



CITY OF MARINE CITY

Community & Economic Development Board Agenda

260 South Parker Street, Marine City, MI

Regular Meeting: Wednesday, September 22, 2021 6:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

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

4. COMMUNICATIONS

5. APPROVE AGENDA

6. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Community & Economic Development Board. Please state name and limit comments to five (5) minutes.*

7. APPROVE MINUTES

- A. July 28, 2021 Minutes
- B. August 25, 2021 Minutes

8. UNFINISHED BUSINESS

- A. Marine City Marina Project
- B. Mission Statement
- C. Billboard and Golf Outing Sponsorship
- D. Informational Area in City Hall
- E. Michigan Big Boy Wood Chair Marine City Photo Op
- F. DNR Trust Fund Presentation

9. NEW BUSINESS

- A. EDA Update
- B. Sale of City Properties
- C. Downtown Vacant Storefronts
- D. Parker Street Vacant Properties

10. OPEN DISCUSSION

11. ADJOURNMENT

**City of Marine City
Community and Economic Development Board
July 28, 2021**

A regular meeting of the Community and Economic Development Board was held on Wednesday, July 28, 2021 at 260 South Parker Street, and was called to order by Chairperson Scaccia at 6:00 pm.

The Pledge of Allegiance was led by Chairperson Scaccia.

Present: Chairperson Laura Scaccia; Planning Commission Representative Joseph Moran; City Commission Representative Cheryl Vercammen; TIFA Board Representative Bob Weisenbaugh; Board Member Cheryl Ross, Board Member Robert Klingler; Interim City Manager Mike Itrich; Deputy Clerk Michele Goodrich

Absent: None.

Communications

None.

Approve Agenda

Motion by Planning Commission Representative Moran, seconded by City Commission Representative Vercammen, to approve the agenda as amended:

- Add supporting attachments for Agenda Items 8B, 8C, and 9A

All Ayes. Motion Carried.

Public Comment

None.

Approve Minutes

Motion by Board Member Klingler, seconded by Board Member Ross, to approve the Community & Economic Development Board minutes of June 23, 2021. All Ayes. Motion Carried.

Unfinished Business

Marine City Marina Project

Chairperson Scaccia announced that the DNR grant presentation with Six Rivers Conservancy was scheduled for August 18, 2021, the time and location had not been announced. The presentation speakers will include Interim City Manager Itrich, Chairperson Scaccia, County Commissioner Jeff Bohm and Mayor Vercammen. She advised that the DNR's decision would not be announced until December.

Mission Statement

Chairperson Scaccia read three potential Mission Statements and discussed possible revisions.

Rebranding Marine City

Chairperson Scaccia presented the tagline, "Take Me to the River" that will be used in the rebranding of Marine City. Board Member Klingler stated that it was important to highlight places to work in addition to places to shop, eat and stay.

Informational Area in City Hall

Chairperson Scaccia informed the Board that there was a designated space in the City Hall lobby for pamphlets and informational materials and she would work on a design concept. She stated that she did not know if the Discover the Blue kiosk was going to be utilized.

New Business

Splash Cash Raffle Amount

Chairperson Scaccia presented the final Marine City Chamber of Commerce Profit and Loss by Class report for the Splash Cash Raffle. She informed the Board that the portion allocated to the Marine City Community and Economic Development Board was \$7,730.11.

Billboard

Chairperson Scaccia presented a billboard advertisement design for the promotion of Marine City to be placed near I94 and M59. She stated that the cost to rent the billboard space was \$399.00 per month and the sign flashed 200 times a day for five days. The billboard space was available during August, September, October, November and December and the Chamber was willing to commit to half of the cost.

Motion by Planning Commission Representative Moran, seconded by City Commission Representative Vercammen, to submit a letter to the City Commission on August 19, 2021 requesting authorization to utilize designated CED funds, not to exceed \$1200, to fund half of the cost of a promotional billboard. Ayes: Hatcher, Ross, Scaccia, Moran, Vercammen, Weisenbaugh. Nays: Klingler. Motion Carried.

Bus Tour Welcome Bag

Chairperson Scaccia presented the flyer that was being inserted into the promotional welcome bags for the bus tours that have been visiting Marine City. Board Member Ross suggested including a map of the City on the back of the flyer.

Grant Opportunity: Promotion of the Arts

Board Member Ross stated that she was going to look into art installations and possible locations within the City. Chairperson Scaccia advised her to contact Jason Stier who worked with the River Rec Teen Zone and St. Clair County Art Association. Chairperson Scaccia said that Board Member Ross should look into a possible partnership between the CED Board, Board Member Hatcher, and the River Rec Teen Zone.

Golf Outing Sponsorship Opportunity

Chairperson Scaccia questioned if the CED Board wanted to be involved with the Golf Par-Tee event as a possible sponsor. She advised that the Chamber would design the logo on behalf of the CED Board. Board Member Ross offered to write a letter to the City Commission requesting permission to utilize funds.

Motion by City Commission Representative Vercammen, seconded by Board Member Klingler, to submit a letter to the City Commission on August 19, 2021 requesting authorization to utilize designated CED funds, in the amount of \$200, to become a lunch sponsor at the Golf Par-Tee event. All Ayes. Motion Carried.

Open Discussion

Board Member Ross questioned if there was interest in contacting food truck vendors to come into town on the days when most restaurants were not open. City Commission Representative Vercammen stated that she had previously tried to contact several food truck vendors and they had not contacted her back about setting up in Marine City.

City Commission Representative Vercammen stated that she was in the process of requesting pricing for a large Adirondack chair with the words "Marine City" on it, and that it would provide a great photo opportunity in the City.

Chairperson Scaccia advised the Board that several businesses were interested in a large scale decorating or lighting project for their storefronts. There was interest in heavily decorating and lighting up one of the City Parks. Interim City Manager Itrich stated that the City had tried that before and the lighting proved too costly and there were major vandalism issues with people destroying timers, extension cords and bulbs. Chairperson Scaccia stated she would continue to think of ideas on what businesses throughout the City could do as a large scale display.

Planning Commission Representative Moran petitioned the Board to move their meeting time from 6:00pm to 7:00pm. Interim City Manager Itrich stated that the City was currently looking into revising the meeting schedules.

Adjournment

Motion by Board Member Klingler, seconded by City Commission Representative Vercammen, to adjourn at 7:13 pm. All Ayes. Motion Carried.

Respectfully submitted,

Michele Goodrich
Deputy Clerk

Kristen Baxter
City Clerk

**City of Marine City
Community and Economic Development Board
August 25, 2021**

A regular meeting of the Community and Economic Development Board was held on Wednesday, August 25, 2021 at 260 South Parker Street, and was called to order by Planning Commission Representative Joseph Moran at 6:00 pm.

