

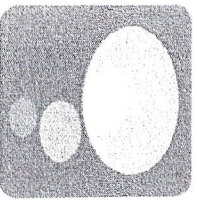


# City of East Jordan Downtown Development Authority

An Overview  
1994-2010

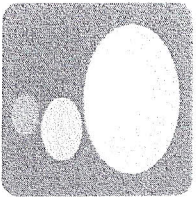
## EJ DDA Formation

- The East Jordan Downtown Development Authority was established by ordinance in 1993. In May of 1994 a hearing was held to revise the boundaries of the DDA.
- The original boundaries were revised in an effort to appease private residential owners within the district, the EJ City Council, and the Charlevoix County Commission.



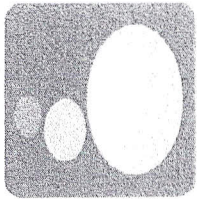
## Planning & Outreach

- In February of 1995 the DDA created a “Proposed Downtown Development Plan”. Elements of the plan were derived from a “Chamber of Commerce Survey” conducted by Rod Benson, a public Nominal Group Technique input session , and reviewing the necessary actions to establish and fund downtown development.



- In 1995 we advertised for Engineering Services and interviewed a number of Engineering Firms.

## A Period of Reinvestment in the East Jordan Community



- During this time period the City of East Jordan has also had many major projects initiated and completed including major water system improvements funded by the City of East Jordan.
- A new police station, new tennis courts, and the new Rotary Skate Park were all built with private funds within the EJ DDA District.
- A new Community Park was also built in the City.



# City of East Jordan DDA First Infrastructure Improvement Project

- The First Phase of Improvements was the installation of a new Spring Street with the addition of:

Curb and gutter

New concrete pavement

Sidewalks

New storm sewers

Underground power lines

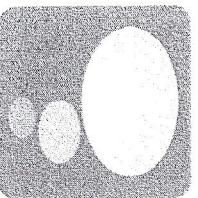
Better defined parking

General enhancement of Spring Street

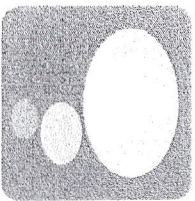
- 1997 A – TIFA FUND – DDA Limited Tax  
General Obligation

\$915,000

Final payment 5/1/2015



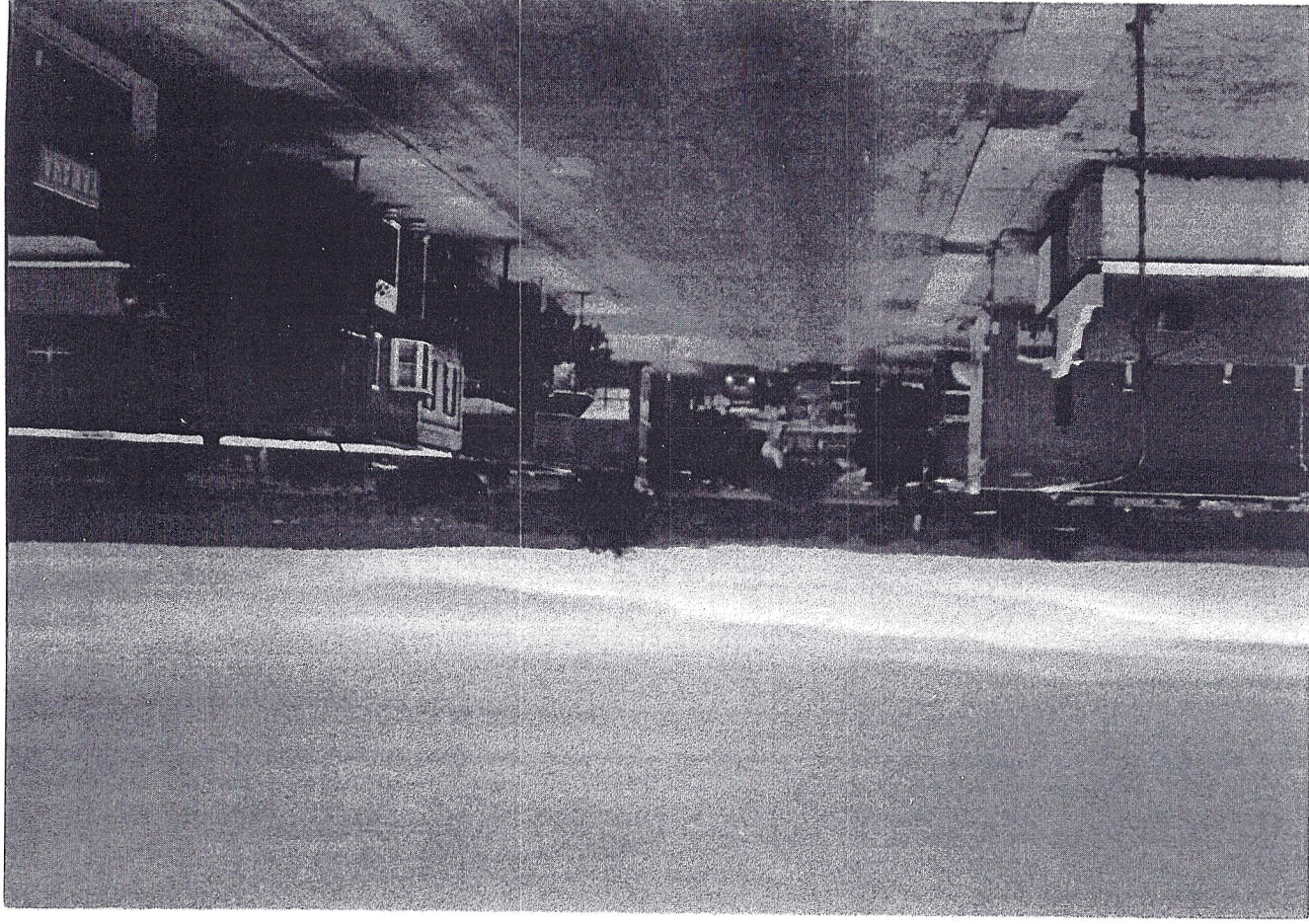
# Main Street Improvements 1998



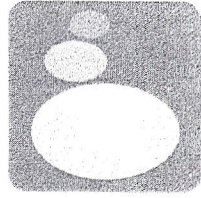
- The Main Street Improvements were installed in the fall of 1998. Major improvements took place as a result of this project, including the installation of new water main the length of Main Street, the installation of a new deep Sanitary Sewer line, new Storm Sewer lines, sidewalks, curb and gutter, flower boxes, and new Street lighting the length of Main Street.
- Esterly Street was improved from Spring to Second Street.
- The Municipal Parking lots at the City Marina and on Main Street were improved.

