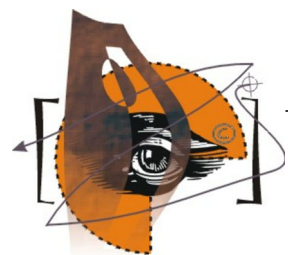






101 W. CASS ST. APARTMENTS			
UNIT BREAKDOWN	1 BEDRM	2 BEDRM	TOTAL/ FLOOR
LOWER FLOOR	11	3	14
FIRST FLOOR	8	2	12
SECOND FLOOR	15	4	19
TOTAL UNITS	34	9	43

COLOR LEGEND:	
	CONDOMINIUM A (21,303SF)
	CONDOMINIUM B
	GENERAL COMMON ELEMENT

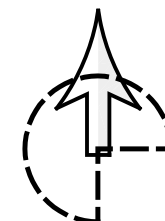


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PRELIMINARY LOWER FLOOR PLAN 101 W.CASS ST., ST. JOHNS, MI 48879



1/32"=1'-0"

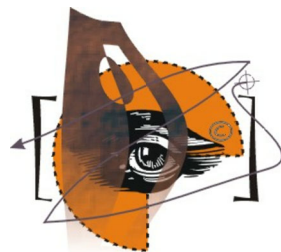
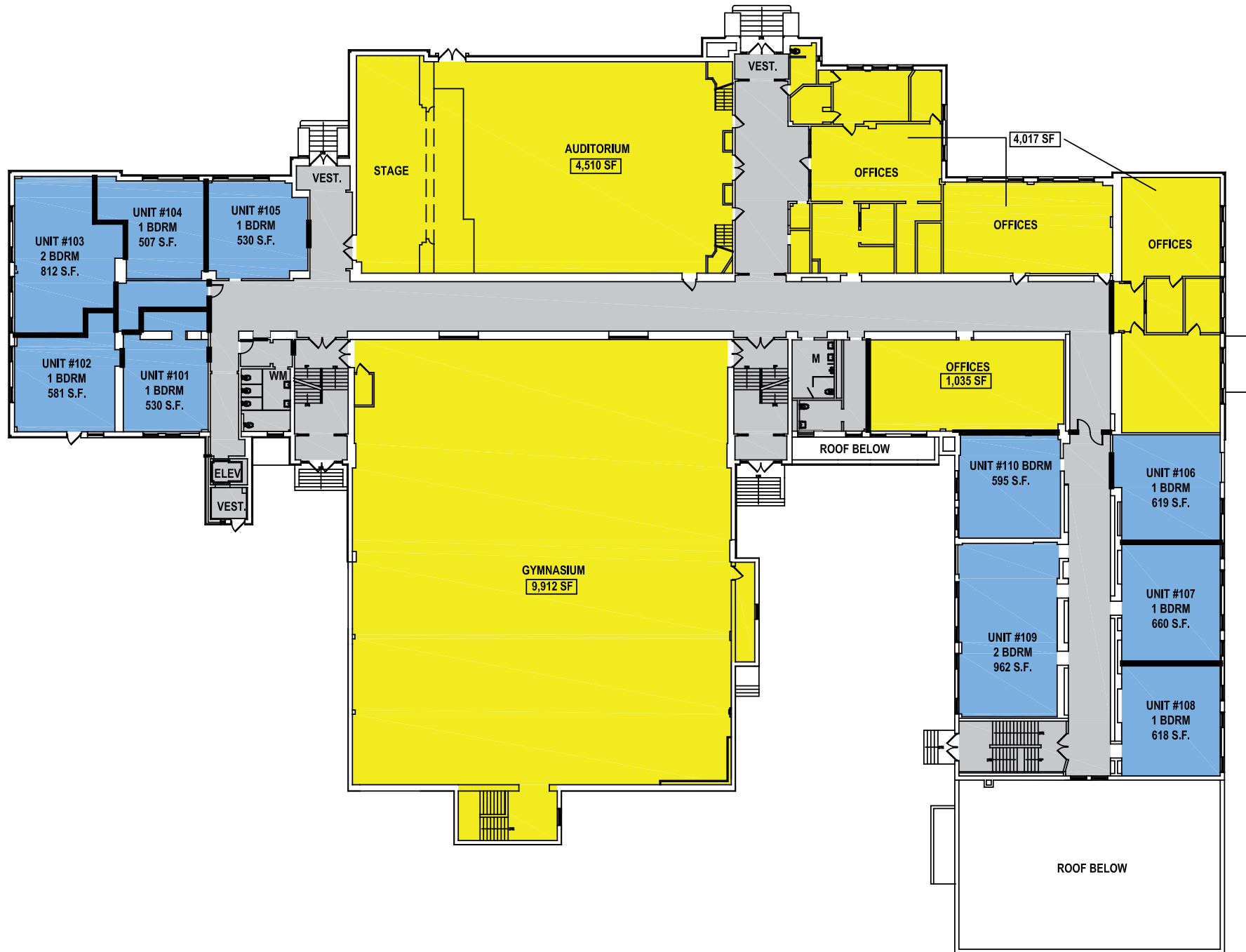