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

Present: Planning Commission Representative Joseph Moran; TIFA Board Representative Bob Weisenbaugh; Board Member Heather Hatcher, City Clerk Kristen Baxter

Absent: Chairperson Laura Scaccia, City Commission Representative Cheryl Vercammen, Board Member Cheryl Ross, Board Member Robert Klingler, Interim City Manager Mike Itrich

Adjournment

As there was no quorum present, a motion was made by Board Member Hatcher, seconded by TIFA Board Representative Weisenbaugh, to adjourn at 6:04 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk

Mission Statement

In partnership with our community, the City of Marine City is committed to protecting and enhancing the quality of life for those involved with the promotion, development and preservation of the City. The City of Marine City is dedicated to providing our citizens and business owners with a safe and clean environment, a high level of administrative and government services and diverse opportunities for community development.

Mission Statement

The City of Marine City is dedicated to protecting and enhancing the quality of life by providing our citizens, business owners and visitors with a safe and clean environment, a high level of administrative and social services and diverse opportunities for community development.

Mission Statement

To create a city, a place, an environment, a community for people to desire to live, work, enjoy the blue water and wish to live in Marine City throughout their youth, adulthood and old age.

Mission Statement

A community working together and committed to creating the highest quality of life for everyone living in and visiting our river front community.

**Belle River Acquisition
City of Marine City (St. Clair County)
TF21-0138
Grant Request \$274,000.00**

MIKE ITRICH TO DO INTRODUCTION

SLIDE 1 – Picture of Marina and Logo

I am Mike Itrich, Interim Manager of the City of Marine City.

We are really excited about this project and the opportunity to create a new public access marina, the first piece of a larger “marina district vision” laid out in our Marine City Parks Master Plan.

SLIDE 2 – Mike Itrich with names of presenters

With me today to help share our vision is Jeff Bohm of the St. Clair County Board of Commissioners, Cheryl Vercammen, Mayor of Marine City and Laura Scaccia, President of the Marine City Chamber of Commerce. I would like to turn this presentation over to Jeff Bohm.

JEFF BOHM TO SPEAK

SLIDE 3 – PHOTO OF MARINA AREA

The City of Marine City is requesting a grant for the acquisition of property along the Belle River in Marine City which is in St. Clair County. The grant request is in the amount of \$274,000.00. The acquisition of this property will create public access for those traveling along the St. Clair River. This property consists of approximately 600 feet of frontage with 13 boat slips as well as the adjacent parcel which includes a home that will be planned for demo in preparation for future restroom and park development. The acquisition of this property will allow Marine City to create public access to our waterways and allow for transient docking thus utilizing our underutilized waterways.

SLIDE 4 – IMPACT ON STATE AND REGION

The Marine City Marina project was recently presented to Blue Meets Green and it was deemed a regional strategic priority by a coalition of stakeholders. The City of Marine City has partnered with St. Clair County, who has provided a financial commitment of \$45,000 in support of this project and the Community Foundation of St. Clair County has matched this commitment. The aid of the MNRTF in securing this property will help ensure that our vision becomes a reality and support the future growth and prosperity of Marine City, our County, the State and the vision of Blue Meets Green.

SLIDE 5 - There is currently a 16 nautical mile gap between St Clair and Algonac, this marina project will add another safe harbor for boaters needing services and give our river communities a way to connect via the waterways where currently there is a stretch of shoreline greater than 5 miles without public access. Connecting our lake communities from the North & South to our river communities is critical for regional expansion

SLIDE 6 & 7 – JEFF TO TALK ABOUT PARTNERSHIPS

SLIDE 8 – LETTERS OF SUPPORT

We have a ton of public support for this project which includes St. Clair County, SEMCOG, Six Rivers Land Conservancy, Marine City Chamber of Commerce, local businesses, the Community

Foundation of St. Clair County, Blue Water Area Convention and Visitors Bureau, St. Clair County EDA, Friends of the St. Clair River and more.

I would like to turn over presentation to Cheryl to talk about the history of MC

CHERYL VERCAMMEN TO SPEAK OF THE HISTORY OF MC

SLIDE 9 – Marine City is rich in maritime & shipbuilding history

In the late 19th century, Marine City was a major center of wooden shipbuilding and lumber processing. In the 20th century, Marine City was known as the town on the St. Clair River where the captains of lake freighters lived. Many of these men and their crews worked for the Pittsburgh Steamship Company one of the largest commercial fleet on the Great Lakes.

SLIDE 10

In the 21st century, Marine City offers tourists the opportunity to shop, dine, explore, stay & play and be entertained. Whether it's a day trip or a staycation, we have so much to offer our visitors as long as they are traveling by motor vehicle.

As our downtown has grown over the past 10 plus years the Belle River has become stagnant. For years the Belle River has been underutilized. The lack of docking, fuel, shore power, pump out facilities, potable water and maintenance have made Marine City a non-stop for boaters. Not having public access has hindered our growth.

SLIDE 11 - The addition of transient docking on the Belle River will help with this deficiency and support placemaking in our county by offering boaters a public access stop as they travel from the north and south along the St. Clair River, thus utilizing our resources and **providing greater access to our great lakes and the water trail.**

SLIDE 12 - Marine City is able to accommodate our boaters for overnight stays as well. Our wonderful restaurants, boutique hotel, air bnb's and Victorian Bed & Breakfast make MC a perfect place for fishing tournaments, staycations and get-a-ways. Utilizing our waterways for public access brings the Marine back in Marine City.

SLIDE 13 – This new public access point will open up increased opportunities for high quality recreation and abundant use of our natural resources of the great lakes. This in turn will attract tourists and visitors to our area to enjoy superior fishing, family recreation, increased boating, kayaking, paddle boarding and more.

SLIDE 14 – In the water, you'll find some of the best fishing in the state. Known species that have anglers excited in this area include walleye, sturgeon and bass just to name a few. This project is consistent with SEMCOG's Green Infrastructure Vision for SE Michigan and its' economic enhancement goals and recreation goals.

I would like to turn over this presentation to Laura Scaccia to speak about our business community.

LAURA SCACCIA TO SPEAK ABOUT BUSINESSES

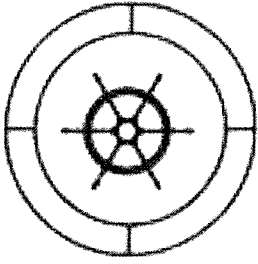
SLIDE 15– The addition of a public marina would capitalize on our community’s assets, and potential, by creating a public space that promotes people’s well-being and gives them another regional point of interest. This new public access point via the marina would increase boat traffic and benefit our local business community through increased tourism. This would in turn increase sales for our restaurants, theaters, hotels, museums, shops and more. Connecting our river communities via the waterways would bring in the tourists needed, and many of our friends from Canada as well since the ferry closed in 2018. This in turn brings more customers to the local area businesses as it is a quick walk from the dock to the downtown area. Our region depends on customers from outside our city and county limits in order to thrive.

SLIDE 16

In addition to increasing tourism, transient docking would also attract a younger demographic, another key component in growing an area. The increased tourism would in turn cause increased business as well as creating opportunities for other business potential through independent investors and entrepreneurs. This ripple effect will require the businesses to offer additional employment opportunities to people in the region. These are all win-win opportunities necessary to grow an area.

SLIDE 17- This is a great project for the Marine City community, St. Clair County, the State and all who visit our beautiful blue water region. Help us bring the “Marine” back in Marine City and bring life back to a stagnant waterway. Thank you for your time and consideration.