■ 1998 A – TIFA FUND – DDA Limited Tax  
General Obligation  
\$785,000  
Final payment 5/1/2015





Main Street

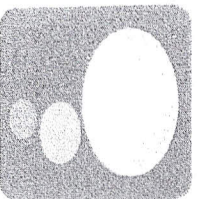


# Interviewing & Selection of Engineering Firm

- The DDA contracted with Moore & Bruggink, Inc. of Grand Rapids Michigan.

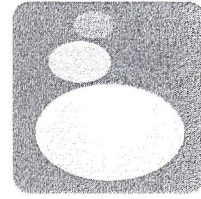
**MOORE & BRUGGINK, INC.**

Consulting Engineers, Grand Rapids, MI



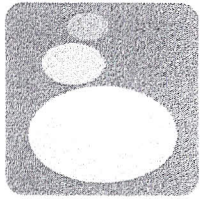
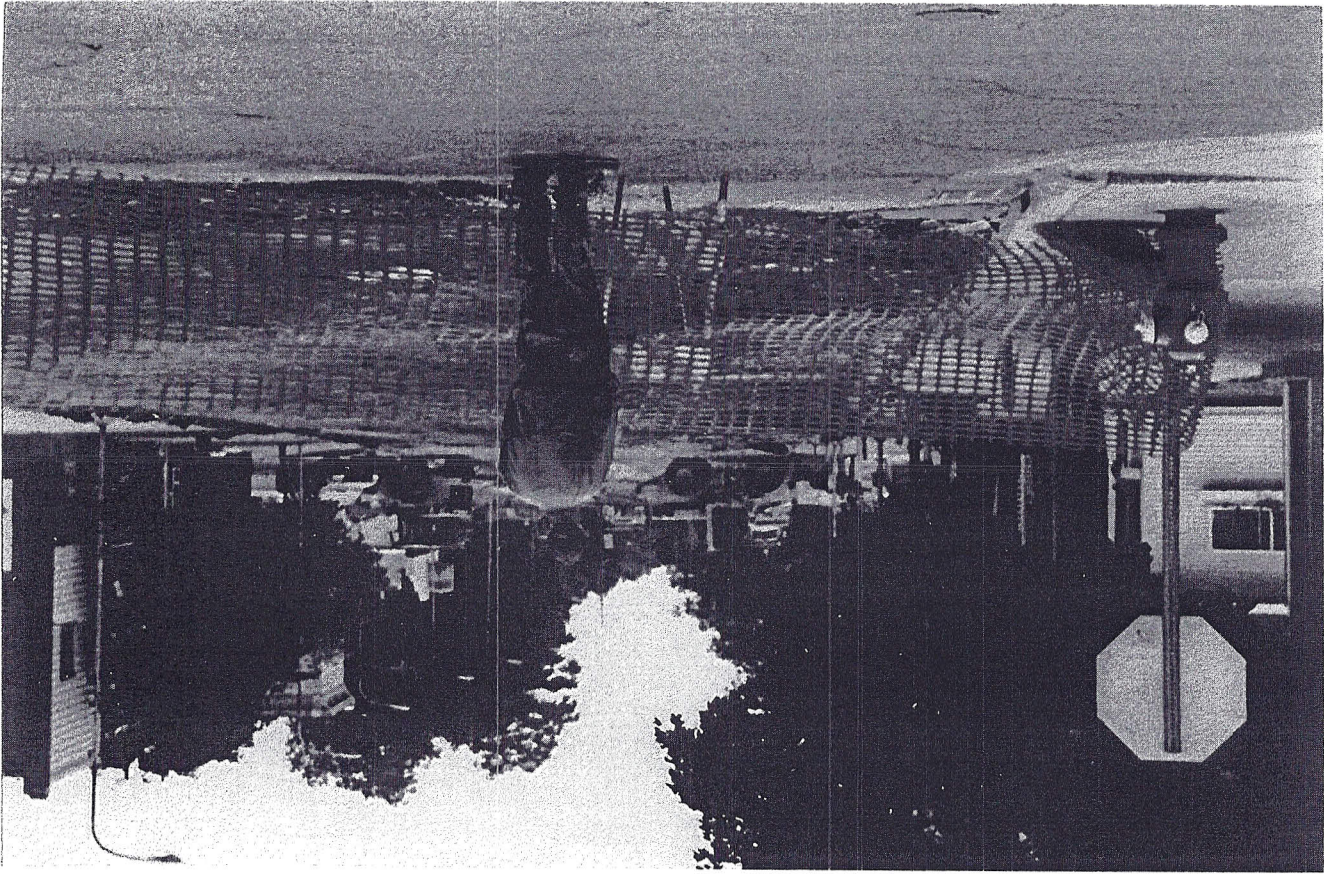
- The boundaries of the DDA were determined and revised through public hearings. Please see the map for current boundaries.