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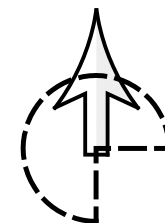
PRELIMINARY FIRST FLOOR PLAN

101 W.CASS ST., ST. JOHNS, MI 48879



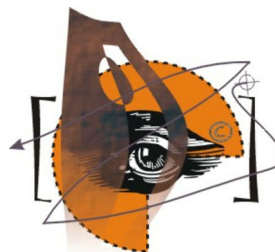
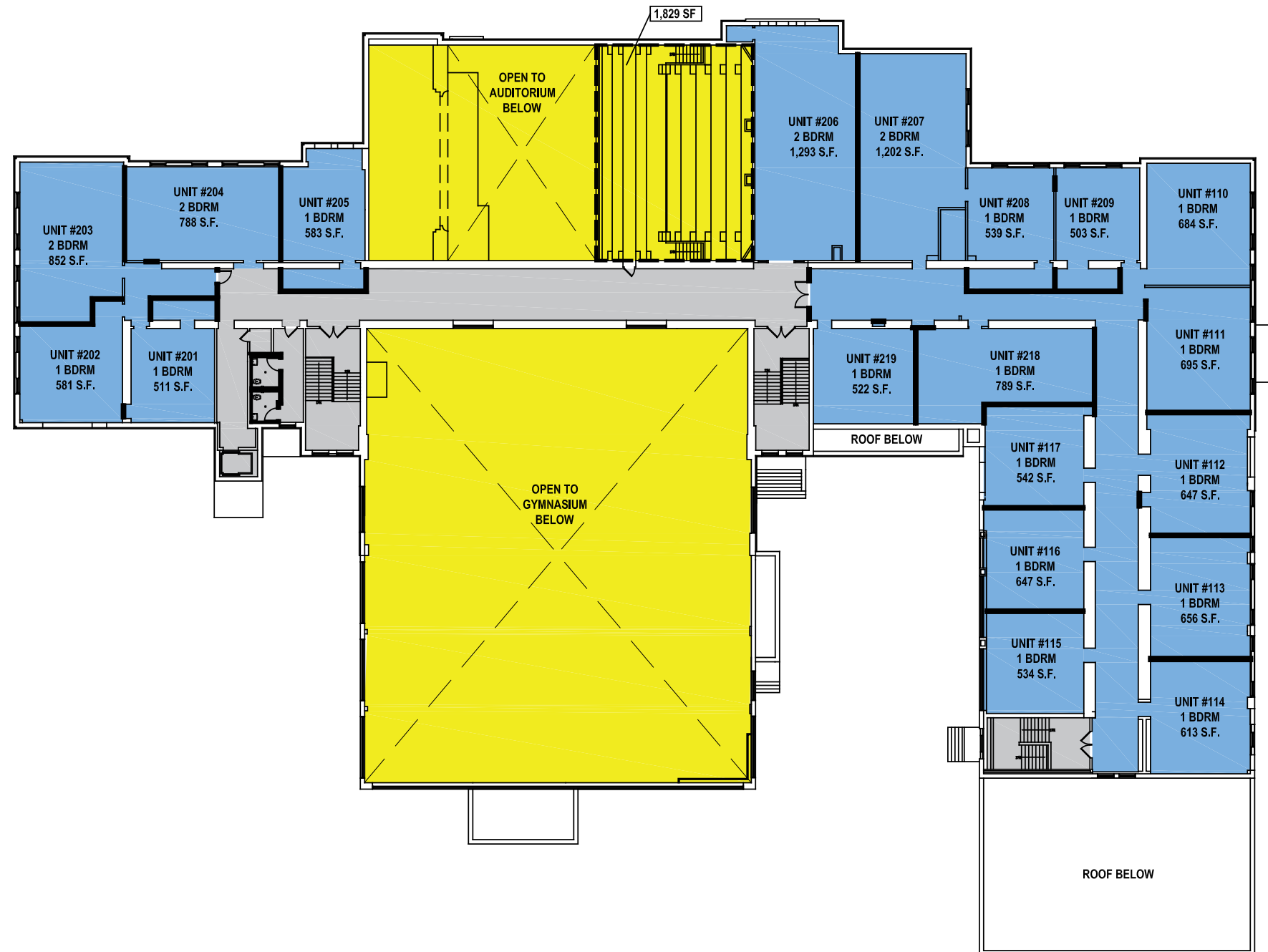
1/32" = 1'-0"

