

# OUR TOWN

## Planning for the Future



**The Cedar Street Corridor has been identified as a primary area for growth, following a series of town meetings and analysis by consultants.**

One of the most important functions of the Delhi Downtown Development Authority (DDA) is to help attract desirable businesses to the area, and to determine how to make the best use of available land.

The DDA has identified the Cedar Street Corridor as a primary area for growth. Over the past six months, the DDA has conducted a series of town meetings with the stakeholders in the Cedar Street Corridor area to share data and gather input. These meetings were facilitated by the planning firm Langworthy, Strader & LeBlanc.

Al McFadyen, Executive Director of the DDA, is enthusiastic about the consultants' findings thus far. "They've discovered a very robust market for retailers along the corridor. That market exists because of the demographics of the area, a large number of households and an above-average income level."

### Holt on TV for the Holidays

There's no place like Holt for the holidays—and local business owners will have an opportunity to let folks know that! The Delhi Downtown Development Authority will again offer local businesses the opportunity to participate in a co-operative television advertising package for the holiday season. Commercials will promote doing business in Delhi Township, and will have personalized segments for individual retailers and businesses. Specifics of the plan will be finalized soon. If you would like information about participating, contact the DDA office at 699-3866 or 699-3867.



**DEDICATED TO HELPING OUR COMMUNITY & ITS BUSINESSES GROW**

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# In Progress



## Summit Place: Brownfield Redevelopment Success Story

**For some 50 years, the one acre parcel of property on the south side of Holt Road near the Summit Street intersection was occupied by Palmer Engineering, a manufacturing concern surrounded on all sides by residences.**

In 1997, the Palmer Engineering site was listed for sale. The Delhi Downtown Development Authority purchased the property with the objective of facilitating its redevelopment for office or residential use, believing that either of these uses would be far more compatible with the residential character of the area.

After the purchase, the DDA demolished the former industrial buildings at the site. Subsequent environmental testing revealed the presence of contaminated soils—the nature and extent of which would have precluded residential use of the site. After considerable additional testing and analysis, including consultation with the Michigan Department of Environmental Quality, the DDA Board elected to remediate the site to residential standards. While this was the most stringent and costly of the clean-up options available, the DDA Board believed that the additional expense was justified by the predominantly residential character of the surrounding properties.

With the guidance of the DDA's environmental consultant, Fitzgerald Henne and Associates, over 7,000 cubic yards of contaminated soil were removed, properly disposed of and replaced with clean sand and topsoil. Upon completion of this work in the late summer of 2002, additional environmental testing was conducted

to confirm that all of the contaminated soils had been removed.

After 12 months of ground water and soil testing, the site was given a general residential environmental closure by the MDEQ in October, 2003. This permitted the DDA to entertain residential development proposals for the site. Late in 2003, the DDA Board accepted a proposal from American Construction and Development for the redevelopment of this site with six residential condominium units.

This development, known as Summit Place, is now nearing completion on Holt Rd. Three duplex residential structures comprising six individual condominiums are now available for sale. These condos are 1,250 square foot ranch style units with two bedrooms, two baths and a first floor laundry, fireplace, cathedral ceilings in both the living room and master bedroom and many other amenities. They include two car garages and unfinished basement area with look-out egress windows. All units will be available for occupancy by mid September.

One of the principals of American Construction and Development is Todd Hunt of Holt. Todd has deep roots in the community since his family has lived in Holt for 65 years. The family business, Holt Products Company, was established by Todd's grandfather and is one of the oldest companies in continuous family ownership in Ingham County.

**American Construction: 517-749-4211. 2 bedrooms, 2 baths starting at \$169,000. Pick your colors!**



**TOTAL FIREARMS :** With a new 75' addition and extensive remodeling of their Cedar street business. Total Firearms has just completed a construction project that tripled their size.

"We think Cedar street is the place to be," said Doug Carl, Total Firearms owner. "There's great growth potential in this area. We couldn't be happier with our location." Doug operated two storefronts in Mason before closing them to concentrate on organizing and promoting sports shows throughout the state. Six years ago, Doug decided to re-establish a storefront and purchased the former site of Mark's Gun & Tackle, as well as the property next door, with the goal of expanding. Now that goal is a reality.