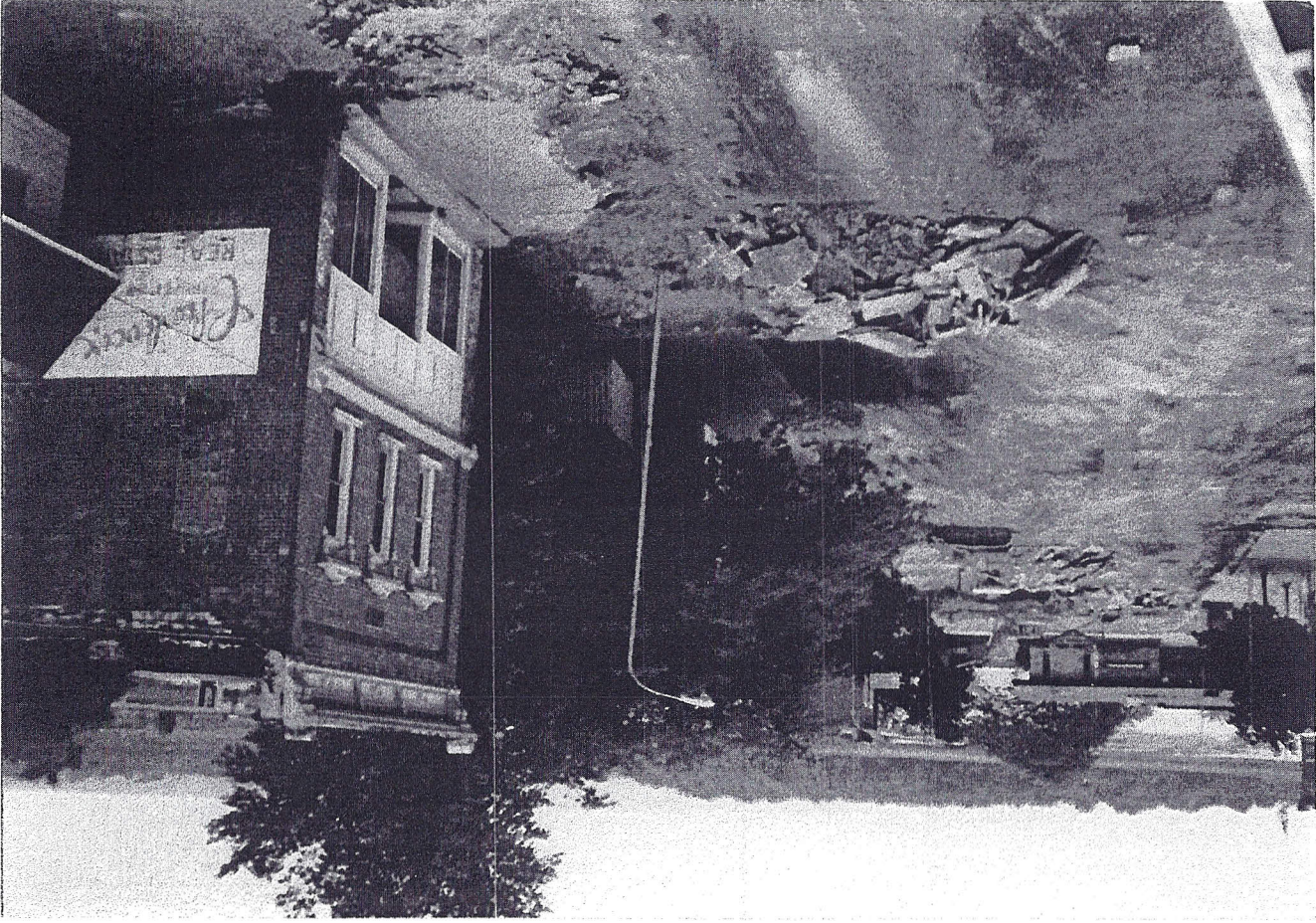
Main Street Construction



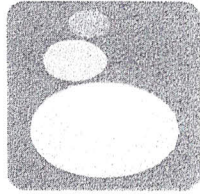


Main Street Construction



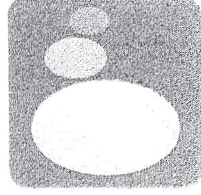
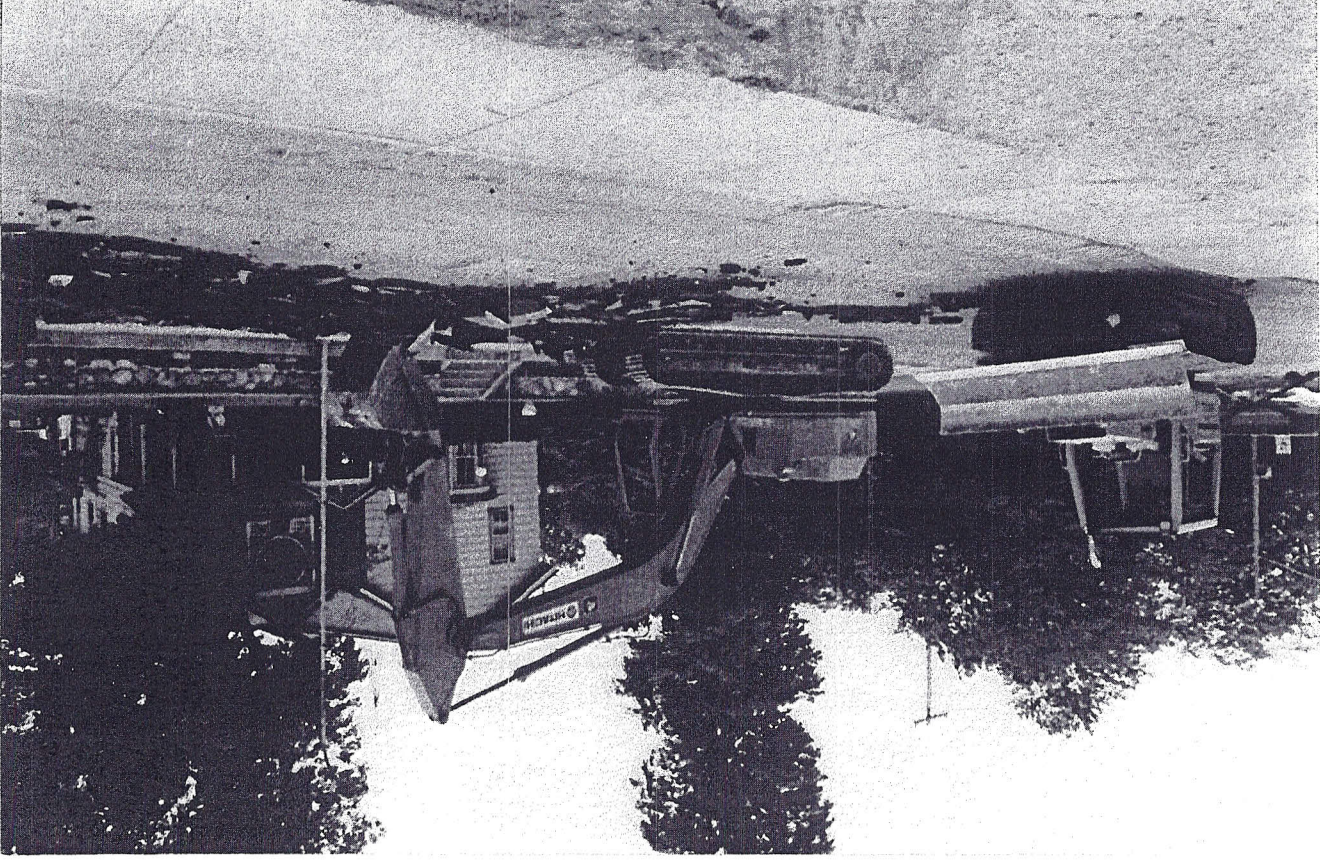