Please let us know if you have any questions.

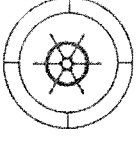


BELLE RIVER
ACQUISITION

City of Marine City
St. Clair County

TF21-0138

Requesting \$274,000.



**BELLE RIVER
ACQUISITION**

City of Marine City
St. Clair County

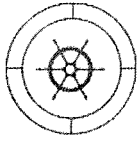
TF21-0138

Requesting \$274,000.

PRESENTERS

- **Mike Itrich, Interim Marine City Manager**
- **Jeff Bohm, St. Clair County Board of Commissioners**
- **Cheryl Vercammen, Mayor of the City of Marine City**
- **Laura Scaccia, President of the Marine City Area Chamber of Commerce**

**BELLE RIVER ACQUISITION:
APPROXIMATELY 600' OF FRONTAGE
13 BOAT SLIPS FOR PUBLIC ACCESS**

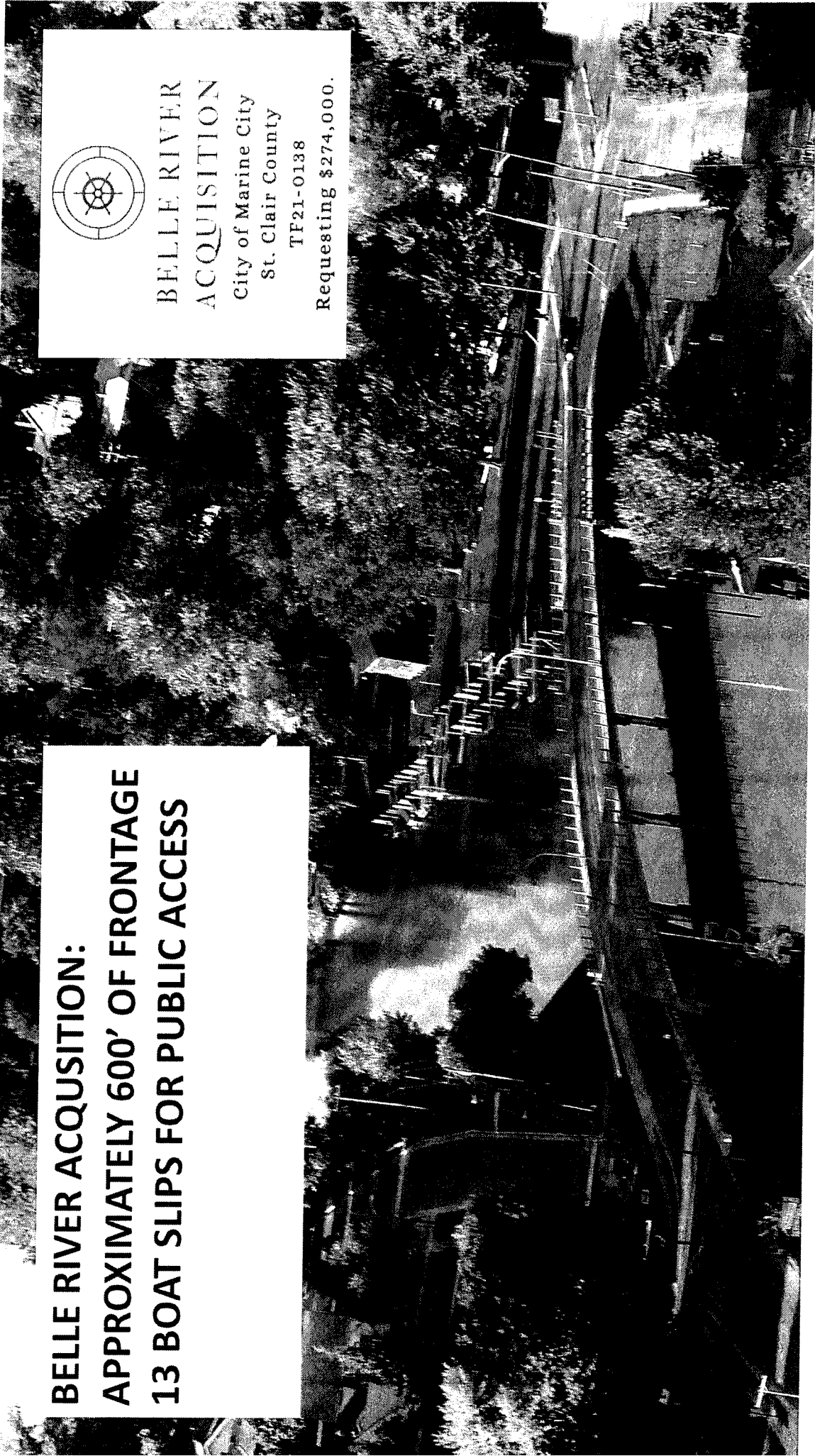


**BELLE RIVER
ACQUISITION**

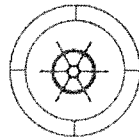
City of Marine City
St. Clair County

TF21-0138

Requesting \$274,000.



IMPACT ON OUR REGION & STATE

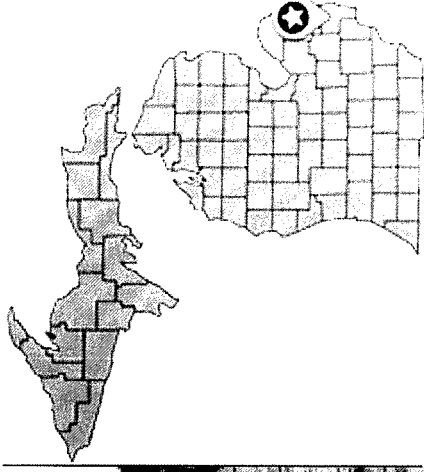


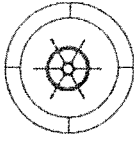
BELLE RIVER ACQUISITION

City of Marine City
St. Clair County

TF21-0138

Requesting \$274,000.





