoning requirements in older subdivisions, occupied by "seniors" who move to other housing, which then can become starter housing for new residents.
- Two large parcels are on the cusp for housing development.
 - The Trinklein Farm, located at Tuscola Road and Block Street will be the location for the "Springs," an age-restricted (55 and over) housing development (84 units) featuring a variety of housing options including single family, duplex and quadplex. The project is a joint venture between Wellspring and Koester Builders. The project is approved for annexation and PUD planning. Unit sales are beginning soon; construction will begin later this year. President & CEO, Dave Gehm, made a presentation to the committee to discuss the project.
 - The Weber Farm was purchased by Frankenmuth Mutual for a potential housing development. The project is in very early stages of development. City staff has been working with the company to define development requirements and infrastructure needs.
- The committee recognizes the need to streamline the development process to enable clarity and transparency for development in general.

Advocacy

- The EDC recommended approval of a continuing contract with Saginaw Future.
- The EDC supported by Resolution the construction of the Caro Psychiatric Facility in Caro, Tuscola County.
- As it is able, the EDC wants to work with new and existing companies for investment and expansion opportunities.

About the EDC

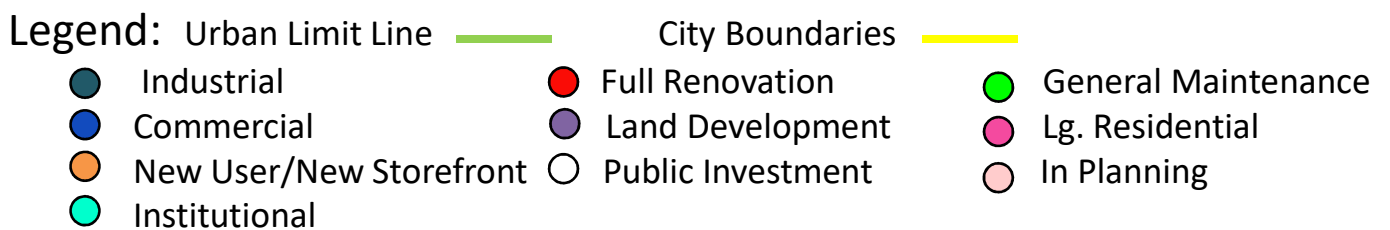
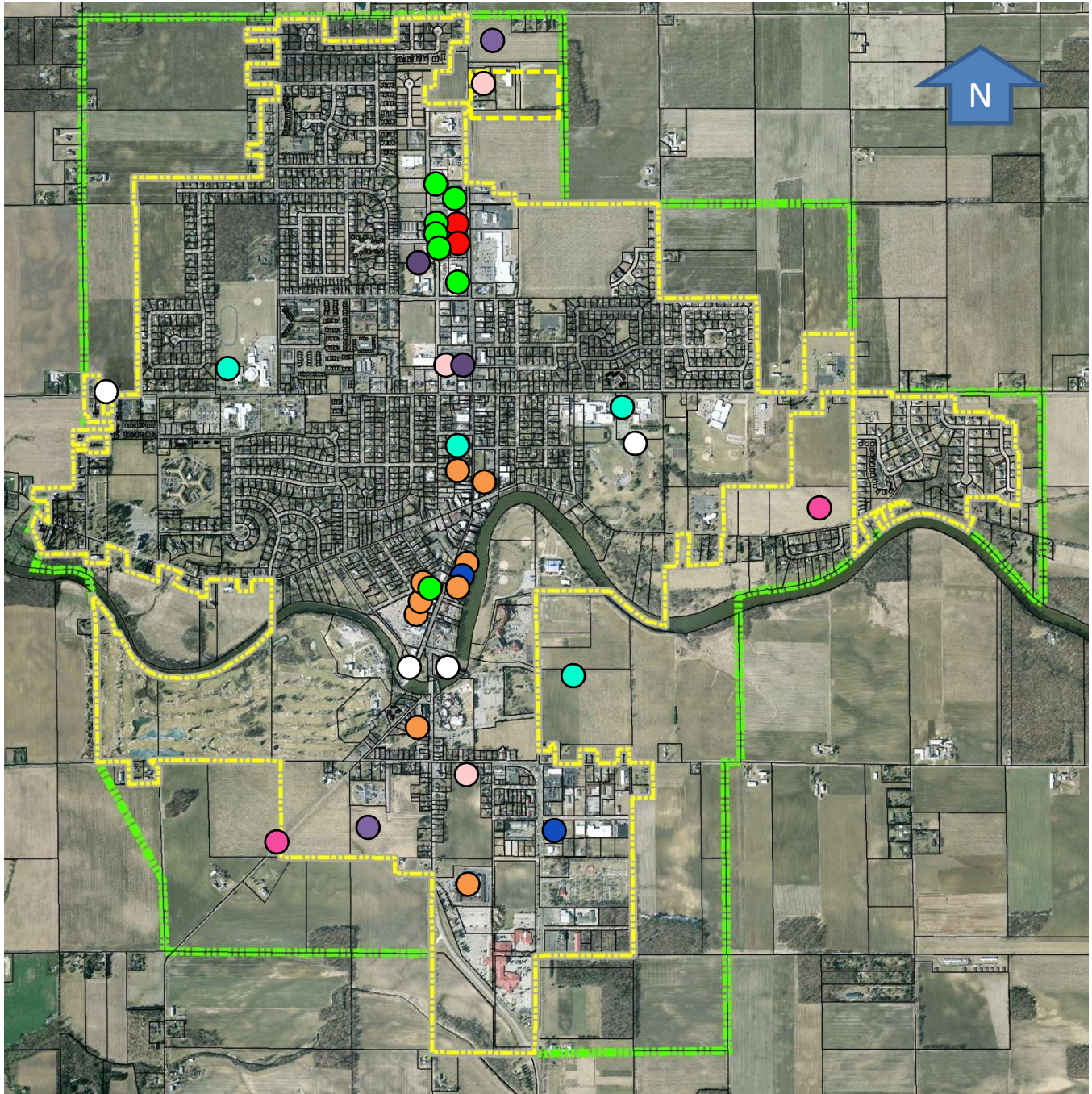
- The EDC facilitates development for the City as a whole. The EDC works cooperatively with the Downtown Development Authority which has responsibility for a specific district within the City limits.
- A Job Description for EDC Board members was written and used in recruiting three new board members. In drafting the document, the EDC affirmed that members will be appointed for three-year terms without term limits.
- The EDC thanks retiring Board Member Jerry Thompson for his many years of service. The Board developed a recruiting plan, interviewing and recommending for appointment three new board members: Joe Cramer, Mike Grossi and Tamara Tsulaia. Board membership is now at 13.
- The EDC elected Chris Rittmueller (Chair), Terry Weiss (V. Chair), and Mike Fassezke (Secretary).
- The EDC experimented with committee assignments to tackle the goals of the EDC Strategic Plan, but has opted to work as a committee of the whole.
- The EDC has assumed the committee responsibility for Tax Abatements and is developing a policy including eligibility criteria and terms.
- The EDC has a minimal budget, which includes a stipend to Saginaw Future for its services. The City can approve necessary funding for recommended projects as they develop.

