



Thomas Warstler, Chairperson
Patrick Connor, Vice-Chairperson
Roy Webber, Secretary
Brian Black, Commissioner
Todd Milkiewicz, Commissioner

**PLANNING COMMISSION
REGULAR MEETING AGENDA
May 8, 2014, at 6:00 p.m.**

Christine Williams, Commissioner
Kel Smyth, Commissioner
James Hellermann, Commissioner
Vacancy
James V. O'Toole, City Manager
Ronald Beauchamp, City Council Liaison

Escanaba City Hall, Council Chambers, 410 Ludington Street, Escanaba, MI 49829

Thursday, May 8, 2014, at 6:00 p.m.

CALL TO ORDER

ROLL CALL

APPROVAL/CORRECTION(S) TO MINUTES – March 13, 2014

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION

UNFINISHED BUSINESS

1. Discussion – Planning Commission Rules of Procedure Amendment.

Explanation: The Planning Commission will discuss a possible amendment to Section 5, paragraph F. Voting of the Planning Commission Rules of Procedure.

PUBLIC HEARING

1. Preliminary Site Plan/Project Review - Sheridan Road Reconstruction Project.

Explanation: The City of Escanaba Planning Commission will be conducting a public hearing on the preliminary street improvement plan to upgrade, repair and rebuild Sheridan Road from 10th Avenue North to 17th Avenue North. The purpose of the hearing is to obtain citizen comments regarding the proposed plan.

2. Street Resurfacing Priorities - 2014-15 – Citywide.

Explanation: Annually, the City Administration establishes a priority list of streets to be repaved based on an evaluation system that considers such things as existing street/curb asphalt conditions, traffic volume, road failures, loose asphalt and other such factors. The Planning Commission will conduct a public hearing on the proposed 2014-15 Local and Major Street Resurfacing Priority List.

3. Downtown Market Place Project - North 9th Street and 1st Avenue North.

Explanation: The City of Escanaba Planning Commission will be conducting a public hearing on a proposed Downtown Development Authority Project to construct an 8,100 +/- s.f. Downtown Market Place at North 9th Street and 1st Avenue North (currently the Farmer's Market).

NEW BUSINESS

1. Project Updates:

- a. Zoning Board of Appeals Hearings/Decisions.
- b. Delta County Planning Commission Update. The Planning Commission will be updated on the activities at the latest Delta County Planning Commission Meeting.
- c. Zoning/Land Use Permit Update.
- d. Various.

GENERAL PUBLIC COMMENT

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

ADJOURNMENT

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling City Hall at (906) 786-9402.

Respectfully Submitted,

Thomas Warstler, Chairperson
Planning Commission

**PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
MARCH 13, 2014**

A meeting of the Escanaba Planning Commission was held on Thursday, March 13, 2014, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairperson Thomas Warstler, Vice Chairperson Patrick Connor, Secretary Roy Webber, Commissioners Todd Milkiewicz, Christine Williams, Kel Smyth, and James Hellermann

ALSO PRESENT: City Manager Jim O'Toole, Confidential Secretary Amy Peltin, DDA Director Ed Legault, City Engineer/Public Works Superintendent Bill Farrell

ABSENT: Commissioner Brian Black

Chairperson Warstler called the meeting to order at 6:00 p.m.

Roll Call

Confidential Secretary Peltin conducted the roll call.

Approval/Correction of the February 13, 2014, Planning Commission Meeting Minutes

Commissioner Hellermann asked that a few corrections be made: Chairperson Warstler was absent and City Council Liaison Ron Beauchamp was present.

A motion was made by Chairperson Warstler, seconded by Commissioner Smyth, to approve the February 13, 2014, Meeting Minutes with corrections. Ayes were unanimous.

Approval/Adjustments to the Agenda

A motion was made by Chairperson Warstler, seconded by Vice Chairperson Connor, to approve the meeting agenda. Ayes were unanimous.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

Discussion –Planning Commission Rules of Procedure Amendment – City Manager O'Toole asked to table this discussion until next month. The City Attorney was on vacation for two weeks.

PUBLIC HEARING

Amendment to Zoning Map and Site Plan Review – Lot 23, Block 2, and Lot 24, Block 2 of the Hessel & Hentchel Addition – 1921 3rd Avenue North – Northern Michigan Bank and Trust - The site plan was reviewed (attached). City Manager O'Toole explained there will be two items presented for approval; first being the rezoning and second site plan approval. Everything has been submitted as required and in accordance with the requirements found in Chapter 18 Site Plan Sketch plan standards. In accordance with the requirements found in Chapter 18, Site Plan the official review was conducted and the Site Plan was deemed to be in compliance with the ordinance. Staff is recommending approval of the Site Plan as submitted contingent upon the reclassification of Family Residence "B" District use to a Light Manufacturing "F" use. The construction value of the building is estimated to be \$2,000,000, once the addition is built expected City tax revenue is approximately \$17,000 annually.

Bill Jensen of Northern Michigan Bank and Trust stated the bank has made a decision that they are in need of some additional space. They currently have two locations one at 3rd Avenue North and one on Ludington Street. They currently have their operations & administration departments located at the Ludington Street location and decided it would be more efficient to have all departments at one location and have decided to expand the 3rd Avenue North location for that purpose. Mr. Jensen stated once the project is completed they will eventually sell the Ludington Street location after removing the parking structure and have cleaned up the property. Mr. Jensen does not anticipate a lot of increased traffic as foot traffic is dramatically less due to technology improvements and advances. The 3rd Avenue North location currently handles most of their day-to-day transactural activity and the main office has gotten extremely slow. There are currently fourteen employees at the Ludington Street location with no plans to add any employees at this time. He further stated the building is large, old, and very inefficient and has run its course for their purposes. They did consider renovating the Ludington Street location but based on their estimates it would be too costly. One major challenge with such an old building has been networking/wiring. The advantage of the downtown location will be having all employees/departments under one roof and eliminate files being transferred between the two locations. If approved, the expected completion date will be approximately the first quarter of 2015. The exterior of the building will fit nicely with the existing building to make it look uniform.

City Manager O'Toole explained one of the main areas focused on in the Site Plan was the separation between the bank's rear property line and the neighboring side yard, which will be series of privacy fencing and vegetation screen (trees). Currently there is a chain link fence there and the proposed addition will upgrade the property. Homes on Lot 11 & 12 will be demolished. Parking will be added as required. Lot 12 will be employee parking and Lot 11 will become the snow storage area.

PUBLIC COMMENT

Elizabeth Congleton is the homeowner of 314 North 20th Street, Lots 25 & 26 and had a few questions/concerns. First question being where is the HVAC unit going to be located. Currently the HVAC unit is at the back of the building and is quite loud. Second concern is parking and if they will need further parking in the future, and third is how will this affect the value of her home.

City Manager O'Toole addressed the parking and Lot 11 & 12 will be the designated parking lot with Lot 11 the snow storage area and additional parking. City Manager O'Toole has spoken with City Assessor Daina Norden and she did not feel it would impact her property and possibly could enhance Mrs. Congleton's property value. Mr. Jensen explained the HVAC unit will be between the existing building and the new building with the ends capped with privacy fence to conceal the units and should quiet down the noise.

Commissioner Williams asked Mr. Jensen if he had an alternate plan if the proposed plan was not approved and he indicated he did not.

Mr. Jensen also explained future plans for the Ludington Street building are to take the overhand down and clean up the surrounding area of the Ludington Street location before selling the property.

Mr. & Mrs. Congleton expressed they are happy the fence will be going up and would also like the berm. They are pleased with the improvements that will be made to the property in appearance and reduction of dust they currently experience due to the gravel alley.

PUBLIC COMMENT – Closed

City Manager O'Toole, DDA Director Legault, and Bill Jensen had a conversation to try and market that facility for re-use and put together a package to entice buyers.

Chairperson Warstler would like to address the rezoning. Secretary Webber stated he lives about 550 feet away from the proposed site and stated they have always been good neighbors and feels this addition will be a positive one for the neighborhood.

Commissioner Williams has concerns with "Light Manufacturing" encroaching on neighborhoods. This is a substantial size building in this neighborhood and asked if anyone else has concerns about rezoning this property. She went to the site and was concerned on how far in from the main street and how large this building will be.

City Manager O'Toole stated the actual property being re-zoned is 100 feet x 120feet.

Commissioner Williams stated one issue she had was the lack of vegetation currently on the property and the new facility drawing shows additional vegetation, which would be positive. City Manager O'Toole stated separation between "Light Manufacturing" and "Residential" has been a primary discussion. The new plans meet the required green space; the existing building does not.

Commissioner Hellerman really liked the A/C unit sited where stated and screened. Commissioner Milkiewicz asked City Engineer/Public Works Superintendent Farrell if a berm was allowable or would it interfere. City Engineer/Public Works Superintendent Farrell said it would not interfere but it would have to be sloped to not drain into Lot 25.

Commissioner Williams asked if they would have a dumpster in the alley. Bill Jensen stated they would only need a small dumpster; as they shred most of their paper and is then picked up for recycling by an independent company.

Chairperson Warstler asked the home owners in attendance if they would object to some sort of berm in addition to vegetation/plants on the property line. The property owners had no objections and were quite happy with the gravel being removed.

Vice Chairperson Connor motioned to change the zoning ordinance from Residence Two-Family "B" District to Light Manufacturing "F" District as outlined in the draft Ordinance 1145, Secretary Webber seconded, with the Planning Commission recommendation to City Council that the rezoning be changed.

Upon a Roll Call Vote:

Ayes: Vice Chairperson, Connor, Commissioners Hellermann, Milkiewicz, Smyth, and Webber, and Chairperson Warstler

Nays: Commissioner Williams

Commissioner Smyth motioned to approve the Site Plan as presented with the following conditions: HVAC and any additional units remain in the present area, and a berm and fence at the rear of the property with vegetation, Secretary Webber seconded.

Upon a Roll Call Vote: Ayes were unanimous.

2014 -19 Planning Commission Capital Improvement Plan (CIP) –A public hearing was conducted in February and the Planning Commission did add two items under the section entitled "Opportunity/Improvements for Funding Sources Become Available". First item was an emergency backup generator for the Catherine Bonifas Civic Center. The concept is to retrofit the building so it can become an emergency shelter in the case of natural disaster, power outages, etc. City Manager O'Toole did file a Hannahville 2% Grant today for this item. The second item was the inclusion of the non-motorized pathway and railroad crossing at North 26th Street between 16th Avenue North and Danforth Road out to the Bay College Campus. City Engineer/Public Works Superintendent Farrell stated he has been in communications with MDOT to discuss the potential project and it is possible but there are a ton of specifications that need to be met. He also reached out to the Railroad to get their feelings on this and has not received a response at the time of this meeting. There are numerous crossings of railroad tracks that will need to be properly signed, which he is currently looking into costs and fees. The City currently has a maintenance fee for every railroad crossing paid on a yearly basis; currently the City pays approximately \$4,000 a year for all the railroad crossings within the City. A diagnostic team study review to include representatives from the Railroad, City of Escanaba, and MDOT get together, typically on site, and discuss everything that needs to be done to make it a safe crossing for both parties. City Manager O'Toole stated we certainly demonstrate the need to connect to that side of town.

