



CITY OF MARINE CITY

Community & Economic Development Board Agenda

260 South Parker Street, Marine City, MI

Wednesday, February 23, 2022 6:00 PM

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL:** Board Members Heather Hatcher, Robert Klingler, Cheryl Ross; Planning Commission Representative Joseph Moran; City Commissioner Cheryl Vercammen; TIFA Board Representative Robert Weisenbaugh; City Manager Holly Tatman

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. January 26, 2022

8. **UNFINISHED BUSINESS**

- A. Marine City Marina Project
- B. Wood Chair for Downtown Photo Op
- C. Vacant Storefronts
- D. Board Vacancy – Marine City Chamber Representative
- E. Mural: Grant Awarded
- F. Discussion: 13 Ways to Kill Your Community

9. **NEW BUSINESS**

10. **OPEN DISCUSSION**

11. **ADJOURNMENT**

**City of Marine City
Community and Economic Development Board
January 26, 2022**

A regular scheduled meeting of the Community and Economic Development Board was held on Wednesday, January 26, 2022 at 260 South Parker Street, and was called to order by Planning Commission Representative Moran at 6:00 pm.

The Pledge of Allegiance was led by Planning Commission Representative Moran.

Present: Planning Commission Representative Joseph Moran; City Commission Representative Cheryl Vercammen; Board Members Cheryl Ross, Robert Klingler, Heather Hatcher; City Manager Holly Tatman; Deputy Clerk Michele Goodrich

Absent: TIFA Board Representative Bob Weisenbaugh

Communications

None.

Approve Agenda

Motion by Board Member Klingler, seconded by City Commission Representative Vercammen, to approve the Agenda. All Ayes. Motion Carried.

Public Comment

Laura Scaccia discussed the Marine City Chamber of Commerce Twinkling Forest fundraiser.

Approve Minutes

Motion by Board Member Klingler, seconded by City Commission Representative Vercammen, to approve the Community & Economic Development Board minutes of December 08, 2021. All Ayes. Motion Carried.

Unfinished Business

Marine City Marina Project

City Manager Tatman informed the Board that Six Rivers Conservancy was handling the lease agreement with the previous property owner and the current tenant. She stated that the City would be working on acquiring the vacant land and she hoped to have full possession of everything by Fall.

Chairperson Moran questioned what needed to be done to winterize the Marina. City Manager Tatman advised that the City was in contact with the previous owner and that the DPW would be managing the dock slips.

City Commission Representative questioned how the City would regulate the amount of time a boat was docked. City Manager Tatman replied that the Police Department would need to be involved with regulating the time boats were docked.

Board Member Klingler stated that the City needed to look into obtaining estimates for insurance at the Marina.

Wood Chair for Downtown Photo Op

City Commission Representative Vercammen discussed the chair dimensions and quote received from Tiki Republic. She stated that the chair would be white and that she would like Board Member Hatcher to paint a design on the back of the chair.

City Manager Tatman informed the Board that she was made aware of a moratorium regarding placing items in the City Parks that was approved by the City Commission on 02/17/2019. She advised that the CED Board would need to petition the City Commission for approval to put the chair in a City Park or they would need to decide on an alternate location.

Vacant Storefronts

City Manager Tatman provided the Board with a handout of Livonia's ordinance regarding vacant storefronts. She stated that Livonia had implemented a monthly administrative fee that was paid to the City for as long as a property remained vacant. She advised that there were a lot of moving components to implementing a vacant storefront ordinance which included tying it into the City's blight ordinance and revising published ordinances to remove costs that were listed within the ordinance. The costs would then need to be addressed in a revised fee schedule.

There was a discussion regarding the amount of commercial buildings currently up for sale and the potential impact on water rates.

Chairperson Moran tasked the City with providing the CED Board with more information on a list of 12 properties that he had marked.

Board Vacancy – Marine City Chamber Representative

Laura Scaccia from the Marine City Chamber of Commerce informed the Board that she did not have a replacement yet for the Chamber Representative vacancy.