Main Street Construction

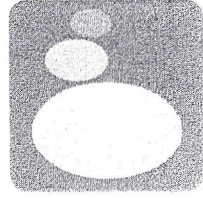
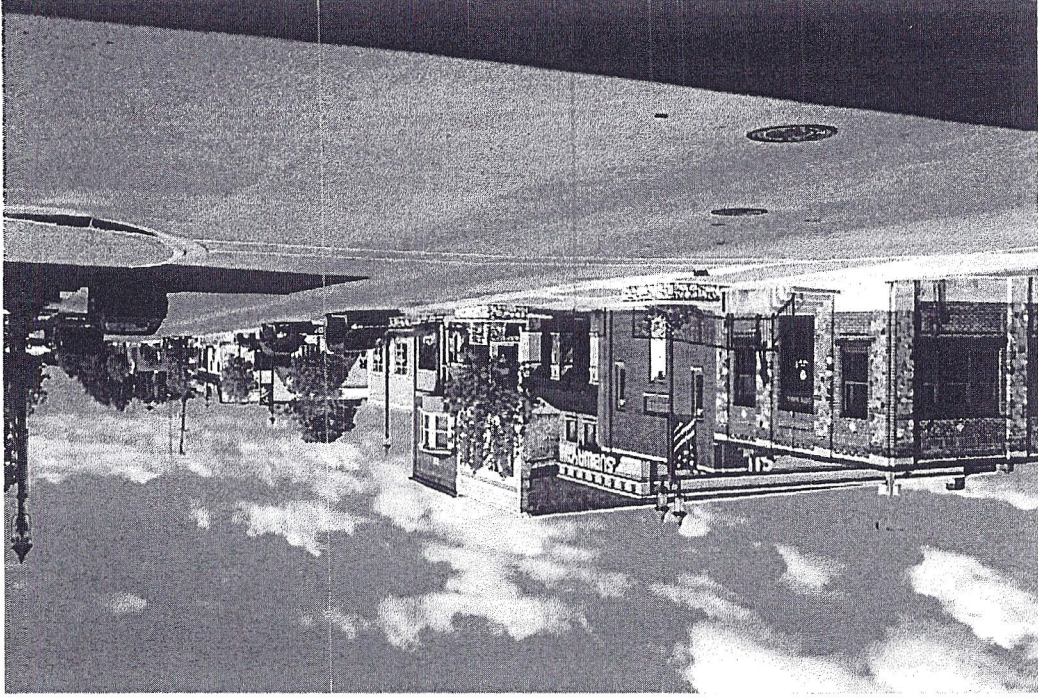




## Main Street Construction

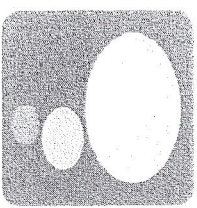






Completed Main Street

# After the completion of Main Street Improvements-1999



**Wanted !!!**  
**INVESTORS AND ENTREPRENEURS**

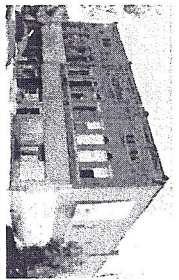
As an investor or an entrepreneur, you are invited to take advantage of unique investment and business opportunities in the historic downtown area of Jordan River, Michigan. This area is one of the most beautiful lakes in north-west lower Michigan. Downtown is located on the shore of Lake Charlevoix, immediately adjacent to the municipal marina.

Jordan River enjoys a mixed economy... from tourism, retail, professional services, processing, and manufacturing. It is part of an integrated economy in the northwest lower Michigan region.

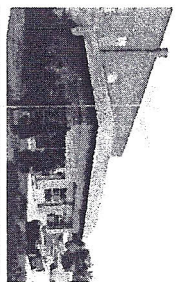
Jordan River has recently undertaken a new thrust in continuing the program of Downtown Renaissance. This effort targets a partnership effort between the Government, the Downtown Development Authority, and the Jordan River Community Foundation. The Jordan River Community Foundation is improving the physical and economic health of Downtown Jordan River.

## THE RENAISSANCE ZONE

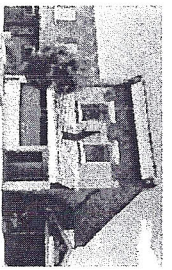
This section of the Historic Downtown has been designed for special attention because of its entryway location in the business district. The following buildings are available for investment or occupancy:



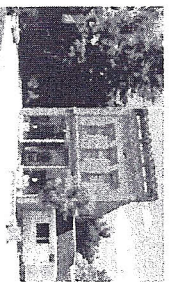
1. 104 Main Street... available as is or may be demolished to provide a clear site for development.



2. 103 Main Street... available as is or may be demolished to provide a clear site for development.

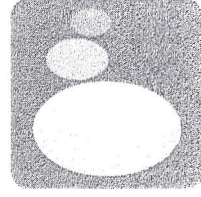
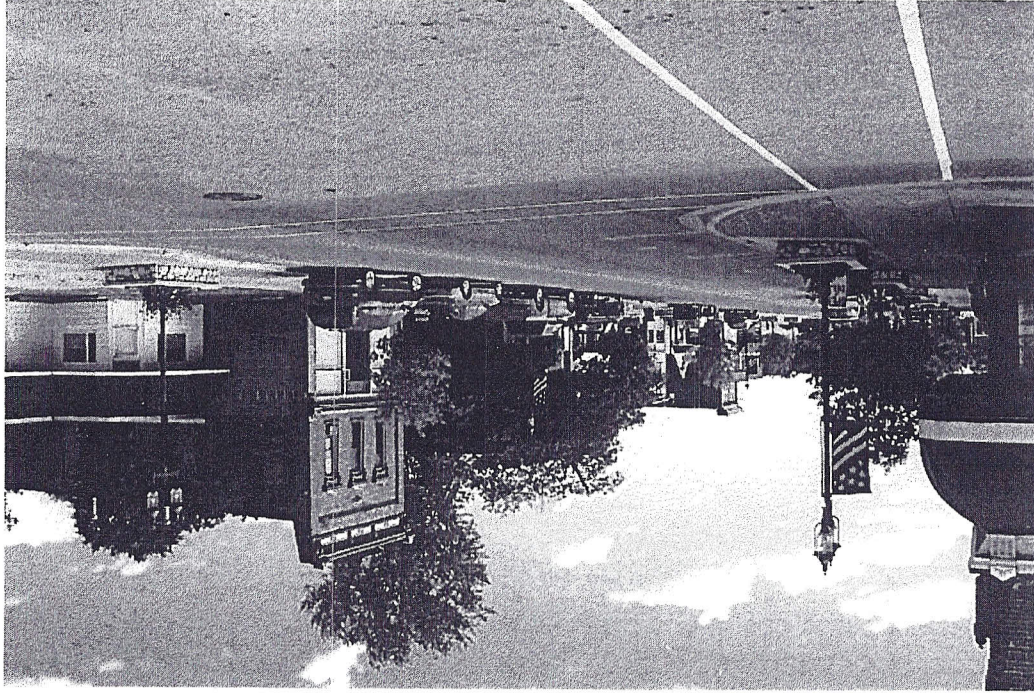


3. 101 Main Street... Retail location on 1st floor - room for two apartments on second floor, one with view of marina. Dan Robbins 231-547-4444



4. 121 Main Street... two newly renovated retail or service spaces on first floor; three new offices. Joseph Waggoner 231-547-9980