Commissioner Williams asked about the feasibility of creating a tunnel under the tracks on Lincoln Road and possibly be a less costly option. City Engineer/Public Works Superintendent Farrell indicated it would be more costly and not enough room and it would take MDOT widening everything out. City Manager O'Toole stated ideally we would like to run non-motorized to pick up the trail here between the berm on the north side and dump out near the boat launch area. The City has been working with Wells Township and the Hannahville Community on a non-motorized bridge over the river connecting to the Gladstone Path.

City Engineer/Public Works Superintendent Farrell gave an update on the SAW Grant. The City applied for a \$1,000,000 SAW Grant with 10% local match for a three year project. The project is funded through a lotto system and there are thirteen pages of applicants and the City of Escanaba is on page six. The first two pages have been funded and we anticipate receiving funding approximately in 2016. The City being on page six is a good position to receive funding if it is still available in 2016. City Engineer/Public Works Superintendent Farrell explained there are benefits to not being in the first round, such as specific requirements and how they are to be done as the first group will have worked out the specifics and contractors will have had experience with the program. This was a lottery system and the City of Escanaba was lucky to get on page six.

City Manager O'Toole wanted to let the Planning Commission know that Lansing did free up \$215 million dollars for road repair and approximately \$115 million is going to go through the formula programs so the City will receive some additional funding. City Manager O'Toole did submit a place holder for the other \$100 million for "Pet Projects" and the City of Escanaba submitted to have Ludington Street repaved.

Commissioner Milkiewicz motioned to approve the amended the Five-Year Capital Improvement Plan and Commissioner Williams seconded. Ayes were unanimous.

NEW BUSINESS

Project Updates:

- A. Zoning Board of Appeals Hearings/Decisions – No Meeting was held
- B. Delta County Planning Commission Update – Reviewing their zoning ordinances and various housekeeping issues such as by-laws and rules of procedure reviews.
- C. Ordinance Policy Review/Development –None.
- D. Zoning/Land Use Permit Update – One new commercial permit issued and one demolition permit issued for a garage at 117 Stephenson Avenue, a garage at the old UPPCO building site. One new commercial permit for \$2 million for Northern Michigan State Bank addition.
- E. Various – A joint meeting with the Historic Commission, Planning Commission, DDA, and City Council to go over Certified Government process and MEDC Redevelopment Readiness Program. The City is also currently waiting on our National Historic Registry submission determination. The Historic Commission will be meeting on Monday, March 17, 2014, and a representative from SHPO will be giving a presentation. Secretary Webber asked why the new location for the Farmers Market was chosen. City Manager O'Toole explained the UPPCO site was too large and too expensive of a project. The old Ford Dealership location had historical significance and possibly a Brownfield project.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

Chairperson Warstler would like to review the zoning ordinances and possibly adding elevations as a requirement for plans submitted in the future.

ADJOURNMENT

A motion was made by Chairperson Warstler, seconded by Secretary Webber, to adjourn the meeting. The meeting adjourned at 7:18 p.m. Ayes were unanimous.

Thomas Warstler, Chairperson
Escanaba Planning Commission

James V. O'Toole, City Manager
City of Escanaba

Roy Webber, Secretary
Escanaba Planning Commission



CITY OF ESCANABA PLANNING COMMISSION

At a meeting of the Escanaba Planning Commission on May 8, 2014, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following public hearings and site plan review will be conducted:

Preliminary Site Plan/Project Review - Sheridan Road Reconstruction Project

The City of Escanaba Planning Commission will be conducting a public hearing on the preliminary street improvement plan to upgrade, repair and rebuild Sheridan Road from 10th Avenue North to 17th Avenue North. The purpose of the hearing is to obtain citizen comments regarding the proposed plan.

Street Resurfacing Priorities - 2014-15 - Citywide

Annually, the City Administration establishes a priority list of streets to be repaved based on an evaluation system that considers such things as existing street/curb asphalt conditions, traffic volume, road failures, loose asphalt and other such factors. The Planning Commission will conduct a public hearing on the proposed 2014-15 Local and Major Street Resurfacing Priority List.

Downtown Market Place Project - North 9th Street and 1st Avenue North

The City of Escanaba Planning Commission will be conducting a public hearing on a proposed Downtown Development Authority Project on the proposed plan to construct an 8,100 +/- s.f. Downtown Market Place at North 9th Street and 1st Avenue North (currently the Farmer's Market).

The public is cordially invited to attend this meeting should you have any comments concerning any of the agenda items. If you have comments, but are unable to attend this meeting, please submit your written concerns to the City of Escanaba, City manager's Office, P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 prior to May 8, 2014. All written correspondence will be read into the public record. A copy of the proposed plans can be viewed at City Hall, 410 Ludington Street, Escanaba, MI 49829.

Thomas Warstler, Chairperson
Escanaba Planning Commission

Mission Statement:



April 24th, 2014

**CITY OF ESCANABA
PLANNING COMMISSION**

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Thomas Warstler, Chairperson
Escanaba Planning Commission

PH #1



Detour Route

Construction Influence Area

SCALE: NA

Closed to Traffic
No Construction Activity



April 21, 2014

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

A regular scheduled meeting of the Escanaba Planning Commission has been scheduled for May 8, 2014, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall/Library Complex, 410 Ludington Street. The following item will be on the agenda:

Preliminary Site Plan/Project Review - Sheridan Road Reconstruction Project

The City of Escanaba Planning Commission will be conducting a public hearing on the preliminary street improvement plan to upgrade, repair and rebuild Sheridan Road from 10th Avenue North to 17th Avenue North. The purpose of the hearing is to obtain citizen comments regarding the proposed plan.

You are cordially invited to attend this meeting should you have any comments concerning this project. If you have comments, but are unable to attend this meeting, please submit your written comments to the City of Escanaba Planning Commission prior to May 8, 2014. All written and signed comments will be read into the public record.

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five (5) days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling the City of Escanaba at (906) 786-9402. A copy of the proposed site plan for the referenced project can be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30 a.m. to 4:00 p.m.

Sincerely,

Thomas Warstler, Chairperson
Escanaba Planning Commission

GROUP BY SERVICE AND RESOURCES
THIS DOCUMENT WAS CREATED BY
SERIALIZED ENVELOPE, FROM DATA PROVIDED
FULLY REPRODUCED, AND DEPOSITED IN THE
U.S. GOVERNMENT HOLDINGS
ADDRESS OF PROPERTY
OWNER OR SHERIDAN
AL ESC
MAILING NAME: W. Warstler
ATTACHED TO MR: K.C.P.

Mission Statement:



Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.
The City of Escanaba is an equal opportunity employer and provider.

