

**Public Gathering Spaces Initiative (PGSI) Application  
Community Development Block Grant (CDBG) Program  
Fiscal Year 2023 Funding Round**

PGSI Application				
<b>UGLG (Unit of General Local Government) Point of Contact</b>	First and Last Name: James Heaslip			
	Title: Interim City Manager			
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	Cell Number:		Office Number: (810) 765-8846	
	Best way to contact:	<input checked="" type="checkbox"/> Email	<input type="checkbox"/> Cell Phone	<input checked="" type="checkbox"/> Office Phone
	Business Role:	<input checked="" type="checkbox"/> Employee	<input type="checkbox"/> Consultant	<input type="checkbox"/> Other: Please describe your role
<b>UGLG Information</b>	UGLG Name: City of Marine City			
	Street/PO Box: 260 South Parker Street			
	City: Marine City		County: St. Clair	
	State: Michigan		Zip Code: 48039	
	UGLG UEI # (SAM): 5WC73			
	- UEI Info: <a href="http://sam.gov/content/home">http://sam.gov/content/home</a>			
	UGLG's Federal Tax ID #: 38-6004573			
	Please provide information on State of Michigan Representation.	Senator Name <u>Dan Lauwers</u>		
		Senate District <u>25</u>		
		Representative Name <u>Rachel Hood</u>		
	House District <u>81</u>			
Please provide information on Federal Government Representation.	Representative Name <u>Lisa McClain</u>			
	Congressional District <u>9</u>			
Please verify the UGLG's low to moderate income community percentage. Note – in order to apply for the Public Gathering Spaces program, the community must be considered a low to moderate income community (51% or greater).	<input checked="" type="checkbox"/> 51-55% <input type="checkbox"/> 56-60% <input type="checkbox"/> 61-65% <input type="checkbox"/> 66% and above  A direct link listing the LMI Community Percentage can be found here: <a href="#">lmi-community-customers-and-project-areas.xlsx (live.com)</a> .			

	Does the UGLG have open CDBG grants, including CDBG housing or infrastructure grants, or executed Letters of Intent (LOI) related to a CDBG project?	<input type="checkbox"/> Yes <i>If yes, please provide the grant number(s) and/or project name (if the project is still under LOI):</i>  <input checked="" type="checkbox"/> No <i>*Please note that communities awarded a PGSI grant in 2022 will be ineligible for this funding round.</i>
<b>UGLG Information (Continued)</b>	Does the UGLG have any unresolved CDBG grant issues and/or findings?	<input type="checkbox"/> Yes <i>If yes, please provide the grant number and explain the issues and findings:</i>  <input checked="" type="checkbox"/> No
<b>CDBG Certified Grant Administrator (CGA) Questions</b>	In this section, identify who will be administering the proposed project  (Check One).	<input checked="" type="checkbox"/> <b>A MEDC CGA will administer the project.</b> The CGA has not yet been selected and the contract amount is unknown. The contract has not yet been signed, the MSF will fund the costs, and the administration line item on the CDBG budget (Attachment B) has been left blank.  <input type="checkbox"/> <b>A MEDC CGA on the staff of the UGLG will administer the project.</b> These costs are not eligible as match or CDBG reimbursement. The administration line item on the CDBG budget (Attachment B) has been left blank.  Provide the name and contact information for the MEDC CGA person at the UGLG who will be responsible for administering the proposed project: Name: Business Address: Phone Number: E-mail:
<b>Project Name</b>	300 Broadway Public Gathering Space Initiative	
<b>Project</b>	Address of Proposed Project	Street Address: 300 Broadway

<b>Details</b>		City: Marine City	State: MI	Zip: 48039
	Is the project located within a traditional downtown or high impact commercial corridor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Project Highlights	The 300 Broadway Public Gathering Project aims to fulfill a longstanding community vision of renovating the nationally registered, Marine City Historic City Hall and adjacent Heritage Park to an accessible, vibrant and functioning multi-use, all seasons community facility and public gathering space. With a focus on historic preservation, highlighted renovations will include a fully restored Opera House/event space with an open floor plan to allow for a variety of community uses, City welcoming center, business incubator and technology commons, access to public restrooms, and inclusive, all abilities park enhancements including a basketball court, permeable walking paths, community garden and an outdoor speaker system to help amplify public events.		
	Identify the total square footage of any <u>NEW</u> (currently vacant or underutilized) space being activated?	Total Square Footage being activated: Building: 8,736 sq ft    Grounds: 1.8 acres		
		How long has the space been vacant and/or underutilized? 26 years		
How long has the property been owned/maintained by the UGLG?	Please describe: 300 Broadway was built in 1884 and named the Village of Newport Village Hall, when the Village incorporated as the City of Marine City in 1887, the building was renamed Marine City City Hall. The property has been owned by the City since its inception – 140 years.			
	<b>REQUIRED ATTACHMENT:</b> Please include a Project Location Map. This map will be an aerial map showing the project location and boundaries (ex. Aerial Google map with the boundaries outlined). <b>Include as Attachment A, "Project Location Map"</b> .			
<b>Project Scope</b>	Please describe the scope of the project the community is seeking to fund through the CDBG PGSI program. Please highlight where the project is located, why this improvement is needed, and how the project will benefit the community. Additionally, please provide examples of how this project aligns with the UGLG's master plan (or other locally approved plan). Please note that only narrative provided in this section will be reviewed by the scoring committee.			

As a City, it is our responsibility to ensure that our residents and visitors have the opportunity to safely expand their recreation choices, activate their minds, experience and explore integral community gathering places and engage with their local business districts. To meet the needs of the community and surrounding areas, the City is excited for the opportunity to restore and revitalize the Marine City Historic City Hall (hereon referred to as 300 Broadway) and Heritage Park into a vibrant, functional space, reminiscent of its origins as the City's original Town Square and Community Center, a longstanding community vision and planning goal, featured in the Marine City Master Plan and Master Recreation Plan for decades.

300 Broadway and Heritage Park are situated on the Northwest corner of N. Main Street and Broadway Street, approximately 2 blocks from the St. Clair River to the East and ¼ mile from the Belle River to the West. Located in the City's Nautical Mile business district, 300 Broadway receives a significant amount of passing foot traffic due to its location on Broadway and proximity to downtown businesses. The project location is .3 miles from the local bus stop that services the entire county, and is a highlighted landmark on the Bridge to Bay pedestrian trail route in Marine City (recently approved for funding through the MDOT TAP grant program).

Identified as a structure worthy of preservation, 300 Broadway was included into the National Register of Historic Places in 1982 and stands as a portal into the City's rich maritime history. Currently, the outdoor site is activated as the location for several community events such as craft shows, the Fire, Ice and Spice Event which includes the installation of a seasonal ice skating rink, the Garden Club's annual flower sale, Heritage Days festival and is the final stop for Santa during the Lighted Christmas Parade and tree lighting ceremony however, the inside is not useable or safe for use in its current state.

In July 2022, the City established a 300 Broadway Committee, with representatives from the City Commission, Historical Commission, Community & Economic Development Board, Chamber of Commerce, Friends of City Hall, Historical Society of Marine City, and a resident seat, whose collaborative purpose is to prioritize the restoration and renovation of 300 Broadway into a historically respectful, useable community building. Built in 1884, and sitting vacant and underutilized for 26 years, 300 Broadway and the adjacent Heritage Park, are in significant need of design upgrades to meet today's safety and accessibility standards, identified in the Master Plan to include rehabilitation of interior surfaces, rehabilitation of mechanical and electrical systems, and improvements to bring the building into code compliance (page 4-6) with cost estimates at \$2,500,000 per the Parks & Recreation Plan 2018-2022 (page 7-45 & 8-10).

Through ongoing community visioning sessions and recommendations from the 300 Broadway Committee, the City intends to create a safe and engaging community space where recreational resources and opportunities are available to our residents and visitors of all ages, identities, backgrounds, income and mobility levels. Awarded grant funds will allow the City to retain engineering and design services for building and site upgrades. Designed within the perimeters of SHPO guidelines for historical

structures and in accordance with accessibility guidelines, interior renovations will include the installation of an elevator and lift system with access to all floors of the building, the installment of an HVAC system, construction of ADA restrooms, rehabilitation of mechanical, electrical and plumbing systems, wood floor refinishing, and the use of LED fixtures that closely resemble the historic aesthetic of building. Highlighted exterior renovations will include brick and joint repairs, hose tower restoration, roof replacement, porch repairs, the excavation and replacement of 9000 square feet of walking paths and parking lot with permeable brick pavers to bring the hard surfaces into ADA compliance standards, construction of a basketball court, the installation of an exterior sound system, and the use of LED fixtures that closely resemble the historic aesthetic of the building.

Highlights of the redesign of 300 Broadway and Heritage Square into an all abilities, inclusive community space will allow the building to be open year-round to the public and function as a multi-use facility with uses to include, but are not limited to: a potential warming center, business incubator and technology space, open indoor gathering space, City welcoming center and entertainment venue with the restoration of the Opera House.

Additionally, the 300 Broadway Public Gathering Space Project is part of a large scale initiative to increase place making efforts in the City including, Phase II of the City Marina development, installation of an ADA compliant kayak/canoe launch, art installations and street murals in the downtown area, and playground rehabilitation projects. In March 2023 the City was also successful in securing an MDOT Transportation Alternatives Program grant, helping to complete a regional priority project to bridge the existing gaps in the Bridge to Bay non-motorized trail system, which will allow the City to provide community members with the most advantageous and safe route connecting the missing trail segments. The recommended route will run adjacent to several distinctive Marine City assets including the reactivated 300 Broadway Community Space and Heritage Park, the Peche Lighthouse, and Marine City Public Beach.

A collaborative vision that delivers multiple community benefits and unites several Marine City stakeholders, the success of the 300 Broadway Community Gathering Space proposal is designed to give maximum feasible priority to projects that will benefit our low and moderate income families, and our vulnerable resident population in an effort to build a stronger and more resilient community. As a result of the renovations and restoration of the features proposed in the 300 Broadway Public Gathering Spaces proposal, the City hopes to attract the attention of local residents and individuals in surrounding communities thus increasing the socialization and activity level of participants helping to stimulate their health and well-being, discover new passions and allow them the opportunity to fully engage and participate in community events.

Economically, the revitalization of the historically significant space will strengthen the business district of the City through the increase in foot traffic to the vibrant park

	<p>space. ADA compliant, resurfaced sidewalks will allow for improved walkability between 300 Broadway and downtown businesses, and will welcome event participants to events held on the Heritage Park grounds, ultimately highlighting a shared prosperity between community members and business stakeholders.</p>
	<p><b>OPTIONAL ATTACHMENT:</b> Please include a copy of the locally approved plan that references the creation or improvement of the public gathering space. "Include as Attachment N, "Local Plan".</p>
	<p><b>REQUIRED ATTACHMENT:</b> Provide a minimum of three "before photos". Include as Attachment B, "Before Photos".</p>
	<p><b>REQUIRED ATTACHMENT:</b> Provide a detailed site plan of the project site. Include as Attachment C, "Site Plan".</p>
	<p><b>REQUIRED ATTACHMENT:</b> Provide a detailed rendering of the proposed project. Include as Attachment D, "Rendering".</p>
<p><b>Project Budget</b></p>	<p>Total Project Cost: \$2,200,000</p>
	<p>Grant Request: \$2,000,000</p>
	<p>Match Amount (a minimum 10% match is required): \$200,000</p>
	<p>Match to Total Project Cost Ratio:  <input checked="" type="checkbox"/> 10%    <input type="checkbox"/> 11-15%    <input type="checkbox"/> 16-24%    <input type="checkbox"/> 25%    <input type="checkbox"/> Other:</p>
	<p>Source(s) of UGLG's committed cash matching funds (please check all that apply):  <input type="checkbox"/> General Fund    <input type="checkbox"/> Road Funds    <input type="checkbox"/> DDA or other district funds  <input type="checkbox"/> Bonding    <input checked="" type="checkbox"/> Other  *Note: Special assessments are not allowed</p>
<p><b>Narrative Question</b></p>	<p>Partnership Resource Leveraging. Please identify the Total Project Cost, Grant Request, and Match Amount. If applicable, please articulate how your community has leveraged outside funding sources to enable the project to come to fruition.</p> <p>The process of renovating and restoring the 300 Broadway building to bring it to a useable state has spanned several decades with financial support received from outside funding sources including Friends of City Hall, River Rec Teen Zone and anonymous donations, for essential infrastructure repairs, including but not limited to: exterior masonry repairs, the installation of a water main and fire suppression system and the demolition and reconstruction of an ADA compliant, historically authentic bandstand totaling over \$1.6 million since 2003.</p> <p>The next phase of engineering and construction services, as identified on the proposed budget, will allow for the building to open to the public. To date, financial commitments have been leveraged from the Historical Society of Marine City for \$26,000. The Historical Society is currently requesting matching funding from the St. Clair County Community Foundation for \$26,000 and the St. Clair County Board of Commissioners for \$26,000, contingent upon PGSI grant approval.</p>

