

300 Broadway – Old City Hall

1. An itemized list of all city owned donations in the park area of the property. An itemized list of all property that was in the building and then removed. **See attachment**
2. What happens to the items in the park if the building is sold? Some were donated and those people want us to move their items to other city owned property if the property is sold. This is not covered by the historic ordinance if the city does not own the property. **This is a non-issue if the building is kept with the City. If sold all items are to stay with the property, per the original agreement.**
3. Is the property a designated park? If so, according to the charter, park property cannot be sold. We need to determine the status of the Park. It was done per a resolution when Elaine McKenzie was mayor. **Per our attorney the reference to “park” was removed from the masterplan and it is no longer a park therefore it could be sold. This was recently confirmed after research and verification because there was doubt and confusion over whether the Commission voted on this.**
4. If the building is sold, what is the cost to move any park items or the siren from the building? **The only thing we would need to move that we are aware of is the siren at approx... \$32,000**
5. If the property does not go with the building, then what is the cost to survey and what portion is the city going to let go with the building. **Non-issue as the committee determined they were not interested in recommending a split of the parcel.**
5. Does the city have the Title for the property? **A deed isn't showing on record however the City was able to provide a warranty deed for easement of M29 to the state which would require proof of ownership. More research is needed on this.**
6. Can we get the square footage of each area of the building? First floor, basement....etc... **We do not have building plans for the building with these figures. Estimates could be done however, not sure of relevance?**
7. Cost of a grant writer – **Michele in Admin office can write for grants. (Application 1% of grant or max \$500 and awarded grants 1% max \$1000)**
8. How much will the annual upkeep of the building be and how much will the city place in the budget each year. **This would be included in budget discussions each year when the Commission met. The City already handles lawn maintenance so it's whatever was budgeted for special projects or grant money received to accomplish improvement plan.**
9. What are the current utility bill for this building broken down individually? **FOCH has this since they pay for it.**
10. Currently how much will it cost to fix the exterior issues to date? **Uncertain - A full inventory of renovations and repairs has not been done to our knowledge.**
11. What is the total cost to renovate the interior of the building? **Uncertain - A full inventory of renovations and repairs has not been done to our knowledge.**

12. Can the city get grants vs a nonprofit? **Absolutely and the City has a proven track record of receiving grants.**
13. If the building is sold to the Friends of City Hall, what happens with the River Rec Teen Zone? **Our understanding is they would be asked to move out since that is the only area that is currently ADA compliant.**
14. What is the estimated cost to manage the building if the city operated it? **Would depend on scope of uses and future plans. No way to determine this yet.**
15. Has the building been tested for mold or any other possible environmental issues? **Not that we are aware of but when the City was occupying the building there was no known mold issues.**
16. What is the total cost to make this building ADA compliant with the new inflation concerns. **Unknown until engineering plans were done for elevator location, bathrooms and possibly some other details if determined a necessity.**
17. What are the costs due to the new leak in the roof area near the hose tower? What is happening to the building or is the tower moving again. **FOCH requested a contractor to investigate, would defer to them.**
18. If this is the new community center, how much square footage will be allocated for it? **First, it needs to be determined what the public wants to see out of a "community center", if the community space is actually a building, a room or something else? Depending on this answer possibly designating a park, pavilion, building, room, and etc. will have to be discussed and determined. A request for feedback on this has been posted on Facebook for community response.**
19. Can the city actually get large grants of a city building? **Absolutely, opportunities may be even greater since it's a historic building.**
20. What actual grants are currently available? Amounts, timing, match, conditions etc. **Currently a capital improvement grant came through from the state which the City could easily apply for but would need to act quickly on. Grants come and go weekly – must be vigilant watching for them. Criteria, dollar amounts, matching requirements, etc. vary with each grant.**
21. What is the cost for tuck pointing all the brick for the exterior? **Contractor quote would be required to determine this.**

303 Water Street – Guy Center

1. How much property goes with the building? **The width and length of the building plus 15 feet off the rear of the building.**
2. What is the cost of all of the utilities of this building broken down individually? **Electric and gas only being used. Approx... \$300 per month. No water, sewer, cable, internet. Etc. Under \$3000 annually in current state.**