TRIPP MICHAEL & ALICIA
7248 LAKE BLUFF O.75 LN
GLADSTONE, MI 49837

CARLSON DANIELLE
816 SHERIDAN ROAD
ESCANABA, MI 49829

RITCHIE LAUREN ET AL
CARTER ROXANNE
350 ENCHANTED CIRCLE
SOMERVILLE, TX 77879

UECKER OTTO W
810 SHERIDAN ROAD
ESCANABA, MI 49829

CHASTEEN WILLIAM D
427 SUNNYDALE EST
MOUNT VERNON, KY 40456

ESCANABA BUILDING AUTHORITY
PO BOX 948
ESCANABA, MI 49829

ROSE MARK A & JEAN L
1104 SHERIDAN ROAD
ESCANABA, MI 49829

AGAPE MINISTRIES INC
1416 SHERIDAN ROAD
ESCANABA, MI 49829

STRAND ROSS & LEEANNE
1300 SHERIDAN ROAD
ESCANABA, MI 49829

LARSON BOBBIE JO
926 SHERIDAN ROAD
ESCANABA, MI 49829

KIEVIT ARTHUR & KAY
1412 SHERIDAN ROAD
ESCANABA, MI 49829

KOLICH MICHAEL J
1230 SHERIDAN ROAD
ESCANABA, MI 49829

HARRIS ARNIE & KAREN
924 SHERIDAN ROAD
ESCANABA, MI 49829

LISTLE JOHN SR & LINDA
5263 18.9 LANE
GLADSTONE, MI 49837

VANDERWEELE JAMES R & CHERYL
1228 SHERIDAN ROAD
ESCANABA, MI 49829

MONGRAIN GERALD F LIFE ESTATE
920 SHERIDAN ROAD
ESCANABA, MI 49829

OZIMAC JOSEPH A & F THOMAS
1402 SHERIDAN ROAD
ESCANABA, MI 49829

REESE LINDA JO
1222 SHERIDAN ROAD
ESCANABA, MI 49829

ANDERSON THOMAS R REV LIV TRUST
916 SHERIDAN ROAD
ESCANABA, MI 49829

KOLICH JOSEPH M
1330 SHERIDAN ROAD
ESCANABA, MI 49829

MILITARY ORDER PURPLE HEART
1200 SHERIDAN ROAD
ESCANABA, MI 49829

FRAZER MICHAEL & JOYCE
914 SHERIDAN ROAD
ESCANABA, MI 49829

HURST PHILLIP L & CATHERINE G
1326 SHERIDAN ROAD
ESCANABA, MI 49829

BOWDEN BRIAN & TERRI
1216 SHERIDAN ROAD
ESCANABA, MI 49829

VETERANS OF FOREIGN WARS
904 SHERIDAN ROAD
ESCANABA, MI 49829

PELLINEN ROGER & ROSETTA LE
1322 SHERIDAN ROAD
ESCANABA, MI 49829

AGERTER RONALD W & MARY KAY
1208 SHERIDAN ROAD
ESCANABA, MI 49829

HAMILL EDWARD & HELEN M
8560 MAJESTIC DRIVE
RAPID RIVER, MI 49878

HENDRICKSON ALLEN
1318 SHERIDAN ROAD
ESCANABA, MI 49829

BOUCHER MARION LE
921 SHERIDAN ROAD
ESCANABA, MI 49829

PALER EILEEN M LIFE ESTATE
832 SHERIDAN ROAD
ESCANABA, MI 49829

HENDRICKSON ALLEN
1318 SHERIDAN ROAD
ESCANABA, MI 49829

BOUCHER KEITH & STEPHANIE
7246 LAKE BLUFF 0.75 LN
GLADSTONE, MI 49837

DLP MARQUETTE GENERAL HOSPITAL
LLC
% LIFEPOINT HOSPITALS
103 POWELL COURT

VANEFFEN ROBERT & LINNEA
1306 SHERIDAN ROAD
ESCANABA, MI 49829

CITY OF ESCANABA
410 LUDINGTON STREET
ESCANABA, MI 49829

FRAZER JEANETTE M LIFE ESTATE
824 SHERIDAN ROAD
ESCANABA, MI 49829

EAGLE STEPHEN G
1419 SHERIDAN ROAD
ESCANABA, MI 49829

VIAU PAUL M & ROBERTA J
6818 M.5 LANE
ESCANABA, MI 49829

ANDERSON MICHAEL
1617 STEPHENSON AVENUE
ESCANABA, MI 49829

KOLICH MICHAEL
1411 SHERIDAN ROAD
ESCANABA, MI 49829

BOUGIE THOMAS J & BARBARA
1307 SHERIDAN ROAD
ESCANABA, MI 49829

ANDERSON STEVEN
1604 SHERIDAN ROAD
ESCANABA, MI 49829

KOLICH MICHAEL T
1411 SHERIDAN ROAD
ESCANABA, MI 49829

BOYLE RACHAEL A
1229 SHERIDAN ROAD
ESCANABA, MI 49829

CARLSON SCOTT A & CARLSON MARK J
1530 SHERIDAN ROAD
ESCANABA, MI 49829

KOLICH DAN
1407 SHERIDAN ROAD
ESCANABA, MI 49829

ROSE DAVID E
1225 SHERIDAN ROAD
ESCANABA, MI 49829

TOVAR DAVID
N15449 A1 ROAD
BARK RIVER, MI 49807

PAPINEAU TERRY L & CYNTHIA S
1401 SHERIDAN ROAD
ESCANABA, MI 49829

ROSE JAMES A & LUELLA J
1223 SHERIDAN ROAD
ESCANABA, MI 49829

VIAU WALLACE & JEANNETTE
2000 16TH AVENUE NORTH
ESCANABA, MI 49829

KOLICH MICHAEL T
1411 SHERIDAN ROAD
ESCANABA, MI 49829

USW LOCAL 21
1201 SHERIDAN ROAD
ESCANABA, MI 49829

VIAU WALLACE & JEANNETTE
2000 16TH AVENUE NORTH
ESCANABA, MI 49829

SAMSON DANIEL
117 SOUTH 3RD STREET
ESCANABA, MI 49829

BERO LEONARD J & SANDRA S
6638 PATRICIA 0.07 ST
WELLS, MI 49894

CASWELL JESSE
627 1/2 STEPHENSON AVENUE
ESCANABA, MI 49829

SAMSON DANIEL
117 SOUTH 3RD STREET
ESCANABA, MI 49829

GOYMERAC PAUL ETAL
1768 MILL POND CT
NEENAH, WI 54956

DSB ENTERPRISES INC
P O BOX 573
ESCANABA, MI 49829

MORIN AMY L & ROBERT W
1301 H ROAD
BARK RIVER, MI 49807

TAYLOR MELVIN & ANNE MARIE
2201 13TH AVENUE SOUTH
ESCANABA, MI 49829

CASWELL JOHN & MARY
4491 HWY M-35
ESCANABA, MI 49829

1ST NATL BANK OF NIAGARA
900 ROOSEVELT AVENUE
NIAGARA, WI 54151

ANDERSON STEPHEN
1604 SHERIDAN ROAD
ESCANABA, MI 49829

AGAPE MINISTRIES INC
1422 SHERIDAN ROAD
ESCANABA, MI 49829

SALISBURY MARTHA
945 SHERIDAN ROAD
ESCANABA, MI 49829

EWING STEPHEN & TERESA
930 SHERIDAN ROAD
ESCANABA, MI 49829

MCMILLAN WILLIAM
700 S MARIENFELD STE 100
MIDLAND, TX 79701

GOODMAN MARVEL ET AL
943 SHERIDAN ROAD
ESCANABA, MI 49829

BOURDEAU ROBIN REV LIVING TRUST
1130 SHERIDAN ROAD
ESCANABA, MI 49829

DUBORD CHARLES & LILA
5729 MAIN STREET
WELLS, MI 49894

JACQUES HAROLD & SANDY
PO BOX 277
WELLS, MI 49894

JOHNSON CLARENCE ETAL
CHENIER GLEN
5780 PINE 0.25 STREET
GLADSTONE, MI 49837

MEYER MICHAEL & ANDREA
1603 NORTH 18TH STREET
ESCANABA, MI 49829

PEPIN REV DARRYL
933 SHERIDAN ROAD
ESCANABA, MI 49829

OZIMAC MELVIN
1118 SHERIDAN ROAD
ESCANABA, MI 49829

VIAU WALLACE & JEANNETTE
2000 16TH AVENUE NORTH
ESCANABA, MI 49829

FORVILLY RANDY L
948 SHERIDAN ROAD
ESCANABA, MI 49829

NEVALA JAMES G & GLENNA J
1116 SHERIDAN ROAD
ESCANABA, MI 49829

MARVIC KENNETH J REV LIVING TRUST
% JUDD SNEYDER TRUSTEE
1909 13TH AVENUE SOUTH
ESCANABA, MI 49829

LACASSE SHANE
946 SHERIDAN ROAD
ESCANABA, MI 49829

GAGNIER DEBRA J
1114 SHERIDAN ROAD
ESCANABA, MI 49829

MARVIC KENNETH J REV LIVING TRUST
% JUDD SNEYDER TRUSTEE
1909 13TH AVENUE SOUTH
ESCANABA, MI 49829

PENDERGAST THOMAS III
944 SHERIDAN ROAD
ESCANABA, MI 49829

CHENIER GLENN & CAROL
5780 PINE 0.25 STREET
GLADSTONE, MI 49837

HATALA WENDY & TERENCE
1501 SHERIDAN ROAD
ESCANABA, MI 49829

YOUNG DANIEL P & NANCY
3200 14TH AVENUE SOUTH
ESCANABA, MI 49829

SKY BEACH PLLC
1423 7TH AVENUE SOUTH
ESCANABA, MI 49829

MARVIC KENNETH J REV LIVING TRUST
% JUDD SNEYDER TRUSTEE
1909 13TH AVENUE SOUTH
ESCANABA, MI 49829

DICKERSON JOHN
934 SHERIDAN ROAD
ESCANABA, MI 49829

MACKIE LEONARD E
1615 SHERIDAN ROAD
ESCANABA, MI 49829

ENVY SOLUTIONS LLC
W 219 COUNTY ROAD 426
FELCH, MI 49831

DICKERSON JOHN
934 SHERIDAN ROAD
ESCANABA, MI 49829

MOSER REALTY INC
4140 18TH ROAD
ESCANABA, MI 49829

BERGEON GARY A
1421 SHERIDAN ROAD
ESCANABA, MI 49829

BAJANEN MASON
1131 SHERIDAN ROAD
ESCANABA, MI 49829

DEMARS ROBERT M
1027 SHERIDAN ROAD
ESCANABA, MI 49829

CITY OF ESCANABA
410 LUDINGTON STREET
ESCANABA, MI 49829

LARSEN PHYLLIS RUTH LIFE ESTATE
1129 SHERIDAN ROAD
ESCANABA, MI 49829

ROBERTS GRACE A
1019 SHERIDAN ROAD
ESCANABA, MI 49829

SCHOMIN ANTHONY J JR & DONNA J
1026 SHERIDAN ROAD
ESCANABA, MI 49829

DIMOCK JAMES & KATHI
1123 SHERIDAN ROAD
ESCANABA, MI 49829

PETERSON JAMIE E & BETH M
1015 SHERIDAN ROAD
ESCANABA, MI 49829

PEPIN JASON M & ANDREA
1024 SHERIDAN ROAD
ESCANABA, MI 49829

MARRIER THOMAS & SUSAN LAN
11583 E CEDAR AVENUE
AURORA, CO 80012

COUILLARD LEO W & SCHULTZ DONNA
M
1011 SHERIDAN ROAD
ESCANABA, MI 49829

PETERSON CHARLES L
815 SOUTH 11TH STREET
ESCANABA, MI 49829

KLEIKAMP DANIEL J
1113 SHERIDAN ROAD
ESCANABA, MI 49829

THORBJORNSEN THOR P & TINA M
1007 SHERIDAN ROAD
ESCANABA, MI 49829

YOUNG LEYNA
1014 SHERIDAN ROAD
ESCANABA, MI 49829

WITTE FAYE R ET AL
1109 SHERIDAN ROAD
ESCANABA, MI 49829

MARENGER TAMARA
1005 SHERIDAN ROAD
ESCANABA, MI 49829

FLINN BRANDON LEWIS
1010 SHERIDAN ROAD
ESCANABA, MI 49829

FLEURY KENNETH & PAMELA
1105 SHERIDAN ROAD
ESCANABA, MI 49829

BUGAY RICHARD JR & LORI
403 SOUTH 32ND STREET
ESCANABA, MI 49829

MAGNUSON RONALD W & LYNNE E
1006 SHERIDAN ROAD
ESCANABA, MI 49829

ABBA PATRICIA
1031 SHERIDAN ROAD
ESCANABA, MI 49829

AKER FRED & RUTH
1112 SHERIDAN ROAD
ESCANABA, MI 49829

KOLICH JEFFREY & JODI
927 SHERIDAN ROAD
ESCANABA, MI 49829

JOKINEN MICHAEL & JEAN
15210 N JOHNSON ROAD
LANSE, MI 49946

WILS DAVID L & KAREN S LIFE ESTATE
1108 SHERIDAN ROAD
ESCANABA, MI 49829

KOLICH JEFFREY & JODI
927 SHERIDAN ROAD
ESCANABA, MI 49829

JOKINEN MICHAEL & JEAN
15210 N JOHNSON ROAD
LANSE, MI 49946

ROSE MARK & JEAN
1104 SHERIDAN ROAD
ESCANABA, MI 49829

PEPIN ALEXANDER & KRUMMICH
TABITHA
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ESCANABA, MI 49829

TENANT
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812 SHERIDAN ROAD
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TENANT
2200 SHERIDAN ROAD
ESCANABA, MI 49829

TENANT
1700 SHERIDAN ROAD
ESCANABA, MI 49829

PH #2

Street Resurfacing List - 2014

Priority	ID	Street	Treatment Type	Class	Paser	Project Cost	Match
	18	Sheridan Rd - 10th Ave to 17th Ave - MDOT GRANT	Pulverize - Regrade	Major	1	\$450,000	\$75,000
	308	5th Ave S - Lincoln Rd to 19th St - MDOT GRANT	Pulverize - Regrade	Major	1	\$210,000	\$35,000