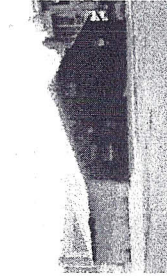




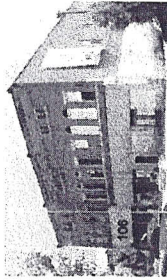
Completed Main Street

# The Renaissance Zone Downtown EJ 1999

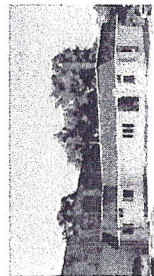
## THE RENAISSANCE ZONE



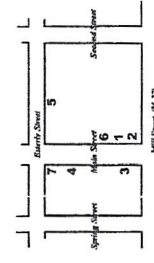
**5, 104 Esterly . . . 2,100 square foot commercial building currently used for furniture stripping. Lot is 53x85. Helen Norman, Coldwell Banker Schmidt, 231-547-4444.**



6, 106 Main Street. Two story brick building. Retail space on first floor with office or apartment or apartment potential above. For sale or rent by owner. 221-516-3258.



7, 123 Main Street . . . One story building for lease ...  
400 sq. ft. For lease by owner ... 1-810-732-6960



**Map of Renaissance Block**  
Buildings will be shown by number on map

2045-207 Weber St., for sale, with LPR-SP building, adjoining lot - Ann Creek 231-536-3310

112 Lake St., for sale, Ottavien Schooler Schmidt, Crain Walldorf, 231-567-4444

110 Lake St., for sale, Century 21 Penson-Cook, 231-994-0444

1801 W. Weber St., for sale, M-20 Main St. Century 21 Apartments above, Terry Rove, 231-582-6554

200 Main St., 100-SP real-estate, by owner, Joan Hovatt, 810-724-0606

1000 Main St., M-20-SP real-estate, by owner, Joan Hovatt, 810-724-0606

Rainbow Bar, M-22-2000, liquor license, average (weekend) bar, adjacent to Jack's, 231-582-6554

Gay Roberts, 231-582-6554

Major western waterfront development, on M-22 in downtown, next to Rainbow Bar, 231-582-6554

Emmett King Building, M-66, Terry Rove, 231-536-3300

4 Corner Market Building, Young & Mudge St., Lydia's Real Estate, 231-582-9555

Westlund, North, M-46, Chateaufort Properties, 231-536-3300

Red Baron, Economic Development, Century 21 Properties, 536-536-1301

Darrell White, City Administrator, East Jordan, 231-536-1301

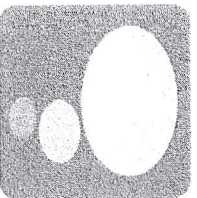
Wayne Fanchik, Executive Board, East Jordan, Chamber of Commerce 231-536-7751



Rod Benson, Economic Development Coordinator, East Jordan, 536-536-3381  
David White, City Administrator, East Jordan, 231-536-3381  
Mary Fucilek, Executive Director, East Jordan Chamber of Commerce 231-536-3381



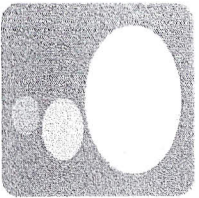
## M-66 Bike Path & M-32 Mill Streetscape & Storm Water Improvements



- In January of 1999 the EJ DDA made an Enhancement Grant Application for M-32 Mill Street Streetscape and the M-66 Pedestrian Path and Streetscape. The M-66 Path was bid and built in 2005. Payne and Dolan was the successful low bidder at approximately \$175,000. The estimate was 195,000.
- The M-32 Mill Street improvements were made in 2006/7.
- Flooding Problems were addressed with the M-32 Improvements.

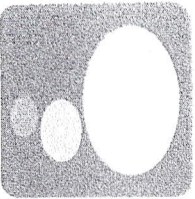
## Main Street Center

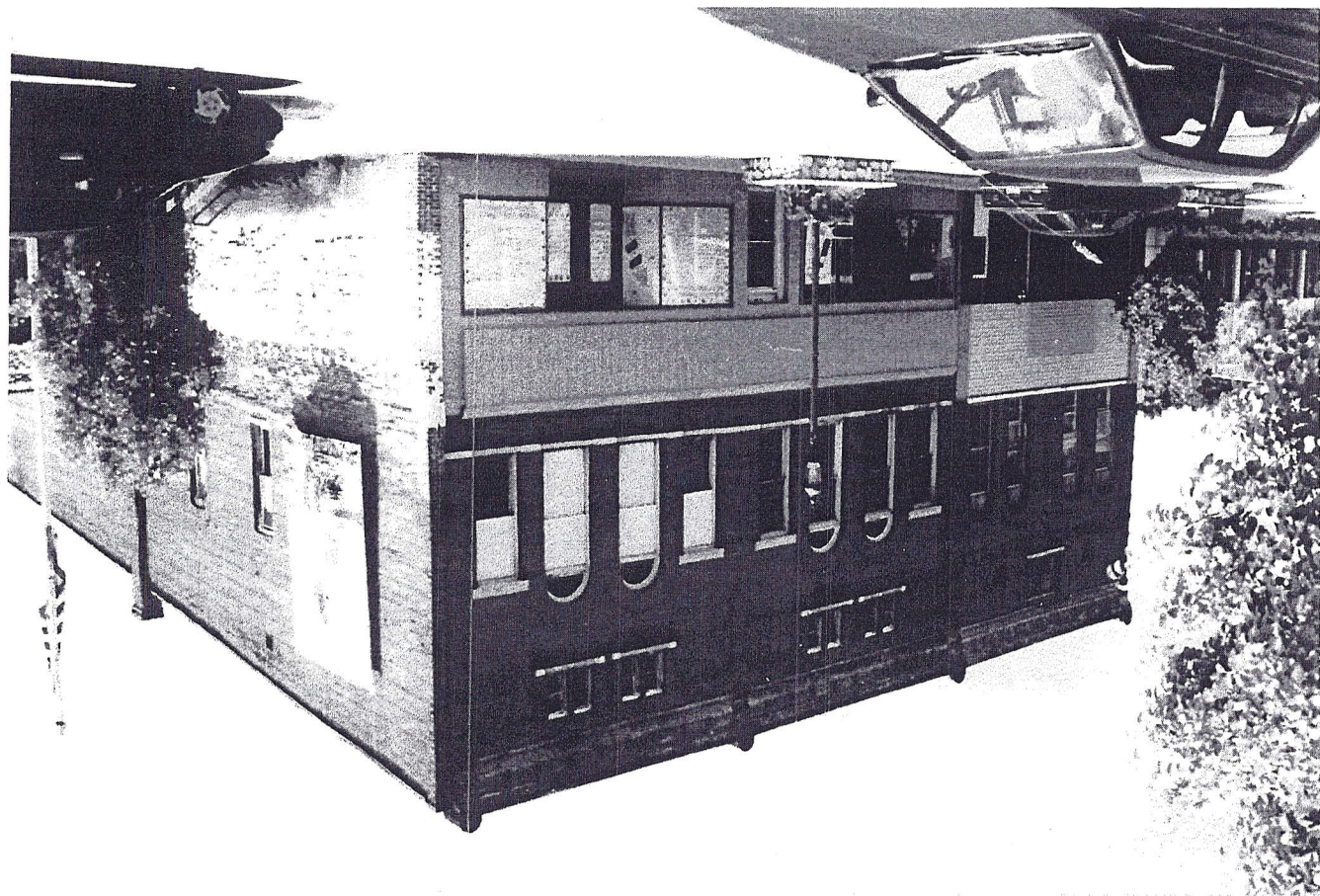
- On December 3, 2001, the DDA approved the \$1.275 million redevelopment on the site of the Dahlquist/Bernier/BC Pizza Building on Main Street. The project also referred to as “The Porter Lumber Company Building” is now known as Main Street Center.
- The development project was done by Builders Floyd and Todd Wright and Charlevoix State Bank.