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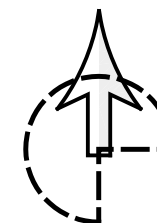
PRELIMINARY SECOND FLOOR PLAN

101 W.CASS ST., ST. JOHNS, MI 48879



1/32" = 1'-0"

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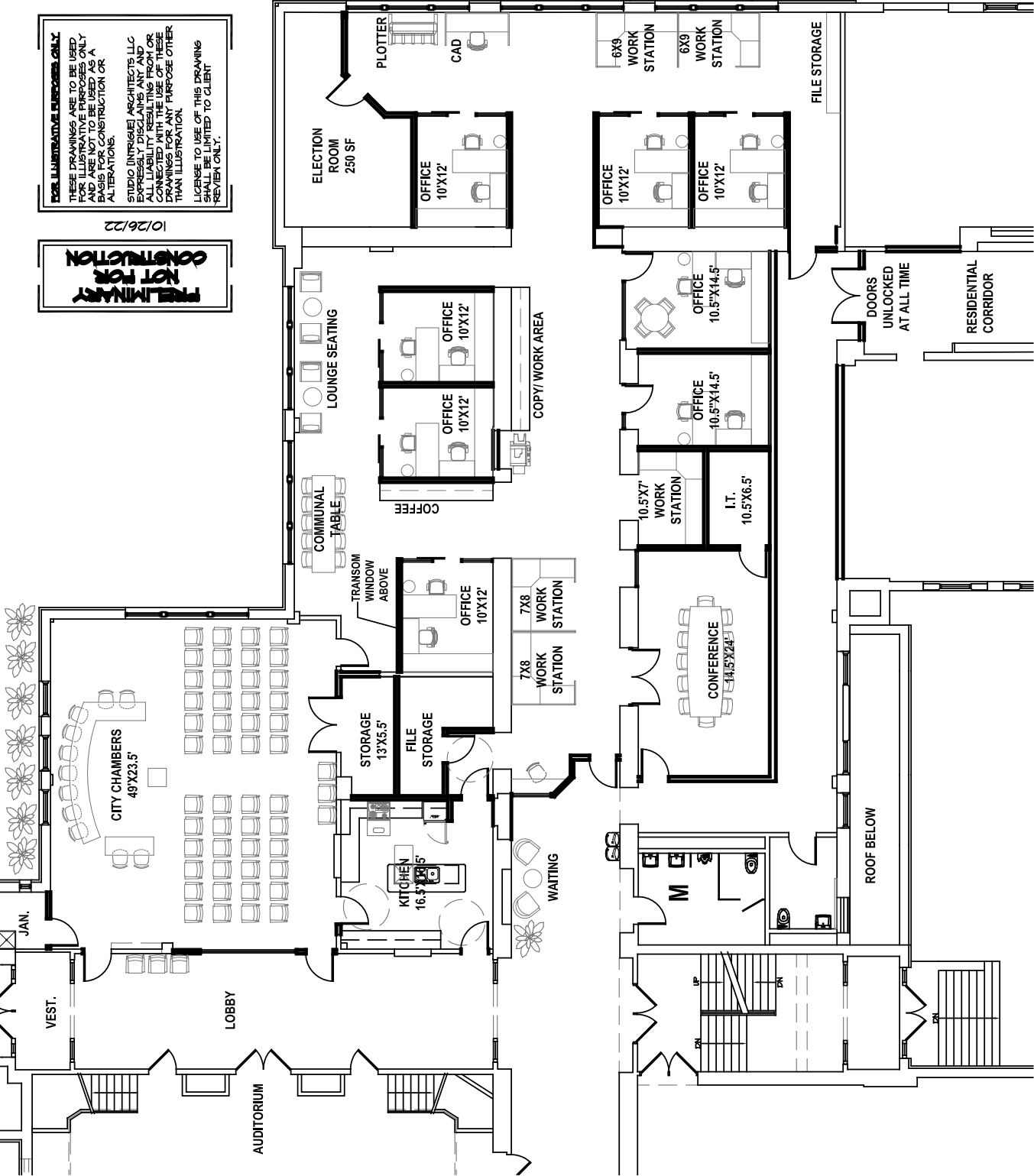
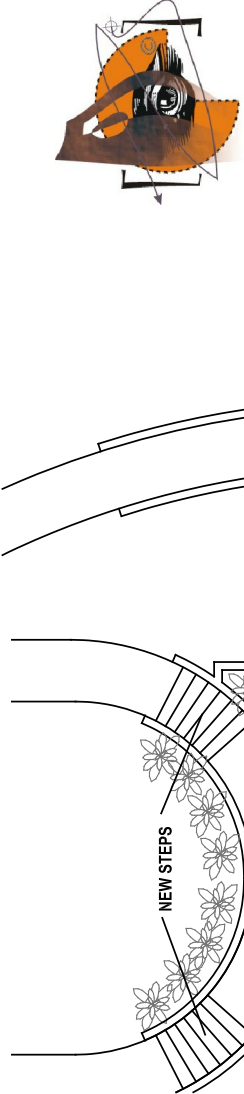


