



## REQUEST FOR DEVELOPMENT PACKAGE FOR



4488 MORRISH ROAD  
SWARTZ CREEK, MICHIGAN

PPN: 58-35-576-053



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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

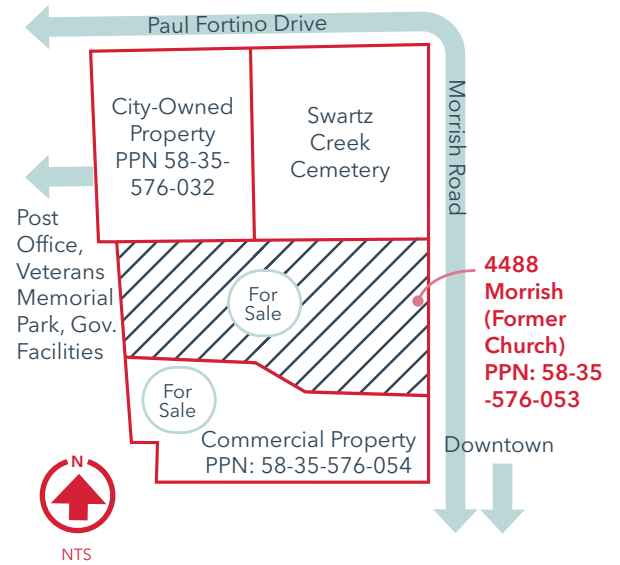
**Traffic Counts** | I-69 (40,000 ADT), Morrish (9,000 ADT), Miller (14,000 ADT)