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Investment & Development Projects

Appendix A

A Partial Listing as of August 1, 2019: Circles represent approximate locations
For Discussion Only. Detail is provided on Page 2 of Appendix A.





Appendix A: Page 2

Detail for Appendix: Investment & Development Projects
A Partial Listing from August 2018 through July 2019

New Construction Projects




Shown as:

-  Commercial
-  Land Development

- Uptown North Main
- Ackerman Marketing (N. Franklin)
- RA Monk (N. Franklin)
- Frankenmuth Cheese House
- Covenant Glenn Expansion
- Taco Bell

Property Renovations

Includes:

-  Full Renovations
-  General Maintenance: Exterior & Asphalt
-  New User/New Storefront

- Burger King
- McDonald's
- Kernel Benny's Popcorn &
- Frankenmuth Cigar Company
- Frank's Muth
- White House Air B&B
- Mitten On Main Air B&B
- Nuremburgers
- Zak & Mac's Air B&B
- Rapunzels
- Splash Village
- Mike Young Used Cars
- 527 N. Franklin (Fmuth News Building)
- 499 N. Franklin (ED Jones/Southgate Building)
- 495 N. Franklin (CBA & D&M Management)
- 465 N. Franklin (Air Advantage)
- Poblano's
- Zak & Macs

New Owners

- Frankenmuth Clock Company
- Former Satow's: Now Drury Inn

Public Investment

- Jaycee Splash Park
- City Water Line from Saginaw
- Levee Project

Institutional

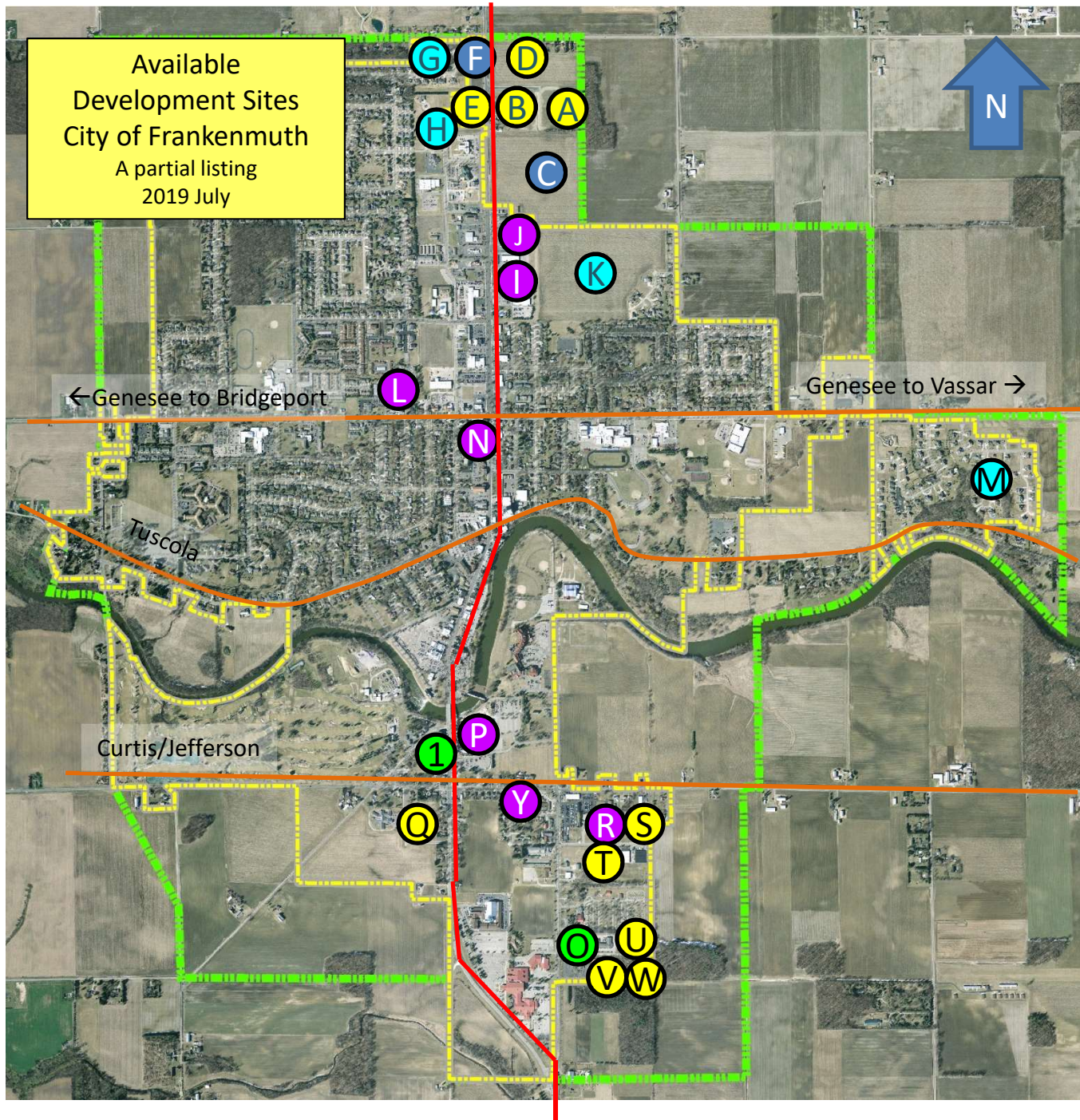
- St. Lorenz School
- Frankenmuth Bible Church
- Frankenmuth Public Schools
- FYSA Rec Center

Large Residential

- The "Springs"
- Weber Farm

In Process or Planning

- O'Reilly's Auto Parts
- Former Murdick's Fudge/Keilhofer Bldg
- Former Sebald's Bakery on Jefferson
- Optimal Rehab



Legend

Development Site
With Utilities ●

Development Land ●

Building for Lease ●

Building For Sale ●

Residential ●

City Boundaries

Urban Limit Line
Boundaries

M83

For reference only. Information is
best known available at printing.
Contact Sheila Stamiris ,
City of Frankenmuth
989.652.3430 ext 120 or
sstamiris@frankenmuthcity.com
for more information.

Frankenmuth Development Sites
(A Partial Listing as of 2019 July)

