



HOUSE of REPRESENTATIVES

STATE OF MICHIGAN

Appropriations Requests for Legislatively Directed Spending Items

1. The sponsoring representative's first name:
Kathy
2. The sponsoring representative's last name:
Schmaltz
3. The cosponsoring representatives' names. All cosponsors must be listed. If none, please type 'n/a.' A signed letter from the sponsor approving the co-sponsorship and a signed letter from the member wishing to co-sponsor are required. Attach letters at question #9 below.
n/a
4. Name of the entity that the spending item is intended for:
Accelerate Jackson County
5. Physical address of the entity that the spending item is intended for:
100 E Michigan Ave # 1100, Jackson, MI 49201
6. If there is not a specific recipient, the intended location of the project or activity:
228 W. Michigan Avenue, Jackson, MI 49201
7. Name of the representative and the district number where the legislatively directed spending item is located:
HD 46 - Kathy Schmaltz
8. Purpose of the legislatively directed spending item. Please include how it provides a public benefit and why it is an appropriate use of taxpayer funding. Please also demonstrate that the item does not violate Article IV, S 30 of the Michigan Constitution. Named for a local industrialist who founded the Hayes Wheel Co. Marble finishes, gold-adorned grand foyer and staircase, terrazzo floors, and elegant interiors made the hotel a high-class and architecturally notable establishment. At the time, in fact, the grand facility had a reputation for being one of the premier hotels in the state, attracting visitors from near and far for the experience.

The 200-room hotel was truly the center of social activity in Jackson and served the

community in this way for nearly 50 years. Despite notable clients, many social events, and even full-time residents and a radio station operating from the building over the years, the property was ready for a reimagination and repositioning. Consumers Energy purchased the building in 1973 to serve as its corporate headquarters, with the hotel closing to its final visitors in 1975. This important downtown anchor asset has been vacant since 2003.

The Hayes will undergo a rehabilitation that will preserve and highlight historic elements of the landmark building, formerly The Hotel Hayes, while transforming the 10-story building into residential and commercial spaces. After 20 years of vacancy and failed attempts the Hayes Building will be redeveloped with 102-109 units with mixed used space on the first 2 floors. The renovation would include a ground floor restaurant and retail spaces, second floor ballroom/event spaces and offices, 15 fully furnished short-term rentals, and would bring much needed market rate housing to the Jackson area.

9. Attach documents here if needed:

Attachments added to the end of this file.

10. The amount of state funding requested for the legislatively directed spending item.

6500000

11. Has the legislatively directed spending item previously received any of the following types of funding? Check all that apply.

["State"]

12. Please select one of the following groups that describes the entity requesting the legislatively directed spending item:

Non-profit organization

13. For a non-profit organization, has the organization been operating within Michigan for the preceding 36 months?

Yes

14. For a non-profit organization, has the entity had a physical office within Michigan for the preceding 12 months?

Yes

15. For a non-profit organization, does the organization have a board of directors?

Yes

16. For a non-profit organization, list all the active members on the organization's board of directors and any other officers. If this question is not applicable, please type 'n/a.'

Brian Glick Martha Fuerstenau Pete Jancek Tony Baker Chrissy Siders John Schmitz Anthony Hurst Daniel Phelan Joe Shaughnessy Andy Mercer Ric Walton Mike Overton Steve Shotwell Emily Moorhead Hendrik Schuur John Waldron Tim Levy Past Chair

Tim Sparks At Large Jason Sanders Collin Cote Jason Shore President (Non Voting Member) Keith A. Gillenwater

17. "I certify that neither the sponsoring representative nor the sponsoring representative's staff or immediate family has a direct or indirect pecuniary interest in the legislatively directed spending item."

Yes, this is correct

18. Anticipated start and end dates for the legislatively directed spending item:

June 2025- December 2027

19. "I hereby certify that all information provided in this request is true and accurate."

Yes

THE HAYES

THE HAYES HOTEL

THE HAYES HOTEL WAS BUILT TO SOLVE A CRITICAL SHORT TERM HOUSING NEED IN THE MID 1920s. LOCAL BUSINESS OWNERS CAME TOGETHER TO SOLVE THE MATTER. IT WAS ORIGINALLY A 200-UNIT HOTEL W/ SUPPORTIVE SPACES SUCH DINING HALLS, MEETING SPACES AND A BALLROOM. FIRST FLOOR CONTAINED VARIOUS RETAIL SPACES ON BOTH MICHIGAN AVENUE AND HAYES COURT.