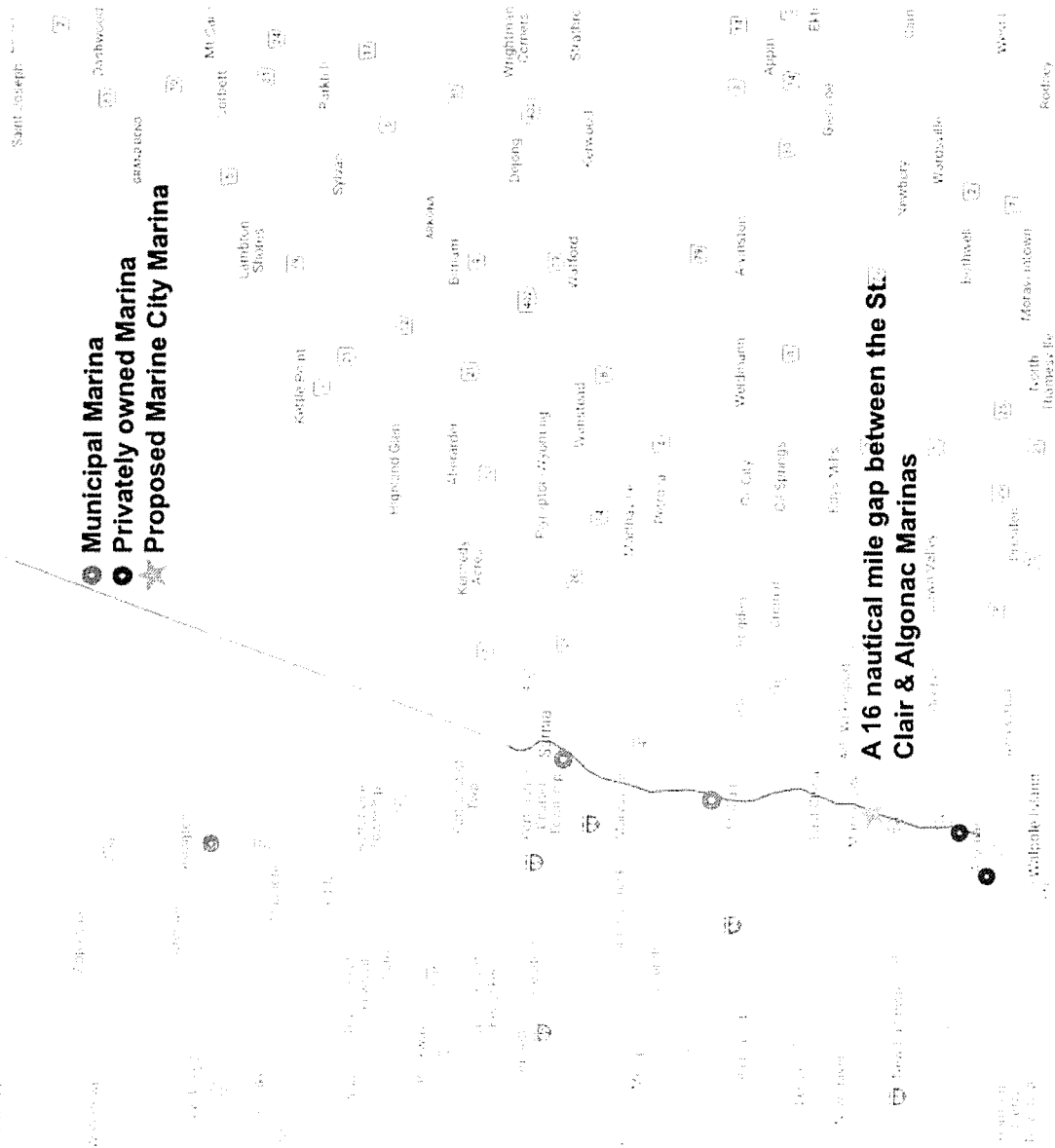
BELLE RIVER ACQUISITION

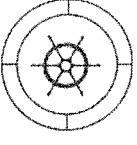
City of Marine City
St. Clair County

TF21-0138

Requesting \$274,000.

MARINE CITY - ANOTHER STOP ALONG THE ST. CLAIR RIVER 16 Nautical Miles between St. Clair & Algonac



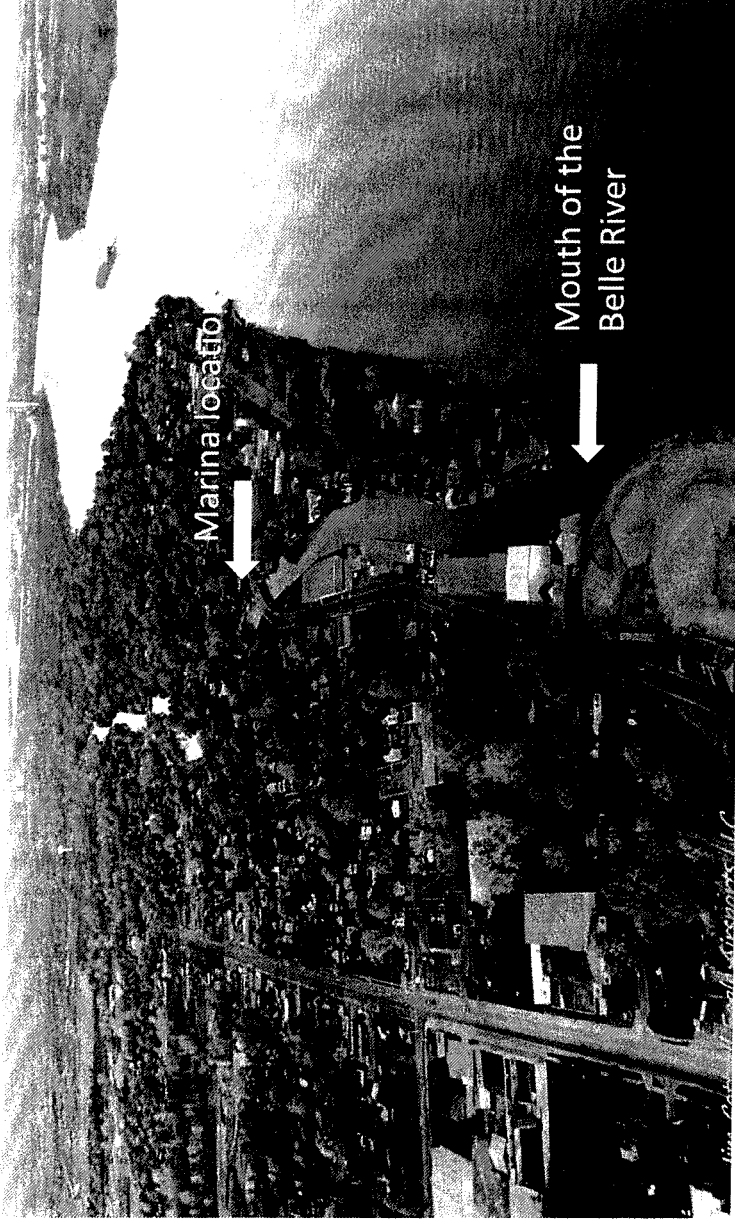


**BELLE RIVER
ACQUISITION**

City of Marine City
St. Clair County

TF21-0138

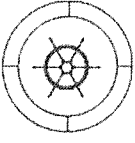
Requesting \$274,000.



PARTNERSHIPS



Six Rivers
Land Conservancy



**BELLE RIVER
ACQUISITION**
City of Marine City
St. Clair County

TF21-0138

Requesting \$274,000.

