



Downtown Development Authority

FALL, 2012

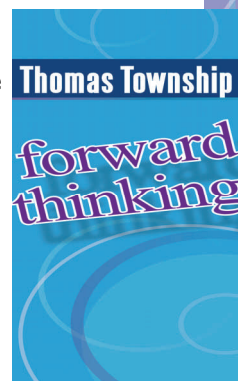
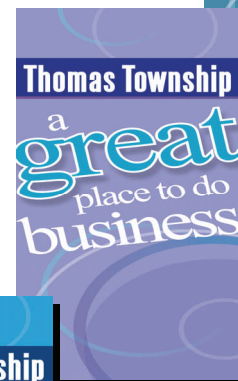
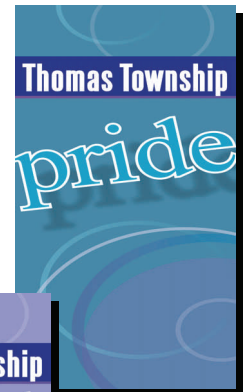
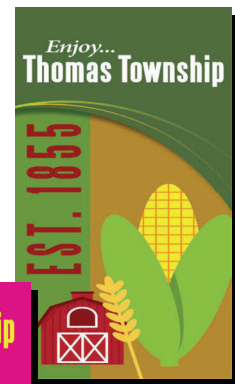
Streetlight Banners Added Along Gratiot Road

With the completion of the streetlight project this year, the final component was added to the streetlights along Gratiot Road. The first of two sets of vertical banners was placed on the streetlights in July. The banners add color along the Gratiot Road Corridor as well as represent all aspects of Thomas Township.

The first set, which consists of seven different banners and are currently located on the streetlights, were designed by Pam Keith, a local graphic designer. These banners represent various aspects of Thomas Township including the establishment of Thomas Township, sports, family, shopping, parks, dining and technology. Three of the seven banners are shown to the right.

The second set of banners, which will be placed on the streetlights sometime in late Fall or early Winter, represent positive word designs. Three of the seven banners are shown to the far right.

The DDA wishes to thank Pam Keith for her work designing both sets of banners and for helping capture the true essence of Thomas Township.



DDA BOARD MEMBERS:

Tom Radewahn,
Chairman

Fred Gray,
Vice-Chairman

David Duclos,
Secretary

Diane Doyle

Bill Martin

Ellen Ryder-
Petre

Robert Burns

Allen Streeter

Robert Weise

A Letter From The Chairman



The Thomas Township DDA Board has had a very busy year. A quick drive down our business boulevard, Gratiot Road, and you'll see quite a few changes that have taken place. The streetlights are now in place, we've been able to eliminate some of the overhead wiring that held the previous streetlight system, starting the long process of uncluttering our view. I'm sure you've also notice the colorful banners that have gone up on our streetlights, all of which were designed by Pam Keith. We are so grateful for her help in this project. You will also see seasonal changes of banners and Christmas decorations that we are excited and anxious to display.

The Northwest corner of Gratiot and M-52 now boasts Michigan's only alternative energy park. With the water, sewer, roads and landscaping now



completed, we are truly a shovel ready facility. Great Lakes Tech Park is now ready to host a variety of "green energy" projects. We are working closely with Saginaw Futures with prospects for this one of a kind park.

This spring, we finished the installation of the water-main project on the south

side of Gratiot Road which included some property enhancements, new grass areas, sidewalks and curbing, and a few curb cut closures. The Township officials worked closely with MDOT and individual business owners to make positive changes to access, egress and parking for business customers. This 20" watermain has also provided the area with huge additional water supply that has very positive effects for a great portion of our Township. As a paid project of Hemlock Semiconductor, we have them to thank for this great improvement..

I hope you've also noticed that the medians on Gratiot Road are looking much better this year. Your DDA has contracted to keep these areas mowed, which in turn removes the refuse that gathers there. The Thomas Township Kiwanis has adopted much of this area, Kennely Road to M-52, and picks up refuse throughout the summer but the medians are off bounds for that project. The cleaner, more well groomed medians, now provide a much nicer drive on Gratiot.

It's always nice to announce a new resident/business partner on Gratiot Road and recently you have seen the demolition of the old Self Serve Lumber buildings to make way for a new Culver's Restaurant. We are very excited with this project that is turning a vacant parcel to one with fresh activity. A heartfelt "Welcome" goes out to our new neighbor, Culvers.

Other businesses that have made significant improvements include Martin Chevrolet, Gratiot Animal Hospital, Levy Day Spa, Halm Septic

Service and Sleep-ees Motel. Please be sure to stop in and thank them for their improvements and support their business. They are helping to make us a better business community.

Last week was the ribbon cutting for the new and improved Roberts Park. For those of you that have not yet seen the changes that have taken place, please drive through and check it out. We have beautiful new soccer fields that will be hosting hundreds of our youth this fall, new pavilions that you can use for picnics or parties, a new one mile walkway for your



daily exercise and a new pond that we hope to stock with fish. Rumor has it that our new pond will also host a fishing contest during our annual Shields Festival.