DYMAXION
DEVELOPMENT

#21.104
07/28/22







**PLAN FOR
CONSTRUCTION**

10/26/22

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CITY OF ST JOHNS OFFICE SUITE
101 W.CASS ST. TEST FIT

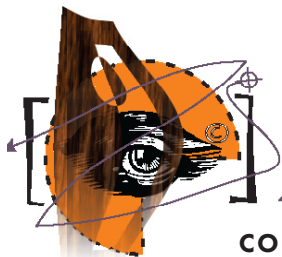
■ ■ ■ 1/16" = 1'-0"

#21.065 (#21.104)

**OPTION
B**

*Celebrate Our
History*

*Serving Our
Community*



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CITY OF ST JOHNS
101 W. CASS ST. ST JOHNS MI 48879
SIA #21.104 10/20/2022









Wilson Center Redevelopment Project

Q&A

Why is the City leaving the Courthouse?

The City of St. Johns is looking to leave the Courthouse to obtain the gymnasium and auditorium in the Wilson Center, to ensure these assets remain a part of the community. The developers were requesting a Brownfield Redevelopment tax abatement of approximately \$800,000 which would have come from St. Johns Public Schools, State Education Tax, City of St. Johns, Briggs District Library, Clinton County, and Clinton County RESA. In lieu of this tax abatement, the City is purchasing this space to create a community space. The community space will allow for additional recreation/community events within the gym and auditorium while helping to preserve the historic building and keep a portion for public use and enjoyment.

What is the cost benefit for the City to leave the Courthouse?

The City of St. Johns owns a portion of the courthouse, currently occupied by City offices. The current City office space bonds were paid off in 2018. The value of this space is \$862,810.82. The City will be paid this amount upon departure from the space regardless of when they leave. Therefore, the City is losing approximately \$14,000/yr in value based on historical trends of present value. The City also pays Clinton County for operating costs of the building which estimates approximately \$80,000 - \$90,000 per year.