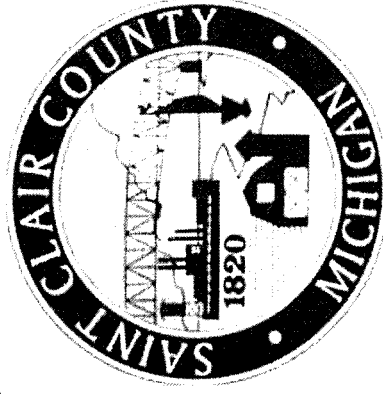


**Michigan
SBDC**



Community Foundation

of St. Clair County





COUNTY OF ST. CLAIR
Board of Commissioners

5-1-21

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____
- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____
- 26. _____
- 27. _____
- 28. _____
- 29. _____
- 30. _____
- 31. _____
- 32. _____
- 33. _____
- 34. _____
- 35. _____
- 36. _____
- 37. _____
- 38. _____
- 39. _____
- 40. _____
- 41. _____
- 42. _____
- 43. _____
- 44. _____
- 45. _____
- 46. _____
- 47. _____
- 48. _____
- 49. _____
- 50. _____
- 51. _____
- 52. _____
- 53. _____
- 54. _____
- 55. _____
- 56. _____
- 57. _____
- 58. _____
- 59. _____
- 60. _____
- 61. _____
- 62. _____
- 63. _____
- 64. _____
- 65. _____
- 66. _____
- 67. _____
- 68. _____
- 69. _____
- 70. _____
- 71. _____
- 72. _____
- 73. _____
- 74. _____
- 75. _____
- 76. _____
- 77. _____
- 78. _____
- 79. _____
- 80. _____
- 81. _____
- 82. _____
- 83. _____
- 84. _____
- 85. _____
- 86. _____
- 87. _____
- 88. _____
- 89. _____
- 90. _____
- 91. _____
- 92. _____
- 93. _____
- 94. _____
- 95. _____
- 96. _____
- 97. _____
- 98. _____
- 99. _____
- 100. _____



To Whom It May Concern,
The Marine City Area C
Commissioners of the area
are pleased to announce that
Marine City Area C
currently Marine City
they have along the
create an opportunit
to the residents.
We are pleased to
same part of the City
in addition, the City
and other employees
in the part of the C
the Marine Area.
We are looking forward
hope that the Commu
are interested in the
Sincerely,
Alex Gilling, Executive
Marine City, Chairman C

DISCOVER the BLUE

NICHIGAN'S THUMB COAST

April, 2021
Dear Community Foundation of St. Clair County,
On behalf of the Blue Water Area Convention & Visitors Bureau, we thank you for acknowledging our support to the management of the Marine City Marina - 610 Main Street.
As a summer destination, boating and public water access are a vital part of the local economy. Making the Thumb Coast region an boating for. Offering transient docking will attract boaters to stop, enjoy a stay in Marine City, instead of just passing by to visit destinations with docking. The economy docking boaters will bring. Other surrounding communities, St. Clair and Port Huron, are competing highly desirable docking occasions because of the proximity of amenities to docking. Something Marine City has the opportunity to offer.
This is a prime example of an under-utilized property that has the potential to be a positive, waterfront development in the Thumb Coast. Please consider funding grant money to this waterfront development we fully support.

Monica Egan
Blue Water Area Convention & Visitors Bureau
President
Blue Water Area Convention & Visitors Bureau
Port Huron, MI 48280



April 28, 2021

Common
550 West
Port Huron
Fully
directly
currently
to match.
Marine C
development
Project
Project
The Mar
support
the onl
Request
Chief W
Mayor

To Whom It May Concern,
The S
the pro
to our
The Mar
support
the onl
Request
Chief W
Mayor



April 30, 2021
Community Foundation of St. Clair County
500 West Street
Port Huron, MI 48280
Dear Grant Committee Members,
On behalf of the Economic Development Alliance of St. Clair County EDIA, we offer our support for the Marine City Marina project. Our organization is committed to the economic prosperity for the residents, communicable and businesses of the county and we believe this project will establish a critical waterway that is adjacent to the downtown, provide greater opportunity to the boating community, and bring more visitors to the beautiful City of Marine City.

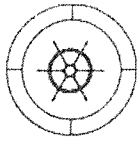
The important project recently was rated a top regional priority by Blue Water Area C. We believe there is a need for a marina in the southern part of the county. The addition of a marina will provide a significant economic benefit to the county and downtown thus supporting local businesses and further economic development. We are committed to supporting our local businesses and creating employment opportunities which will help to stabilize and strengthen communities.
We know that the Community Foundation shares the same desire for prosperity and to create significant investments in the county to ensure its goals are met. We would urge you to do so again for this important project.
Sincerely,
David B. Cray
CEO, Economic Development Alliance



THIS
est TO
Marine City, St. Clair County
312 S. Water St. Suite 6
Marine City, MI 48280
810-762-6470

BELLE RIVER ACQUISITION

City of Marine City
St. Clair County
TF21-0138
Requesting \$274,000.

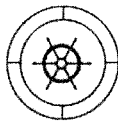
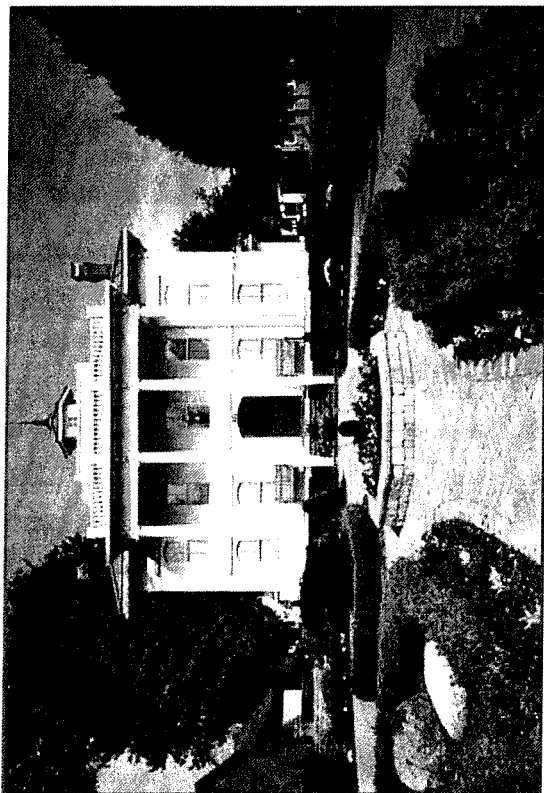


SUPPORT

MARINE CITY IS RICH IN MARITIME & SHIPBUILDING HISTORY

19th CENTURY IN MARINE CITY
WOODEN SHIP BUILDING & LUMBER PROCESSING ON THE BELLE RIVER

20th CENTURY IN MARINE CITY
KNOW AS THE TOWN ON THE ST. CLAIR RIVER WHERE THE CAPTAINS LIVED

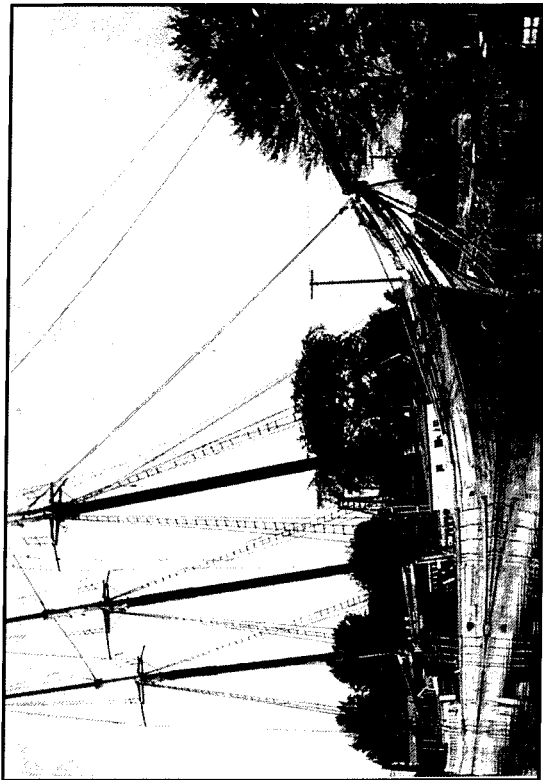


BELLE RIVER ACQUISITION

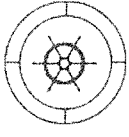
City of Marine City
St. Clair County

TF21-0138

Requesting \$274,000.