Murals/Signs

Board Member Ross advised the Board that she had met with Jason Stier from the River Rec Teen Zone and they had discussed potential design ideas for a mural on the side of a building located on private property on Water Street. She stated that she had received approval from the property owner for the mural project. Board Member Ross informed the Board that she had submitted for grant funding through the St. Clair County Community Foundation to cover the cost of materials and that she should know if funding was approved by mid-February.

Board Member Ross provided the Board with an informational handout from the Friends of the St. Clair River regarding a storm drain mural project.

New Business

Chairperson Moran provided the Board with an excerpt from the book 13 Ways to Kill Your Community and stated that he would like the Board to address one or two ideas per meeting.

Forget the Water: City Commission Representative Vercammen stated that the City's focus had been put back on the Marina and Kayak Launch projects. She stated that the City was just getting started utilizing the water.

Don't Attract Business: Chairperson Moran questioned what businesses the residents would like to see in Marine City and how the City would gather that information, in addition to how to actually attract those businesses. City Manager Tatman informed the Board that there would be a major push by the County to incentivize businesses on 26 Mile Road.

There was a discussion regarding how to bring businesses into Marine City and how to popularize the stores the City does have. Laura Scaccia discussed a "Shop Local" outreach that would address what it would take for residents to shop and support local businesses. Board Members Hatcher and Ross will work with the Marine City Chamber of Commerce to discuss outreach materials.

Open Discussion

Board Member Ross discussed QR Codes and different programs that the City could utilize to generate them.

Adjournment

Motion by Board Member Ross, seconded by Board Member Hatcher, to adjourn at 7:31pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele Goodrich
Deputy Clerk

Kristen Baxter
City Clerk

**CITY OF MARINE CITY
ST. CLAIR COUNTY, MICHIGAN
ORDINANCE NO. 22-01**

AN ORDINANCE OF THE CITY OF MARINE CITY, ST. CLAIR COUNTY, MICHIGAN TO AMEND LAND USE TITLE XV, CHAPTER 158, SECTION 145 *ET SEQ.* ENTITLED "BLIGHT PREVENTION."

THE CITY OF MARINE CITY ORDAINS:

SECTION 1. AMENDMENT.

Chapter 158.145 *et seq.* is hereby amended to read as follows:

Section 158.145. Purpose.

It is the purpose of this article to prevent, reduce, or eliminate blight by preventing and eliminating contributing factors and causes of blight in the City. The City Commission determines that the presence of vacant and abandoned structures creates blight. It is recognized that blight lowers property values, leads to deteriorating conditions, undermines the quality of life, affects the public health, safety, and general welfare and also results in human injury and criminal activities. It is also determined that vacant and unoccupied structures demand an inordinate amount of city administrative and ordinance enforcement resources. As such, the City Commission finds the prolonged presence of vacant and abandoned structures to be unacceptable to the citizens of Marine City.

Section 158.146. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(A) *Abandoned Commercial Structure* means and includes:

1. Any single tenant building located in a (INSERT) zoned district which has been unoccupied by a tenant for a period of ninety (90) consecutive days or which satisfies one (1) of the supplementary conditions defined in Section (INSERT); or
2. Any multi-tenant building located in a (INSERT) zoned district which is more than fifty percent (50%) unoccupied for a period of ninety (90) consecutive days or which satisfies one (1) of the supplementary conditions defined in Section (INSERT).

(B) *Abandoned Industrial Structure* means and includes:

1. Any single tenant building located in a (INSERT) zoned district which has been

unoccupied by a tenant for a period of ninety (90) consecutive days or which satisfies one (1) of the supplementary conditions defined in Section (INSERT);
or

2. Any multi-tenant building located in a (INSERT) zoned district which is more than fifty percent (50%) unoccupied for a period of ninety (90) consecutive days or which satisfies one (1) of the supplementary conditions defined in Section (INSERT).