<p>The City is engaged with strategic supportive partnerships with the Michigan State University extension program, YMCA, Autism Systems, and the local Performing Arts Center and is actively engaged in leveraging outside funding sources specific to the activation of the building and grounds.</p>		
<p>If the UGLG included “other” funds above, please check the specific funding source(s) that the “other” committed cash match will be comprised of:</p>	<p><input type="checkbox"/> Other grants and/or loans where agreements are in place and the funds are immediately available and committed.</p> <p><input type="checkbox"/> Other public and/or private cash that is immediately available and committed.</p> <p><input checked="" type="checkbox"/> Other funds that are immediately available and committed.</p>	
	<p>Describe all “other” funds: Letter of Commitment received from the Historical Society of Marine City for \$26,000.</p>	
<p><b>REQUIRED ATTACHMENT:</b> Attach a detailed project budget that includes the full scope of the completed project. See Appendix B.</p>		
<p><b>REQUIRED ATTACHMENT:</b> Attach a third-party cost estimate that aligns with the expenses listed in the project budget. Please note <a href="#">Davis Bacon</a> wages will apply to the entire project. See the “Program Requirements and Compliance” section of the <a href="#">CDBG Funding Guide</a> for more information. Include as Attachment E, “Cost Estimates”.</p>		
<p><b>Timeline</b></p>	<p>Proposed Project Start Date: Upon Confirmation of Awarded Funds</p>	<p>Anticipated Project Completion Date: 2025</p>
	<p>Design Engineering Start Date: Fall 2023</p>	<p>Design Engineering End Date: Spring 2024</p>
	<p>Construction Start Date: Spring 2024</p>	<p>Construction End Date: Fall 2025</p>
	<p>Please describe how your community determined the timeline for the proposed project? Additionally, please reference any local approvals that will need to take (or have already taken) place for the project to remain in-line with the timeline above.</p>	
	<p>The timeline of the 300 Broadway Community Gathering Spaces initiative is solely dependent upon awarded funding. Anticipating a July 2023 announcement, the project will begin immediately upon confirmation of funding.</p>	

	<p>The City will promptly put out Request for Proposals for sealed bids for engineering and contracting services to be voted on by the City Commission at a subsequent meeting. It is expected that there will be planning and design modifications and the City will review and assess community input at additional public meetings with a deadline for completed and stamped plans to be finalized by March 2024.</p> <p>Construction will begin no later than April 2024 with the last day for construction to be completed by December 31, 2025.</p>
<p><b>Narrative Questions</b></p>	<p>PGSI funding round aspires to support projects that are <b>expanding the seasonal operation</b> of new or existing public spaces. Please provide details on how the existing space is currently being utilized and provide specific examples of how the proposed project will meet the objective of expanding seasonal operations – including, but not limited to – design elements, how the space will be programmed for public use, and how the space will function.</p> <p>The 300 Broadway Gathering Space initiative focuses on the redesign of both the historically recognized 300 Broadway building and surrounding Heritage Park space. Currently, the outdoor site is activated as the location for several community events held all year long. These events include: local craft shows, farmer’s markets, a chili cook off, the Marine City Garden Club’s annual flower sale, Heritage Days festival, children’s theatre performances, free concerts in the park, and is the final stop for Santa during the Lighted Christmas Parade and tree lighting ceremony. Chamber of Commerce events are also held on the Park grounds and include the Fire, Ice and Spice festival, Pumpkin-palooza, and the Twinkling Forest, where several donated “trees” are lit up on the property and glow all winter long. The City has also installed a temporary ice-rink on the open park space that community volunteers maintain all season.</p> <p>To help capitalize on the unique attributes of Heritage Park and prioritize the site for future development, the proposed project aims to redesign the landscape of the park to facilitate inclusivity for our residents and visitors. Site enhancements will include the installation of a barrier free walkway system that will allow people of varying mobility levels access to all aspects of the community events held at the Park, helping to assimilate individuals with common interests regardless of mobility level. Complimentary site enhancements including improvements to the parking lot, construction of a new basketball court, implementation of a community garden, installation of bench seating and bike racks, increased lighting and security and the installation of an outdoor speaker system to help amplify festivals and parades will bolster usability, accessibility and seasonality of Heritage Park and will support existing and future community gathering opportunities.</p> <p>Although vast efforts have been made to renovate and restore 300 Broadway – the 140 year old original Town Square of Marine City, the core of the building sits unusable and unsafe for occupancy. Although additional community visioning sessions for the use of the space will be expected as the needs of the community change, the proposed 300 Broadway Gathering Place initiative focuses heavily on</p>



necessary mechanical, plumbing and electrical upgrades, required accessibility improvements and essential repairs to the interior and exterior of the building which, upon completion, will allow the City to safely reopen the space to the public for a variety of uses.

Highlights of the redesign of the building into an inclusive multi-use, all seasons' community space will include the activation of:

- A Warming Center – The City has experienced several power outages in the past 2-5 years, leaving residents without electricity, heat and water. The Warming Center will be equipped with ADA accessible restrooms, shower and laundry facilities, and kitchen amenities, tied to a generator system.
- Business Incubator and Technology Space – To help facilitate small business development and growth, the incubator space will allow community members a place to conduct business with free internet and office amenities.
- Opera House – The restoration of the upper level opera house, designed to showcase the historically significant architecture of the building, will allow for community concerts, dance lessons, talent shows and entertainment events. To support accessibility, site design includes the installation of an elevator system to ensure maximum usability.
- Indoor Community Gathering Space – The main ground level and basement will be upgraded to ADA code compliance and will be a multi-use space for indoor activities such as life skills and support group meetings, community meals, card games, event mixers, craft shows and informal gatherings.
- Existing Jail Cells – a unique asset indicative of the building's rich history, the jail cells will be preserved and available for people to visit, with anticipated "Haunted Hall" tours.
- Welcoming Center – Utilizing an existing, repurposed addition to house a welcome center providing area residents and visitors with information about the City and region, as a whole. Local maritime and history enthusiasts have requested a rotating museum area, housing City memorabilia and 300 Broadway artifacts, designed to re-introduce the community to its history.

*PGSI funding round aspires to support projects that are **increasing universal accessibility** of new or existing public spaces. Please describe how the proposed project incorporates Universal Design elements and why these elements are needed in order to make the public space more accessible. Please provide specific examples that can be clearly identified in the project site plan. Elements & Examples of Universal Design can be found in Appendix C. Note: Projects, at a minimum, must meet Americans with Disability Act (ADA) requirements in order to be considered for funding.*

Originally built in 1883, 300 Broadway is severely deficient in accessibility and ADA code compliance. Additionally, the building is bound by construction limitations due to its designation on the National Register of Historic Places. With an increased promotion on historic preservation, inclusivity and accessibility, the City maintains a responsibility to ensure residents and visitors of all abilities, ages, identities, backgrounds, and income level will have complete access to the primary function areas of 300 Broadway and Heritage Park.

Through multiple conversations with regional representatives, the proposed site plans satisfy the requirements of the State Historic Preservation Office for building preservation while incorporating significant universal design elements into the restoration of the building.

To account for an all abilities path of travel in the building, allowing for a continuous, unobstructed way of pedestrian passage and access to three levels of the building, the proposal accounts for the installation of an interior elevator and the addition of a lift to the exterior south side of the building allowing for a secondary ADA access and exit point. As a major capital improvement project, the City of Marine City will be deferring to the responsible Construction Manager/General Contractor for best practices for the elevator installation.

Additionally, the project accounts for required maneuvering space and the addition of two modified restroom facilities on both the main level and upper level and the installation of guard rails, hand rails, push bar doors and ADA door hardware will be incorporated throughout. Door thresholds will meet ADA standards, will not require more than 5lbs of force to open, will have an appropriate closing speed and smooth door surfaces will extend the width of the door to ensure canes, wheelchairs and other mobility devices do not snag on the entryway. Primary site enhancements to Heritage Park includes the parking lot replacement and the demolition and reconstruction of a barrier free walkway system leading to points of entry to 300 Broadway, restroom facilities, event spaces and the newly installed, accessible park bandstand.

**OPTIONAL ATTACHMENT:** Attach a Universal Design Review letter from a Disability Advocacy organization.

*In conjunction with the low-to-moderate area-wide benefit national objective of the CDBG program, please describe how the proposed project will benefit the entire community. Please provide specific examples.*

It is recognized that the City of Marine City qualifies as a low to moderate income community, with a rural resident population of 4,100 where 53.48% of residents classified as low/moderate income (Michigan Economic Development Corporation). The City also boasts a vast influx in our tourist population that visits our region during the summer months. It was reported that travelers made 5.8 million visits to Michigan from outside of the state in 2019 (Michigan Economic Development Corporation), and with the City's location on the west bank of the St. Clair River, directly across from Ontario Canada, we maintain a steady national and international visitor base.

The multi-faceted 300 Broadway Public Gathering Spaces initiative focuses on the capitalization of the City's unique and historic assets for increased tourism based endeavors and maximizes safe, free and accessible opportunities for community engagement for residents and visitors of all ages, identities, backgrounds, income and mobility levels. The repurposing, and simultaneous historic preservation, of 300 Broadway into an all abilities, all seasons, multi-use facility, while maintaining the architectural and historical integrity and identity of the building, will help to support the City's efforts in developing equitable and quality places where people visit to celebrate, relax, seek out social and economic exchanges and to enjoy all of the things that define and develop communities.

Through the investment of time and resources, the 300 Broadway Public Gathering Spaces project aims to help solve shared challenges such as improving community engagement opportunities, providing the community with an inclusive community space designed for a multitude of uses, provide proper restroom support during community events, and increase public accessibility to the Bridge to Bay Trail System in Marine City for the benefit of all citizens; increasing tourism, promoting new opportunities for economic development and fostering a strong sense of community pride, ultimately strengthening the livability and vitality for the community, and region, as a whole.

Providing the City's residents and visitors, regardless of age, income, or mobility level, with safe and accessible community spaces to participate in all seasons gathering opportunities such as the Fire, Ice and Spice Festival, summer craft shows, free concerts and the Lighted Santa Parade, which may have been previously unattainable, allows for a complete change in an individual's behavior and attitude. Positive outcomes regarding changes in participants' skills, behaviors and attitudes are significant indicators when measuring the successfulness of the 300 Broadway Public Gathering Spaces project.

Through the promotion of universally accessible, multi-use spaces and park facilities, the City aspires to enable community members to participate in programs, hobbies and events with peers who share the same interests and the City ultimately hopes to attract the attention of individuals in surrounding communities thus increasing the socialization and physical activity of participants Countywide. The exposure to the expanded and diverse recreational choices will help to encourage individuals to engage in community activities helping to stimulate their health and well-being,

	<p>discover new passions and talents and allow them the opportunity to fully engage and participate in community events. Additionally, the ADA compliant enhancements throughout the proposed building and adjoining park, will give individuals with physical limitations the chance to strengthen their social skills ultimately expanding the world of the participant and help to foster a greater sense of independence and confidence.</p> <p>Intended to help solve shared challenges, spur economic growth, strengthen livability, and provide essential community engagement opportunities, the multi-faceted 300 Broadway project focuses on improving the quality of life for our constituents – including community members, business investors and visitors. Upon completing the proposed site enhancements, the City will actively seek out citizen engagement and public feedback to determine the overall public perception of the revitalization of the Historic City Hall building.</p> <p>Through interviews and observations, constituents will help the City to determine if the 300 Broadway and Heritage Park components are adequately meeting their individual needs and/or the needs of society and our community. We will encourage participants to measure the condition and quality of park infrastructure, the scope of accessibility, the promotion of the new enhancements and whether the initiative projects have met their overall expectations and provided a positive impact on their quality of life. Successful evaluations should prompt additional ideas, questions and suggestions regarding the future of the 300 Broadway and additional City assets. The City maintains our community members and business investors are active park partners and they have a responsibility to hold City leaders and 300 Broadway and Heritage Park stakeholders accountable in an effort to achieve the mutually agreed upon goal of helping Marine City to be a vibrant, safe and quality place to live, work and visit.</p> <p><b>REQUIRED ATTACHMENT:</b> Please provide a copy of the UGLG’s maintenance plan for this public space. Include as Attachment F, “Maintenance Plan”.</p>
	<p><b>REQUIRED ATTACHMENTS:</b> Sample templates for required attachments G-M can be found in the document titled “Public Gathering Spaces Initiative Application Instructions.”</p>
	<p><b>OPTIONAL ATTACHMENT:</b> Based on the Green Infrastructure priority criteria, in the opinion of a licensed professional engineer (P.E.) confirm and include supporting evidence as Attachment O, “Green Infrastructure” that the plans put forth in the application meet one of the following specifications:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Project maintains the post-development project site runoff volume and peak flow rate at or below pre-settlement levels for all storms up to the 2-year, 24-hour event. The pre-settlement levels are based on the estimate of soil type and land cover existing before the first recorded construction on the site.</li> <li><input type="checkbox"/> The project maintains the post-development project site runoff volume and peak flow rate at or below the pre-development</li> </ul>