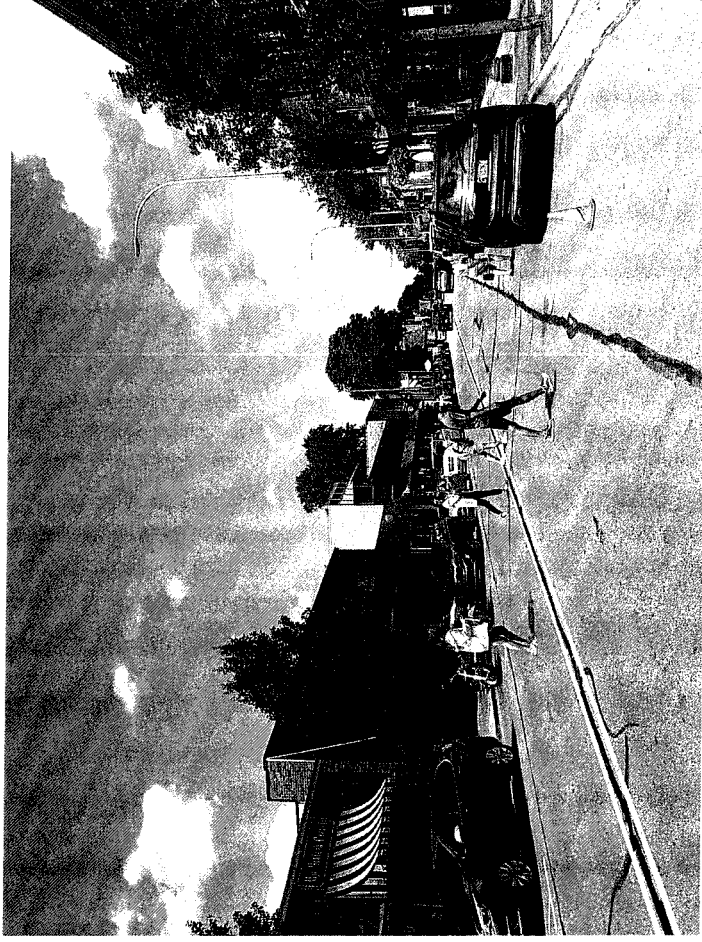
**21st CENTURY DOWNTOWN MARINE CITY
MARINE CITY NOW OFFERS TOURISTS OPPORTUNITY TO SHOP,
DINE, PLAY & STAY**



**BELLE RIVER
ACQUISITION**
City of Marine City
St. Clair County

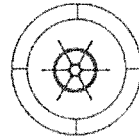
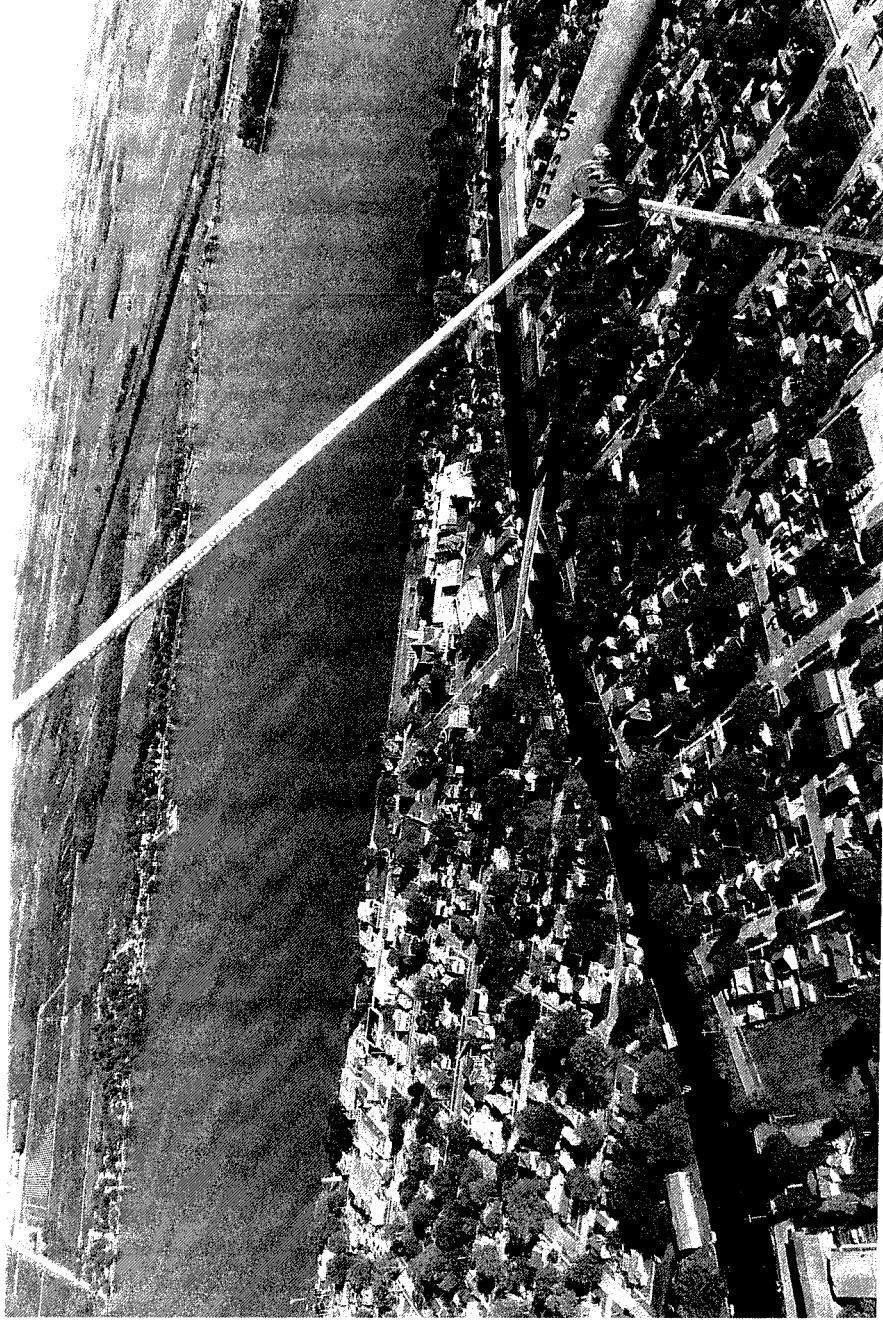
TF21-0138

Requesting \$274,000.