CURRENT BUILDING DETAILS

| | |
|------------------------------|--------------------------------|
| BUILT | 1926 |
| SIZE | ~130,000 SQFT |
| STORIES | 10 |
| CONDITION | VACANT / FUNCTIONALLY OBSOLETE |
| ACQUISITION DATE | FEBRUARY 2025 |
| PROPOSED START DATE | SUMMER 2025 |
| REQUESTED CAPITAL GAP AMOUNT | \$6,850,000 |



THE PROJECT REQUIREMENTS

COLLIER GIBSON LLC HAS RECENTLY PURCHASED THE HAYES BUILDING. WE ARE CREATING A PROJECT WHEREIN THE HISTORIC PROPERTY WILL BE A MIXED-USE, WITH MARKET RATE APARTMENTS ON FLOORS THREE THROUGH TEN, FIRST AND SECOND FLOOR COMMERCIAL SPACES AND AN ATTACHED PARKING STRUCTURE. ADDITIONALLY. THE BUDGET IS CURRENTLY ESTIMATED AT JUST UNDER \$37,000,000 AND WILL START THE FIRST PHASE OF CONSTRUCTION IN 2025, WITH A TARGET COMPLETION DATE IN THE YEAR 2027.



MARKET RATE APARTMENTS

109 apartments proposed. Studios, 1 bed and 2 bed units. Furnished units are also being contemplated.

RETAIL, ESPORTS, FOOD AND BEVERAGE

6K SQFT Local Retail, Regional esports and restaurant group.



COMMERCIAL SPACES

7K SQFT National Co Working Space proposed.

LIFESTYLE SPACES

3,000 SQFT Modern Gym w/ access to the public and building tenants. Tenant bicycle storage w/charging.





RESIDENTIAL APARTMENTS

COLLIER GIBSON PROPOSES A 102-109 UNIT MARKET RATE PLAN THAT WILL INCORPORATE UNITS BEING LOCATED ON FLOORS 3 TO 10. COLLIER GIBSON IS FURTHER PROPOSING THAT 3 UNITS BE SHORT-TERM RENTAL UNITS ON THE FIRST FLOOR, LOCATED IN THE 3 BAYES ON THE SOUTHWEST PORTION OF THE BUILDING. THE BUILDING WILL RETAIN ITS CURRENT HISTORICAL NATURE AND CIRCULATION OF THE FLOORS IN ORDER TO QUALIFY FOR FEDERAL HISTORIC TAX CREDITS.