Grant

Priority	ID	Street	Treatment Type	Class	Paser	Project Cost	Major Total
1	303	5th Ave S - Alley between 15th and 16th to 14th	Concrete Overlay	Major	1	\$50,000	
2	5	12th Ave N - Lincoln Rd to 23rd St	Concrete Overlay	Major	1	\$55,000	\$105,000
3	314	Stephenson Ave - 12th Ave to 14th Ave	Concrete Overlay	Major	1	\$55,000	\$160,000
4	309	5th Ave N - Lincoln Rd to 20th St	Pulverize - Regrade	Major	1	\$52,000	\$212,000
5	315	Stephenson Ave - 14th Ave to 16th Ave	Concrete Overlay	Major	1	\$65,000	\$277,000
6	304	S 14th St - 3rd Ave S to 6th Ave S	Concrete Overlay	Major	1	\$135,000	\$412,000
7	305	8th Ave S - 10th St to Lake Shore Drive	Concrete Overlay	Major	2	\$35,000	\$447,000
8	313	Danforth Rd - West of 19th Ave to City Limits	Pulverize - Regrade	Major	1	\$180,000	\$627,000

Major

Priority	ID	Street	Treatment Type	Class	Paser	Project Cost	Local Total
1	105	7th Ave S - 10th St to Lake Shore Drive	Concrete Overlay	Local	2	\$30,000	
2	264	N 20th St - 4th Ave to 5th Ave	Pulverize - Regrade	Local	1	\$30,000	\$60,000
3	196	S 15th St - 9th Ave to 10th Ave	Pulverize - Regrade	Local	2	\$30,000	\$90,000
4	312	2nd Ave N and 12th St Inter	Concrete Overlay	Local	1	\$27,000	\$117,000
5	307	14th Ave S - Willow Creek Rd to S 30th St	Chip Seal	Local	SC4	\$15,000	\$132,000
6	310	N 16th St - 11th Ave to 12th Ave	Concrete Overlay	Local	2	\$35,000	\$167,000
7	306	Ogden and 4th St S - Intersection	STORM REPAIR	Local	1	\$15,000	\$182,000
8	193	S 15th St - 6th Ave to 7th Ave	Concrete Overlay	Local	2	\$33,000	\$215,000
9	99	10th Ave S - 14th St to 15th St	Concrete Overlay	Local	1	\$32,000	\$247,000
10	311	N 16th St - 14th Ave to 15th Ave	Concrete Overlay	Local	4	\$45,000	\$292,000
11	98	Willow Creek Rd - 8th Ave S to WWTP	Pulverize - Regrade	Local	1	\$165,000	\$457,000
12	302	S 15th Street and 11th Ave Int	Pulverize - Regrade	Local	1	\$25,000	\$482,000
13	119	10th Ave N - Stephenson to Wash	Concrete Overlay	Local	2	\$60,000	\$542,000
14	272	S 17th St - 3rd Ave to 4th Ave	Re-construct	Local	2	\$85,000	\$627,000

Local

ESCANABA PLANNING COMMISSION RECOMMENDED
CAPITAL IMPROVEMENT PLAN
FISCAL YEAR 2014-2019

What is the Capital Improvement Program?

The City's Capital Improvement Program (CIP) is a multi-year planning instrument that drives the evaluation in identification of capital infrastructure projects in need of renovation, repair and/or construction. Capital projects range from road maintenance, road construction to the renovation of municipal facilities, to watermain and sewage system repair. The CIP relates these capital project needs to the financial sources that will support the realization and the timeframe in which both the financing and work will take place. The CIP is designed to report to City Council, the public, City Staff, and other interested parties the capital management and planning strategies of the City. To guide the City in making necessary physical public improvements, Chapter 21 Planning, of the Code of Ordinances and the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, requires the Planning Commission to annually prepare a recommended Capital Improvement Program (CIP). A capital improvement is any improvement and direct engineering cost which involves the construction, purchase, or renovation of a public way, space, building, structure, or utility. A capital improvement must have a useful life of five or more years. A capital improvement is not a recurring capital outlay expense item (such as a motor vehicle or a fire engine) or a general maintenance expense.

In considering the many benefits of capital improvement programming, it is important to highlight the fact that this document should be considered fluid and referenced as a guide for future growth and development.

Elements of a good Capital Improvement Plan.

1. A good plan provides a means for coordinating and consolidating various departmental requests, thereby preventing duplication of projects and equipment.
2. A good plan establishes a system of examining and prioritizing the needs of the City, assuming that the most essential improvements are provided first.
3. A good plan provides an important implementation device for growth management.
4. A good plan coordinates physical planning with financial planning, allowing maximum benefit from available public funds.
5. A good plan allows sufficient time for investigation of project financing and implementation measures and proper technical design.
6. A good plan coordinates an equitable distribution of public improvements throughout the City.

PLANNING COMMISSION CAPITAL IMPROVEMENT PLAN EVALUATION STANDARDS.

When reviewing the proposed projects the planning commission should at a minimum consider the following issues:

- * The project must be in conformance with the Master Plan, development policies of the city, and goals and objectives of the community.
- * The project must be necessary to correct a dangerous and/or blighting condition.
- * The project must be necessary to protect public health and/or safety.
- * The project must be necessary to implement a priority housing or economic development project or opportunity.
- * The project directly supports a priority City program.
- * The project fulfills a State or Federal mandate.
- * The project fulfills an approved, prior commitment of City funds.
- * Adequate project details and justification have been provided.
- * The project provides for the renewal and replacement of, and improvements to, existing public infrastructure and physical assets.
- * The project implements the Goals, Objectives, and Policies of other Plan Elements of the Master Plan.
- * The project is desirable in that it will enhance the desirability of the City of Escanaba as a place to live and invest.

CITY MANAGER'S CAPITAL IMPROVEMENT OBJECTIVES:

- * Make Escanaba a safe, viable and progressive City.
- * Increase transportation, recreation and other public improvement opportunities for the citizens of Escanaba and visitors to Escanaba.
- * Strengthen Escanaba's economy by increasing the tax base of the community so new growth can occur and the existing tax base can expand
- * Make City Government more responsive, accountable and cost-effective.
- * Eliminate and/or correct public hazards and/or existing deficiencies within the City.

PRIORITY ASSESSMENT RATING SYSTEM:

1. **MANDATORY/CRITICAL** The project is operationally essential for the well-being and advancement of the community.
2. **NECESSARY** The project is a high priority for the advancement of the community.
3. **DESIRED** The project is not necessarily critical or necessary (but desired) in the community.
4. **OPPORTUNITY** The project cannot be funded under current economic conditions, but are desired provided a funding source becomes available.

SIGNIFICANT REVENUE SOURCES:

General Fund - The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

Major Street Fund - This fund accounts for revenues and expenditures in connection with the street system designated as major streets by the State of Michigan. This fund is required under state law.

Local Street Fund - This fund accounts for revenues and expenditures in connection with the street system designated as local streets by the State of Michigan. This fund is required under state law.

Brownfield Fund - This fund accounts for the revenues and expenditures in connection with developing and maintaining contaminated properties in the Brownfield zone (city-wide). The major source of revenue is tax assessed on the growth and development of properties within the plan.

Grants Fund - This fund accounts for revenues from various sources, including City matching shares, received under one-time grants. Expenditures are restricted to accomplishing the goals as defined in the individual grant offers.

Land Development Fund - This fund accounts for revenues and expenditures in connection with the development and sale of City-owned land. It was established to provide on-going financing for water, sewer, storm sewer and street development on City-owned properties.

Gas Retirement Fund - This fund accounts for funds received from the sale of the City's gas utility in June 1965 to Michigan Consolidated Gas Company. By a vote referendum on November 2, 1965, the City is prohibited from expending any principal resulting from the sale. Additionally, the interest earned from the investment of the principal must be spent on "capital improvements" only.

Electric Utility Fund - This fund is used to record the operations of an electrical system.

Water Utility Fund - This fund is used to record the operations of a water system.

Wastewater Utility Fund - This fund is used to record the operations of a wastewater system.

Marina Fund - This fund is used to record the operations of a marina.

Downtown Development Authority Fund - This fund is used to record the operations of the Downtown Development Authority.

FISCAL YEAR	PROPOSED ACTIVITY	FUND DESCRIPTION	OPINION OF COST	PRIORITY	REQUESTED BUDGETED AMOUNT	ACTUAL BUDGETED AMOUNT
CAPITAL IMPROVEMENT PLAN 2014-15						
2014-15	<u>Resurfacing and Curb Repair City Wide – Major Streets</u> Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2014.	Major Street Fund General Fund	\$100,000	1	\$100,000	\$100,000
2014-15	<u>Resurfacing and Curb Repair City Wide – Local Streets</u> Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2014.	Local Street Fund General Fund	\$300,000	1	\$300,000	\$300,000
2014-15	<u>Sidewalk Repair and Maintenance Program - City Wide</u> Description: Routine repair and maintenance of existing sidewalk is needed City wide.	General Fund	\$5,000	1	\$5,000	\$5,000
2014-15	<u>Non-Motorized Recreational Trail Upgrades – Year Round Trail</u> Description: Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail where possible. With significant increase in activity over the past couple of years, the City is also looking to relocate the current trail head to behind the Rod and Gun Club or by the Comfort Suites off of US 2-41. The increased activity has created a safety concern at the current trail head location.	Land Development Fund Private Donations Grants	\$5,000	3	\$5,000	\$5,000
2014-15	<u>Civic Center Cement Entrance</u> Description: Replace north side entrance 55' x 15' with new cement slab, current slab is deteriorating and becoming a safety concern.	General Fund	\$7,000	2	\$7,000	\$7,000
2014-15	<u>DDA District Curb Repair Program</u> Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include street resurfacing, curb, brick pavers, sidewalk, and tree related problems-removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before the Downtown Development Authority Board of Trustees and Planning Commission.	DDA	\$25,000	2	\$25,000	\$25,000
2014-15	<u>Downtown Building Facade Improvement Program</u> Description: Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.	DDA/Grants /Private Funds	\$400,000	1	\$25,000	\$25,000