**WHERE THE
ST. CLAIR
RIVER MEETS
THE BELLE
RIVER**

PUBLIC ACCESS THAT CONNECTS BOATERS FROM THE NORTH AND THE SOUTH ALONG THE ST. CLAIR RIVER



**BELLE RIVER
ACQUISITION**

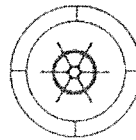
City of Marine City
St. Clair County

TF21-0138

Requesting \$274,000.

BRING THE MARINE BACK IN MARINE CITY

WE CAN ACCOMMODATE OUR BOATING VISITORS!

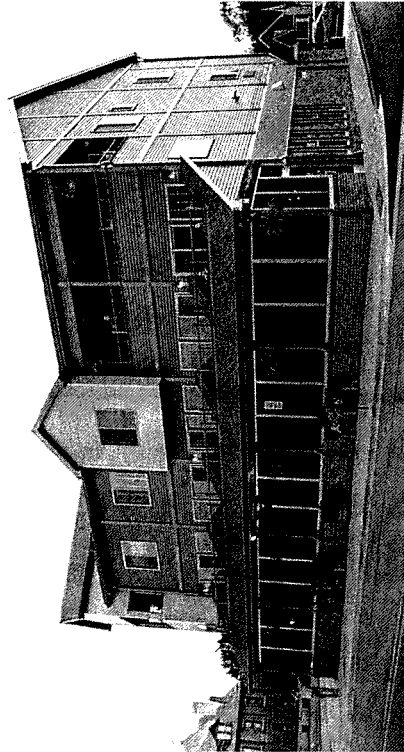
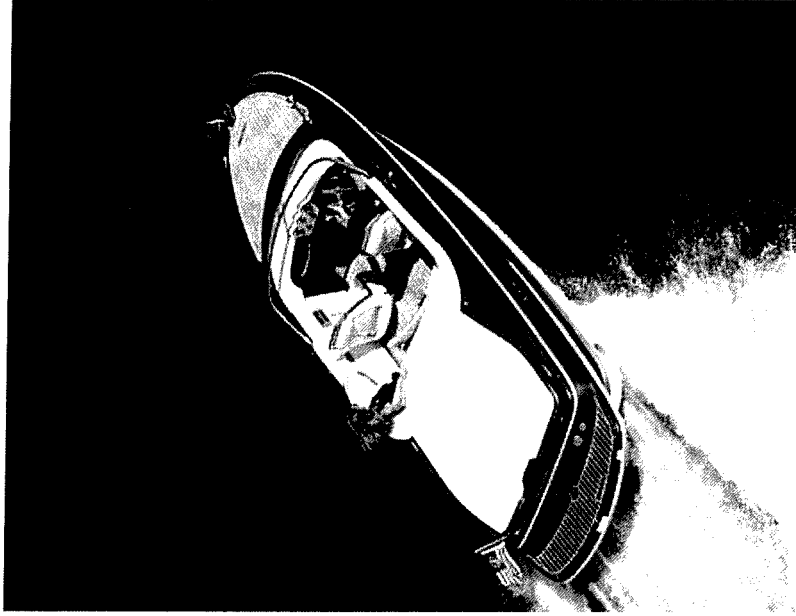


BELLE RIVER ACQUISITION

City of Marine City
St. Clair County

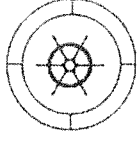
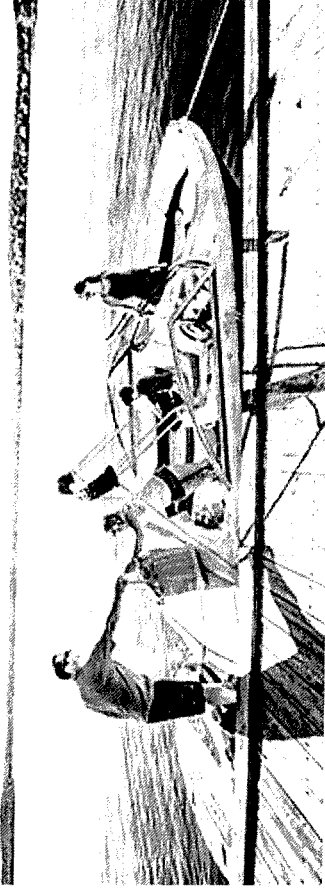
TF21-0138

Requesting \$274,000.



UTILIZING OUR WATERWAYS THROUGH PUBLIC ACCESS

- Fishing
- Family Recreation
- Boating
- Kayaking
- Paddle Boarding
- & more



BELLE RIVER ACQUISITION

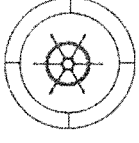
City of Marine City
St. Clair County

TF21-0138

Requesting \$274,000.