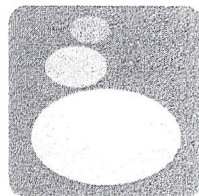
## Main Street Center (cont)

- This project now houses
  - Charlevoix State Bank
  - Jordan Valley Rehab affiliate of Charlevoix Hospital
  - Korthase-Flinn Insurance
  - John Ferguson, Attorney
  - H & R Block
  - Edward Jones
  - East Jordan Family Pharmacy
  - Jordan Valley Family Dentistry
  - EJ Chamber of Commerce.
- 2003 A – TIFA FUND – DDA Limited Tax General Obligation
  - \$210,000
  - Final payment 5/1/2018

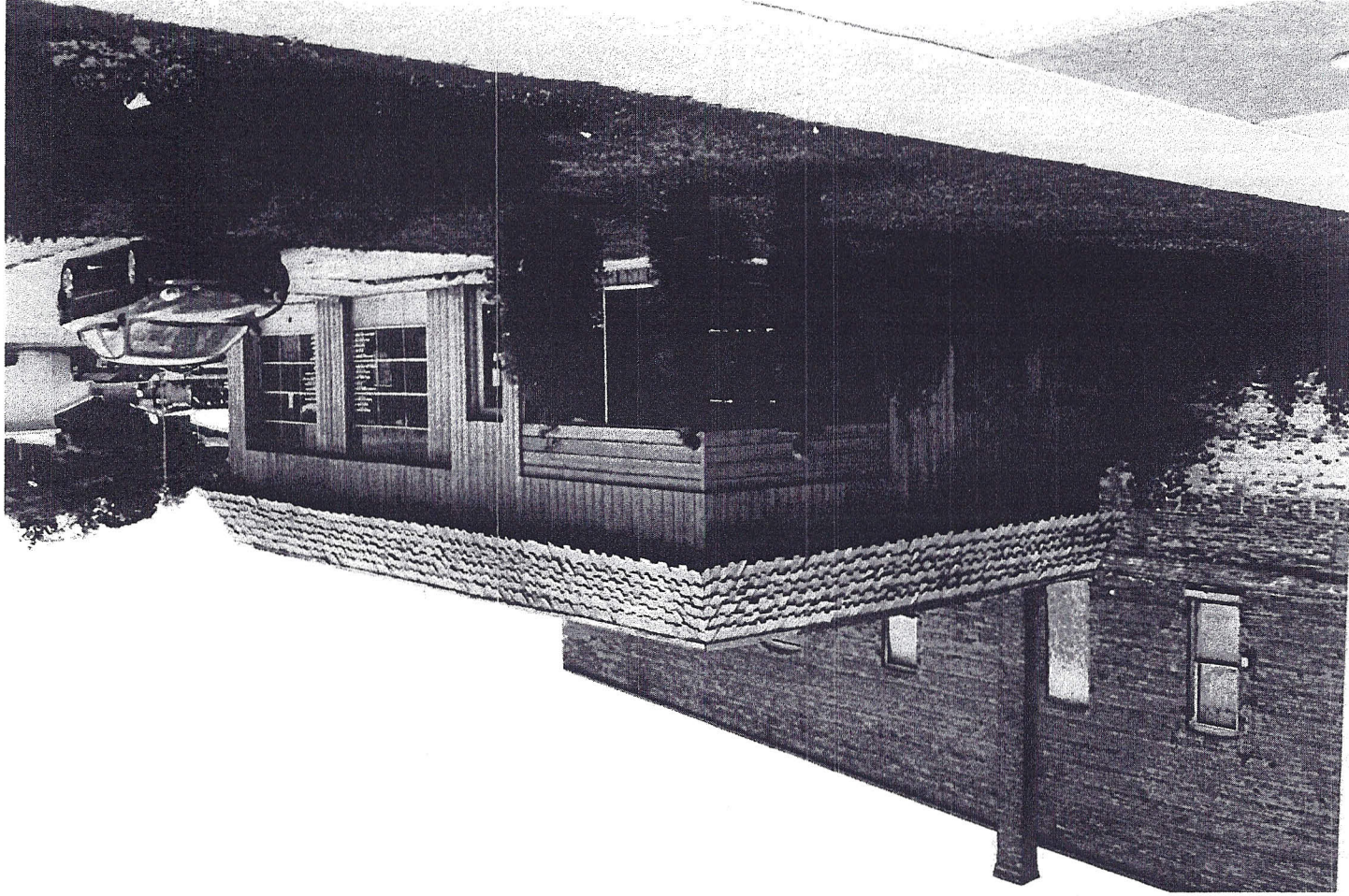




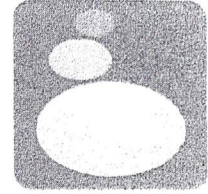
Before



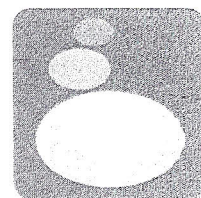
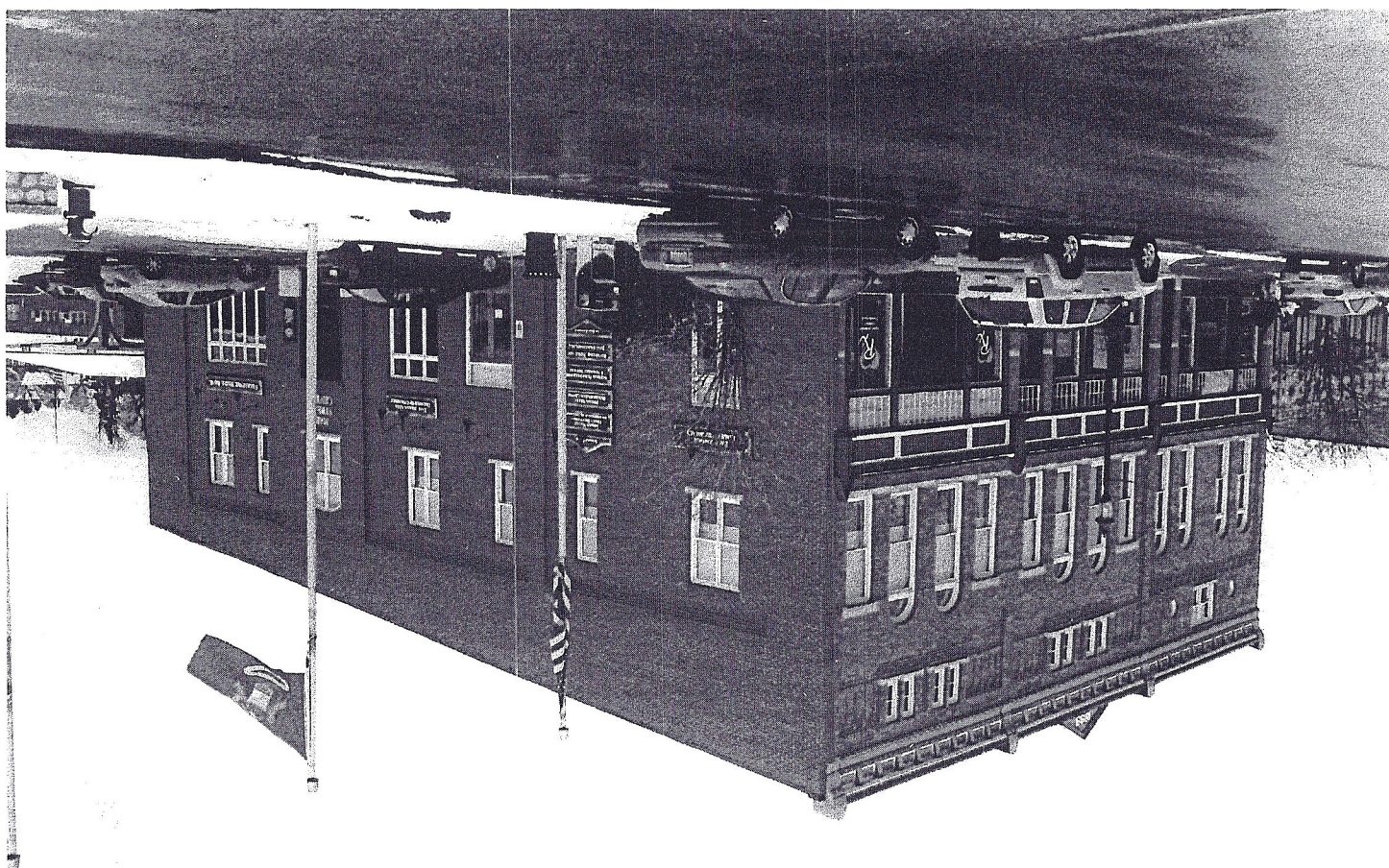




