

## Patricia West

---

**From:** Patrick Johnson <patrickjohnsondc@gmail.com>  
**Sent:** Monday, January 8, 2024 10:07 PM  
**To:** Patricia West  
**Cc:** ICE Suani Nieto; Renée Barron  
**Subject:** Re: Time line for Rialto building  
**Attachments:** Rialto front.pdf; Rialto east side.pdf; Rialto apt 5.pdf; Rialto Chiro office.pdf; Rialto theater.pdf; Rialto DDA commitment letter.pdf

Patricia, attached you will find the blue prints and commitment letter of the proposed Rialto project.

Patrick Johnson D.C.  
Water's Edge Chiropractic PLC  
1010 Delta Ave. Ste. 216  
Gladstone, MI 49837  
(906) 428-9076  
www.WatersEdgeChiro.com

On Jan 8, 2024, at 1:21 PM, Patricia West <pwest@gladstonemi.gov> wrote:

I was out on maternity leave and not present for the discussion. This is what was documented in the minutes:

*"Patrick Johnson was present at the meeting and provided some history on his project and gave some updates of where he is headed. Johnson outlined that the engineering costs that have been spent to date have supported the existing/new businesses that are there. He also asked what the DDA is looking for as far as the "structured timeline" requested for the January DDA meeting. The DDA members provided him with some ideas of what they are looking for and staff explained the difficulties with the open-ended deadlines on this project. Bostwick directed Barron to have an outline of the engineering costs that have been paid out and the blueprints from the engineer for the January meeting. Johnson reported that he will be seeking façade funding from the DDA when the work for the apartments is conducted and that he would provide details requested at the January meeting."*

Renee is out of the office today, so let me try to connect with her today or tomorrow. If you have more context to provide me on what was discussed during that meeting, I would appreciate it. **It appears the DDA also requested the blueprints from the engineer.** Can you provide me those to include in the agenda packet?

-----Original Message-----

From: Patrick Johnson <patrickjohnsondc@gmail.com>  
Sent: Monday, January 8, 2024 1:08 PM  
To: Patricia West <pwest@gladstonemi.gov>  
Cc: ICE Suani Nieto <suaninieto@gmail.com>; Renée Barron <rbarron@gladstonemi.gov>  
Subject: Re: Time line for Rialto building

Hello Patricia,

I should be able to make this meeting. I thought we covered what the hold up to funding was at the last meeting I attended. Please let me know.

Thank you,  
Patrick Johnson D.C.  
Water's Edge Chiropractic PLC  
1010 Delta Ave. Ste. 216  
Gladstone, MI 49837  
(906) 428-9076  
www.WatersEdgeChiro.com

> On Jan 8, 2024, at 12:13 PM, Patricia West <pwest@gladstonemi.gov> wrote:

>

> Hi Patrick,

>

> Thank you for your patience in my response time and for proactively sending this along. I have added this to the agenda for the Tuesday, January 16th DDA Meeting which will be held at 8:00 AM ET in City Hall Chambers. You are welcome to attend. When do you anticipate you'll know whether you've secured MEDC grant funding this year?

>

> Thank you,

> Patricia West

> DDA Coordinator

> City of Gladstone

>

> -----Original Message-----

> From: Renée Barron <rbarron@gladstonemi.org>

> Sent: Tuesday, January 2, 2024 2:38 PM

> To: Patrick Johnson <patrickjohnsondc@gmail.com>; ICE Suani Nieto

> <suaninieto@gmail.com>

> Cc: Patricia West <pwest@gladstonemi.gov>

> Subject: RE: Time line for Rialto building

>

> Thanks Patrick I received your message. I will pass this on to Patricia who is returning this month.

>

> -----Original Message-----

> From: Patrick Johnson <patrickjohnsondc@gmail.com>

> Sent: Saturday, December 30, 2023 11:41 AM

> To: Renée Barron <rbarron@gladstonemi.org>; ICE Suani Nieto

> <suaninieto@gmail.com>

> Cc: Pat Johnson <patrickjohnsondc@gmail.com>

> Subject: Time line for Rialto building

>

> Hello Renee,

> I am including the potential time line that was previously submitted to the MEDC RAP grant. This time line will start once the grant is approved. This was only a proposed timeline and, as you can see, has already been expired. It does illustrate how much time the project is expected to take.

> The DDA requested this to obtain an idea of how fast and when work would be completed. If there are any questions, please let me know.

>

- > Upon receipt of project approval from MEDC closing on financing will begin. Construction will begin once financing from Nicolet Bank has closed. Once construction has begun, this project will take less than one year to complete. We will utilize the indoor nature of the work to obtain construction labor at a fair, but more favorable rate. The outdoor projects will be completed when the season allows.
- > We understand that there may be a discrepancy on when the funding commitment will happen from the MEDC, but will begin closing immediately on financing once the MEDC commitment happens.
- > August 2022- begin the process to close on financing. Obtain appraisal of completed project. Request bids for general contractor.
- > Jan 2023- begin construction of new apartments in underutilized space.
- > May 2023- begin and finish parking lot repair.
- > June 2023- begin tuck point and facade work.
- > July 2023 early- finish new apartments July 2023 late- remodel
- > existing apartments moving existing tenants temporarily into new apartments if necessary.
- > October 2023- finish facade work.
- > November 2023- close project.
- >
- > Patrick Johnson D.C.
- > Water's Edge Chiropractic PLC
- > 1010 Delta Ave. Ste. 216
- > Gladstone, MI 49837
- > (906) 428-9076
- > [www.WatersEdgeChiro.com](http://www.WatersEdgeChiro.com)