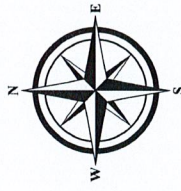
	<p>levels for all storms up to the 2-year, 24-hour event and at a minimum provide a reduction in current runoff volume. Pre-development level means the runoff flow volume and rate for the last land use prior to the planned new development or redevelopment.</p> <p><input type="checkbox"/> The proposed project does not involve Green Infrastructure.</p> <p>Sample template can be found in the document titled "Public Gathering Spaces Initiative Application Instructions."</p>																								
	<p><b>REQUIRED ATTACHMENT:</b> Please provide a copy of the UGLG's marketing plan for this public space. Include as Attachment P, "Marketing Plan".</p>																								
<p><b>Additional CDBG Program Requirements</b></p>	<table border="1"> <tr> <td data-bbox="396 669 818 1110"> <p><b>UGLG Conflict of interest Disclosure:</b></p> </td> <td data-bbox="818 669 1438 936"> <p><input type="checkbox"/> Employees, agents, consultants, officers, elected or appointed officials of the UGLG will obtain a financial interest or benefit from a CDBG assisted activity or will have an interest in any contract, subcontract or agreement with respect thereto, or in the proceeds hereunder, either for themselves or for those with whom they have family or business ties, during their tenure or for one year thereafter.</p> </td> </tr> <tr> <td data-bbox="396 669 818 1110"></td> <td data-bbox="818 936 1438 1041"> <p><input type="checkbox"/> Officials and staff of the UGLG will be a party to contracts involving the procurement of goods and services assisted with CDBG funds.</p> </td> </tr> <tr> <td data-bbox="396 669 818 1110"></td> <td data-bbox="818 1041 1438 1110"> <p><input checked="" type="checkbox"/> No conflicts.</p> </td> </tr> <tr> <td data-bbox="396 1110 818 1839"> <p><b>Compliance Requirements. Check all that apply:</b></p> </td> <td data-bbox="818 1110 1438 1188"> <p><input checked="" type="checkbox"/> The project will impact historic properties or archaeological sites and districts.</p> </td> </tr> <tr> <td data-bbox="396 1110 818 1839"></td> <td data-bbox="818 1188 1438 1257"> <p><input type="checkbox"/> The project will impact wetlands.</p> </td> </tr> <tr> <td data-bbox="396 1110 818 1839"></td> <td data-bbox="818 1257 1438 1335"> <p><input type="checkbox"/> The project is in a floodplain and/or will impact a floodplain.</p> </td> </tr> <tr> <td data-bbox="396 1110 818 1839"></td> <td data-bbox="818 1335 1438 1404"> <p><input type="checkbox"/> The project is in a coastal zone.</p> </td> </tr> <tr> <td data-bbox="396 1110 818 1839"></td> <td data-bbox="818 1404 1438 1482"> <p><input checked="" type="checkbox"/> The project will require local, state, and federal permits.</p> </td> </tr> <tr> <td data-bbox="396 1110 818 1839"></td> <td data-bbox="818 1482 1438 1587"> <p><input type="checkbox"/> The project will result in demolition or conversion of residential dwelling units, both occupied and vacant.</p> </td> </tr> <tr> <td data-bbox="396 1110 818 1839"></td> <td data-bbox="818 1587 1438 1692"> <p><input type="checkbox"/> The project will result in temporary or permanent relocation of businesses, non-profit organizations, homeowners, or tenants.</p> </td> </tr> <tr> <td data-bbox="396 1110 818 1839"></td> <td data-bbox="818 1692 1438 1770"> <p><input type="checkbox"/> The project will result in special fees (i.e., tap in / hookup fees, special assessments).</p> </td> </tr> <tr> <td data-bbox="396 1110 818 1839"></td> <td data-bbox="818 1770 1438 1839"> <p><input type="checkbox"/> None of the above</p> </td> </tr> </table>	<p><b>UGLG Conflict of interest Disclosure:</b></p>	<p><input type="checkbox"/> Employees, agents, consultants, officers, elected or appointed officials of the UGLG will obtain a financial interest or benefit from a CDBG assisted activity or will have an interest in any contract, subcontract or agreement with respect thereto, or in the proceeds hereunder, either for themselves or for those with whom they have family or business ties, during their tenure or for one year thereafter.</p>		<p><input type="checkbox"/> Officials and staff of the UGLG will be a party to contracts involving the procurement of goods and services assisted with CDBG funds.</p>		<p><input checked="" type="checkbox"/> No conflicts.</p>	<p><b>Compliance Requirements. Check all that apply:</b></p>	<p><input checked="" type="checkbox"/> The project will impact historic properties or archaeological sites and districts.</p>		<p><input type="checkbox"/> The project will impact wetlands.</p>		<p><input type="checkbox"/> The project is in a floodplain and/or will impact a floodplain.</p>		<p><input type="checkbox"/> The project is in a coastal zone.</p>		<p><input checked="" type="checkbox"/> The project will require local, state, and federal permits.</p>		<p><input type="checkbox"/> The project will result in demolition or conversion of residential dwelling units, both occupied and vacant.</p>		<p><input type="checkbox"/> The project will result in temporary or permanent relocation of businesses, non-profit organizations, homeowners, or tenants.</p>		<p><input type="checkbox"/> The project will result in special fees (i.e., tap in / hookup fees, special assessments).</p>		<p><input type="checkbox"/> None of the above</p>
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	<p><input type="checkbox"/> None of the above</p>																								

		<b><u>PLEASE DESCRIBE ALL THAT APPLY:</u></b>				
<p><b>Application &amp; Eligibility Confirmation</b></p>	<p>By submitting this application on behalf of the identified UGLG, I certify – to the best of my ability – that the following information is accurate and complete.</p> <p>Sample templates for required attachments G-M, O can be found in the document titled <i>Public Gathering Spaces Initiative Application Instructions</i>.</p> <p><b>When submitting Attachment Materials, please clearly label each attachment at the heading of each document.</b></p>	<p><input checked="" type="checkbox"/> The UGLG is listed on the <a href="#">CDBG Low/Mod Income Community Customers and Project Areas List</a>.</p> <p><input checked="" type="checkbox"/> The UGLG anticipates that the project will be completed within two years of funding award.</p> <p><input checked="" type="checkbox"/> The UGLG is requesting a grant between \$750,000 and \$2,000,000 – in line with the parameters outlined in the program guide.</p> <p><input type="checkbox"/> The UGLG has committed a minimum cash match equal to 10% of the total project cost.</p> <p><input type="checkbox"/> The proposed project is located on a property owned by the UGLG.</p> <p><input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Project Location Map – Attachment A, “Location Map”</p> <p><input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> A minimum of three before photos – Attachment B, “Before Photos”</p> <p><input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Project Site Plan - Attachment C, “Site Plan”</p> <p><input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Project Rendering – Attachment D, “Rendering”</p> <p><input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Detailed Project Budget - (See Appendix B), “Project Budget”</p> <p><input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Third Party Cost Estimate (Davis Bacon will apply). Attachment E, “Cost Estimates”</p> <p><input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Detailed Maintenance Plan – Attachment F, “Maintenance Plan”</p> <table border="1" data-bbox="831 1444 1422 1787"> <tr> <td><input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Authorizing Resolution-Attachment G</td> </tr> <tr> <td><input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Public Participation Certification – Attachment H</td> </tr> <tr> <td><input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Public Hearing Notice-Published – Attachment I</td> </tr> <tr> <td><input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Public Hearing Minutes or Summary of Meeting – Attachment J</td> </tr> </table>	<input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Authorizing Resolution-Attachment G	<input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Public Participation Certification – Attachment H	<input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Public Hearing Notice-Published – Attachment I	<input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Public Hearing Minutes or Summary of Meeting – Attachment J
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<input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Public Participation Certification – Attachment H						
<input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Public Hearing Notice-Published – Attachment I						
<input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Public Hearing Minutes or Summary of Meeting – Attachment J						

		<input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Certification by UGLG Application Form-Attachment K, "Certification" <input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Statement of Assurances Form-Attachment L <input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Anti-Displacement and Relocation Plan-Attachment M <input type="checkbox"/> <b>OPTIONAL ATTACHMENT INCLUDED:</b> UGLG Local Plan-Attachment N <input type="checkbox"/> <b>OPTIONAL ATTACHMENT INCLUDED:</b> Certification by licensed professional engineer or licensed landscape architect that the plans meet Green Infrastructure objectives. – Attachment O, "Green Infrastructure" <input type="checkbox"/> <b>REQUIRED ATTACHMENT INCLUDED:</b> Marketing Plan-Attachment P <input type="checkbox"/> <b>OPTIONAL ATTACHMENT INCLUDED:</b> Universal Design Review Letter
--	--	--

By signing below, I certify that the PGSI application is complete on behalf of the UGLG for which I am applying.

<b>Signature from Authorized UGLG Official:</b>  	<b>Date:</b>  
<b>Name &amp; Title</b>	<b>Email Address:</b>



ATTACHMENT A – PROJECT LOCATION MAP

CITY OF MARINE CITY

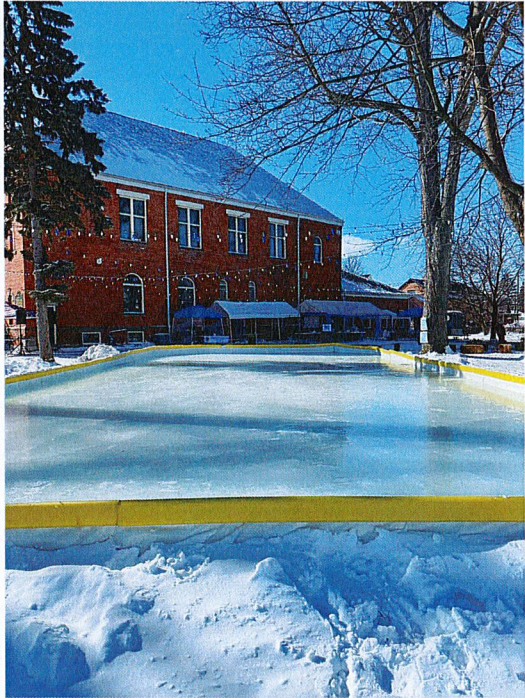
PARCEL NUMBER: 74-02-475-0632-000

PARCEL ADDRESS: 300 BROADWAY MARINE CITY, MI 48039





ATTACHMENT B- BEFORE PHOTOS





UPPER LEVEL  
OPERA HOUSE



UPPER LEVEL  
OPERA HOUSE



GRADE LEVEL AREA FOR ADA  
ELEVATOR



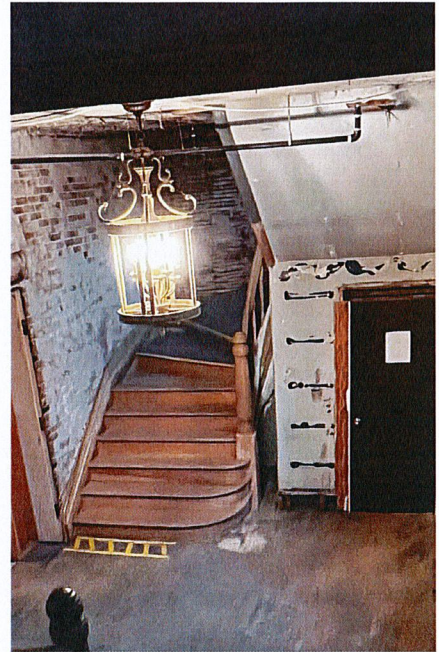
MAIN LEVEL



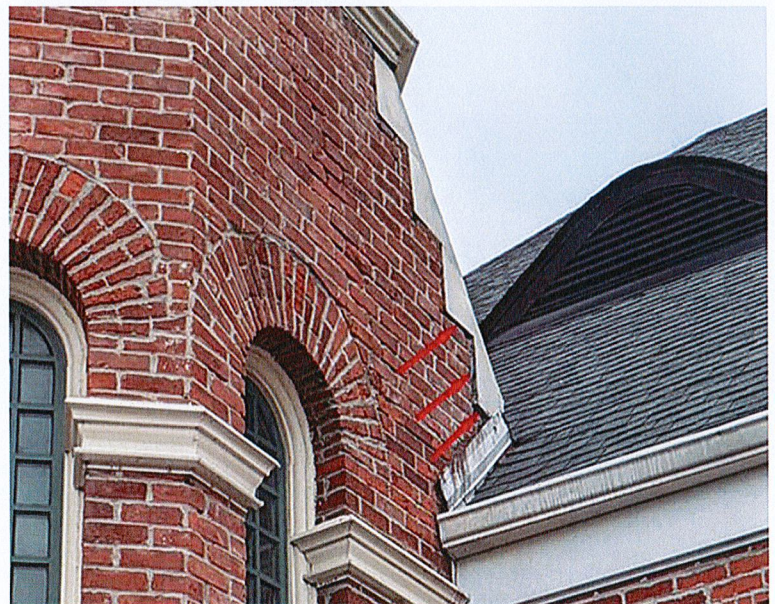
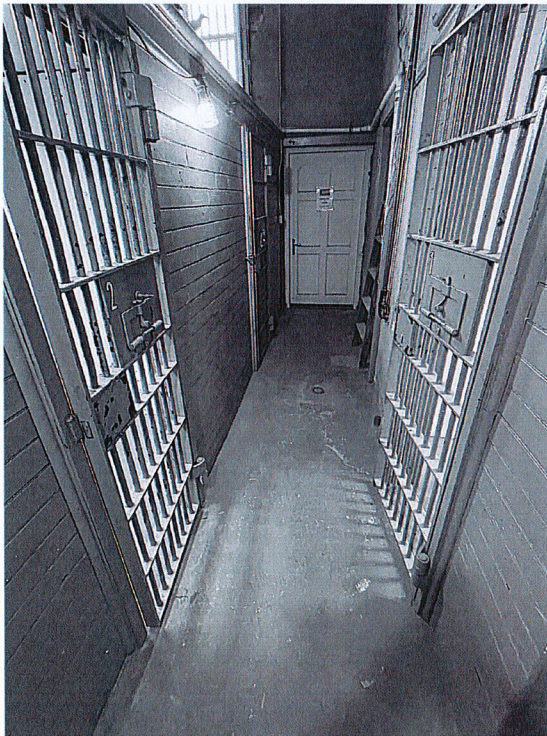
GRAND LEVEL  
ENTRANCE