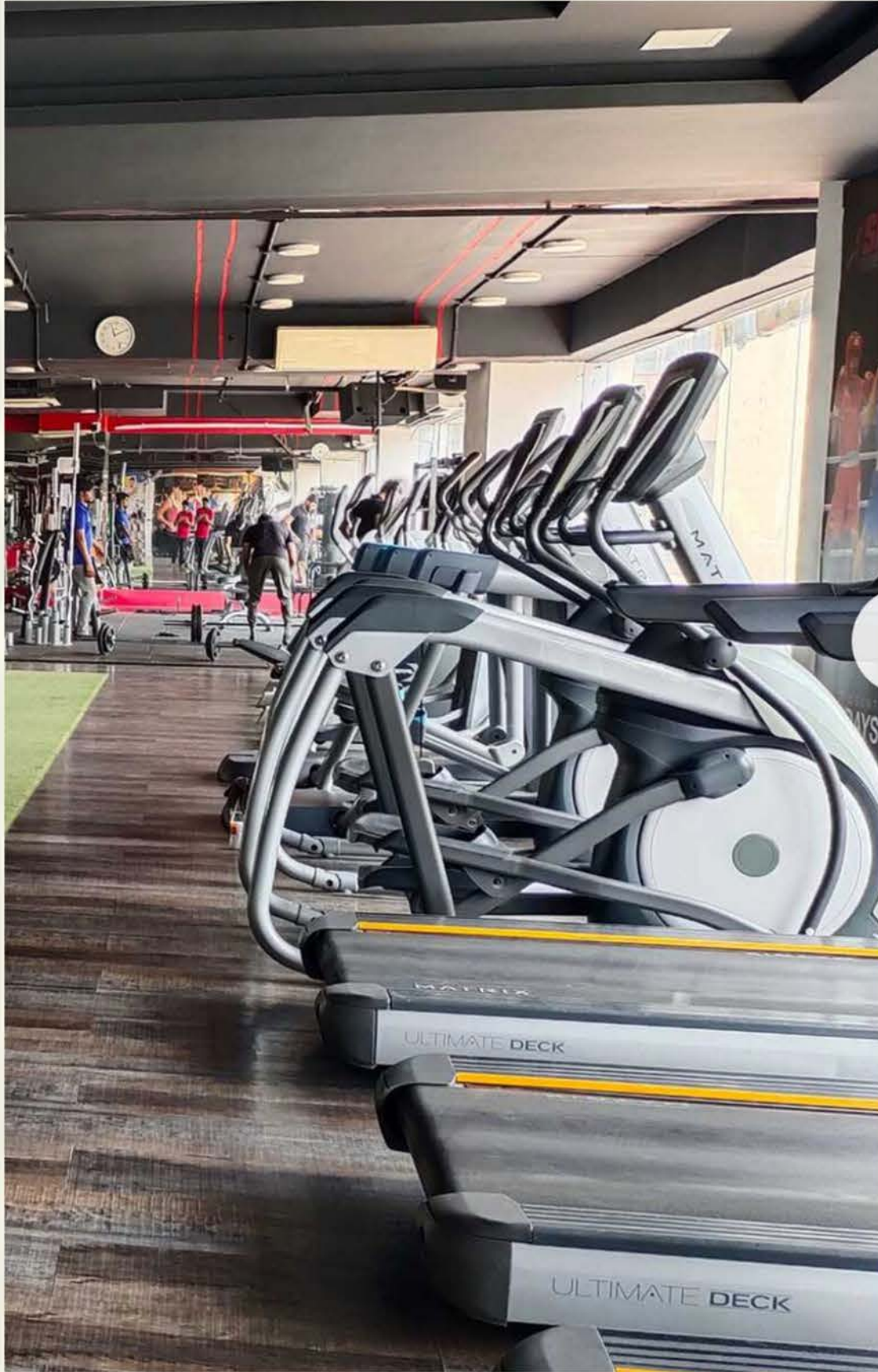
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|------------------------|--------------------|
| PROPOSED TENANT | BLOCK HOUSE |
| OPENING TARGET | 2026 |

BLOCK HOUSE IS A LOCAL, FAMILY CENTRIC ENTERTAINMENT AND ELEVATED RESTAURANT THAT WILL BRING ESPORTS GAMING AND GREAT FOOD TO THE JACKSON MARKET.



| | |
|------------------------|----------|
| PROPOSED TENANT | REGUS HQ |
| OPENING TARGET | 2026 |

REGUS IS A NATIONALLY RECOGNIZED
CO WORKING MANAGEMENT FIRM W/
OVER 4,000 LOCATIONS WORLDWIDE.



| | |
|------------------------|----------|
| PROPOSED TENANT | REGUS HQ |
| OPENING TARGET | 2026 |

SNAP FITNESS IS A FITNESS LEADER AND HAS A PRODUCT THAT IS UNIQUELY PREDISPOSED TO MARKETS LIKE JACKSON AND BUILDINGS LIKE THE HAYES.



OUR TEAM

*MICHAEL COLLIER
WINFIELD "SCOTT" GIBSON*

Collier Gibson, LLC is a private commercial real estate partnership focused on developing multifamily residential and commercial properties. Since 2003, our team has been involved in over \$2 Billion worth of transactions in a variety of capacities, including over \$300 Million in creative and complicated adaptive reuse, Federal HTC, State HTC, energy efficiency programs, mixed use renovations and ground up construction. Asset classes that the team has been the lead developer on include; hotels, apartments, large industrial, office, retail and storage. Our combined experience gives us a unique perspective on how to identify, structure, and develop first class real estate projects therein maximizing the impact for the stakeholders in the communities we work within.

*"We do the hard things not because they are easy,
we do them because they are necessary."*

Anonymous