2014-15	Commercial Weatherization Optimization Program – Building Energy Improvements Description: The program will assist commercial property owners (within the DDA District) in making energy efficient upgrades to improve a buildings performance.	DDA	\$3,000	1	\$3,000	\$3,000
2014-15	Property Acquisition, Purchase and Demolition Program Description: Funding will be set aside for property acquisition, clearance/demolition and blight elimination with the intent to reuse, rebuild, repurpose or preserve future uses of the property.	DDA	\$50,000	2	\$50,000	\$50,000
2014-15	Power Pole Replacement Description: The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.	Electric Fund	\$375,000	1	\$375,615	\$366,242
2014-15	Street Light Replacement Description: There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.	Electric Fund	\$125,000	1	\$126,784	\$124,334
2014-15	Ludington Street Facelift – Stephenson Avenue to 6th Street – Project Engineering Description: Rehabilitation/refreshing project will include repaving of Ludington Street from Stephenson Avenue to 3rd Street along with constructing crosswalks to meet the current ADA standards. Bad sidewalks and curbing as budget allows will also be addressed. This project will be done in phases to minimize disruption to businesses.	DDA	\$1,000,000	1	\$0	\$0
2014-15	Ludington Street Storm Sewer Relief Project Description: Historically, portions of Ludington Street have experienced flooding during high intensity short duration rain storms. The worst of the flooding occurs between 14th and 10th Streets but flooding is evident in other areas as well. As part of a storm sewer model for this area, the most cost effective solutions will be determined and funding will be sought. With a successful application of a SAW grant for storm sewer inventory and modeling the majority of the field work could be completed at minimal costs. The application was submitted and currently the City is waiting to hear results.	Grant	To Be Determined	1	\$0	\$0
2014-15	Downtown Business Incubator Site Strategy Description: Identify a downtown site that can be used as a Business Incubator Program. The site will allow new businesses to test their strategies in a nesting environment.	DDA	\$3,000	1	\$3,000	\$3,000
2014-15	Parking Lot Improvements – Reine, Landscaping, Signage in Line With Identity/Theme – 1100 Block of 1st Avenue North Description: A DDA controlled parking facility located (Behind Ludington Center) on the 1100 block of 1st Avenue North. The facility contains a total of 59 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	2	\$6,000	\$6,000

2014-15	<u>Farmer's Market Preservation and Upgrade—Construction</u> Description: The Escanaba's Farmer's Market has been in operation in downtown Escanaba since the 19 th century. The Farmer's Market functions as a vital economic and social link between families, businesses, farmers and crafts people of the community. Project construction will take place on the current site of the Farmer's Market for an enhanced market place design.	DDA Grants Private Funds	\$500,000	2	\$0	\$0
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CAPITAL IMPROVEMENT PLAN 2015-16

2015-16	<u>Resurfacing and Curb Repair- City Wide—Major Streets</u> Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2015.	Major Street Fund General Fund	To Be Determined	1		
2015-16	<u>Resurfacing and Curb Repair- City Wide—Local Streets</u> Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2015.	Local Street Fund General Fund	To Be Determined	1		
2015-16	<u>Sidewalk Repair and Maintenance Program - City Wide</u> Description: Routine repair and maintenance of existing sidewalk is needed City wide.	General Fund	To Be Determined	1		
2015-16	<u>Non-Motorized Recreational Trail Upgrades – Year Round Trail</u> Description: Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail, where possible, by either redirecting the trail to avoid the swamp where possible or adding to the trail. The addition of lighting, where possible, would provide the opportunity to use the trail more in the evening hours especially when the day/light season is shorter.	Land Development Fund Private Donations Grants	To Be Determined	3		
2015-16	<u>DDA District Curb Repair Program</u> Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include street resurfacing, curb, brick pavers, sidewalk, and tree related problems-removal/replace. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before the Downtown Development Authority Board of Trustees and Planning Commission.	DDA	\$25,000	2		
2015-16	<u>Downtown Building Façade Improvement Program</u> Description: Commercial building façades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.	DDA Grants Private Funds	\$400,000	1		

2015-16	<u>Parking Lot Improvements - Refine, Landscaping, Signage in Line With Identity/Theme - 100 Block North 10th Street</u> Description: A DDA controlled parking facility located on the 100 block of North 10 th Street (behind Morrison Shop). The facility contains a total of 15 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	1		
2015-16	<u>Parking Lot Improvements - Refine, Landscaping, Signage in Line With Identity/Theme - 700 Block of 1st Avenue North</u> Description: A DDA controlled parking facility located on the (South of 700 Block of 1 st Avenue North) 700 block of 1 st Avenue North. The facility is not clearly marked, but has in excess of 50 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	1		
2015-16	<u>Power Pole Replacement</u> Description: The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.	Electric Fund	\$250,000	1		
2015-16	<u>Street Light Replacement</u> Description: There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.	Electric Fund	\$100,000	1		
CAPITAL IMPROVEMENT PLAN 2016-17						
2016-17	<u>Resurfacing and Curb Repair-City Wide - Major Streets</u> Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2016.	Major Street Fund General Fund	To Be Determined	1		
2016-17	<u>Resurfacing and Curb Repair-City Wide - Local Streets</u> Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2016.	Local Street Fund General Fund	To Be Determined	1		
2016-17	<u>Sidewalk Repair and Maintenance Program - City Wide</u> Description: Routine repair and maintenance of existing sidewalk is needed City wide.	General Fund	To Be Determined	1		

2016-17	<u>Non-Motorized Recreational Trail Upgrades – Year Round Trail</u> Description: Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail where possible by either redirecting the trail to avoid the swamp where possible or adding to the trail. The addition of lighting where possible would provide the opportunity to use the trail more in the evening hours especially when the daylight season is shorter.	Land Development Fund Private Donations Grants	To Be Determined	3		
2016-17	<u>Concrete Slab Behind Civic Center</u> Description: The Recreation Department is proposing to develop behind the Civic Center on the south side of the building, a cement slab large enough to be used for hockey, roller blading, inline skating, skate boarding and any other activity that can be utilized by youth. The Civic Center would be able to provide bathrooms, water and supervision and is central located within the City.		\$50,000	4		
2016-17	<u>DDA District Curb Repair Program</u> Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems – removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before Downtown Development Authority board Trustees and Planning Commission.	DDA	\$25,000	1		
2016-17	<u>Downtown Building Facade Improvement Program</u> Description: Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.	DDA Grants Private Funds	\$400,000	1		
2016-17	<u>Parking Lot Beautification - Reline, Landscaping, Signage in Line With Identity/Theme – 1100 Block of 1st Avenue South</u> Description: A DDA controlled parking facility located on the (West of Carlyon office) 1100 block of 1 st Avenue South. The facility contains a total of 24 spaces none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	2		
2016-17	<u>Parking Lot Beautification - Reline, Landscaping, Signage in Line With Identity/Theme – 1100 Block of 1st Avenue South</u> Description: A DDA controlled parking facility located on the (East of Carlyon office) 1100 block of 1 st Avenue South. The facility contains a total of 24 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	2		

2016-17	<p><u>Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identiv/Theme – Between 10th and 11th Streets on Ist Avenue South</u></p> <p>Description: A DDA controlled parking facility located between 10th and 11th Streets on Ist Avenue South. The facility contains a total of 18 parking spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.</p>	DDA	\$6,000	2		
2016-17	<p><u>Veteran's Park Tennis Courts Resurfacing</u></p> <p>Description: Resurfacing of Veteran's Tennis Courts (2).</p>	General Fund	\$12,000	3		
2016-17	<p><u>Power Pole Replacement</u></p> <p>Description: The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.</p>	Electric Fund	\$250,000	1		
2016-17	<p><u>Street Light Replacement</u></p> <p>Description: There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.</p>	Electric Fund	\$100,000	1		
2016-17	<p><u>Downtown Side Street Facelift – 100 Block Stephenson Avenue to 6th Street</u></p> <p>Description: Rehabilitation/refacing project will include repaving of the 100 blocks off of Ludington Street from Stephenson Avenue to 6th Street and will include repaving along with constructing crosswalks to meet the current ADA standards. Bad sidewalks and curbing as budget allows will also be addressed. This project will be done in phases to minimize disruption to businesses.</p>	DDA City MDOT Grants	\$500,000	1		
2016-17	<p><u>Neighborhood Enhancement Area</u></p> <p>Description: There are two neighborhood enhancement areas identified in the Escanaba Comprehensive Plan. These areas are located on the east side of Lincoln Road to Stephenson Avenue and on both sides of Ludington Street from Ludington Street to 3rd Avenues North and South. The intent of the Neighborhood Enhancement Area is to concentrate code enforcement, infrastructure improvements, and home ownership programs to increase property value resulting in stabilized neighborhoods.</p>	General Fund	To Be Determined	2		
2016-17	<p><u>Neighborhood Historic Overlay – 1st Avenue South, South 7th Street and Lake Shore Drive</u></p> <p>Description: The historic stock of residential structures sets the City apart from surrounding townships. The area between 1st Avenue South, South 7th Street and Lake Shore Drive is to be designated as an historic overlay district, which means it poses a high concentration of historic structures deserving to be preserved for the community. A neighborhood historic overlay district would provide a basis for the City to manage the appearance of the exterior of new structures and significant additions within this area. The overlay district would not be a local historic district, but a zoning tool used to preserve the architectural and historic integrity of the neighborhood.</p>	General Fund	To Be Determined	3		

CAPITAL IMPROVEMENT PLAN 2017-18

<p>2017-18</p> <p><u>Resurfacing and Curb Repair City Wide – Major Streets</u></p> <p>Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2017.</p>	<p>Major Street Fund General Fund</p>	<p>To Be Determined</p>	<p>1</p>		
<p>2017-18</p> <p><u>Resurfacing and Curb Repair City Wide – Local Streets</u></p> <p>Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2017.</p>	<p>Local Street Fund General Fund</p>	<p>To Be Determined</p>	<p>1</p>		
<p>2017-18</p> <p><u>Sidewalk Repair and Maintenance Program - City Wide</u></p> <p>Description: Routine repair and maintenance of existing sidewalk is needed City wide.</p>	<p>General Fund</p>	<p>To Be Determined</p>	<p>1</p>		
<p>2017-18</p> <p><u>Non-Motorized Recreational Trail Upgrades – Year Round Trail</u></p> <p>Description: Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail where possible by either redirecting the trail to avoid the swamp, where possible, or adding to the trail. The addition of lighting, where possible, would provide the opportunity to use the trail more in the evening hours especially when the daylight season is shorter.</p>	<p>Land Development Fund Private Donations Grants</p>	<p>To Be Determined</p>	<p>3</p>		
<p>2017-18</p> <p><u>DDA District Curb Repair Program</u></p> <p>Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems – removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before Downtown Development Authority board Trustees and Planning Commission.</p>	<p>DDA</p>	<p>\$25,000</p>	<p>1</p>		
<p>2017-18</p> <p><u>Downtown Building Facade Improvement Program</u></p> <p>Description: Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.</p>	<p>DDA Grants Private Funds</p>	<p>\$400,000</p>	<p>1</p>		
<p>2017-18</p> <p><u>Power Pole Replacement</u></p> <p>Description: The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.</p>	<p>Electric Fund</p>	<p>\$250,000</p>	<p>1</p>		

2017-18	Street Light Replacement Description: There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.	Electric Fund	\$100,000	1		
2017-18	Ludington Street/Side Street Repair Program Description: Annual DDA allocation to repair most critical infrastructure repairs: street resurfacing, curb, brick pavers, sidewalk and tree related problems – removal/replacement.	DDA City MDOF Grants	\$100,000	2		
2017-18	Neighborhood Historic Overlay – 1300 – 1700 Sheridan Road Description: The historic culture of this north side neighborhood sets the neighborhood apart from surrounding neighborhoods of the community. The area between 1300 - 1700 Sheridan Road is to be designated as an historic overlay district, which means it possesses a historical value deserving to be preserved for the community. A neighborhood historic overlay district would provide a basis for the City to manage the appearance of the exterior of new structures and significant additions within this area. The overlay district would not be a local historic district, but a zoning tool used to preserve the architectural and historic integrity of the neighborhood.	General Fund	To Be Determined	2		
2017-18	Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – 700 Block of 1st Avenue South Description: A DDA controlled parking facility (Bonifas Art Center) located on the 700 block of 1 st Avenue South. The facility contains a total of 60 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	2		

OPPORTUNITY IMPROVEMENT SHOULD FUNDING SOURCE BECOME AVAILABLE – 2018-2019

Phase II - Construct North 26th Street Connecting 3rd Avenue North With 6th Avenue North – Projected Estimate: \$1 million

Description: The City continues to grow to the west and very developable commercial property needs to be opened up for future commercial developments and surrounding properties. Because the Wal-Mart Super Center is located in the general vicinity and will become a destination location, the North 26th Street expansion is needed so that additional property can be developed so that our economic base can be increased and traffic congestion can be diverted away from North Lincoln Road. This will also be a phase of construction to develop a grid of streets and utilities for future economic growth in the area.