MARINE CITY

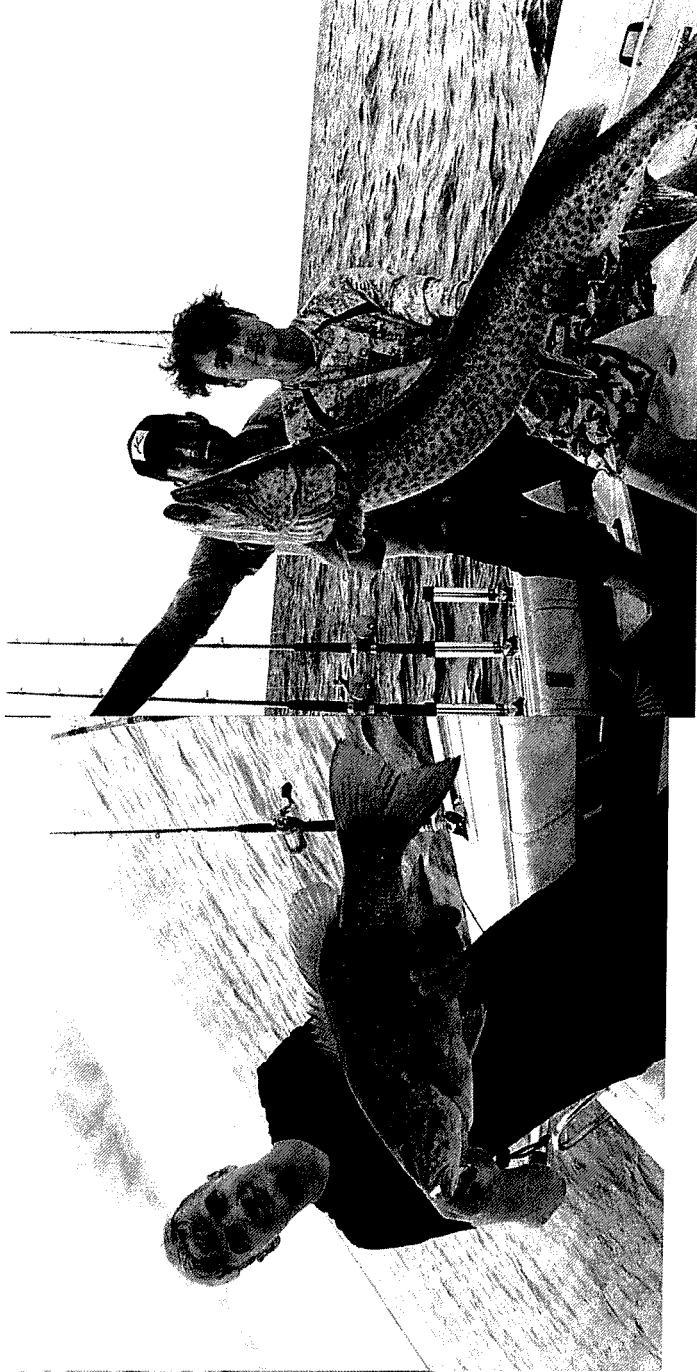
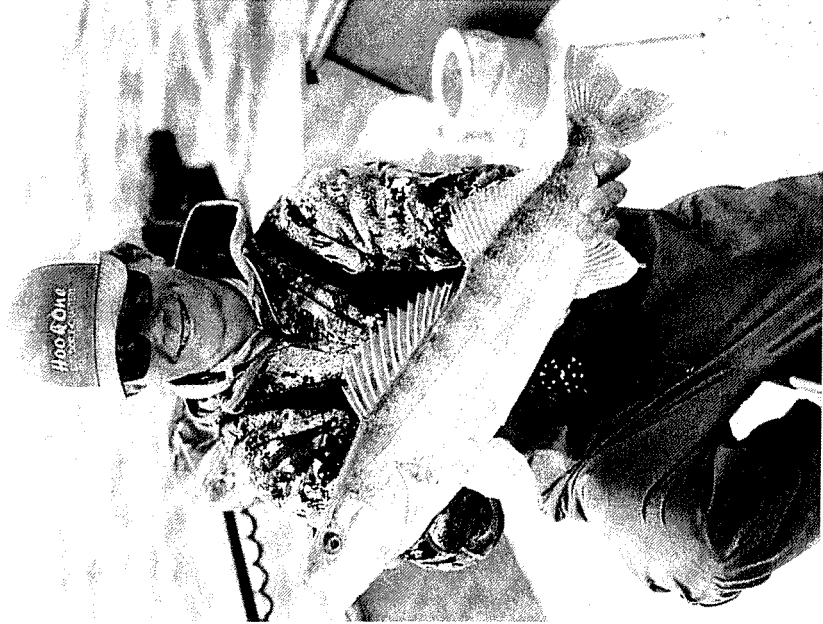
OFFERS SOME OF THE BEST FISHING AROUND!



BELLE RIVER ACQUISITION

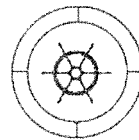
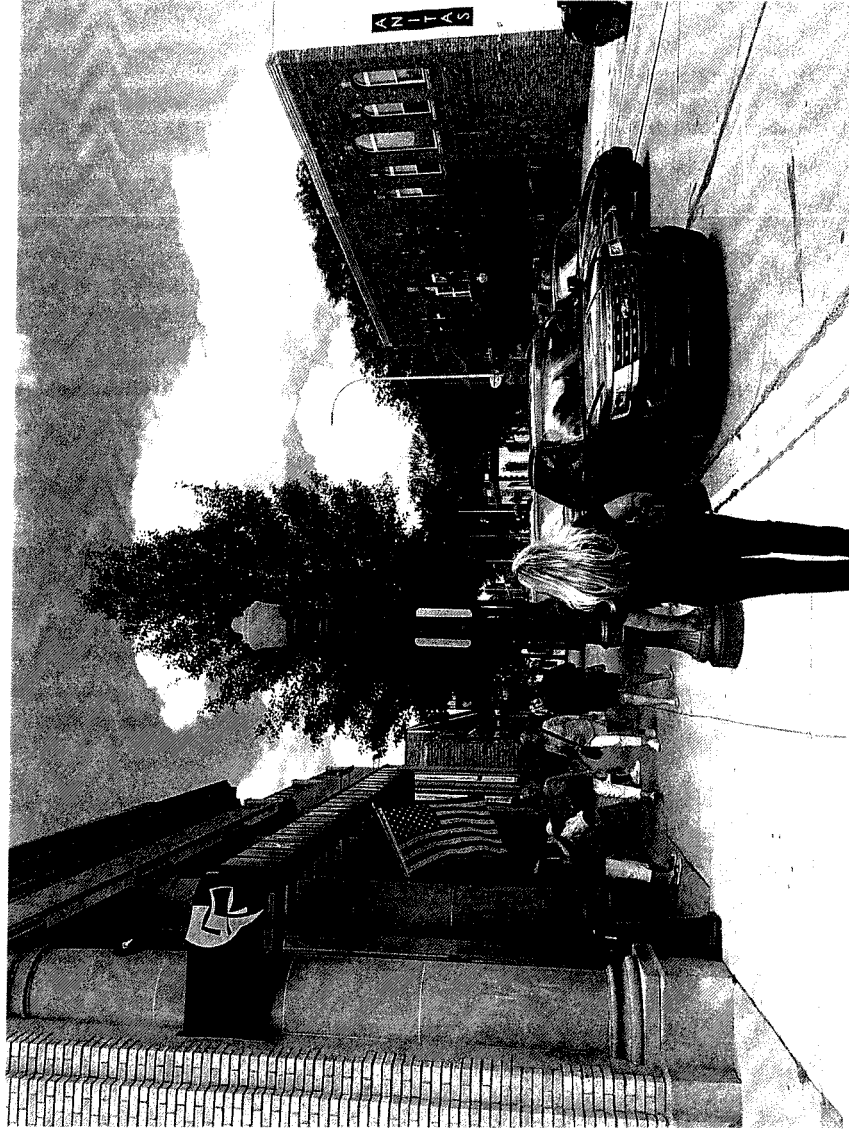
City of Marine City
St. Clair County

TF21-0138



**A QUICK
WALK FROM
DOCK TO
DOWNTOWN**

**MARINA + TRANSIENT DOCKING =
INCREASED TOURISM AND A THRIVING COMMUNITY!**



**BELLE RIVER
ACQUISITION**

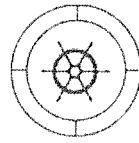
City of Marine City
St. Clair County

TF21-0138

Requesting \$274,000.

TRANSIENT DOCKING

- Increase Tourism
- Attract Younger Demographic To Grow Area
- Attract Independent Investors & Entrepreneurs
- Create Jobs
- Increase Tax Base
- Connect Communities Via The Waterway
- Ignite Interest in Property Owners to Expand



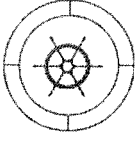
BELLE RIVER
ACQUISITION
City of Marine City
St. Clair County

TF21-0138

Requesting \$274,000.

This is a great project for the Marine City community,
St. Clair County, the State and all who visit our beautiful
Blue Water Region

Help us bring the "MARINE" back to Marine City!



**BELLE RIVER
ACQUISITION**

City of Marine City
St. Clair County

TF21-0138

Requesting \$274,000.

**THANK YOU FOR YOUR TIME &
CONSIDERATION**