One last note. Although the DDA has had great influence in developing improvements on our business corridor, we would be moving in slow motion if not for the support of our Township staff. Under the direction of Township Manager Russ Taylor, we receive excellent support and direction from Sue Coggin, Dan Sika and assistance from the rest of the staff as well. Our hats are off to all of them for their part in making your DDA a viable entity towards community improvement.

Business Upgrades Along the Gratiot Road Corridor

The Gratiot Road corridor has seen some great upgrades from several businesses in 2012.

Martin Chevrolet, located at 8800 Gratiot Road, recently completed a new façade, parking area, signage and some of the Gratiot Road design improvements including several stone pillars and decorative fencing.

The previous location of the Petsmart located at 7711 Gratiot Road, was completely renovated. This



site now houses Levity Day Spa. Included in their upgrades were a complete interior remodel, exterior improvements including a new front entrance, siding, roofing and stone work along the outside of the building and signage along Gratiot Road.



Levity is in the process of designing the exterior landscaping and stone pillars with decorative fencing, which should be completed by early Spring, 2013.

Gratiot Road Animal Hospital, located at 8455 Gratiot Road, recently redesigned their site by adding new parking including improved storm water drainage, parking lot lighting, landscaping and several stone columns with decorative fencing. The im-



proved parking area has made it easier for both staff and customers to enter and exit the site.

Finally, Halm Septic, located at 8048 Gratiot recently added an addition to their existing facility located in the rear of the property. The owner also installed two pillars and decorative fencing along Gratiot Road.

The DDA would like to salute each of these businesses on their fine improvements to the Gratiot



Road Corridor.

Great Lakes Tech Park Nearing Completion and Ready For Business



Thomas Township is excited to announce the completion of the Great Lakes Tech Park. Local leaders and economic developers worked with the State of Michigan to develop this 231 acre park with parcels potentially available at no cost and shovel ready. Tax incentives and development assistance are also an attractive draw to this new site.

Strategically located within a mile of Hemlock Semiconductor, the opportunities for collaboration and solar supply chain developments are boundless. The Great Lakes Tech Park is located at 705 North Graham Road just northwest of the M-46 and M-52 intersection, 12 miles from I-75 and 13.5 miles from MBS International Air-

port. The park has the potential to locate up to six facilities that would create hundreds of direct and indirect jobs, along with millions of dollars in new investment and new tax base.

GREAT LAKES TECH PARK: SHOVEL-READY SITES



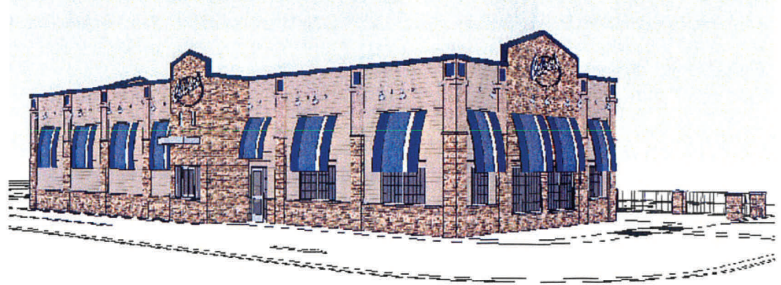
LOCATION SPECIFICS

Street Address:	705 N Graham Rd
City	Saginaw
State:	Michigan
Zipcode:	48609
Type:	land
Minimum Parcel:	25.00 Acres
Maximum Parcel:	80.00 Acres
Latitude:	43.419793172608
Longitude:	-84.1354465484619
Total Acres:	231
For Sale:	Yes
Sale Price:	Free for appropriate project
For Lease:	Yes
Zoning:	Solar Technology District
Rail Access:	No
Nearby Highway:	M-46 and Graham Rd (M-52)
Nearby Interstate:	I-75 is 12 miles east
Electric Service:	Yes, Consumers Energy
KVA	10,500' from substation; 17500 KVA capacity; 2306 KVA capacity available; possible dual feed
Phase:	Three
Natural Gas	Yes, Consumers Energy
Natural Gas Line	4" and 6" high pressure lines
Sewer Service	Yes, Municipal
Sewer Line Size	8"
Water Service	Yes, Municipal
Water Line Size	12" on M-46, 6" on M-52
Hi-Tech Infrastructure	Charter Communications, Verizon, AT&T and other wireless providers



Coming To Thomas Township

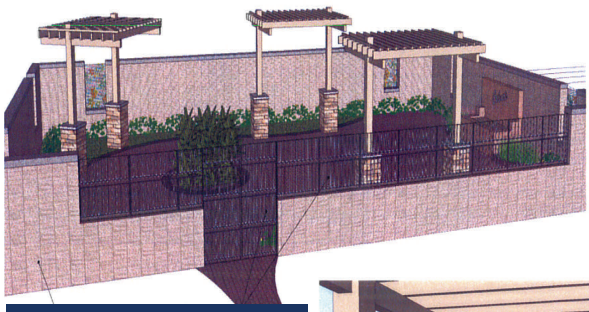
The Thomas Township DDA is proud to announce the construction of a new restaurant in Thomas Township. On August 15, 2012, the Thomas Township Planning Commission approved a site plan for the construction of a 4,900 square foot Culver's Restaurant to be located at 8100 Gratiot Road, the site of the former Self Serve Lumber. The buildings currently located on this site, which have been vacant for several years, will be demolished mid-September, 2012 to make way for the new restaurant.