3. What has been updated and maintained on this building (furnace, roof, windows, etc.) **See attachment**
4. What is the cost to survey and separate the building property for sale? **Approx. \$1,500**
5. Does the city have the Title? **Yes**
6. Is the city attorney going to write an opinion on selling this building and using the funds for 300 Broadway as previously requested. **Not sure one is necessary however if the Commission wants one it could be arranged. The attorney has spoken to the cities auditor on the issue for clarification and is well versed on the issue. Attorney could speak to the issue at a meeting rather than paying for a written opinion.**
7. Have the ADA issues re-evaluated and also the costs. An elevator is not required. There were suggestions when this was originally discussed on cost effective resolutions. **Unsure of question. Engineered plans would be recommended for the City to move forward on ADA compliance.**
8. What amount of the sale stays with a community center? **Depends on decision of 303 Water – if the building is sold since there was appreciation of the investment a percentage of the sale could be possible. If the building is kept then it is believed \$42,000 would be appropriate to be used to create the fund as that was the initial donation.**
9. Update to actual figures on the Options Matrix. **Commissioner Ross is working on this.**
10. Should the issue of the building be put up for a vote of the people? **No, City owned property is the decision of the elected body. Workgroups were set up to ensure public input and participation but the final decision should be tasked to the elected officials. Plus, a special election would have to be done to do this and it comes at an extra expense to the City.**
11. If the building was leased, what amount would the city release it for? **This was a non-starter for the committee. When they were told the 2018 prices to update the building for ADA it was determined it would be too expensive for the City to renovate out of their own pocket to get it “lease” ready. Then it would take years to recoup the renovation costs before turning a profit.**
12. If it's sold, what conditions will be put on the property to make sure the new design would fit in with the rest of the town. **None – the City has no legal right to dictate that. Once the property is sold you cannot tell a private landowner what to do. However, the new owners would have to abide by the City's zoning ordinance and building code that are in place.**
13. What grants are available? Amounts, timing, match, conditions etc. **Unsure, grants come and go constantly. It's all about finding one that you are eligible for depending on the project.**

Grounds Capital Improvement Plan

Item	Comments	Funding Source	In Service Year
300 Broadway		City funding	
1162'x5' of sidewalk		City funding	
15'x106' of sidewalk		City funding	
16'x55' of sidewalk		City funding	
12'x65' for parking west side of sidewalk (asphalt)	Installed in 2019	St Clair County Parks & Recreation millage funds	2019
45'x70' parking lot in front of building (asphalt)	Installed in 2019	St Clair County Parks & Recreation millage funds	2019
30'x50' parking lot behind building (cement)		City funding	
1 lamp pole	Original lamp post from the Old City Hall	Donated by Hubert Smith	
Ship's rudder	Came from the Protector (last wooden ship built on the shores of the Belle River)	City funding	
Capstan; used to be a ship's tie-off (unsure of its origin)		Donated by Marine City Historical Society	
15'x15' Gazebo		Donated by friends of City Hall	2015
Sprinkler system w/control box		City funding	
50' flagpole		City funding	

Grounds Capital Improvement Plan

Item	Comments	Funding Source	In Service Year
1 Victor Stanley green bench		Donated by families in Marine City	
Bell on a platform	Erected in 1976 by Fred Micoff	The bell was removed from the Marine City Intermediate School which was built in 1898 and the bell is known to pre-date the school	1976
301 Broadway		City funding	
1162'x5' of sidewalk		City funding	
301 Broadway		City funding	

Building	Item	Comments	Funding Source	In Service Year	Useful Life Yrs	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	10 Years 2025-2035
Guy Center	Roof	Replace	General	2002	30								
Guy Center	Windows	Replace	General	2011	25								
Guy Center	HVAC #1	Replace	General	2006	20								
Guy Center	HVAC #2	Replace	General	2006	20								
Guy Center	Exterior	Painting& Back Wall	General	2010	10	\$3,000							
Guy Center	Interior	Painting		2010						\$3,000			
Guy Center	Carpeting	Replace	General	2012	10					\$4,000			

Old City Hall	Annual exterior maintenance costs	General							\$7,000	\$7,000	\$7,000	\$7,000	\$70,000
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Project	Year	Amount
Replace Main panels	2004	\$ 2,500
Repair A/C Unit	2005	\$ 1,950
New Electric Panel	2005	\$ 3,983
Block Windows Basement	2008	\$ 1,900
Window Replacement	2009	\$ 19,877
Insulate Attic	2009	\$ 2,235
Carpeting	2009	\$ 4,400
Awning	2012	\$ 950

Project	Year	Amount
Gutters/Downspouts	2006	\$ 5,664
Facade Inspection	2008	\$ 6,150
Paving	2019	\$ 15,775
Exterior - The Monahan Group	2011-2016	\$ 920,619.45