MEZZANINE



GRAND STAIRCASE IN PROGRESS

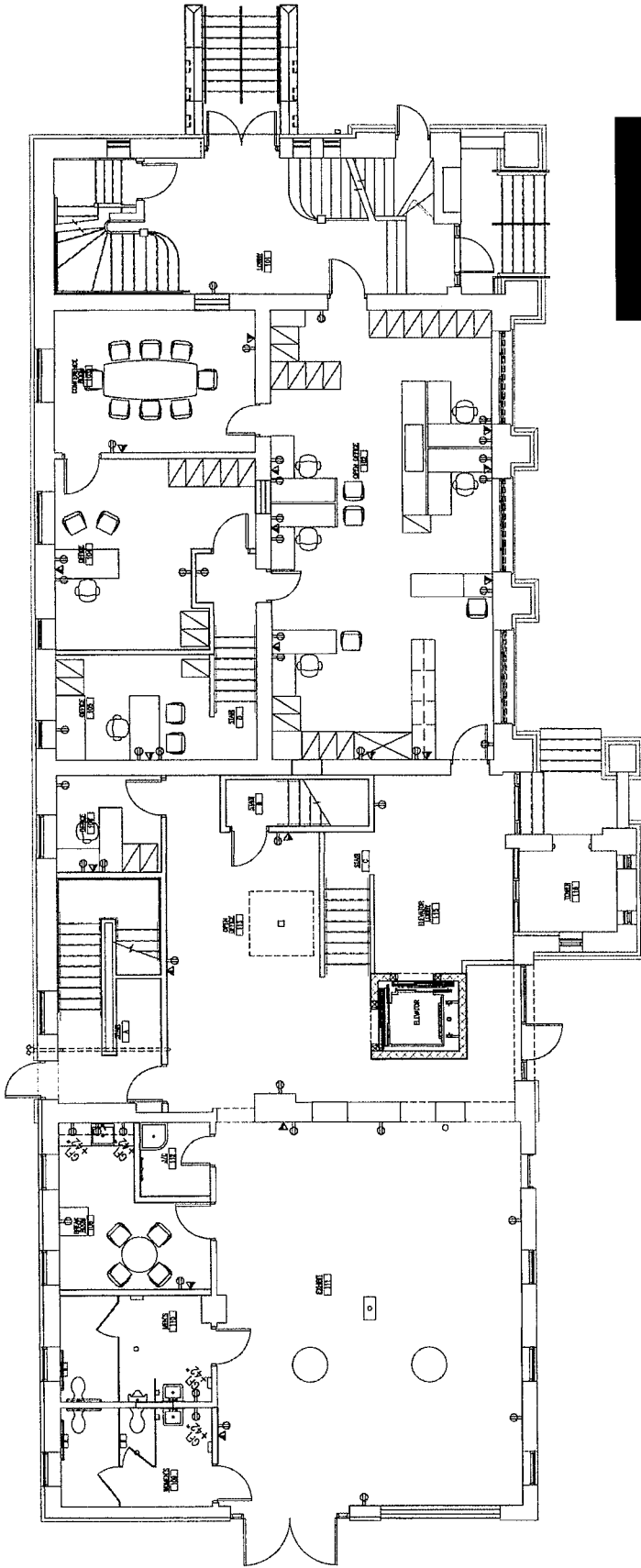


*Photo 3 Showing sheet metal cap on lower with large gaps in the mortar joints where the caps are embedded into the masonry. Large open gaps will be repointed and all joints at the embedment areas will receive backer rod and silicone joint sealant.*

JAIL CELLS

ATTACHMENT C – SITE PLAN (PRELIMINARY)

AVAILABLE IN THE CITY OFFICES



**FIRST FLOOR**

02-06-12 BIDS & OWNER  
REVIEW

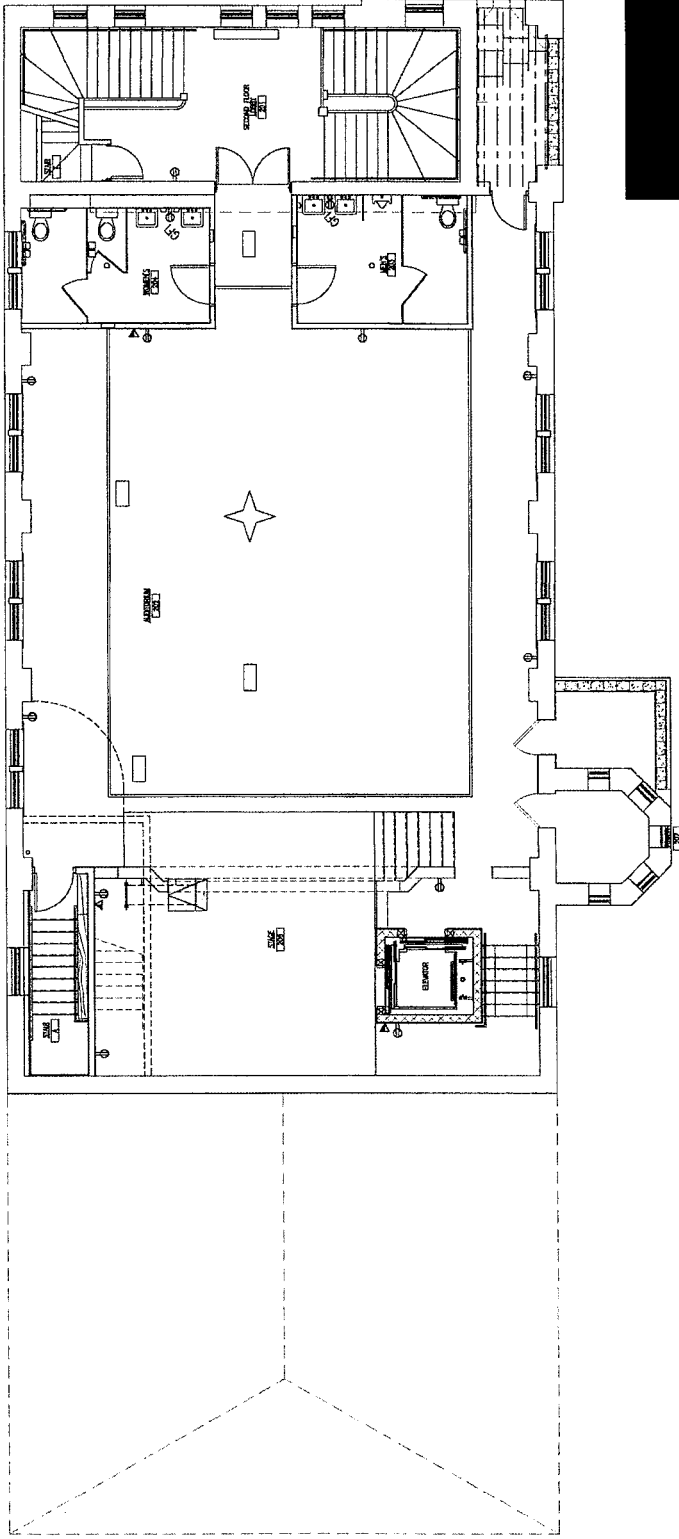
Date: 02-06-12  
 Drawn by: [ ] Preliminary  
 Checked by: [ ] Construction  
 Design: [ ] Permit  
 Date: [ ] Do not scale  
 Name: NAY  
 Title: Unit Specialist  
 Approved: [ ]  
 Copyright: © 2012

MS: [ ]  
 Job Number: 28042  
 Block Number: [ ]

Power/Data Plan-  
 First Floor

Scale: 1/4" = 1'-0"

Sheet: AB2



**SECOND FLOOR**



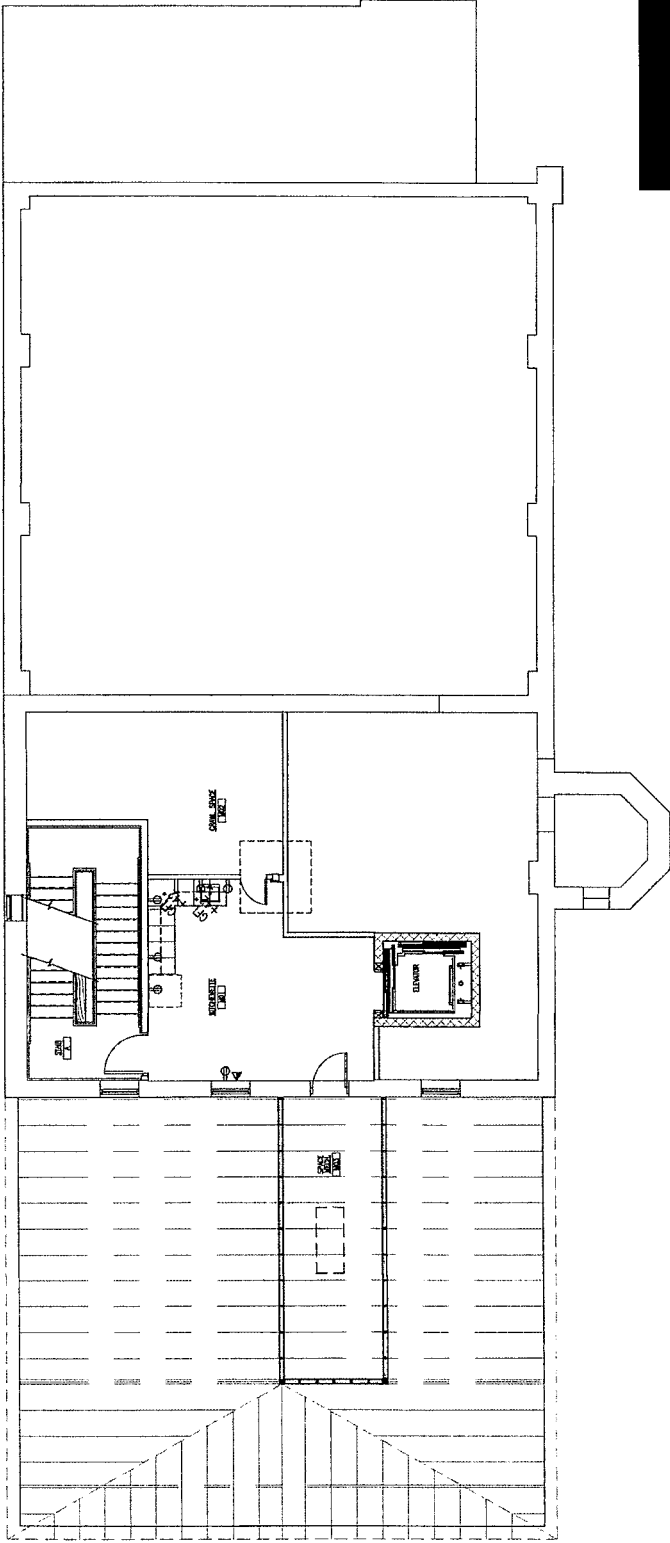
02-06-12 BID8 & OWNER  
REVIEW

Date:  Preliminary  Construction  
 02-06-12  
 MAY  Record  
 02-06-12  
 MAY  Do not scale  
 Use Record only  
 Approved: \_\_\_\_\_  
 Copyright © 2012