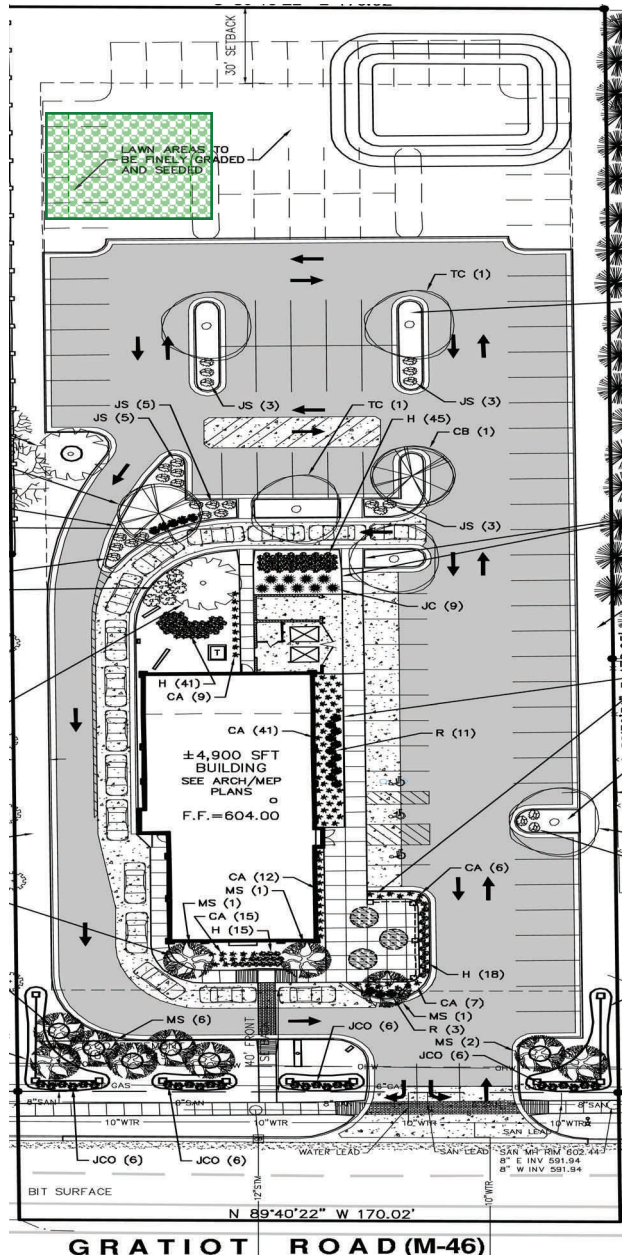
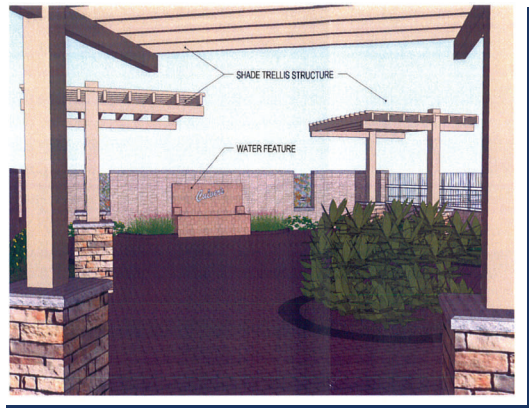
The proposed Culver's Restaurant consists of a 4,900 square foot building with a dining area consisting of an approximate seating capacity for ninety-nine (99) diners. The building will also contain a large customer service area, kitchen, drive-thru service and sundae prep areas, dishwashing facilities, dry good/cooler/freezer areas, two (2) offices, training room and rest-room facilities.

A feature that the owners, Ali and Mary Merchant, are very proud of will consist of a courtyard at the northwest end of the property. The courtyard will consist of a garden area, waterfall and seating where Culver's customers can relax and escape the hustle of everyday life.

The Thomas Township DDA welcomes Culver's and looks forward to their anticipated opening in early Spring, 2013.



Green area on the site plan to the right shows the proposed courtyard area.





PRSR STD
U.S. POSTAGE
PAID
SAGINAW, MI
PERMIT NO. 273

249 North Miller Road
Saginaw, Michigan 48609

Phone: 989-781-0150

Fax: 989-781-0290

E-mail: Susan@thomastwp.org

Web Site:

www.thomastwp.org/departments-services/community-development/dda

Upcoming Meeting Schedule

www.thomastwp.org/departments-services/community-development/dda

October 23, 2012

November 27, 2012

**December 18, 2012—Date
Changed Due To Holidays**

January 22, 2013

February 26, 2013



The Thomas Township Downtown Development Authority Board meets the fourth Tuesday of each month. Meetings are held at the Thomas Township Public Safety Building, 8215 Shields Drive, Saginaw, Michigan 48609 at 8:00 a.m.