**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

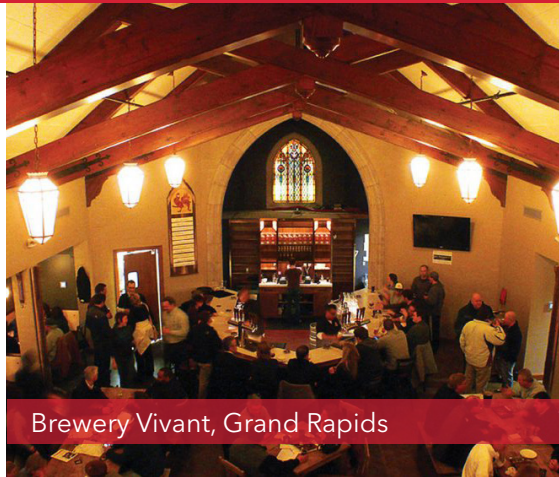
**Site Location Key**



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



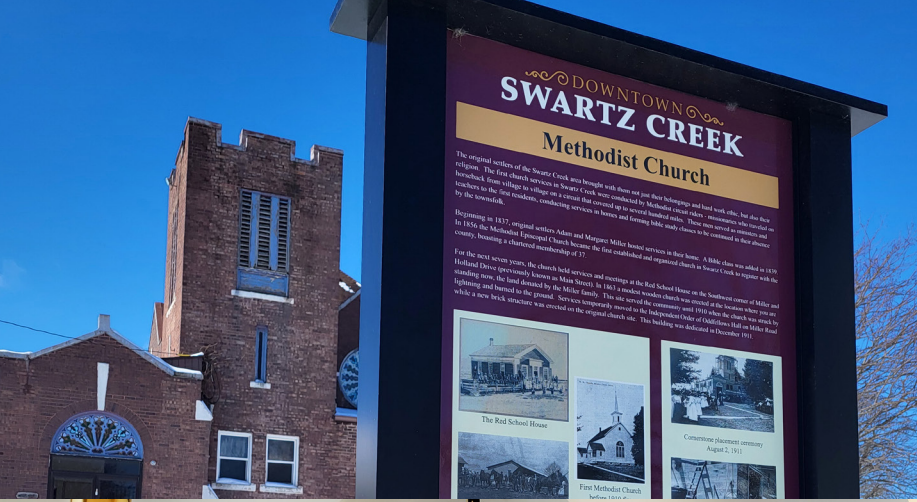
Beer Church Brewery, New Buffalo



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

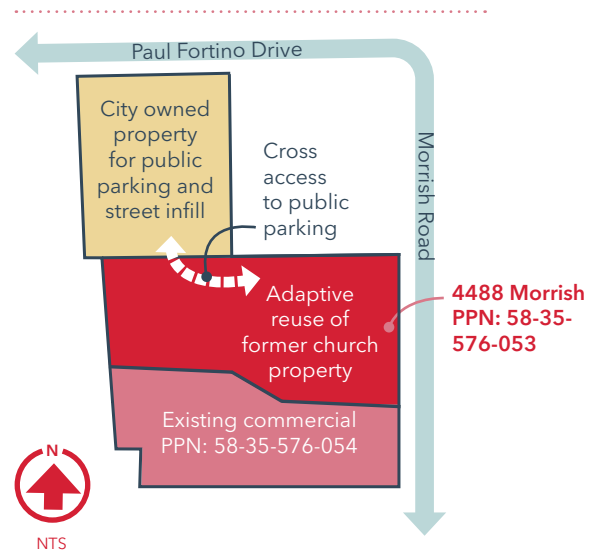
Imagine wedding ceremonies and celebrations in the building, with receptions and celebrations that spill outside to picturesque and lush outdoor spaces. The building can accommodate approximately 200 guests, and architectural studies prove the ability to provide barrier-free access, outdoor dining, brewery equipment spacing, commercial kitchen, and storage space as well as ample restrooms.

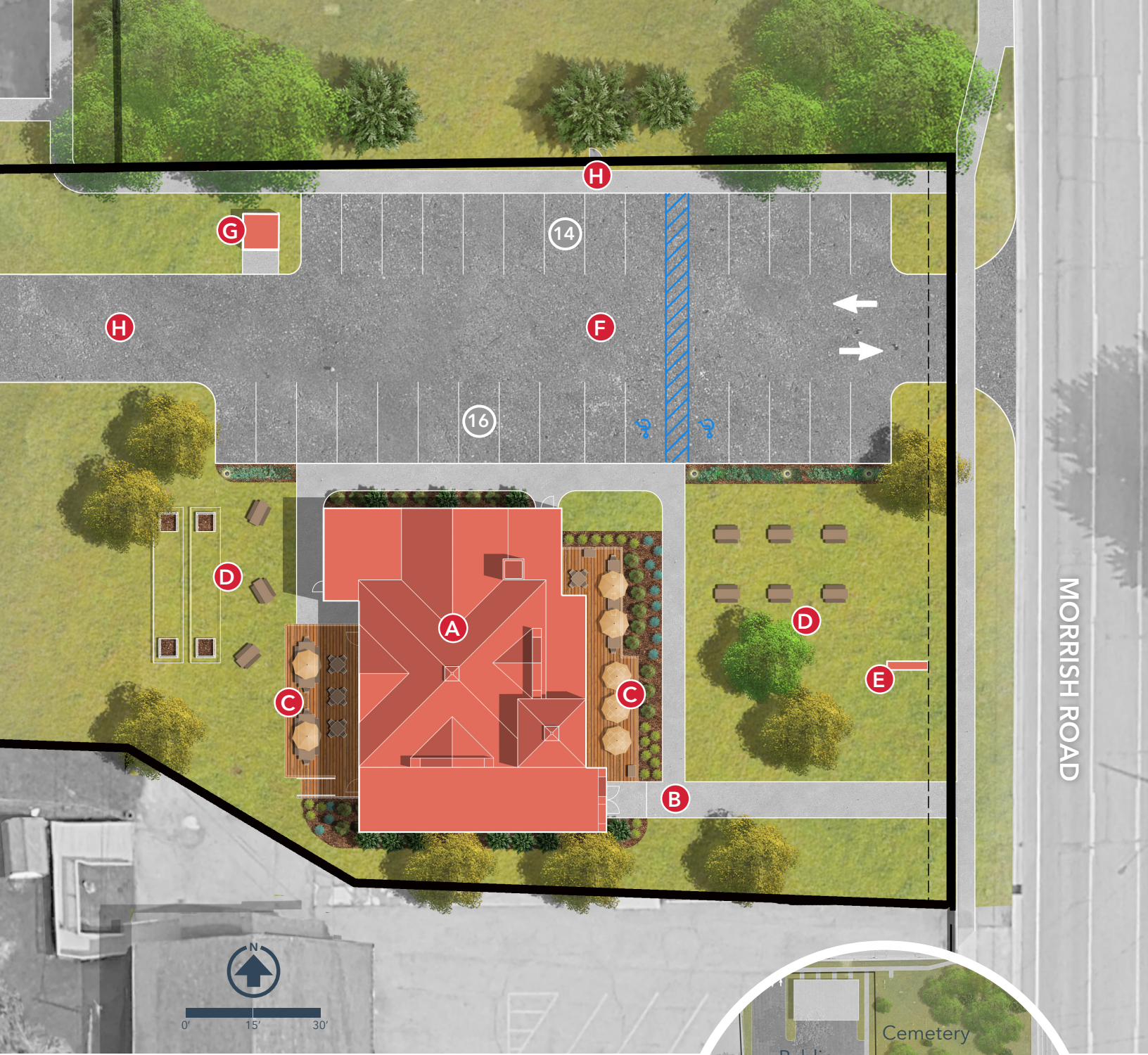
Off-street surface parking may be accommodated on-site and also adjacent to the north in partnership with the City of Swartz Creek. Intuitive and direct sidewalk connections link up with downtown, the City's Civic Campus, including city offices, library, senior center, and amphitheater, Veteran's Memorial,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