No. On Map	Lease or Sale	Zoning	Current or Former Use	Preferred Use	Land or Building	Acreage	Sq Ftg	Address	Owner	Representative	Telephone
A	Sale	IS PUD	Ag	Lt. Industrial Special Use	Vacant Land	9.26	n/a	Keystone Way	City of Frankenmuth	Sheila Stamiris	989.652.3430 ext 120
B	Sale	CL PUD	Res	Commercial	Land	3.5+/-	n/a	5175-5235 S Gera	Frankenmuth Insurance	Gretchen Witherspoon Trademark RE	989.792.6400
C	Sale	CL PUD R PUD	Ag	Commercial/ Lt. Industrial Sp Use/ Residential/Mixed Use	Land	36.7	n/a	S. Gera (north of First Merit Bank)	Loesel	Gretchen Witherspoon Trademark RE	989.792.6400
D	Sale	MU PUD	Ag	Commercial Mixed Use	Land	3 outlots	n/a	At M83 and Keystone Way	Uptown N. Main	Vickie Schmitzer CEO	989.497.1633
E	Sale	CL PUD	Ag	Commercial	Land	≈ 7 A	n/a	S Gera (West Side, North of Covenant)	Koester Builders	Leone or Paul Koester	989.652.6207
F	Sale	R PUD	Res	Commercial/Office: 3 Lots	Land	≈ 2.676A	n/a	5020 / 5050 / 5080 S Gera	Koester Builders	Leone or Paul Koester	989.652.6207
G	Sale	R PUD	Woods	Residential Building Lots	Land	6 x .437 A Avg	n/a/	Maple Crest Court	Koester Builders	Leone or Paul Koester	989.652.6207
H	Sale	RCD	Ag	Residential Duplex	Lots to Owners	9 x .375 A	n/a	Hanover Place	Koester Builders	Leone or Paul Koester	989.652.6207
I	Lease	B3	Strip Center	Commercial	Building	9.72 A	4250	Bavarian Mall: 435 N Main	Bavarian Mall Associates	Phil Cody, Cody Company	248.471.7179
J	Lease	B3	Auto Dealer	Commercial	Building	3.938 A	25,191	511 N Main	Bavarian Mall Associates	Phil Cody, Cody Company	248.471.7179
K	Sale	Residential	Ag	Residential Development	Land	47.18	n/a	Baker Property	Baker Family Realty	Ken Baker	989.652.9323
L	Lease	Office	Office	Office/Service	Building	1.1 +/-	7000	414 W Genesee	Great Lakes Eye	Sandy Sprague Owners Rep	989.652.2020
M	Sale	Ag	R PUD	Residential Building Lots	Land	8 x .37 A Avg	n/a	Kingsbrook Place	Wellman	Jeff Monchilov	989.239.9364
N	Lease	B2	Office	Commercial	Building	3200 Sq Ft Available		Century 21 Signature Building	Frankenmuth Realty LLC	Ken Kuijawa Century 21 Signature	989.239.5581
O	Sale	B2	Restaurant	Commercial	Building			281 Heinlein Strasse			
P	Lease	B2	Retail	Commercial	Building	n/a	Varies	Frankenmuth River Place	Bavarian Inn	Tim Mischovich	989.577.9700
Q	Sale	Mixed Use	Develop Sites	Mixed Use: Sites Available NOW!	Land	13 remaining acres including Main St Frontage		1090 S Main (New Streets Grauer & Covenant)	Koester Builders	Leone or Paul Koester	989.652.6207
R	Lease	Industrial	Industrial /Mixed	Industrial	Building	200 - 19,000 sq ft		370 List	Owner	Neil Rogers	989.652.8815
S	Sale	Industrial	Develop Site	Industrial	Land	.587 A	n/aa	380 List	Jerry Jerome Enterprises	Jerry Jerome	989.239.8171
T	Sale	Industrial	Develop Site	Indus / Office	Land	1.241 A	n/a	300 List	Bronner & Sons	Matt Bronner	989.233.0491
U	Sale	CL PUD	Woods	IS PUD	Land	2.902 A	n/a	Heinlein Strasse (north)	Owner	Donna Bacigalupo	989.892.0658
V	Sale	CL PUD	Woods	IS PUD	Land	5.715 A	n/a	Heinlein Strasse (south)	Tomei	Dino Tomei	248.388.8708
W	Sale	CL PUD	Develop Sites	IS PUD	Land	.872 A	n/a	Heinlein Strasse (Markt #9)	Keyes	Scott Rausch	989.529.9671
Y	Lease	B2	Office	Office/Service	Building	n/a	1100+/-	193 E Jefferson	Theresa Maday	Same	989.652.0167
1	Sale	B2	Mixed Use	Mixed Use	Building	n/a	n/a	976 S Main (Property Only)	Owner	Jeff Monchilov	989.239.9364

For more information, contact Sheila Stamiris, City of Frankenmuth at 989.652.3430 ex 120.
Information deemed reliable but not guaranteed.

EDC Mission: The Frankenmuth Economic Development Corporation (EDC) facilitates economic opportunities to preserve and attract investment, fostering community sustainability and resiliency.

Play Book: The EDC recommends three major tasks to foster successful economic development

- 1.) Encourage entrepreneurial ventures to retain and support the expansion of existing businesses and to attract new businesses resulting in the sustainability and resiliency of the tax base and the retention and creation of new jobs.
- 2.) Facilitate new housing investment to address needed housing shortages, to diversify the housing mix, attracting younger residents and families and meeting the needs of workforce housing.
- 3.) Develop an umbrella marketing campaign for attracting investment: commercial, residential, general development.