Project Number: \_\_\_\_\_  
 Bid/Task Number: \_\_\_\_\_  
 28042

Power/Data Plant -  
 Second Floor

Scale: 1/8" = 1'-0"  
 Sheet  
 AB64



**MEZZANINE  
LEVEL**



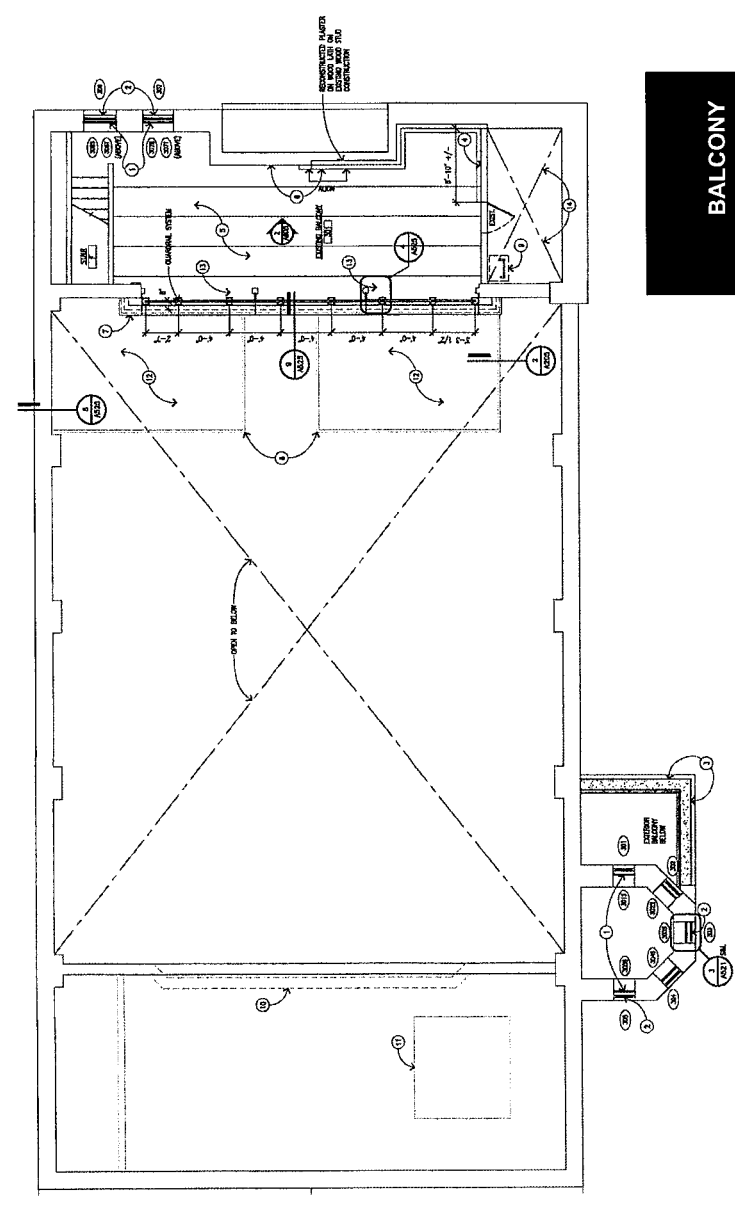
**02-08-13 BIDS & OWNER  
REVIEW**

Preliminary  
 Construction  
 Record  
 Date: 02-08-12  
 Designer: NAY  
 Project: MAY  
 Location: Do not scale  
 Dimensions only  
 Copyright © 2012  
 MK  
 License Number: \_\_\_\_\_  
 Bidpak Number: \_\_\_\_\_  
 Job Number: 29042

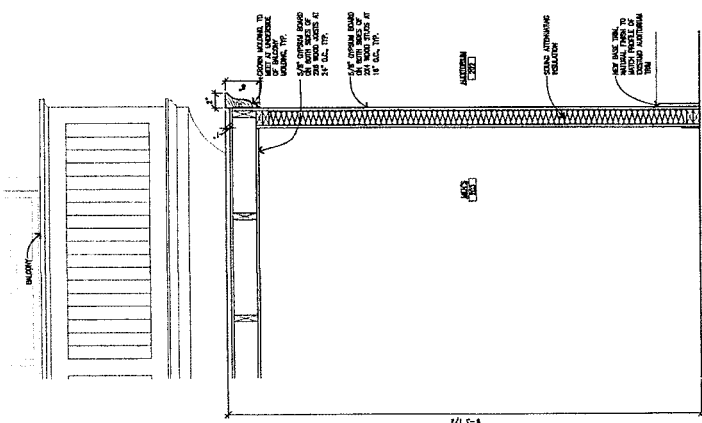
Power/Data Plan-  
 Mezzanine

Scale: 1/4" = 1'-0"  
 Sheet: ABC2





**BALCONY AREA**



SECTION  
A-A  
SCALE: 1/4" = 1'-0"

02-06-12 BIDS & OWNER REVIEW  
10-17-11 BIDS & PERMIT REVIEW  
EXTERIOR SHELL PACKAGE

Preliminary  
 Construction  
 Final  
 Date: 10/17/11  
 City: NAY  
 State: NAY  
 Appr: [Signature]  
 M.S. License: [Blank]  
 BigDak Number: 29042  
 Job Number: [Blank]  
 Title: [Blank]

Floor Plan - Balcony

Scale: 1/4" = 1'-0"

Sheet: A205

ATTACHMENT D—RENDERING (PRELIMINARY)



PROPOSED UPPER LEVEL  
OPERA HOUSE



PROPOSED GRADE LEVEL

MULTI USE SPACE



# DRAFT

## Attachment E - Third Party Cost Estimate

### 300 BROADWAY COMMUNITY GATHERING SPACE INITIATIVE

#### Grant Line-Item Budget

Name of Organization                      City of Marine City  
 Name of Project                            300 Broadway Community Gathering Places Project  
 Funding Institute:                        Michigan Economic Development Corporation  
     CDBG Community Gathering Spaces Initiative

\*Costs are estimates from professionals in the industry or through product searches - finalized costs will be provided on engineered drawings

### Marine City - Historic City Hall Renovation- Revised April 17, 2023

Trade	Items	Code	Line Total	Comments
General Conditions		I	\$ 26,400	Trailer, Porta John, Temp Utilities, Safety, etc.
Performance Bond			\$ -	below
Permits			\$ -	
Supervision	1120 Hours	I	\$ 86,240	
General Labor	600 Hours	I	\$ 33,000	
Insurance		I	\$ 3,300	
Final Clean		I	\$ 13,200	
			\$ 162,140	
Demolition - Interiors	Complete	I	\$ 32,000	
Demolition - Site		E	\$ 13,200	Porches, Walks
	Hazardous	I	\$ 10,000	Allowance for Asbestos, Lead
			\$ 55,200	
Site work	Earthwork/Grading	E	\$ 17,600	
	Earthwork - Lot	E	\$ 22,000	
	Sanitary Sewer	E	\$ 8,800	Lead Only
	Electrical Service - Upgrade	E	\$ 30,000	
	Gas Service	E	\$ -	Not Required
	Landscaping & Irrigation	E	\$ 16,500	Restoration
	Permeable Paving	E	\$ 66,000	30,000 s.f.
			\$ 160,900	
Concrete	Site Work, Walks	E	\$ 11,000	
	Curbs/Approaches	E	\$ 17,600	
	Saw Cutting & Repair	E	\$ 9,350	Basement/Flatwork at Midlevel Storage
	Elevator Foundations	E	\$ 13,200	Hand Excavate
			\$ 51,150	
Masonry	Interior Masonry	E	\$ 33,000	Elevator Shaft
			\$ 33,000	
Steel	Structural Steel -Tie Backs	E	\$ 22,000	Allowance
	Ridge Strut at Trusses	I	\$ 17,600	
	Auditorium Support	I	\$ 5,500	
	Hose Tower Brace	I	\$ 16,500	
	Stairs and Rails	I	\$ 33,000	
	Beams/Deck @ Midlevel Storage	I	\$ 9,900	
	Structural Steel -Balcony/Stage	I	\$ 16,500	
			\$ 121,000	
Carpentry	Rough- Labor	I	\$ 38,500	Floor/Bearing Wall Modifications
	Rough - Materials	I	\$ 17,600	
	Finish Carpentry	I	\$ 42,240	Labor at Doors, Frames, Windows, Trim
	Cabinetry	I	\$ 27,500	Allowance for Kitchen and Reception
	Trim - Materials	I	\$ 4,400	
	Carpentry - Sub Floors	I	\$ 13,200	Garage Sub-Floor and Luan Prep for Finishes
	Auditorium Stair Rebuild	I	\$ 17,600	Stairs/Rails - Historic
			\$ 161,040	
Thermal and Moisture Protection	Waterproofing	E	\$ 4,400	Elevator Pit
	Roofing @ Porches	E	\$ 6,600	Metal
	Insulate Attic	I	\$ 9,900	
	Building Insulation - Perimeter	E	\$ 12,100	
	Cornice Repairs	E	\$ 4,400	
	Caulking and Sealing	E	\$ 6,600	
	Fire stopping - Interior	I	\$ 4,400	
			\$ 48,400	
Doors and Windows	Interior Doors/Frames/Hardware	I	\$ 26,620	

# DRAFT

## Marine City - Historic City Hall Renovation- Revised April 17, 2023

Trade	Items	Code	Line Total	Comments
	Aluminum Interior	I	\$ 7,700	
	Interior Hollow Metal	I	\$ 6,600	
			\$ 40,920	
Finishes	Drywall	I	\$ 49,500	
	Shaft Wall	I	\$ 28,600	4 Level Stair
	Acoustic Ceilings	I	\$ 26,400	
	Carpet, VCT and Base	I	\$ 27,500	
	Ceramic Tile	I	\$ 22,000	
	Painting - Walls/Ceilings	I	\$ 28,160	
	Painting - Trim	I	\$ 6,600	
	Painting - Windows in & Out	I	\$ 24,200	
	Plaster Repairs at Auditorium	I	\$ 17,600	
	Floor Prep/Patching - Allowance	I	\$ 6,600	
	Hardwood Floor - Re-Finish	I	\$ 19,800	
			\$ 256,960	
Specialties	Fire Ext.	I	\$ 2,640	
	Interior Signage	I	\$ 2,200	
	Entry Systems	I	\$ 4,400	
	Toilet Accessories	I	\$ 6,600	
	Toilet Partitions	I	\$ 13,200	
			\$ 29,040	
Equipment	Clock in Tower	E	\$ 5,500	
			\$ 5,500	
Elevator	Elevator	I	\$ 82,500	Schindler
Mechanical	Plumbing - Base Project	I	\$ 70,400	
			\$ 70,400	
HVAC	Interior Air Handlers	I	\$ 134,400	
			\$ 134,400	
Electrical	Electrical - Service	E	\$ 27,500	
	Electrical - Distribution	I	\$ 30,000	
	Electrical - Site Lighting	E	\$ 11,000	
	Electrical - Fixtures	I	\$ 30,000	
	Electrical - Fire Alarm	I	\$ 20,000	
	Electrical - Generator	E	\$ 27,500	Life Safety Only
	Security	I	\$ 5,000	
	Exterior Lighting		\$ 5,000	
			\$ 151,000	
Heritage Park Components	Basketball Court		\$ 75,000	
	Exterior Sound System		\$ 10,000	
	Affixed Site Furnishings (bench, bike rack, trash can)		\$ 15,000	
	Placemaking (art, signage)		\$ 10,000	

**Construction Subtotal:** \$ 1,678,550

**Architectural/Engineering** \$ 251,783 15% of Construction Subtotal

**Contingency** \$ 167,855 10% of Construction Subtotal

**Overhead:** \$ 83,928 5% of Construction Subtotal

**Payment & Performance Bond:** \$ 22,000

**Builders Risk Insurance:** \$ 7,000

**Permits:** \$ 20,000

**GRAND TOTAL:** \$ 2,231,115

Other Sources of Funding for Entire 300 Broadway Gathering Spaces Initiative	Amount
Non-Profit - HISTORICAL SOCIETY OF MARINE CITY (committed pending award)	\$ 26,000
Foundation - ST. CLAIR COUNTY CO. FOUNDATION (PENDING grant approval)	\$ 26,000
Government - ST. CLAIR CO BOARD OF COMMISSIONERS (PENDING grant approval)	\$ 26,000
<b>TOTAL</b>	<b>\$78,000.00</b>

APPENDIX B: BUDGET

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ACTIVITY COSTS	CDBG	UGLG	OTHER	TOTAL
Engineering	\$252,000	\$0.00	\$0.00	<b>\$252,000</b>
3 <sup>rd</sup> Party Environmental	\$0.00	\$ 0.00	\$0.00	<b>\$ 0.00</b>
Construction (includes contingency and bonding)	\$1,748,000	\$205,000	\$26,000	<b>\$1,979,000</b>
<b>GRAND TOTAL</b>	<b>\$2,000,000</b>	<b>\$205,000</b>	<b>\$26,000</b>	<b>\$2,231,000</b>



April 18, 2023

City of Marine City  
Interim City Manager Heaslip  
260 South Parker Street  
Marine City, MI 48039

Re: 300 Broadway Public Gathering Space

To Whom it May Concern;

The Monahan Company has provided a preliminary opinion of construction cost for the renovations to the proposed 300 Broadway Public Gathering Space Project. Based on previous iterations of the design and our recent review of the budget we can certify that the Project in its' current design will have Design, Engineering and Construction costs in excess of \$2,200,000.00

If you should have any questions or require additional information please do not hesitate to contact me.