(C) Abandoned Structure means and includes commercial, office, or industrial structure as defined herein.

(D) Accessory Building means a subordinate structure on the same premises as the main structure, the use of which would be naturally and normally incidental to that of the main structure, whether the main structure is an abandoned structure or not, such as, but not limited to, a garage, barn, or storage shed.

(E) Owner means any person with legal or equitable ownership interest in the structure.

(F) Secured means a building which has all points of entry into the structure either:

1. Closed by use of windows and doors which are in proper working order, intact, without holes, broken elements, and are locked; or
2. Secured by exterior grade plywood in compliance with this chapter.

(G) Supplementary conditions shall mean and include the following:

1. Is open to casual entry or trespass;
2. Is damaged by fire, flood, weather, or vandalism;
3. Is the site of loitering or vagrancy;
4. Demonstrates a lack of proper Maintenance Code, Fire Prevention Code, Heating Code, Building Code, or State Construction Code;
5. Is under notice for being in violation of a city ordinance;
6. Has been secured or boarded up for at least ninety (90) days;
7. Has taxes in arrears to the city for more than three hundred sixty-five (365) days;
8. Has utilities disconnected or not in use;
9. Is under condemnation notice or legal order to vacate;
10. Is structurally unsound; or,
11. Is a potential hazard or danger to persons.

Sec. 158.147. Registration.

Owners of abandoned structures shall register such properties with the city and pay a monthly administration fee as set forth in the Fee Schedule. The duty to register an abandoned structure shall not require prior notice to the owner by the City. Registration of

an abandoned structure does not preclude the city from taking appropriate actions to secure the property or to issue orders to repair or abate dangerous, hazardous, or unlawful conditions or from acting to eliminate an imminent hazard to public health and safety.

Sec. 158.147. Registration Information.

(A) For each abandoned structure each owner shall register with the City and provide the following information on an abandoned structure registration form available from the City:

1. The address of the abandoned structure;
2. The legal names of all owners of the property and each owner's date of birth, if applicable;
3. The complete mailing address of all owners;
4. Telephone number of each owner, including cell phone numbers;
5. Proof of identification of each owner;
6. The name, address, and telephone number of any local agent or representative authorized by the owner to handle the affairs of the property;
7. The reason for vacancy of the property;
8. The estimated length of time the property is expected to remain vacant; and
9. Any plans for restoration, reuse, or removal with an accompanying timeline and work schedule.

(B) An owner shall notify the City and file an amended form within seven (7) days of any change in the registration information required by this section.

Sec. 158.147. Registration and administrative fee.

(A) An owner of an abandoned structure, whether registered or not, shall pay an abandoned structure registration fee and a monthly administrative fee for the time during which such structure remains an abandoned structure. The abandoned structure registration fee and monthly administrative fee shall be the same amount as the inspection department administrative fee established in the Fee Schedule.

(B) Fees under this section shall be established to support the services rendered by the City in the course of its duties related to abandoned structures. Failure to register an abandoned structure or pay the monthly administrative fee shall be cause for penalties to be assessed and are a criminal violation of this chapter.

(C) The monthly administrative fee shall be paid so that it is received by the City on or before the seventh day of each month, following each month during which the structure was an abandoned structure for fifteen (15) days or more.

(D) A late fee, in an amount equal to fifty percent (50%) of the inspection department administrative fee rounded up to the next whole dollar amount shall also be

payable by an owner of an abandoned structure when the monthly administrative fee is not paid by the due date referenced in the Fee Schedule.

Sec. 158.147. Recovery of fees.

If all or part of the fee required by this chapter are not paid or are overdue, the City may recover such sums by filing suit against the owner for entry of civil money judgment or any other means available by law. The City shall be entitled to all attorney fees and costs incurred in obtaining a warrant or to obtain a judgment against an owner for any overdue or unpaid fees associated with any abandoned structure.