**4488 Morrish Conceptual Site Plan Legend**

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

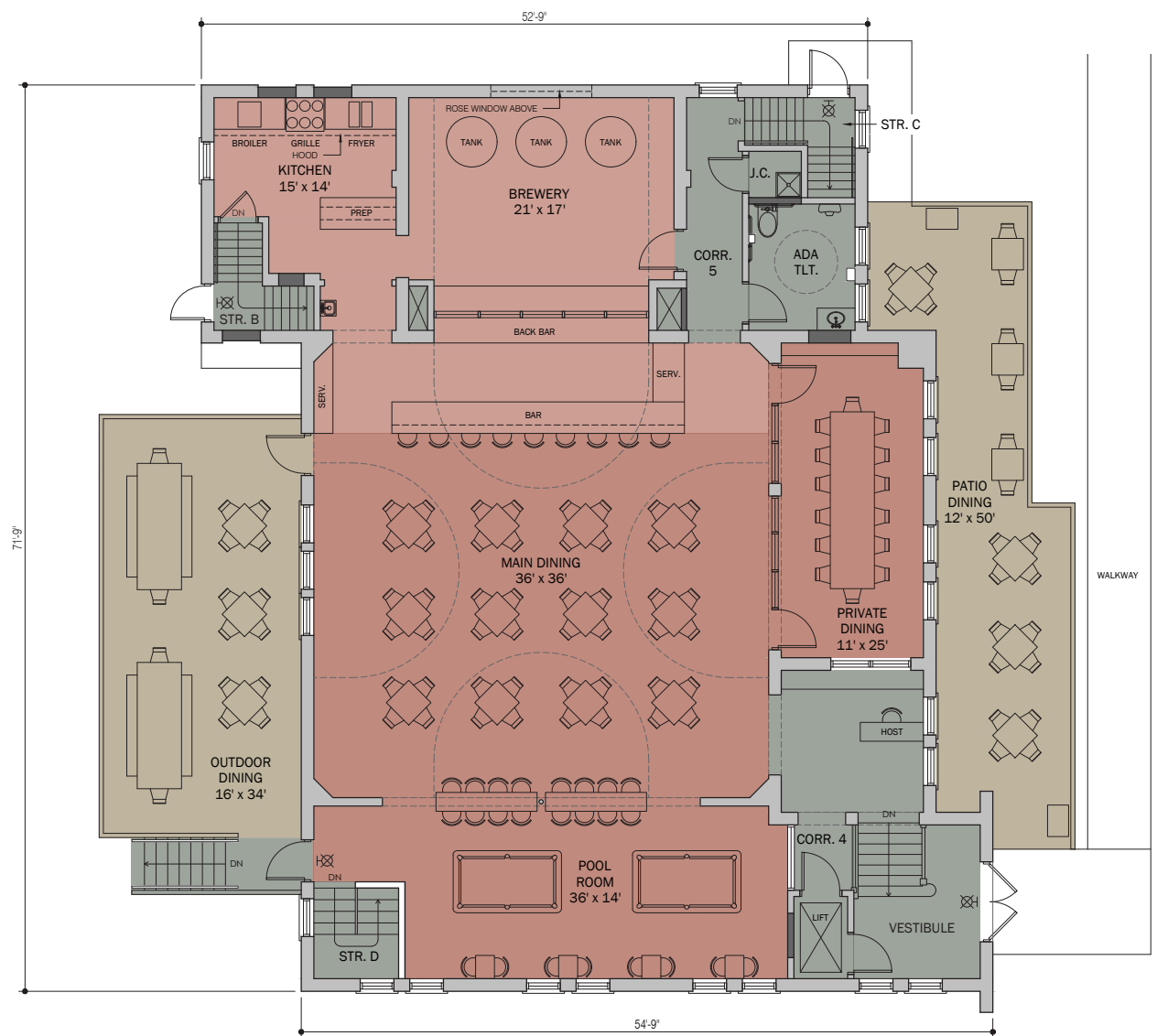


# CONCEPTUAL BUILDING LAYOUT

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

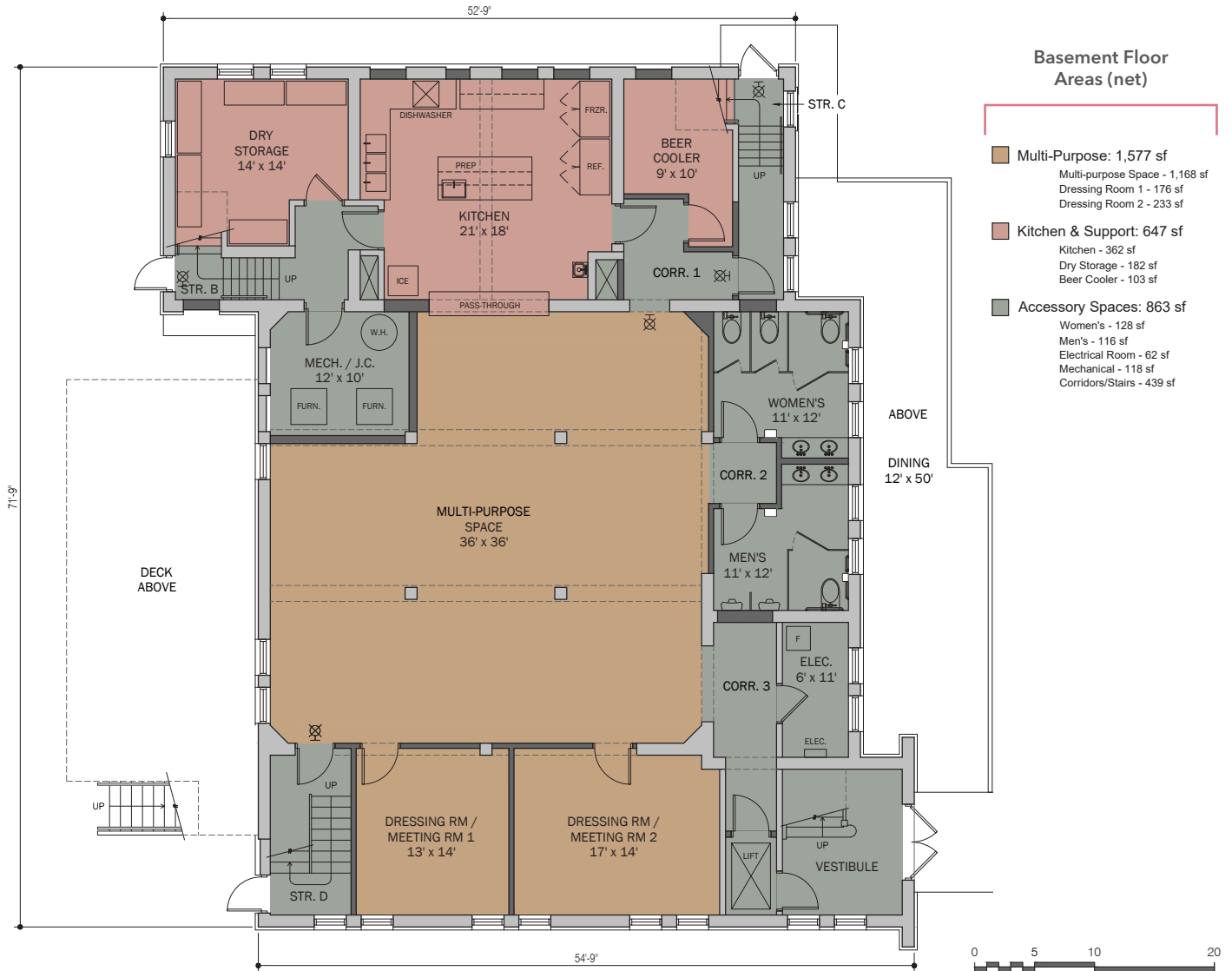


4488 Morrish Conceptual Building Layout - First Floor

<b>First Floor Areas (net)</b>		<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.

## 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)

## TIMELINE AND SITE VISIT

Responses are due by  
Friday, July 25th, 2025.

Interested parties are encouraged to schedule a site visit with the City Manager during the due diligence phase.

The City is able to provide on-going building access to contractors, architects, and other project team members to facilitate the proposal and development process.

# 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 by Friday, July 25, 2025 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)



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SWARTZ CREEK, MICHIGAN

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