Ludington Street Reconstruction – Projected Estimate \$20 million

Description: Designed streetscape and upgrade all utilities of the East Ludington Street Corridor from Stephenson Avenue to 2nd Street, include side streets to 1st Avenues North and South.

Wastewater Plant Expansion – Projected Estimate: \$5.5 million

Description: The existing Escanaba Wastewater Treatment Plant handles all of the residential, commercial and industrial wastewater generated in the City. The plant was built in 1933 and is rated at 2.2 million gallons per day. A major treatment upgrade was done in 1973, but the capacity remained the same. The existing flows at certain times of the year approach and often exceed the design capacity. Additionally, the City of Escanaba will exceed design capacity more frequently when the ground water level rises. This is due to the poor condition of the old sanitary sewer collection system.

<p>Public Safety Building Upgrade – Projected Estimate: To Be Determined</p> <p>Description: The Public Safety building is in need of updates and remodeling to meet current demands and ADA standards.</p>
<p>Near North Side 3rd Avenue North Non-Motorized Pathway – Projected Estimate: \$200,000</p> <p>Description: As part of the Recreation Non-Motorized Pathway Master Plan, the non-motorized pathway on 3rd Avenue North from North 3rd Street to Stephenson Avenue is being proposed on the north side of the Avenue.</p>
<p>Willow Creek Road Non-Motorized Pathway - 8th Avenue South to Ludington Street – Projected Estimate: \$250,000</p> <p>Description: As part of the City of Escanaba Non-Motorized Pathway System Master Plan, 4,075 lineal feet of 10' wide pathway will be constructed from 8th Avenue South to Ludington Street. The pathway system from 8th Avenue South to 5th Avenue South will be located on the east side of the Willow Creek Road in the City-owned right-of-way. The pathway system on the north side of the creek between the bridge and Ludington Street will be located on the west side of Willow Creek Road once an easement is obtained. The non-motorized pathway will cross the creek using a non-motorized clear span bridge.</p>
<p>3rd Avenue South Pocket Park (1st and 3rd Avenues South and South 30th Street – 3.93 Acres) – Projected Estimate \$150,000</p> <p>Description: The parcel located between 1st and 3rd Avenues South and South 30th Street consists of 3.93 acres of land bordered by a floodplain and consisting of a naturally wooded area. The purpose of this nature area is to accommodate a natural or park like setting with the installation of walking trails, benches, portable restroom facilities and such.</p>
<p>Ness Field Stadium – Projected Estimate: \$200,000</p> <p>Description: It has been proposed to construct a baseball stadium that would include approximately 200 stadium seats, handicapped accessibility to the stadium, a roof, a new press box, and improved landscaping.</p>
<p>Dickson Field Improvements – Projected Estimate: \$5,000</p> <p>Description: Plumbing upgrades need to be addressed so the concession area can be run properly.</p>
<p>Northshore Industrial Park – Preliminary Engineering and Layout – Projected Estimate: To Be Determined</p> <p>Description: As part of the Northshore Redevelopment Master Plan, an Industrial Park will be developed to retain, grow and develop a new manufacturing base surrounding the Power Plant which will create industrial synergies with the potential conversion of the Power Plant. A preliminary engineering study is needed to determine the best physical layout of an Industrial Park surrounding the Power Plant to include the identification of needed infrastructure and proper sizing.</p>
<p>Willow Creek East Subdivision Paving and Curbing – Projected Estimate: To Be Determined</p> <p>Description: The curbing and paving of this street will complete the Willow Creek East Phase 2 Subdivision.</p>
<p>Restroom Upgrade – Aronson Island – Projected Estimate: \$30,000</p> <p>Description: The Aronson Island bathrooms are in need of major renovations. This project will completely upgrade the facilities to a more permanent building.</p>
<p>Restroom Upgrade – Municipal Dock – Project Estimate: \$30,000</p> <p>Description: The municipal dock bathrooms are in need of major renovations. This project will completely upgrade and redo the men's and women's bathroom.</p>
<p>Escanaba to Gladstone Non-Motorized Pathway – Projected Estimate: \$75,000</p> <p>Description: As part of the City of Escanaba Non-Motorized Pathway System Master Plan, the Recreation Department has always envisioned connecting its non-motorized pathway to Gladstone. This proposed project is listed as a part of the City of Escanaba's Five Year Recreation Plan and will be implemented when funding is available.</p>
<p>Pier 3 Restroom Facility – Projected Estimate: \$75,000</p> <p>Description: The Marina is looking to build a 19' x 34' permanent structure bathroom south of pier 3. This bathroom would be useful to slip holders on the south end of the harbor as well as fishing tournaments.</p>
<p>Public Works Cold Storage Building/Lean-To – Projected Estimate: \$60,000</p> <p>Description: This would be a 50' x 100' pole style building within the existing Department of Public Works fence. This building would also house the sign shop in conjunction with the building modification project. The project would also be done with Department of Public Works labor. Another option has been looked at for construction of a lean-to off the side of the building. A lean-to at 200' long and 24' wide. To cut the lean-to size in half would be approximately half the cost.</p>

Sheridan Road Improvement Program – 1300 block to 1700 block – Off-Street Parking Lot Installation – Projected Estimate: \$75,000

Description: As part of the Comprehensive Plan, a strategy exists to improve the 1300 to 1700 blocks of Sheridan Road. The neighborhood has an ethnic heritage which will be capitalized on. The area has a defined neighborhood business district with well-maintained homes. Efforts to improve and demarcate the business district are being planned.

Lemeraud/Ness Complex (Playground Facilities) – Projected Estimate: \$30,000

Description: Because of the recreational use, and the area being the far southside major playground facility, improvements to equipment is needed for the health, safety, and welfare of the citizens.

Escanaba Heritage Walking Tour – Projected Estimate: \$15,000

Description: A Heritage Walking Tour of the downtown area and parts of the City of Escanaba celebrating historic building, homes, and landmarks will be developed.

Concrete Slabs for Royce and Webster Parks – Projected Estimate: \$36,000 Each

Description: The Recreation Department is proposing to develop a designated area for cement slabs at the Webster and Royce Ice Rinks to utilize the area for year round use. With the proposed slabs, participants could use the area for inline skating in the summer months and for ice skating in the winter months (year around use).

18th Avenue South Athletic Complex Parking – Projected Estimate: To Be Determined

Description: With the continuing development of these fields and the strong fan interest, this has created a serious vehicle parking problem. We would like to provide a combined parking/roadway for these facilities to reduce traffic/pedestrian accident hazards. Paved parking will be installed in the 18th Avenue South Athletic Complex which will serve the Ness Baseball Field, Lemeraud Park and Escanaba Public Schools Athletic Field.

Monument to Labor Project – Esky 150 Project – Projected Estimate: \$20,000

Description: As part of the Escanaba Sesquicentennial, the history of labor is significant in the City of Escanaba. In the course of demolishing the former Department of Public Works Facility in the early 1990's, four historical reliefs were salvaged for inclusion into a public monument to labor in a public space at Rose Park.

Liberty Tree Project at Veteran's Memorial – Esky 150 Project – Projected Estimate: \$20,000

Description: As part of the Escanaba Sesquicentennial, "A Liberty Tree" Victory Garden will be erected at Veteran's Park as a reminder of the liberty and freedoms, we as a City value.

Emergency Back Up Generator - Catherine Bonifas Civic Center - Projected Estimate: \$50,000

Description: The Catherine Bonifas Civic Center is being retrofitted so that it can be used as an emergency shelter if there is ever a need during and after a disaster. To that end, a 130kw, natural gas supplied back-up generator is needed for this critical facility at an approximate cost of \$50,000.

Non-Motorized Pathway and Railroad Crossing - North 26th Street between 16th Avenue North and Danforth Road – Projected Estimate: \$75,000

Description: A non-motorized pathway with railroad crossing is needed at North 26th Street and 16th Avenue North so that walkers and bicyclists can safely get to the Bay College campus. Under the concept, the plan would be to connect the existing non-motorized pathway at North 26th Street and 16th Avenue North to North 26th Street (north of the Canadian National Railroad Crossing) up to Danforth Road. (Once designed, MDOT will be required to conduct a formal investigation to determine if a crossing can be established.

PH #3

**CITY OF ESCANABA
SITE PLAN REVIEW REPORT
CASE NO. PC-050814-03**

REFERENCE: Downtown Development Authority Market Place Project

DATE: May 8, 2014

PROPERTY OWNER/APPLICANT ADDRESS:

Downtown Development Authority
1025 Ludington Street
Escanaba, MI 49829

TYPE OF REQUEST:

Site Plan Review and Approval. In accordance with Section 1801.3. Site Plan Required of Escanaba's Zoning Ordinance, a site plan review for a Land Use Permit must be conducted prior to the use permit issuance.

CURRENT ZONING:

Commercial (E)

ORDINANCE:

Ordinance No.1028 Escanaba Zoning Ordinance

DESCRIPTION OF PROPOSED PROJECT:

The Downtown Development Authority has submitted a land use application to construct an 8,100 +/- s.f Downtown Market Place at the existing Farmer's Market location on North 9th Street and 1st. Avenue North.

COMPLIANCE WITH DEVELOPMENT STANDARDS:

1. The proposed construction will be located on property which is zoned a Commercial District (F). The use is a permitted use by right as outlined in Section 1002.1. General. Paragraph B and W.
2. The proposed construction meets the setback standards of the districts.
3. The preliminary proposed construction site plan diagram complies with Chapter 18. Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements, paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A - X.

4. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1. Pre-Application Conference, a staff meeting was conducted on April 16, 2014 with DDA Staff, City Staff and Barry Polzin (see attached minutes).
5. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
6. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.3. Official Review, an official City administration preliminary review was conducted for comments as to the proposed development's conformance to all applicable standards and requirements.
7. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.4. Approval; Referral, City administration will deem the site diagram to be complete.
8. All fee and notification requirements of the Ordinance have been accommodated.

DUTIES OF THE PLANNING COMMISSION

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.2. Public Hearing Requirement, prior to voting on a final site plan, the Planning Commission must hold a Public Hearing so as to facilitate public review and understanding of the proposed development.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.3. Planning Commission Review, once a site plan is forwarded to the Planning Commission, the Planning Commission is required to review the site plan according to the standards and requirements of Chapter 18. Site Plan and Sketch Plan Standards. The Planning Commission must approve or deny the site plan according to the standards and requirements of the Zoning Ordinance within 45 days of submission of said plan.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.4. Site Plan Approval, should the Planning Commission approve the site plan, the applicant, the owner of record, or the legal representative thereof, the Planning Commission Chairperson and one other member of the Planning Commission shall each sign four copies of the approved site plan. The Planning Commission shall transmit one signed copy of the plan and any conditions attached to the Code Official, and one signed copy each to the office of the City Clerk and the applicant. One signed copy shall be retained in the Planning Commission file.

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.5.1 Site Plan Rejection, should the Planning Commission reject the site plan, the property owner may appeal the decision to the Zoning Board of Appeals.

SITE PLAN APPROVAL STANDARDS

In accordance with Section 1804. Site Plan Approval Standards of Escanaba's Zoning Ordinance, the proposed site conforms to the following site development standards:

- A. The main entrances face the streets upon which the building fronts (1st. Avenue North and North 9th Street).
- B. All roof mounted equipment shall be screened.
- C. Reasonable and visible sound mitigation measures have been taken.
- D. The building is arranged to permit adequate emergency access to all sides.
- E. The development has legal access to the public streets.
- F. The development provides for vehicular and pedestrian circulation.
- G. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation. Plans for future parking facilities have been accommodated for as property becomes available off of Ludington Street.
- H. Minimal curb cuts (no alterations) are being proposed.
- I. All loading and unloading areas and outside storage areas shall be adequately screened. Recycling storage areas have been provided.
- J. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.
- K. Adequate utilities will be provided and placed underground.
- L. All premises shall be graded to prevent accumulation of stagnant water.

STAFF FINDINGS, COMMENT, GENERAL PLAN GOALS AND CONDITIONS OF APPROVAL:

- 1. Staff is recommending approval of the site plan diagram for the following reasons:
 - A. The proposed use is consistent with the zoning designation for the district.
 - B. The proposed use is an approved use by right in accordance with the zoning ordinance.

- C. The proposed use is consistent with the City of Escanaba Downtown Development Authority Amended and Restated Development Plan and Tax Increment Financing Plan as outlined in Table 2, Priorities – Projects and Program Based on Survey, Table 4, Collective Prioritization (establishment of a retail incubator and Indoor/Outdoor Farmers Market Building -year around use) and Table 5 of the Near Term Projects and Program (0 to 5 years).
- D. The proposed project is included in the approved DDA 5 Year Capital Improvement Plan and DDA Budget.

Recommended Conditions of Approval: Staff is recommending the following conditions of approval:

- 1. All Landscaping as shown in the site plan drawing be installed, inspected and approved no later than 1 year after the certificate to occupy the facility is issued.
- 2. A long term parking plan is developed as a result of the expanded use at the facility.

FISCAL IMPACT:

The construction value of the accessory building is estimated to be \$700,000+/-.

PUBLIC CONTACT:

Notice of Public Hearing was published in the Escanaba Daily Press Newspaper and meeting notices were mailed to the adjacent property owners of the project site.

The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

The public hearing notice and site plan was posted on the City of Escanaba's Facebook Page.

STANDARDS AND QUESTIONS (FINDING OF FACTS):

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1801 General, paragraph 1801.1. Purpose, the Planning Commission must ensure that the plan outlines the use and development of the property and is designed to provide for the future growth and development of business that seek an aesthetically attractive working environment.

- 1. Is the development designed to integrate well with adjacent developments?
- 2. Is the development designed to minimize nuisance impacts on adjoining parcels?
- 3. Is the development designed to ensure safe and functional traffic access and parking?
- 4. Is the development designed to minimize impacts on sensitive environmental resources?

ALTERNATIVES:

Not applicable.

ENFORCEMENT HISTORY:

None.

OTHER CONSIDERATIONS:

None.

BACK UP INFORMATION:

1. Application for Zoning Land Use Approval
2. Assessor's Property Information Card
3. 300' radius property owner/tenant notification letter
4. 300' radius labels

NOTES/COMMENTS:

APPLICATION FOR ZONING LAND USE APPROVAL
CITY OF ESCANABA, ESCANABA, MI 49829

pd 200
CR# 108351
4/29/14 KJ

We, the undersigned, owner(s)/agent(s) of the following described property hereby apply to you for a Zoning Land Use Permit, with a plan drawn to scale, showing actual dimensions and shape of the lot, exact sizes and locations of existing buildings on the lot, and locations and dimensions of the proposed buildings or alterations. The property owner(s) shall verify any existing easement(s) and/or right-of-way(s). The applicant certifies the information submitted is accurate. The applicant states that he/she has the property owner's authority to execute this agreement and permit. The undersigned, owner(s)/agent(s) further understand and have received a Development Handbook for Site Plan Standards and Parking and Circulation requirements as found in Escanaba's Zoning Ordinance. Any certificate issued upon a false statement of any fact which is material to the issuance hereof, shall be void. All questions must be answered.

Lot 4 Block 56 Lot 1 Block 56
Lot 3 Block 56
Lot 2 Block 56

LEGAL DESCRIPTION OF PROPERTY: Farmer's Market
Lot 10 Block 56 (910 Ludington St) ASSESSOR #: _____

LOT INFORMATION:

PROPERTY OWNER(S): Downtown Development Authority - Escanaba
PHONE NUMBER: 906-789-8696 E-MAIL ADDRESS: edward@dda@att.net
PROPERTY ADDRESS: Farmer's Market (1st Ave North & 9th Street)

TYPE OF LOT: (circle one) Corner Lot Interior Lot Other: 4 lots starting at corner
*Please note the dimensions on your site plan as well

SIZE OF LOT: _____ LENGTH OF LOT: _____ WIDTH OF LOT: _____
IRREGULAR LOT: _____ PROPERTY ZONED: Lot 1-4 (090 Exempt) Lot 10 (201 COMM)

BUILDING INFORMATION:

TYPE OF BUILDING: (check one)
 Multi-family building containing 5 or more dwelling units
 A building conversion from a commercial use to any other use on Ludington Street between Lincoln Road and 2nd Street
 A principal nonresidential building or structures permitted in a residential district
 A communication tower
 A commercial building 5,000 square feet or more in size
 Industrial building and/or use
 A Residential Planned-Unit Development
 Special Land Use Permit Request
 Planned Commercial Development
 Special Planned District Development
 Change of Use: FROM _____ TO _____
 Other: DOWNTOWN MARKET PLACE

SIZE OF BUILDING: 8100 SQ. FT. EXISTING FLOOR AREA: _____
PROPOSED PERCENTAGE OF LOT COVERED BY STRUCTURE(S) 40%
PROPOSED USE: Events, Market Place
OF STORIES: 1 (Pavillion) HEIGHT OF BUILDING: (feet and stories) _____
ROOF TYPE: (circle one) Gambrel Mansard Flat Gable Hip
SETBACKS: (from property line) FRONT: 0 SIDES: 0 and 75 REAR: 20
IS THE PROPERTY IN A 100 YEAR FLOOD PLAIN? NO YES _____ PANEL # _____ PANEL DATE _____
ESTIMATED VALUE OF CONSTRUCTION: \$700,000

APPROVED VARIANCES: _____

I certify that the information contained herein is true and accurate: (Please print) _____ Escanaba
COMPANY NAME/APPLICANT: Downtown Development Authority DATE: 4/21/2014
SUBMITTED BY: Ed Legault
SIGNATURE: Ed Legault PHONE: 906-789-8696

OFFICE USE ONLY:
DATE RECEIVED: 4/23/14 APPROVED: _____ DISAPPROVED: _____
IF APPLICATION IS DENIED, REASON FOR DENIAL: _____