Sec. 158.147. Securing structures.

(A) Unless otherwise specified by the building inspection department, a city order to secure an abandoned structure shall be complied with by the owner within seventy-two (72) hours. If the securing has not been completed or does not comply with the requirements for securing the structure under this chapter, the city may secure the structure and bill the owner of record for all costs incurred, including service fee, and administrative costs. The amount so billed shall constitute a personal debt of the owner and may be recovered in the same manner permitted for the recovery of fees under this chapter.

(B) All points of entry on an abandoned structure that are suitable for animal or human entry shall be secured as follows:

1. Unless otherwise specified by the building inspection department, on all first story and ground accessible points of entry, such shall be secured by the use of exterior grade plywood or its equivalent, of at least one-half-inch thickness, cut to the size of the opening and secured by the use of Phillips-headed two-inch-long screws; and
2. Unless otherwise specified by the building inspection department, on entry points being secured above the first story or were not accessible from ground level, such shall be secured by the use of exterior grade plywood or its equivalent of at least one-half-inch thickness, cut to the size of the opening and secured by the use of sixteen (16) penny common nails.

Sec. 158.147. Right of entry and inspection.

If the owner has failed to secure a property the city may, after obtaining a warrant, enter to secure the structure or reenter the structure to conduct necessary inspections to ensure compliance with the requirements of this chapter and to determine if there are any emergency or hazardous conditions.

Sec. 158.147. Reuse and re-occupancy.

(A) Re-Occupancy of Abandoned Commercial, Office, or Industrial Structure: The owner

of an abandoned commercial, office, or industrial structure shall be required to obtain and pay for special inspections including but not limited to building, electrical, HVAC, and plumbing inspections. The fees set forth in the Fee Schedule shall be in addition to those required by any section of the city ordinances. The owner of an abandoned commercial, office, or industrial structure shall obtain all necessary permits and pay all related fees in full, for work identified as being necessary during a special inspection. Permits shall be obtained and all fees paid in full for any work previously completed without the requisite permit. Each inspection shall be conducted and approved in accordance with the Marine City Code of Ordinances, state codes, Property Maintenance Code, Fire Prevention Code, and Heating Code.

(B) *Certificate of Re-Occupancy for Abandoned Commercial, Office, Or Industrial Structure:* A certificate of re-occupancy shall be issued after all of the following conditions are fully satisfied:

1. All fees, including but not limited to late charges and re-inspection fees are paid in full;
2. All inspections and approvals have been obtained from the director of inspection;
3. The fee for the final inspection certificate, set forth in (INSERT) has been paid in full; and,
4. All outstanding fees, charges, and monies owed by the owner of the abandoned structure to the City of Marine City have been paid in full.

Sec. 158.147. Responsibility for violations.

All nuisance and building related code violations will be cited and noticed to the owner of record and shall become the owner's responsibility. The owner of any abandoned structure shall be obligated to provide written notice to any prospective purchaser of any abandoned structure of any violations, fees, or obligations imposed by the city regarding that abandoned structure. Failure of an owner to comply with this section shall constitute a violation of this chapter. If the owner sells or otherwise disposes of the property to another party, the new owner shall not be entitled to any extension of time to correct or address such violations as existed at the time of sale, transfer, or conveyance of the property.

Sec. 158.147. Penalty.

- (A) A person who violates or fails to comply with the requirements of this chapter is guilty of a misdemeanor and shall be fined not more than \$(INSERT) or imprisoned not more than ninety (90) days, or both, for each offense.
- (B) Each day that an owner of an abandoned or vacant structure fails to comply with the requirements of this chapter shall constitute a separate offense.
- (C) In addition to any other penalty provided for in this section, this chapter may be

enforced by suit for injunction, action for damages, or any equitable relief appropriate to the enforcement of this chapter.

Sec. 158.147. Independent authority.

The authority conferred in (INSERT) is separate from and in addition to the authority set forth in (INSERT) of the Code of Ordinances and may be exercised jointly with or independent of the authority provided for in (INSERT).