The Monahan Company

A handwritten signature in blue ink, appearing to read 'Kevin C Monahan', with a long horizontal line extending to the right.

Kevin C Monahan  
Project Director

## ATTACHMENT F – MAINTENANCE PLAN

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Long-term maintenance, capital repairs, and cleaning costs for 300 Broadway and Heritage Park will be included in the City's annual fiscal budget. The City of Marine City employs a fulltime Department of Public Works, with staffing available 24 hours a day, year round, for emergency repair needs. The Department of Public Works personnel are responsible for the general maintenance of the 300 Broadway building and Heritage Park grounds.

To ensure the longevity of the revitalized spaces in the City, the Department of Public Works staff works diligently to maintain building and park components, with dedicated funds allocated in fiscal year budgets. Staff regularly checks for maintenance needs and safety hazards and immediately addresses concerns or broken pieces as soon as an issue is identified. The Department of Public Works maintains a detailed inventory park component checklist and currently performs monthly inspections and safety evaluations. Through routine inspections, the City has been able to, and will continue to, maximize the lifespan of the City's priority infrastructure to ensure decades worth of use.

Additionally, there is a local and dedicated Friends of Old City Hall (300 Broadway) non-profit group and the Historical Society of Marine City who are both heavily vested in the success of the 300 Broadway Community Gathering Spaces initiative. The Historical Society of Marine City has established a 300 Broadway endowment fund for potential expenses incurred outside of the allotted City budget.

Through community involvement local volunteers participate in general maintenance, cleaning and landscaping, including litter removal, raking, weeding and mulching. Through the joint efforts of community members and City staff we are confident that the community gathering space will be beautifully maintained both structurally and aesthetically.



CITY OF MARINE CITY  
ST. CLAIR COUNTY, MICHIGAN

RESOLUTION NO. 006-2023

AUTHORIZING RESOLUTION FOR  
COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

**MEMORANDUM OF A RESOLUTION** of the City Commission of the City of Marine City adopted at a regular meeting of said Commission held at the City Offices located at 260 South Parker Street, Marine City, Michigan, on the 20th day of April, 2023 at 7:00 PM.

Present:

Absent:

The following preamble and resolution were offered by \_\_\_\_\_, and supported by \_\_\_\_\_:

**WHEREAS**, the Michigan Strategic Fund has invited Units of General Local Government to apply for its Public Gathering Spaces (PGS) Competitive Funding Round; and

**WHEREAS**, the City of Marine City desires to request \$2,000,000 in CDBG funds to fulfill a longstanding community vision of renovating the Marine City Historic City Hall and adjacent Heritage Park to an accessible, vibrant and functioning multi-use, all season community facility and public gathering space.

**WHEREAS**, the City of Marine City commits local funds from its \_\_\_\_\_ in the amount of \$200,000; and

**WHEREAS**, the proposed project is consistent with the local Community Development Plan as described in the Application; and

**WHEREAS**, the proposed project will benefit all residents of the project area and 53.48 percent of the residents of the City of Marine City are low and moderate income persons as determined by an income survey approved by the Michigan Economic Development Corporation); and

**WHEREAS**, local funds and any other funds to be invested in the project have not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to obligate/incur costs from the Michigan Economic Development Corporation.

**ATTACHMENT G – AUTHORIZING RESOLUTION**

---

**NOW, THEREFORE, BE IT RESOLVED** that the City of Marine City hereby designates the City Manager as the Environmental Review Certifying Officer, the person authorized to certify the Michigan CDBG Application, the person authorized to sign the Grant Agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.

Ayes:

Nays:

**RESOLUTION DECLARED ADOPTED.**

\_\_\_\_\_  
Jennifer Vandenbossche, Mayor

\_\_\_\_\_  
Jason Bell, Interim City Clerk

DRAFT

a.

1. The UGLG has furnished its citizens with information concerning the amount of funds available and being applied for, and the proposed community development and housing activities to be undertaken. This includes the estimated amount proposed to be used for activities that will benefit persons of low and moderate income and the plans for minimizing displacement of persons.
2. The UGLG has published a public notice in such manner to afford affected citizens an opportunity to examine and submit comments on the proposed application and community development and housing activities.
3. One or more public hearings have been held to obtain the views of citizens on the proposed application and community development and housing needs.
4. Citizens have been provided reasonable access to the proposed application and related information on community development and housing needs.
5. The UGLG will provide its citizens with reasonable notice of, and opportunity to comment on, any substantial change proposed to be made in the use of funds if funds are received.
6. The UGLG provided for and encouraged citizen participation, with particular emphasis on participation by persons of low and moderate income, residents of slum and blight areas and of areas in which Section 106 funds are proposed to be used, and in the case of grantees described in Section 106(a), provided for participation of residents in low- and moderate-income neighborhoods as defined by the local jurisdiction. Opportunities to participate must be made available by advertising in publications, which are distributed in the slum and blight areas and the low- and moderate-income neighborhoods.
7. The UGLG provided citizens with reasonable and timely access to local meetings, information, and records relating to the applicant's proposed use of funds, as required by regulations of the Secretary, and relating to the actual use of funds under this title.
8. The UGLG provided for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee.
9. The UGLG provided for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped. Review of program performance shall apply to previously funded CDBG grants.
10. The UGLG has identified how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate. If 51% of the expected participants are non-English speaking, the hearings will be advertised in a non-English publication available to those residents. A person fluent in their language must be available to discuss the project and respond to their questions at the hearings.

---

James Heaslip  
Interim City Manager  
City of Marine City

---

Official Date

## Public Participation Plan (pending acceptance):

Forum/Type:	Cadence:	Communication:
1 Commission Meetings	Semi-Monthly	Public Comment welcome to ask questions/add suggestions for space usage and benefits
2 Monthly Reports @ Commission Mtgs	Monthly	City Manager to consolidate report monthly on grant progress and feedback from public comment/forums
3 300 Broadway Committee Mtgs	Monthly	Expands Public Comment opportunities from Commission Meetings
4 City Web Site – Gathering Space Grant Progress/FAQ Page	Weekly	City to update PGSI-specific page on City Web Site to inform public on status, and continually update FAQs
5 City Facebook Page	As Needed	Update with links to City Web Site information consistently, and add any questions to FAQs
6 City Hall Suggestion Box	Monthly	City to accept suggestions/questions via drop-box
7 Bi-Annual Newsletter (Tax Bill)	Bi-Annual	Grant Status to be reported on Summer and Winter Tax Newsletter
8 City Official Communications	Monthly	Monthly compilation of communications via e-mail, letter, etc, compiled by City Manager
9 Grand Opening/Open House!	Upon Completion	Grand Opening/Open House to be held once construction is complete

## Public Participation Tracking:

Forum/Type:	Appx.	Communication:
1 Commission Meetings		Public Comment received at 4/6 & 4/20 Meetings
2 Letters from residents	3	Received for 4/20 Public Hearing
3 Emails from residents	3	Received for 4/20 Public Hearing
4 Phone calls with residents		
5 Face-to-face communications		
6 Meetings with other local groups	1	Meeting with Pride & Heritage Museum, Barton Club
7 Other communications		Posters & Flyers placed in public locations around the City (supermarket, library, post office, ect...)
8 Viewing grant application in City Offices	1	
9		

# City of Marine City PUBLIC HEARING

## Notice of Public Hearing for Michigan Community Development Block Grant (CDBG) Funding for the Public Gathering Spaces (PGS) Program

---

The Marine City Commission will conduct a Public Hearing on April 20, 2023 at 7:00 pm at the City Offices, 260 South Parker Street, Marine City, Michigan for the purpose of affording citizens an opportunity to examine and submit comments on the proposed application for a CDBG grant. This application must be submitted by April 28, 2023.

The City of Marine City proposes to request \$2,000,000 in CDBG funds. These funds will fulfill a longstanding community vision of renovating the Marine City Historic City Hall and adjacent Heritage Park to an accessible, vibrant and functioning multi-use, all season community facility and public gathering space.

The estimated total project budget is \$2,200,000 of which we are asking for \$2,000,000; the City's minimum 10% match would be \$200,000.

The project will benefit at least 53.48% of low to moderate income persons. No persons will be displaced as a result of the proposed activities.

Further information, including a copy of the City of Marine City's Community Development Plan and CDBG application, is available for review. To inspect the documents, please contact the City Clerk's Department at (810) 765-8846 or review the documents online at [www.cityofmarinecity.org](http://www.cityofmarinecity.org). Comments may be submitted in writing through 6:00 pm on April 20, 2023 via mail or by email to [clerk@cityofmarinecity.org](mailto:clerk@cityofmarinecity.org) or made in person at the Public Hearing. If you will not be in attendance and would like your letter read aloud please indicate that in your letter.

Citizen input on the proposed application are requested.

**Jason Bell**  
**Interim City Clerk**  
**April 12, 2023**

The City of Marine City complies with the American Disabilities Act. Individuals with disabilities requiring auxiliary aids or services should contact the City of Marine City, 260 South Parker Street, Marine City, Michigan 48039; (810) 765-8830.

Text of Ad: 04/13/2023

**City of Marine City  
PUBLIC HEARING**

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Development Block Grant (CDBG) Funding for the  
Public Gathering Spaces (PGS) Program**

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PTH-5667478

4/16/2023

# City of Marine City PUBLIC HEARING

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Citizen views and comments on the proposed application are welcome.

**Jason Bell**  
**Interim City Clerk**  
**March 20, 2023**

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AFFIDAVIT OF PUBLICATION  
TIMES HERALD MEDIA  
911 Military, Port Huron 48060

State of Michigan, County of Macomb)ss

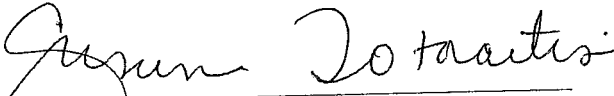
CITY OF MARINE CITY  
260 S. PARKER St., Suite 1  
MARINE CITY, MI 48039

IN THE MATTER OF:

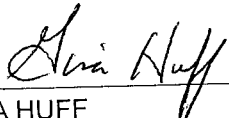
Being duly sworn, says that he/she is authorized by the publisher of The Times-Herald, to swear that a certain notice, a copy of which is annexed here to, was published in following editions dated:

1. Published in the English language for the dissemination of general and/or legal news, and
2. Has a bonfide list of paying customers or has been published at least once a week in the same community without interruption for at least 2 years, and
3. Has been established, published and circulated at least once a week without interruption for at least one (1) year in the community where the publication is to occur.

The Times-Herald, 03/27/23

  
Susan Totoraitis

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF March, 2023

  
GINA HUFF  
Notary Public State of Michigan  
County of Livingston  
My commission expires March 9, 2029

Acting in the County of Macomb

0005642922, LSJ-186500PT

LSJ-PTH-The Times-Herald

City of Marine City  
PUBLIC HEARING

Notice of Public Hearing for Michigan Community  
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Further information, including a copy of the City of Marine City's Community Development Plan and CDBG application, is available for review. To inspect the documents, please contact the City Clerk's Department at (810) 765-8846 or review the documents online at [www.cityofmarinecity.org](http://www.cityofmarinecity.org). Comments may be submitted in writing through 6:00 pm on April 6, 2022 or made in person at the Public Hearing.

Citizen views and comments on the proposed application are welcome.

Jason Bell  
Interim City Clerk  
March 20, 2023

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PTH-5642922

3/27/2023

RECEIVED

APR 03 2023

City of Marine City



## ATTACHMENT J – BRIEF DESCRIPTION OF THE PUBLIC HEARING

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The Community Development Block Grant Public Hearing for the City of Marine City was held April 6, 2023 at the City Commission meeting.

The Community Development Block Grant Public Hearing for the City of Marine City was held April 20, 2023 at the City Commission meeting.

DRAFT

a.