Isn't the Wilson Center going to be apartments?

Dymnixion Development purchased the Wilson Center and plans to build approximately 43 apartments. The City's purchase will not affect the apartments being built in this space.

Why not stay in the courthouse and rent the gymnasium and auditorium?

If the City purchases the space in the Wilson Center it allows them to guarantee this space is not converted into apartments in the future and is maintained as a community space. The City will also be able to apply for grants to improve the spaces, which they would not have been eligible to do as a renter.

What will happen to the space in the courthouse?

The City has been in discussions with Clinton County regarding the space. The County is aware of this potential move to the Wilson Center and will utilize this space for County offices. In fact, in 2019 Clinton County bought back a portion of City offices for \$205,024.35. This amount has been restricted in the City fund balance for future capital purchases.

Will bonding for this project take money from our roads?

No. The bonds for the Wilson Center will be general obligation bonds paid for from the General Fund. The City receives money from the state as its share of the tax on gasoline and registration fees for street maintenance activities along with street millage funds (if passed) which by law must be used solely for street and sidewalk repairs.

Will this project increase my taxes?

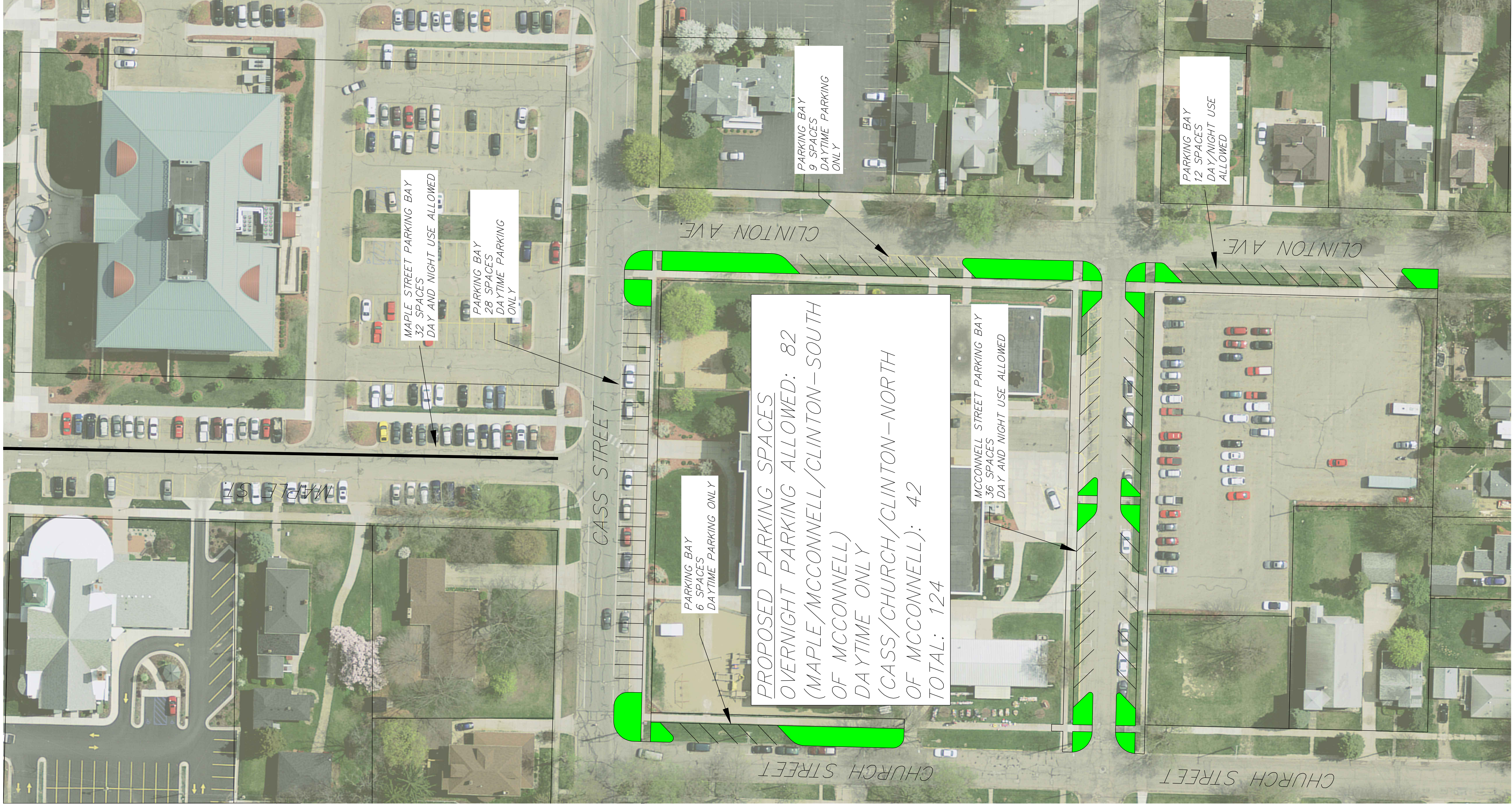
No. This project will be funded by general obligation bonds, and will use the current tax revenue already collected in the general fund to make the bond payments annually. There will not be a debt millage to pay these bonds.