SECTION 2. SEVERABILITY.

This ordinance and each of the various parts, sections, subsections, sentences, phrases, and clauses hereof are declared to be severable. If any part, section, subsection, sentence, phrase, or clause is determined to be invalid or unenforceable by a court of competent jurisdiction, it is hereby provided that the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

SECTION 3. REPEAL OF ORDINANCES IN CONFLICT HEREWITH.

Any and all Ordinances of the City of Marine City or any parts or provisions thereof, to the extent that they are contrary to or inconsistent with the provisions of the within Ordinance, are hereby expressly repealed.

SECTION 4. RATIFICATION

All other provisions of the Code of Ordinances of the City of Marine City, Michigan except as herein modified or amended are hereby expressly ratified and affirmed.

SECTION 5. PUBLICATION.

This Ordinance shall be published in accordance with the terms, provisions, and requirements of the City Charter of the City of Marine City, Michigan, and in accordance with and to the extent required by the statutes of the State of Michigan.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect on the first day of (MONTH/YEAR), in accordance with the provisions and requirements of the City of Marine City. The City Clerk is hereby directed to publish this Ordinance within fifteen (15) days after the date of adoption as required by section 7.2 of the City Charter of the City of Marine City.

ORDINANCE DECLARED ADOPTED.

Cheryl Vercammen, Mayor
City of Marine City, Michigan

CERTIFICATION

The foregoing is a true and complete copy of an Ordinance adopted by the City Commission of the City of Marine City, County of St. Clair, State of Michigan, at a regular meeting of the City Commission held on the DAY day of MONTH, YEAR, and public notice of said meeting was given pursuant to and in accordance with the requirements of Act No. 267 of the Public Acts of 1976, as amended, being the Open Meetings Act, and the Minutes of said meeting have been or will be made available as required by said Act.

Members Present:

Members Absent:

It was moved by Commissioner NAME and supported by Commissioner NAME to adopt the Ordinance.

Ayes:

Nays:

The Ordinance was declared adopted by the Mayor and has been recorded in the Ordinance Book of the City of Marine City.

NAME, City Clerk
City of Marine City, Michigan

INTRODUCED:

ADOPTED:

PUBLISHED:

EFFECTIVE:

Michele Goodrich

From: City Manager
Sent: Thursday, February 10, 2022 2:30 PM
To: Michele Goodrich
Subject: FW: Marine City grant submission
Attachments: Blue-Water-Arts-Committee.png

FYI – Cheryl got the grant for the murals.

Holly Tatman
 City Manager
 (810) 765-0513



From: Audrey Sochor <audrey@stclairfoundation.org>
Sent: Thursday, February 10, 2022 2:29 PM
To: cheryl ross <rossmiga13@gmail.com>
Cc: City Manager <citymanager@cityofmarinecity.org>; Kevin Totty <kevin@stclairfoundation.org>; Randy Maiers <randy@stclairfoundation.org>; Jackie Hanton <jackie@stclairfoundation.org>
Subject: RE: Marine City grant submission

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hello Cheryl,

Our Blue Water Arts Committee met this morning, and I am pleased to announce they approved your grant request for \$1,200 for the downtown mural. The check will be mailed in the next few weeks.

Their committee logo is attached for any publicity you may need regarding this grant.

Take care,

Audrey

From: cheryl ross <rossmiga13@gmail.com>
Sent: Thursday, January 20, 2022 1:08 PM
To: Audrey Sochor <audrey@stclairfoundation.org>
Cc: City Manager <citymanager@cityofmarinecity.org>; Kevin Totty <kevin@stclairfoundation.org>
Subject: Re: Marine City grant submission

Hi - I just met with Jason and the estimated costs for materials is \$1000. Will you update the form or do I need to do that?

Oh and thanks for connecting me with Sheri, I met her this morning.

Thanks,
 Cheryl