



# CITY OF MARINE CITY

## Community & Economic Development Board Agenda

260 South Parker Street, Marine City, MI

Wednesday, February 22, 2023 6:00 PM

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Board Members Heather Hatcher, Cheryl Ross; Planning Commission Representative Joseph Moran; City Commissioner Michael Hilferink; TIFA Board Representative Robert Weisenbaugh; Business Representative Cheryl Vercammen; Chamber of Commerce Representative Paul Merchant; Interim City Manager James Heaslip
4. **COMMUNICATIONS**
5. **APPROVE AGENDA**
6. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Community & Economic Development Board. Please state name and limit comments to five (5) minutes.*
7. **APPROVE MINUTES**
  - A. December 7, 2022 Minutes
8. **UNFINISHED BUSINESS**
  - A. 300 Broadway
  - B. Discussion: 13 Ways to Kill Your Community (#12)
  - C. Attracting New Business in Marine City
  - D. Lake St. Clair Guide Review
9. **NEW BUSINESS**
  - A. Community Center
  - B. Marine City Marina Development Plans
  - C. Marine City Marina Grand Opening
10. **OPEN DISCUSSION**
11. **ADJOURNMENT**

**City of Marine City  
Community and Economic Development Board  
December 7, 2022**

A regular scheduled meeting of the Community and Economic Development Board was held on Wednesday, December 7, 2022 at 260 South Parker Street, and was called to order by Chairperson Moran at 6:04 pm.

The Pledge of Allegiance was led by Chairperson Moran.

**Present: Planning Commission Representative (Chairperson) Joseph Moran; City Commission Representative Michael Hilferink; Business Representative Cheryl Vercammen; Board Members Cheryl Ross, Heather Hatcher; City Manager Holly Tatman; Deputy Clerk Michele Goodrich**

**Absent: Chamber of Commerce Representative Paul Merchant; TIFA Board Representative Bob Weisenbaugh**

Motion by Business Representative Vercammen, seconded by Board Member Ross, to excuse Board Members Paul Merchant and Bob Weisenbaugh. All Ayes. Motion Carried.

**Communications**

None.

**Approve Agenda**

Motion by Board Member Ross, Business Representative Vercammen, to approve the Agenda. All Ayes. Motion Carried.

**Public Comment**

None.

**Approve Minutes**

Motion by Business Representative Vercammen, seconded by Board Member Ross, to approve the Community & Economic Development Board minutes of October 26, 2022. All Ayes. Motion Carried.

**Unfinished Business**

300 Broadway

City Manager Tatman informed the Board that there was a delay in the availability of the locksmith to change the locks and that progress on the building was on hold until the City Commission decided on how they wanted to distribute the money from the sale of 303 South Water. She advised that the formulas used to separate the money due to the City and the Guy fund were equations based on the original purchasing of the building and were calculated by the City auditors and attorney.

Board Member Ross advised that the Committee was working on updating the outdated business plans with more current rental rates and pricing.

13 Ways to Kill Your Community: Number 11 – Ignore Outsiders

Board Member Ross informed the Board that she had come to the City by choice and believed it was important that the community engage with people who have different perspectives and different life experiences and to not exclude people who may have just moved to the City.

City Manager Tatman stated that the town cannot thrive without transplants, that just through the natural life cycle, current residents wouldn't live forever and the City needed transplants to help support local businesses, attend the local school district, work and live in the City.

Business Representative Vercammen stated that no one should be doing anything to discourage any investment in the City.

City Commission Representative Hilferink stated there needed to be a balance between new and existing residents.

Tour Boat Guide

Chairperson Moran advised that he had tried contacting Malcolm Marine with no response and that if he did not hear back that he will reach out to another company.

Business Representative Vercammen reiterated her belief that it would be wonderful for the City to have any type of dockage for tall ships or local cruise ships.

Lake St. Clair Guide Design Approval

City Manager Tatman presented the final design for the Lake St. Clair Guide advertisement for approval and explained that the magazine was a water specific publication that is popular within the boating community.

City Commission Representative Hilferink questioned the clearance under the bridge. Business Representative Vercammen replied with the suggestion that the City put up a depth marker or clearance marker.

Motion by Board Member Ross, seconded by Business Representative Vercammen, to approve the design for the City advertisement in the Lake St. Clair Guide. All Ayes. Motion Carried.

## **New Business**

### DNR Spark Grant – Tot Lot and Letter of Support

### DNR Spark Grant – Marine City Beach Restroom and Letter of Support

City Manager Tatman informed the Board that packets for the DNR Spark Grant, for the two projects, would be on the next City Commission agenda and reminded the Board the applications were conceptual. Due to changes in product availability, pricing, shipping, ect...the playground components presented were in the wheelhouse of what the City was looking at but couldn't guarantee they would be the exact features selected. She advised that the narrative portion would not be included, which was normal practice due to plagiarism concerns. She requested the CED Board authorize Chairperson Moran to sign a letter of support for each project on behalf of the Community and Economic Development Board.

Deputy Clerk Goodrich read the two proposed letters of support.

Motion by Board Member Ross, seconded by Business Representative Vercammen, to authorize Chairperson Moran to sign the DNR Spark Grant Letters of support for the Tot Lot and Beach Improvements on behalf of the Community and Economic Development Board. All Ayes. Motion Carried.

### Attracting New Business in Marine City

Business Representative Vercammen stated that having a list of businesses that the City would like to have in town would be beneficial. City Manager Tatman advised that the City had a list of the vacant buildings and a list of potential businesses would be helpful so that when new businesses approached the St. Clair County EDA inquiring about potential opportunities, Marine City would be ready.

Chairperson Moran tasked the Board with developing a "wishlist" of potential businesses they would like to see in Marine City.

### Cannabis Businesses in Marine City

City Commission Representative Hilferink presented the Board with an informational handout, printed from the State website, referencing marijuana revenue collected in various communities, with the City of Lowell circled. He informed the Board that Lowell was a community similar to Marine City with five licenses each generating approximately \$56,000 annually. He stated that type of revenue would cover a significant portion of the City's budget.

Chairperson Moran reminded the Board that the CEDB had no jurisdiction in the matter and that part of the mandate would be to research and provide information to the City Commission. He reminded the Board that there was an existing Ordinance prohibiting recreational and medicinal marijuana in the City and that the Ordinance would need to be changed prior to allowing cannabis businesses to operate in the City. He advised the issue would need to be addressed at the Planning Commission level, reviewed for potential zoning issues, licensing would need to be addressed, he questioned if the City could opt for retail only, and suggested the City Commission weigh-in to gauge interest and support in moving forward.

City Manager Tatman suggested, in an effort to minimize litigation, that the concept of allowing cannabis business in Marine City should be “reigned in,” especially since there was an existing Ordinance prohibiting it. Members were advised that they were putting the “cart before the horse” by reaching out to potential investors and retail space owners as the process of allowing cannabis business in Marine City could be lengthy. She recommended that the City Commission initiate an extensive public process and begin setting up workgroups to address community input.

### **Open Discussion**

Business Representative Vercammen stated that the Twinkling Forest turned out great and was a wonderful concept.

City Manager Tatman wished everyone a Merry Christmas.

### **Adjournment**

Motion by City Commission Representative Vercammen, seconded by Board Member Ross to adjourn at 6:52pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele Goodrich  
Deputy Clerk

Shannon Adams  
City Clerk