The UGLG hereby certifies that it:

1. Possesses legal authority to submit a grant application.
2. Has in a timely manner:
  - a. furnished its citizens information concerning the amount of funds available and being applied for, and the proposed community development and housing activities to be undertaken, including the estimated amount proposed to be used for activities that will benefit persons of low and moderate income and the plans for minimizing displacement of persons as a result of proposed activities and for assisting persons actually displaced;
3. published a public notice (a copy of which is attached) in such manner to afford citizens an opportunity to examine and submit comments on the proposed application and community development and housing activities;
4. held one or more public hearings to obtain the views of citizens on the proposed application and community development and housing needs; and
5. made the proposed application available to the public;
6. Will conduct and administer the grant in conformity with Public Law 88-352 and Public Law 90-284, and will affirmatively further fair housing;
7. Has developed the proposed application so as to give maximum feasible priority to activities which will benefit low- and moderate-income families or aid to the prevention or elimination of slum or blight; or to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to health or welfare of the community where other financial resources are not available to meet such needs;
8. Has developed a community development plan that identifies community development and housing needs and specifies both short- and long-term community development objectives that have been developed in accordance with the primary objective and requirements of the Title I Housing and Community Development Act of 1974, as amended;
9. Will not attempt to recover any capital costs of public improvements assisted in whole or in part with Title I funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless (A) Title I funds are used to pay the proportion of such fee or assessment that related to capital costs of such public improvement that are financed from revenue sources other than Title I funds; or (B) for purposes of assessing any amounts against properties owned and occupied by persons of low and moderate income who are not persons of very low income, and (name of local unit) certifies that it lacks sufficient Title I funds to comply with the requirements of clause (A);
10. Will adopt a policy of prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within its jurisdictions;
11. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement;
12. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;
13. The undersigned shall require that the language of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly;
14. Will comply with other provisions of Title I of the Housing and Community Development Act of 1987, as amended, and with other applicable laws.

---

James Heaslip  
Interim City Manager  
City of Marine City

---

Official Date

The UGLG hereby assures and certifies that it has complied or shall comply with Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301), and related statutes and implementing rules, regulations, and guidelines applicable to projects financed under the Michigan CDBG program. Specific assurances and certifications include but are not limited to the following:

1. Compliance with grant and financial management guidelines in 2 CFR Part 200, et al.; Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Final Rule.
2. Compliance with Civil Rights and Equal Opportunity statutes as set forth in Title I of the Civil Rights Act of 1964 (Public Law 88-352), Title VIII of the Civil Rights Act of 1968 (Public Law 90-284), the Michigan Civil Rights Act 453 of 1976, the Michigan Fair Employment Practices Act (MCL 423, 301-423, 311), related statutes and implementing rules and regulations.
3. Compliance with Labor Standards statutes as set forth in the Davis-Bacon Fair Labor Standards Act (40 U.S.C. 276a-276a-5), related statutes and implementing rules and regulations.
4. Compliance with Lead Based Paint Poisoning Prevention Act (42 U.S.C. 4831).
5. Compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4630) and implementing regulations.
6. Compliance with OMB Circular No. A-133, Audits of States, Local Governments and Non-Profit Organizations and implementing rules and regulations.
7. Compliance with Section 504 of the Rehabilitation Act of 1973, as amended, and implementing rules and regulations 24 CFR Part 8.
8. Authorized state officials and representatives will have access to all books, accounts, records, reports, files, and other papers, things, or property pertaining to the project in order to make audits, examinations, excerpts and transcripts; each contract or subcontract also shall provide for such success to relevant data and records pertaining to the development and implementation of the project.

The UGLG agrees to assume all of the responsibilities for environmental review, decision making, and action as specified and required under the National Environmental Policy Act of 1969 (42 U.S.C. 4321) and Section 104 (f) of Title I of the Housing and Community Development Act and implementing regulations 24 CFR Part 58.

---

James Heaslip  
Interim City Manager  
City of Marine City

---

Official Date

ATTACHMENT M – ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

**CITY OF MARINE CITY  
ST. CLAIR COUNTY, MICHIGAN**

**RESOLUTION NO. 016-2021**

**AUTHORIZING RESOLUTION FOR  
RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN**

**MEMORANDUM OF A RESOLUTION** of the City Commission of the City of Marine City adopted at a regular meeting of said Commission held at the Fire Hall located at 200 South Parker Street, Marine City, Michigan, on the 15<sup>th</sup> day of July, 2021 at 7:00 PM.

Present: Bryson, Hendrick, Kellehan, Klaassen, Kreidler, Ross, Vercammen

Absent: None

The following preamble and resolution were offered by Commissioner Kellehan, and supported by Commissioner Klaassen:

**Background and Scope.**

This Residential Antidisplacement and Relocation Assistance Plan (“RARAP”) is a plan required by federal law that applies to projects funded by the City of Marine City with CDBG program\* or HOME program funds (or both). The intent of the plan is to identify steps the City will take to minimize displacement of people from their homes and neighborhoods as a result of such projects, and to affirm that the City will comply with the requirements for relocation assistance and one-for-one replacement under Section 104(d) of the Housing and Community Development Act of 1974 (“Section 104(d”). Terms used in the RARAP and defined in 24 CFR Section 42.305 have the meanings set forth in that Section unless the context otherwise requires.

**Steps to Minimize Displacement.**

The City shall take the following steps to minimize displacement:

- Prior to committing HOME or CDBG funding to a project, the City will collect information on existing structures and occupants to assess the potential impact of the proposed project.
- The City will communicate to potential sponsors that projects requiring significant displacement of residents will not be considered competitive for funding.
- If any temporary or permanent relocation is contemplated by a project, the City will require the project sponsor to submit a detailed relocation plan that describes the entire relocation process and its impact on all current occupants. The City will actively consult with the sponsor in order to minimize displacement. If current

tenants must move as part of the construction process, the City will encourage sponsors to provide those who are eligible an opportunity to rent a unit in the new project upon its completion.

- If the City commits HOME or CDBG funds to the project, the City will require that all occupants are provided with appropriate advisory services and relocation assistance as required by Section 104(d) and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (“URA”). (See below paragraph on Relocation Assistance.)
- For rehabilitation or other projects that require the temporary relocation of residential tenants, the City will encourage project sponsors to minimize the amount of time that tenants are required to relocate from their unit. To the extent feasible, construction should be phased to allow tenants to stay in their units as long as possible.

\*CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

### **One-for-One Replacement.**

The City shall comply with Section 104(d), as implemented in 24 CFR Section 42.375, which requires one-for-one replacement of all occupied or vacant and occupiable lower-income dwelling units that are demolished or converted to a use other than as lower-income dwelling units in connection with a HOME or CDBG-funded project. Following is a summary of basic requirements of the Act and HUD regulations thereunder.

#### **Replacement Units.**

Replacement units shall be: (a) in standard condition, as defined by the current Consolidated Plan; (b) available for occupancy no later than 3 years after the initiation of demolition or conversion work; (c) located within the city of Marine City and, to the extent feasible and consistent with other statutory priorities, located in the same neighborhood; (d) comparable to the units demolished or converted, and able to accommodate the same number of occupants without using smaller units to replace larger ones unless the City has provided the information required under paragraph (7) below; and (e) designed to remain lower-income dwelling units for at least 10 years from the date of initial occupancy. The replacement units may include existing housing assisted with project based assistance provided under 42 USC Section 1437f (“Section 8”).

### **Public Notice.**

Prior to entering into a contract committing to provide HOME or CDBG funds for any activity that will directly result in the demolition of lower-income dwelling units or the conversion of lower-income dwelling units to another use, the City must submit to HUD and make public certain information through advertisement in a local publication. Required information includes:

1. A description of the proposed project;
2. The location on a map and number of units by size (number of bedrooms) that will be demolished or converted;
3. A schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement units. If not yet known, the submission shall identify the general location and approximate number of units by size, and more specific information shall be submitted and disclosed to the public as soon as it is available;
5. The source of funding and a schedule for the provision of replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller units is consistent with the needs assessment contained in the current HUD approved Consolidated Plan.

### **Relocation Assistance.**

The City shall ensure provision of relocation assistance in accordance with the requirements of Section 104(d), as implemented in 24 CFR 42.350, for lower-income persons who, in connection with an activity assisted under the CDBG and/or HOME programs, are "displaced persons" as defined in 24 CFR 42.305. A person who is not lower-income, but is a displaced person under URA, as implemented in 49 CFR Part 24, will be provided relocation assistance as required under URA. A lower-income person who is a displaced person may elect to receive assistance under URA in lieu of assistance under Section 104(d). Examples of assistance for displaced persons required by URA include advisory services, payments for moving expenses, and payments to cover the additional costs of renting a comparable dwelling for 42 months, or the equivalent amount to be used towards a down payment. Examples of assistance for displaced persons under Section 104(d) include advisory services, payments for moving expenses, and payments to cover the additional costs of renting comparable dwelling for 60 months, or the equivalent amount to be used towards purchase of

housing through a housing cooperative. Tenants who are not displaced but must temporarily relocate shall be reimbursed for out-of-pocket expenses, including moving costs and increases in monthly housing costs.

**Appeals.**


The City will provide a process for persons to appeal decisions concerning their eligibility for and the amount of assistance. The appeals process will follow URA requirements at 49 CFR 24.10. If dissatisfied with the City's determination with respect to a claim for relocation into comparable replacement housing under Section 104(d), a person may submit a request to HUD to review the determination. The decision of the HUD Secretary shall be final unless a court determines the decision was arbitrary and capricious.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Marine City hereby adopts the Residential Antidisplacement and Relocation Assistance Plan (RARAP), a plan required by Federal Law that applies to projects funded by the City of Marine City with Community Block Development Grant program or HOME program funds (or both).

Ayes: Bryson, Hendrick, Kellehan, Klaassen, Kreidler, Ross, Vercammen

Nays: None

**RESOLUTION DECLARED ADOPTED.**

  
\_\_\_\_\_  
Kristeh Baxter, City Clerk

  
\_\_\_\_\_  
Cheryl Vercammen, Mayor



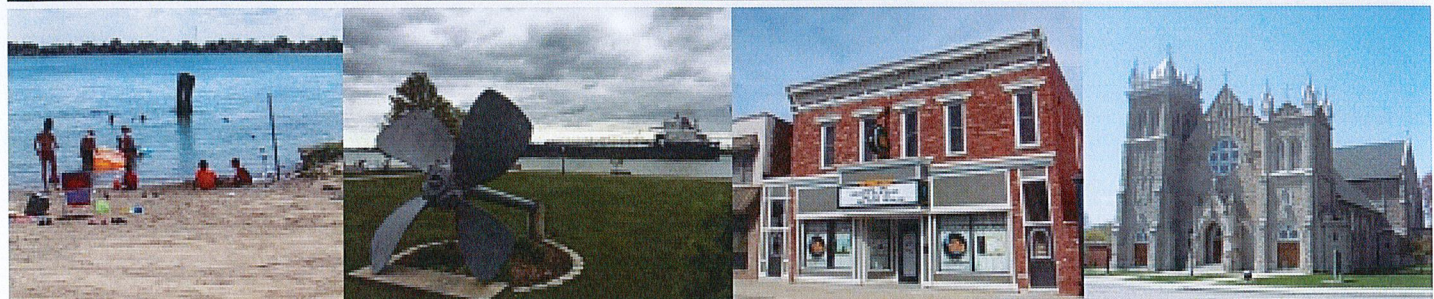
# 2018-2022 MARINE CITY MASTER PLAN and Parks & Recreation Plan



Adopted by:

*Marine City Planning Commission: March 12, 2018*

Photo Source: [www.visitmarinecity.com](http://www.visitmarinecity.com), 2017





# CHAPTER 4

## FUTURE LAND USE PLAN



### IN THIS CHAPTER:

- ▶ AN INTRODUCTION TO FUTURE LAND USE PLANNING
- ▶ THE CONCEPT PLAN
- ▶ THE FUTURE LAND USE PLAN FOR MARINE CITY
- ▶ THE FUTURE LAND USE MAP

## INTRODUCTION

The goal of land use planning is the improvement of the general welfare of the people living and working in Marine City through the proper development of vacant land and, where necessary, the redevelopment of existing areas for new uses that create a better community in which to live, work and recreate. In general, this land use plan is a guide for locating private and public uses in Marine City.

The future land use plan is intended to be long range, comprehensive, generalized, flexible and regional, with the following broad objectives:

Long range planning for land development to the year 2035.

- ▶ Comprehensive planning to provide for a variety of types of land uses, bearing a relationship to the land capability and transportation system.
- ▶ Generalized planning upon broad principles of land use allocations and relationships.
- ▶ Flexible planning that is able to adapt to changing conditions, yet not detract from the spirit and intent of the Master Plan.
- ▶ Regional planning transcending arbitrary boundaries and which is an integrated part of the regional system.

The future land use plan is more than just a graphic presentation. Behind the graphics on a map are spatial distributions and relationships reflecting the community vision and planning objectives described in Chapter 3.

The future land use map is generalized in its scope. It is not intended to delineate exact parcels or defined boundaries for planned land uses. The future land use map and its supporting text serve as a guide to Marine City officials regarding day-to-day planning issues. The planning commission should consider this master plan, as a whole, as a guide for future land use, zoning and site planning decisions. The future land use map will be reviewed and updated, if necessary, every five years to ensure it reflects community interests and relevant trends.