Total Firearms specializes in firearms, archery and sporting supplies, and offers both an indoor archery and indoor gun range. Future projects include indoor and outdoor paintball ranges, and Doug believes they will be the largest paintball supplier in the area. They also work with law enforcement agencies on firearms training.

**Total Firearms: 517-699-0597  
www.migunshows.com**

# Discovering a Local Treasure



**“It’s a unique business – perfect for a growing community like Holt.”**

**– Howard Kohn, President  
The Chesapeake Group  
Economic Development  
Consultants**

*Richard Ellison and Sheila Fitzgibbons call their business a “one stop diving-snorkeling-swim center.” But they can also call it one-of-a-kind, because it is the only dive store in Michigan with both an indoor pool and a lake on site. Being able to offer this to their customers is one of the reasons they built their facility in Holt.*

Richard and Sheila say their mission is “to educate, train and involve people in the exciting world of scuba diving and snorkeling.” Safety is a major emphasis. “We teach safe and effective diving practices so divers can have a lifetime of fun and safe diving experiences.” They promote local diving, so many class dives are within an hour of the store.

Aquatic Sports Ltd. has a class for just about any aspect of diving, from basic scuba diving and snorkeling to advanced open water training and certification. Other classes include emergency first response and rescue, ice diving, night diving, photography, search and recovery, underwater navigation, wreck diving and more. Aquatic Sports excels in instructor training. They also offer dive- and swim-related leisure activities, including travel packages and water aerobics.

Including Richard and Sheila, the shop has seven highly trained and certified technicians, and several Holt resident volunteers. They carry and service Aqua-Lung, Sea-Quest, Sherwood and Poseidon diving and snorkeling equipment. They also offer a rental program and purchasing packages.

Aquatic Sports is involved with the community in many ways. They work with dive teams from the Lansing Police Department, Ingham County Sheriff’s Office and the Michigan State Police on certifications and equipment service. They also provide hydrostatic service on the Delhi Fire Department’s SCOTT packs. Richard and Sheila say, “We are here to help the Departments, to make sure diving stays safe, and to get more people involved in diving. It’s a great family sport.” They are also active in helping kids discover, enjoy and become certified in scuba. They participate in annual career day activities in the Holt/Dimondale School District, and also work with the Boy and Girl Scouts. They hold overnight campovers at the facility and host fun events throughout the year—including their annual Underwater Pumpkin Carving Contest, scheduled for October 23.

517-699-7757. [www.aquaticsportsltd.com](http://www.aquaticsportsltd.com)



## Your Delhi DDA Does That:

**Leo Urban, owner of Two Feathers Road House, recently received a 40% reimbursement of the cost of his facility signage under the Commercial Rehabilitation Rebate Program (CRRP). This grant offers any retail, commercial or office facility in the DDA district a 40% rebate, up to \$20,000, for exterior renovations. If you would like more information or to apply for the CRRP, please contact Al McFadyen at the DDA, 699-3866.**

# Why Holt?

*Carol Whitson of Synergy Dance Academy*

Why did Carol Whitson choose Holt for her business? "I've lived here since 1994, and I've found it a great place to raise a family. Holt has great schools, and it's convenient to just about everything the capital area has to offer," says Carol. "As part of the growing and very active business and arts community here, I believe Holt is really starting to take on an identity of its own."

Prior to building her new facility on Charlar Place last October, Carol owned and operated her studio, Mid-Michigan School of Performing Arts.

*Telephone: 517-694-0883. [synergysdanceacademy.com](http://synergysdanceacademy.com)*



## THE D.D.A. – WHO WE ARE AND WHAT WE DO

The Downtown Development Authority (DDA) promotes economic development through business attraction/retention programs and works to foster investment within the DDA district. It strives to increase the Township's tax base and strengthen the local economy while maintaining those qualities which make Delhi Township a desirable place to live and work.

To contact us:

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### THE D.D.A. BOARD MEMBERS:

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