

MICHIGAN ENTERPRISES REPORT NUMBER ONE HUNDRED SIX TO LINCOLN DDA

July 7, 2017

The following is a report by Bob Jones of Michigan Enterprises for the Lincoln DDA concerning June activity on major project, the proposed Senior (Assisted) Living facility, and now Dollar General. We want to keep specifics confidential until project owners wish to release any information.

1. NEW SENIOR ASSISTED LIVING COMPANY

The recent new assisted living project developer has let me know that she has decided to build an assisted living facility in Lincoln. She has hired a financial consultant to help her in deciding specifics such as number and size of units, projected prices of services to be offered, and timeline. She does not want to feel pressured to reveal details until she has them all worked out to her satisfaction.

I am discussing the matter of drawing up a development agreement which will include the assistance that the DDA has promised, and her project details and timeline. At this time a verbal message from her to the DDA is for a spring 2018 groundbreaking and late fall opening. We have had various conversations between us that are short and informative, but I think factual.

2. DOLLAR GENERAL

During June I made contact with Dollar General about a store in Lincoln. It was challenging navigating the Dollar General websites until I was actually speaking to a person, Charles Overton, who is from Birmingham, Alabama. He helps choose sites for Dollar General. Most of their stores develop from people who own property in communities that they wish to develop.

In our case we want Dollar General to develop a store in Lincoln. Charles did a quick demographic study and decided that one choice for a site would be on Barlow Road because it looked to him like that was the main business street in Lincoln. We discussed possible sites on Barlow Road. He asked if there were any sites closer to the apex of the downtown.

I sent him a map and told him that the main corner of downtown was at the four-way stop corner of Traverse Bay and Second Street. I discussed this site with Dennis and Phil, and we talked about making a site available on that corner. Charles wants a site of an acre and a half, but would settle for an acre and a quarter. The site details will have to be determined by the DDA at our July meeting.

Charles is planning on coming to Lincoln in August, and we will be working out a date. When he selects the site he puts together a presentation to Dollar General with his recommendation. I have three maps to present to the DDA board next Tuesday to help in decision making on a preferred site.. After Charles makes his presentation Dollar General makes their decision in September. When the DDA picks the site I will have more details on size of store, ownership, and construction and parking.

The maps I have are old ones and not on electronics, so I will hand them out next Tuesday.

END OF REPORT