The timing of a particular land use is dependent upon a number of factors, such as:

- ▶ Community input
- ▶ The community vision and planning objectives
- ▶ Existing land uses
- ▶ Current zoning in the city
- ▶ Demographic projections
- ▶ Economic trends and market forces
- ▶ Traffic and circulation
- ▶ Location of sensitive environmental resource areas
- ▶ Capability of land/soils for development
- ▶ The presence or lack of utilities

## MARINE CITY MASTER PLAN

- ▶ The northeast corner of Ward Avenue and King Road.
- ▶ West of M-29, between Chartier Avenue and the area just north of the 72nd District Court property.

In total, 254 acres have been designated for Industrial uses.

### **Public, Quasi-Public and Institutional**

The Future Land Use Map designates in this land use classification only those areas currently occupied by school and government facilities and fraternal organizations. It is not anticipated that any additional land will be required for any of these uses during the planning period covered by the Master Plan. A total of 118 acres have been designated for Public, Quasi-Public and Institutional uses.

#### City Hall Building

The City Hall building, at the corner of Main Street and Broadway, is recognized as a unique historical structure by both residents and those outside the city. The building was completed in 1884 and designated as a Michigan Registered Historic Site in 1976 and was included on the National Register of Historic Places in 1982. Efforts have already been made to improve the appearance of the building in character consistent with the historical style, Richardson Romanesque (a style of Romanesque Revival architecture named after architect Henry Hobson Richardson) of the period (1838-1886) in which it was built. However, a study completed in 2000 by the Smith Group, an architectural and engineering consulting firm, indicates that much work needs to be done to repair building deterioration and to bring the building into compliance with national standards for preservation of historic structures and with code and handicapped accessibility requirements.

At present, the City Hall building sits empty. Prior to that, the City Hall building housed the offices of the City Manager, the City Clerk, the City Treasurer, the Assessor, the Recreation Director and the Building Inspector. There was a conference room located in the basement level of the building. The second level contains an auditorium with a stage. The police department occupied a ground floor addition to the original building, which was completed in 1940. However, all of these City officials and departments have had to relocate to other facilities until that time at which the City Hall building is renovated. City officials have moved their day-to-day operations to the Guy Center on Water Street.

The required renovation work at the old City Hall building includes:

- ▶ Rehabilitation/restoration of interior surfaces, interior doors and trim;
- ▶ Rehabilitation of mechanical and electrical systems; and
- ▶ Other improvements to bring the building into compliance with code requirements, including handicapped accessibility.

The estimated cost for all of this work is approximately \$2.6 million. Because of this cost, the work may need to be conducted in stages over several years, unless long-term financing is arranged, such as a bond issue. Historic preservation grants may be available from a variety of sources to offset a small portion of the cost.



Only Certified Local Governments are eligible to apply for Historic Preservation grants. The Certified Local Government Program was established to enhance local government preservation efforts by increasing public interest and involvement in preservation activities. To become certified, a government must, at the very least, have a local historic district commission with design review control over established or planned locally designated historic districts.

Other sources of funding include: general obligation bonds, building authority bonds and USDA Rural Development Administration loans.

### Recreation

The Future Land Use Map indicates numerous recreational sites throughout the city. Some of these are existing and should remain that way. New recommended recreation areas are as follows:

- ▶ The City should consider obtaining easements to provide Riverwalk access from Broadway to Bridge Street, connecting all of the riverside parks.
- ▶ The City should consider acquiring the large tract of land between Degurse and Gladys Street for use as a municipal park. This park would serve the northwestern residential areas of the city, which are currently lacking in recreational facilities.
- ▶ The King Road Park should be expanded to cover the entire property on which it is located. Currently, only about half of this property is used as parkland. The City should also consider purchasing the property adjacent to the north, currently occupied by a junkyard, which detracts from the surrounding neighborhood. This junkyard has been a potential hazard for many years and it is unlikely that any private developer would ever want to assume the risks involved with developing the property. The city could develop the property as a park after it is cleaned up.
- ▶ The City should designate sufficient land for private and public marine use within the general area bounded by M-29, the west bank of the Belle River, Bowery Street and the MDNR boat launch facility. A municipal marina study was completed in the mid-1980s. The study recommended the construction of a small seasonal and transient marina on the west bank of

**Volunteers**

From time to time, Marine City Recreation relies on volunteers to assist with special events, maintaining/cleaning parks, planting and gardening, and helping with recreation programs. The City has an “Adopt-A-Park” program that allows volunteers to give back to the community and keep the City beautiful. A volunteer application is available online at the City’s website. Upon completion of the application, City officials will assess an applicant’s interest and qualifications to determine if they are able to fulfill the volunteer request.

**RECREATION INVENTORY**

***MARINE CITY PARKS AND RECREATION FACILITIES***

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There are numerous local recreation facilities in Marine City owned by the City, the East China School District and private entities.

**City-Owned Recreation Facilities**

In terms of local recreation facilities, Marine City has approximately 40.5 acres of developed recreational uses spread among 14 facilities. Ten of the City’s recreation facilities consist of small parks located along the St. Clair River, from just north of Broadway down to Bridge Street. These facilities are: Marine City Beach, Mariner Park, Watchman Park, Broadway Park, Waterworks Park, Lighthouse Park/The Guy Center, Civic Women’s Club River Park, Corwin M. Drake Memorial Park, St. Clair Park, and Nautical Mile Park. All of these sites are used primarily for passive recreation such as picnicking and riverfront viewing. Two other parks, the King Road Park and the Ward-Cottrell Park, both on the west side of the City, are used more for active recreation activities, such as softball and tennis. Heritage Square is located at 300 Broadway at the site of the historic City Hall building. There is also a neighborhood playground at the South Main/Washington Mini Park. The following pages include a profile of each park in Marine City.

Accessibility Evaluation

In accordance with the Michigan Department of Natural Resources (MDNR) Guidelines for Recreation Plans, an accessibility evaluation was completed for each park within the City. The evaluation was conducted by planners from the St. Clair County Metropolitan Planning Commission.

Each City facility was compared to the 2010 ADA Standards for Accessible Design and given a ranking from 1-5, where:

- 1=none of the site elements meet 2010 ADA Standards for Accessible Design
- 2=some site elements meet 2010 ADA Standards for Accessible Design
- 3=most site elements meet 2010 ADA Standards for Accessible Design
- 4=all site elements meet 2010 ADA Standards for Accessible Design, and
- 5=the facility meets the Principals of Universal Design

# HERITAGE SQUARE

300 BROADWAY



## HIGHLIGHTS:

- ▶ 1.8 ACRES
- ▶ HISTORIC CITY HALL
- ▶ BANDSTAND
- ▶ WEDDINGS/GATHERINGS
- ▶ BENCHES
- ▶ BARRIER-FREE PATHWAYS

ACCESSIBILITY RATING: 3

## PARKS & RECREATION PLAN 2018-2022

**TABLE 7-6: PARKS AND RECREATION CAPITAL IMPROVEMENTS**

Project	Estimated Cost	Potential Funding
Downtown Riverwalk Construction - Phase II	\$381,000	MDNR, TAP, GF, PARC
Downtown Riverwalk Construction - Phase III	\$370,000	MDNR, TAP, GF, PARC
Nautical Mile Park Expansion	\$365,000	MDNR, LWCF, GF, PARC
Bicycle Path Construction	\$550,000	MDNR, TAP, GF, PARC
300 Broadway Restoration Project	\$2,500,000	MDNR, SHPO, GF, DON, HPTC
Splash Pad Construction	\$450,000	MDNR, LWCF, GF, DON, PARC
King Road Park Utility Improvements and Lighting	\$100,000	MDNR, GF, PARC
Marine City Beach Improvements and Lighting	\$21,000	MDNR, MDEQ, LWCF, GF, PARC
King Road Park Parking Lot Paving	\$150,000	MDNR, GF, PARC
King Road Park Bike Racks, Cement Pads & Playground Improvements	\$30,000	MDNR, TAP, GF, PARC
Pecche Island Rear Range Lighthouse - Interior Repairs and Painting	\$50,000	MDNR, MDEQ, GF, PARC
Public/Private partnership or acquisition of property for transient boat dockage	\$500,000	MDNR, MDEQ, GF, PARC, Donation
Strategic acquisition of property for potential development of municipal park	TBD	MDNR, GF, PARC, Donation

# MARINE CITY MASTER PLAN

**TABLE 8-1: MARINE CITY CAPITAL IMPROVEMENT PROGRAM (CONTINUED)**

Proposed Project	Estimated Cost	Budget Year(s)
Library Parking Lot Repairs	\$5,000	2018-2019
Library - Replace Heating and Cooling	\$11,000	2019-2020
Library - Exterior Door Replacement	\$12,000	2018-2019
King Road Park Improvements	\$17,000	2019-2020
Downtown Riverwalk Construction - Phase II	\$381,000	Dependent on funding
Downtown Riverwalk Construction - Phase III	\$370,000	Dependent on funding
Bicycle Path Construction	\$550,000	Dependent on funding
300 Broadway Restoration Project	\$2,500,000	Dependent on funding
Splash Pad Construction	\$450,000	Dependent on funding
Marine City Beach Improvements and Lighting	\$21,000	Dependent on funding
King Road Park Parking Lot Paving	\$150,000	Dependent on funding
King Road Park Bike Racks, Cement Pads & Playground Improvements	\$30,000	Dependent on funding
Peche Island Rear Range Lighthouse - Interior Repairs and Painting	\$50,000	Dependent on funding
Public/Private partnership or acquisition of property for transient boat dockage	\$500,000	Dependent on funding
Strategic acquisition of property for potential development of municipal park	TBD	Dependent on funding/timing



## ATTACHMENT P – MARKETING PLAN

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The strategic marketing plan for the 300 Broadway Public Gathering Space initiative will include the utilization of several outlets to increase online visibility and outreach to further promote the multitude of inclusive, all seasons amenities available to the community through the activation of the building and grounds.

- City of Marine City website: There will be a designated tab on the City website inclusive of a calendar of free events taking place at 300 Broadway and Heritage Park, information regarding the historical significance of the building, a list of available resources located at the space and instructions on reserving the space for specialized free community outreach. The City will also promote an email marketing plan through the website, where interested parties may sign up to receive emails related to 300 Broadway and Heritage Park.
- Social Media: The City has an active social media account and currently there are several “Marine City” focused Facebook groups, one with over 24,000 members. Community news and events are actively shared across social media platforms, with community members encouraged to share information with those around them who may not be on social media. Having a strong social media presence will increase virtual traffic to sites such as Tripadvisor or the City website, ultimately increasing awareness of what is available to the public at the 300 Broadway space.
- Digital Billboard: The City will utilize the city owned digital billboard located in a high traffic corridor to promote upcoming coming events at 300 Broadway and Heritage Park.
- Chamber of Commerce resources: In partnership with the Marine City Chamber of Commerce, the City will be afforded the opportunity to promote the space via Chamber resources such as through community events, business mixers, the Chamber website, and emailed newsletters. This partnership will also allow for promotion on regional Chamber and Visitor Bureau websites, such as Discover the Blue for the thumb region of Michigan, ultimately increasing the exposure to 300 Broadway and its appeal as both a local and regional community gathering space.
- Word of Mouth: As a small community of approximately 4,000 residents, the City is aware of the importance of personal interactions as a marketing tool for community information. Promoting the space at events currently hosted on park grounds, we are hopeful additional non-profits, event organizers, and community members will learn of the amenities available to them, both indoor and outdoor, all year round, at the revitalized facility and park grounds.

The budget for marketing the 300 Broadway Community Space and Heritage Park will be minimal as most outreach will be done virtually, through word of mouth, or through the marketing benefits included in the City’s Chamber of Commerce membership package.

Through broad and collaborative promotional outreach, the City will be able to give optimal exposure to the multitude of POTENTIAL uses and events the space will afford our community.



March 27, 2023

Michigan Economic Development Corporation  
Community Development Block Grant  
Public Gathering Spaces Initiative

To whom it concerns,

Disability Network Eastern Michigan would like to express strong support for the Development Block Grant being submitted by The City of Marine City and the residents to renovate the Marine City Historical City Hall building and the adjacent Heritage Park.

The improvements being proposed at the Historical building by the City and its residents would be an ADA compliant push lever door, an ADA compliant elevator that will access three levels of the building along with adding three ADA accessible restrooms, an entry way lift and hand rails where needed. This is truly an amazing project and an opportunity of a lifetime for the Historical Building.

The improvements to the adjacent park would allow opportunities for persons with disabilities to promote their inclusion in outdoor activities. The park would also allow individuals with or without mobility issues including individuals who use a wheelchair by replacing pathways throughout the parks grounds. We see the value of this project to enrich the wellness of the community by maintaining the historical integrity and strengthen the business district downtown.

Please accept this letter of support as this community seeks financial resources to provide funding to increase socialization and physical activity into their city and businesses downtown.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Robert Winn", is written over a horizontal line.

ADA Coordinator

Robert Winn

Disability Network Eastern Michigan