Before

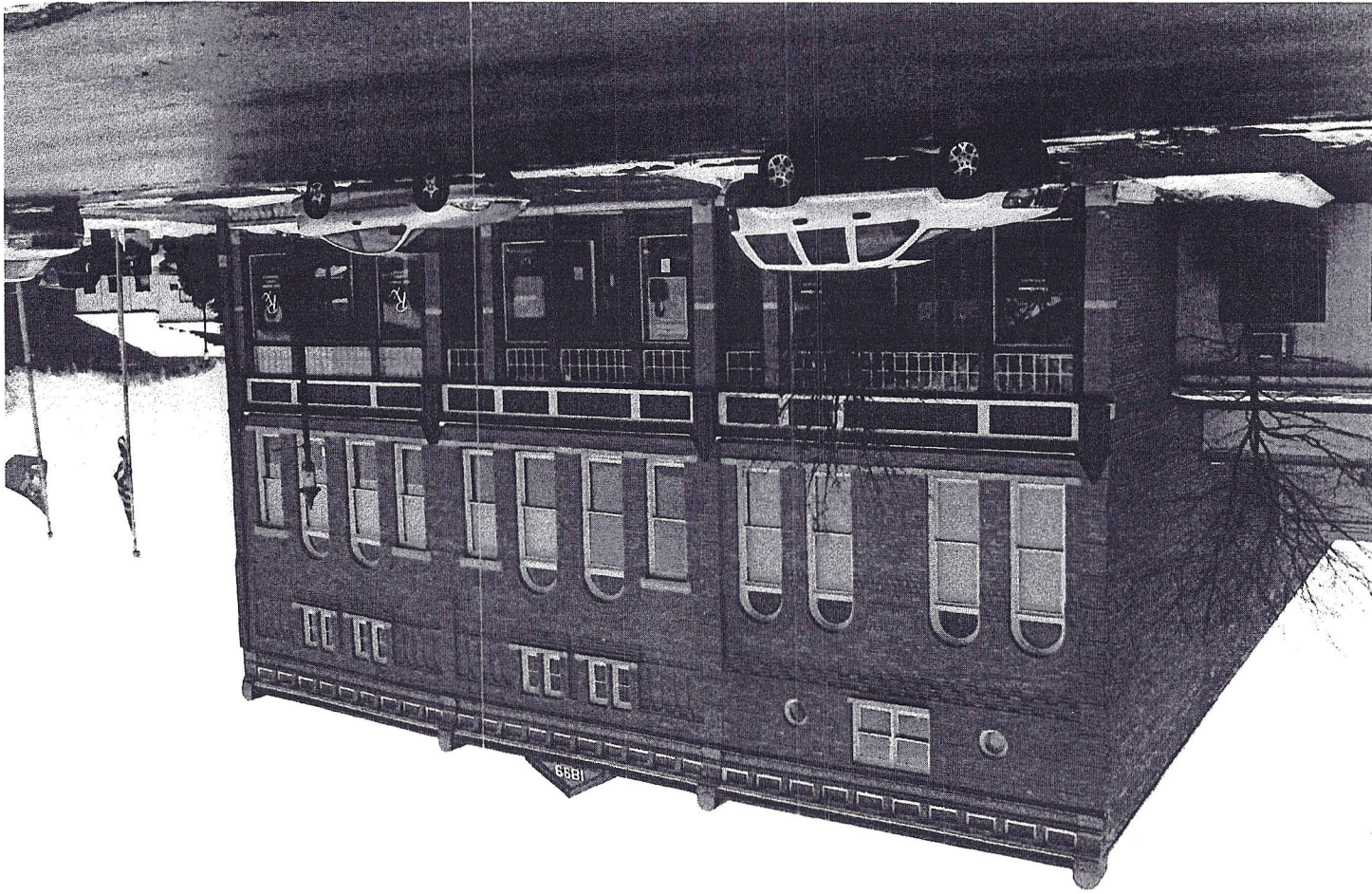




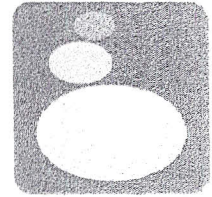


After





After

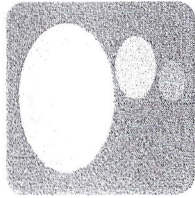