Wilson Center Project – Timeline of Events

Summer, 2017	Wilson Center subcommittee meets to discuss the HRS proposal to construct 38 apartments. City submits grant application for EPA Targeted Brownfield assessment.
Fall, 2017	City, in cooperation with HRS and SJPS, initiates Phase I brownfield assessment of Wilson Center.
Winter, 2018	City, in cooperation with HRS and SJPS, initiates Phase II brownfield assessment of Wilson Center.
Spring, 2018	Wilson Center committee meets to discuss HRS proposal for apartment development.
March, 2019	City Planning Commission meets to evaluate HRS rezoning, site plan, and special land use application for 101 W. Cass Street development.
March, 2019	City Commission meets to evaluate HRS rezoning and site plan applications for 101 W. Cass Street development.
March 17th, 2021	Dymaxion Development purchases the property at 101 W. McConnell Street and 101 W. Cass Street.
March 22, 2022	Dymaxion Development holds a public open house at the Wilson Center to discuss the future redevelopment.
April 13th, 2022	City Planning Commission reviews application for property rezoning application and recommends postponing a decision.
June 9th, 2022	Special City Commission Meeting to tour Wilson Center with Dymaxion Development.
July 11th, 2022	Regular City Commission Meeting discussing Wilson Center (financial analysis)
July 13th, 2022	City Planning Commission reviews application for property rezoning and recommends approval to the City Commission.
July 25th, 2022	Regular City Commission Meeting – discussing Planning Commission Recommendations – 101 W. Cass Street And 101 W. McConnell Street Re-Zoning
July 28th, 2022	Public Tour of the Wilson Center
Sep 16th, 2022	Wilson Center walk-thru with community members.

August 8 th , 2022	Regular City Commission Meeting – discussing Planning Commission Recommendation – 101 W. Cass Street Re-Zoning – Conditional Rezoning Agreement
Sep 12th, 2022	Regular City Commission Meeting – Purchase Agreement for the gymnasium, auditorium and office space approved
October 24th, 2022	Special City Commission Meeting – discuss the office & commission chamber floor plan for the Wilson Center
October 24th, 2022	Regular City Commission Meeting - Resolution Authorizing Publication of Notice of Intent to Issue Limited Tax General Obligation Bonds - #29-2022 (financing for Wilson Center)



PROPOSED PARKING SPACES
OVERNIGHT PARKING ALLOWED: 82
(MAPLE/MCCONNELL/CLINTON—SOUTH
OF MCCONNELL)
DAYTIME ONLY
(CASS/CHURCH/CLINTON—NORTH
OF MCCONNELL): 42
TOTAL: 124

PARKING BAY
6 SPACES
DAYTIME PARKING ONLY

PARKING BAY
9 SPACES
DAYTIME PARKING
ONLY

PARKING BAY
12 SPACES
DAY/NIGHT USE
ALLOWED

MAPLE STREET PARKING BAY
32 SPACES
DAY AND NIGHT USE ALLOWED

PARKING BAY
28 SPACES
DAYTIME PARKING
ONLY

MCCONNELL STREET PARKING BAY
36 SPACES
DAY AND NIGHT USE ALLOWED