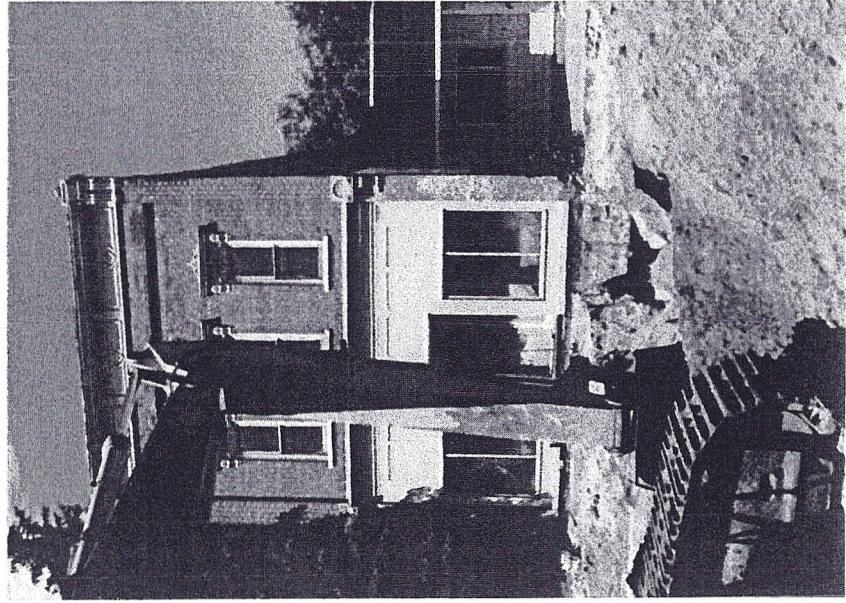
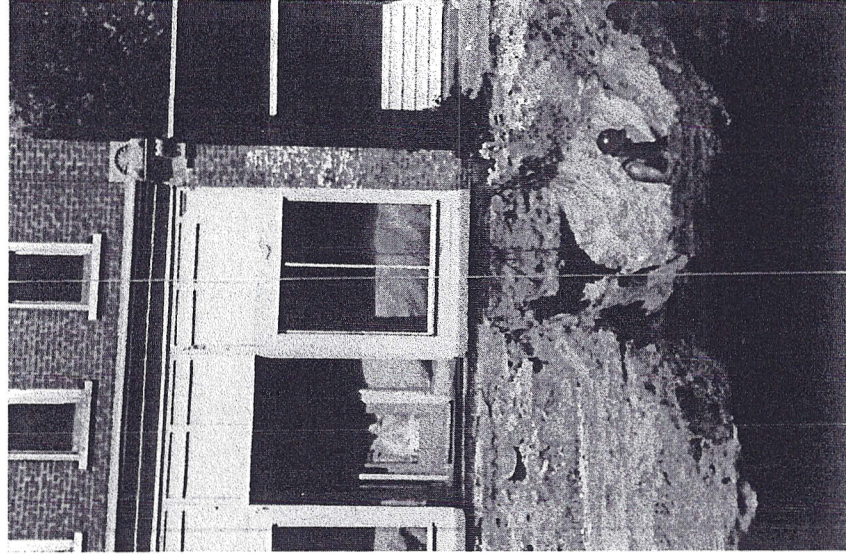


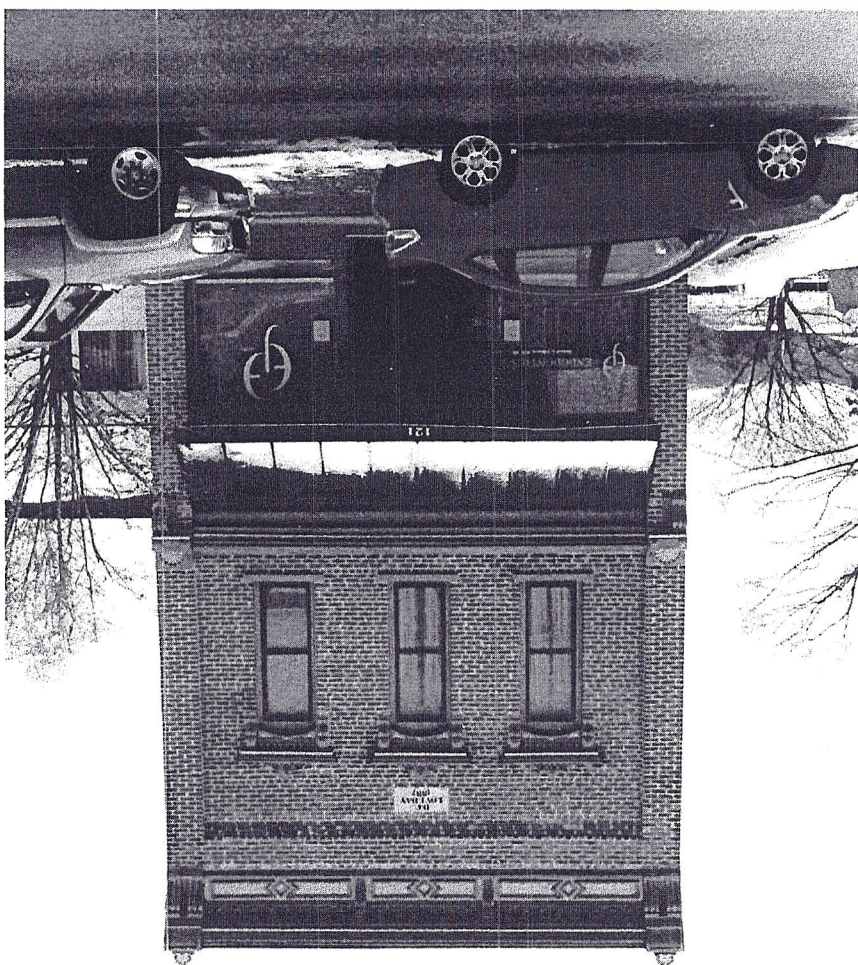






Before





After