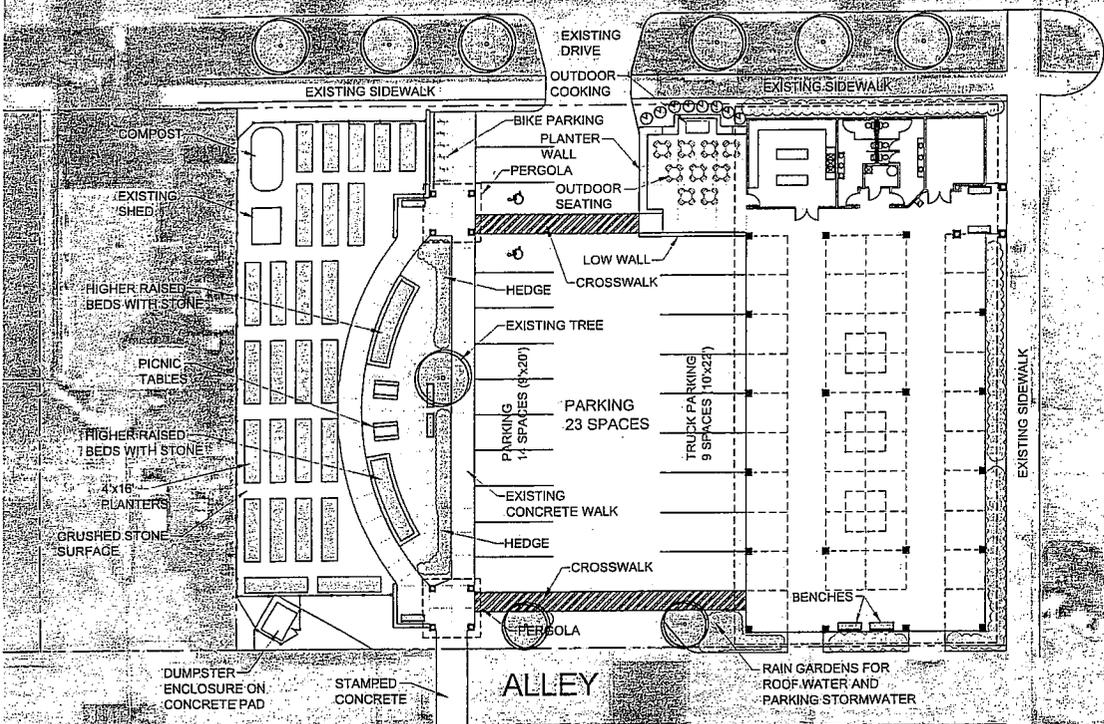
SPECIAL REQUIREMENTS OF APPROVAL: _____

SIGNATURE OF REVIEWER: _____ DATE: _____

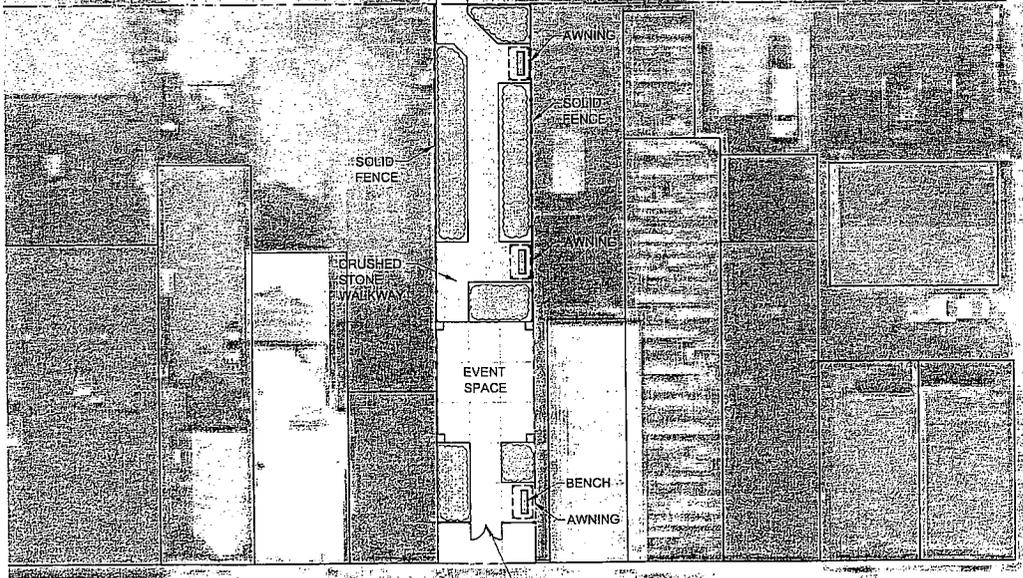
Escanaba MARKETPLACE

ESCANABA, MICHIGAN

1ST AVE. N



N. 9TH ST.
EXISTING STREET PARKING



ARCHED ENTRANCE

LUDINGTON STREET

APRIL 15, 2014

SITE PLAN



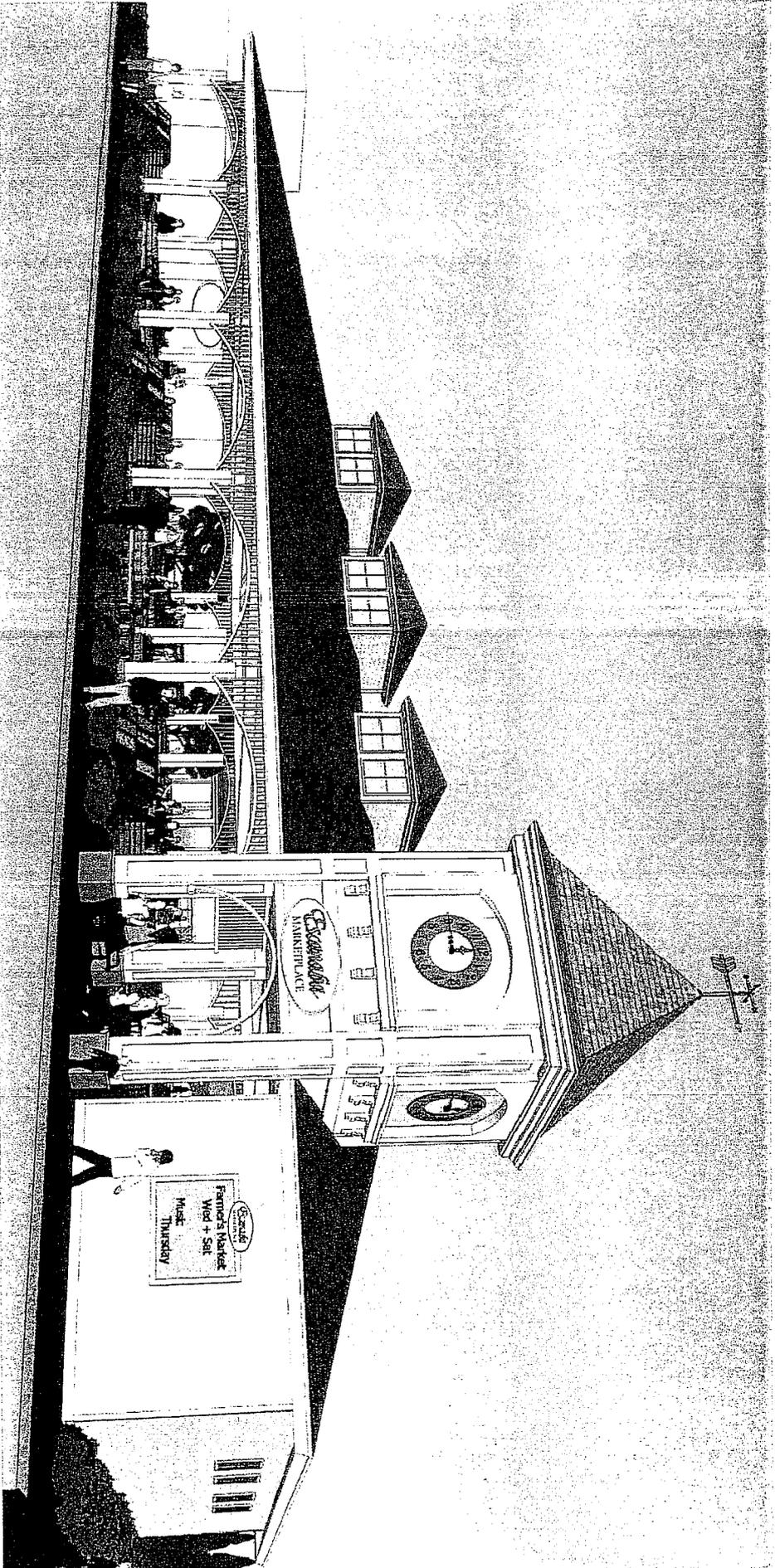
BARRY J. POLZIN



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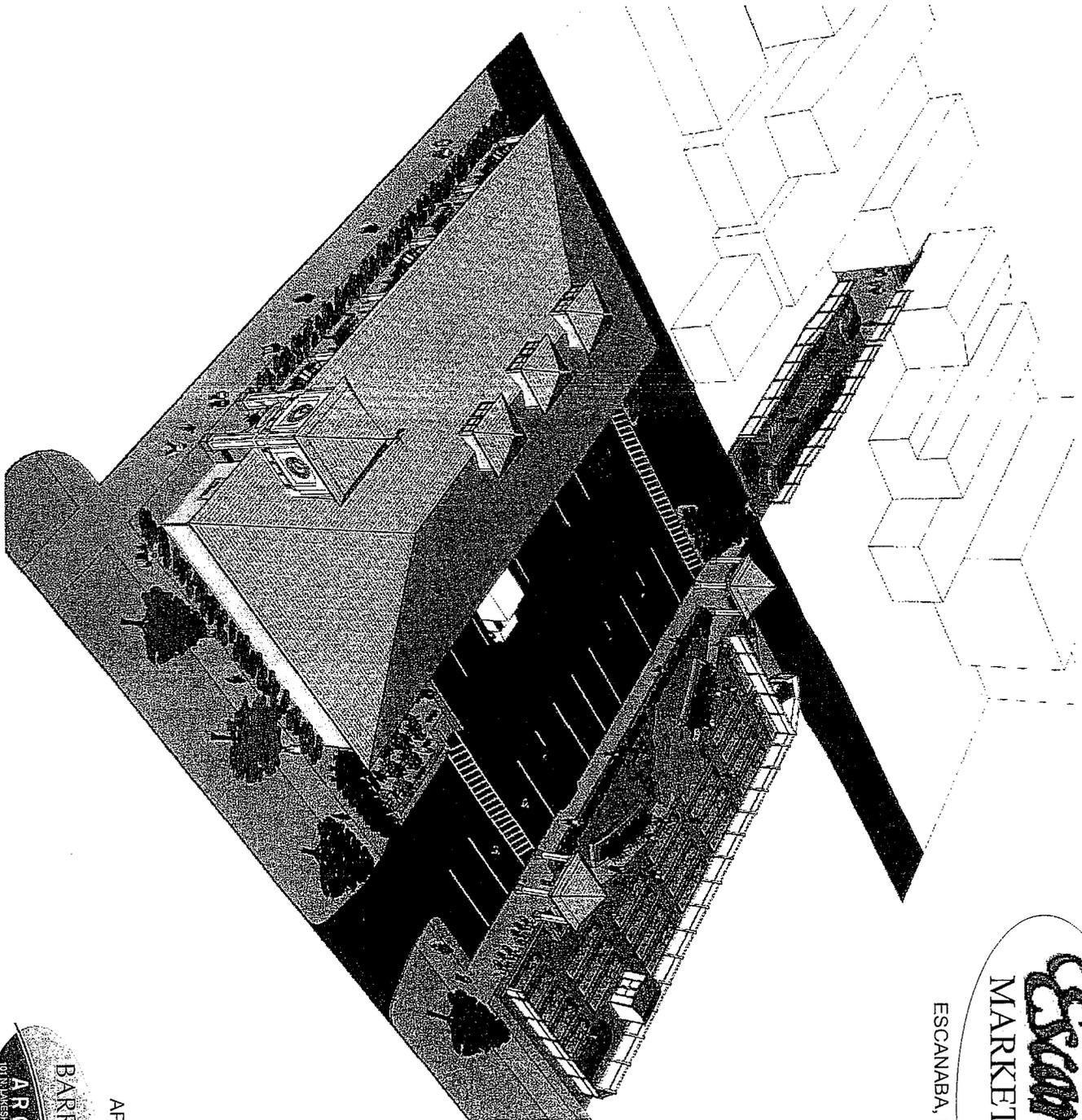
Escanaba MARKETPLACE

ESCANABA, MICHIGAN



APRIL 15, 2014

BARRY J. POLZIN
ARCHITECTS
101 LAKESHORE BLVD. MARQUETTE, MI 49855
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Escanaba
MARKETPLACE

ESCANABA, MICHIGAN

APRIL 15, 2014

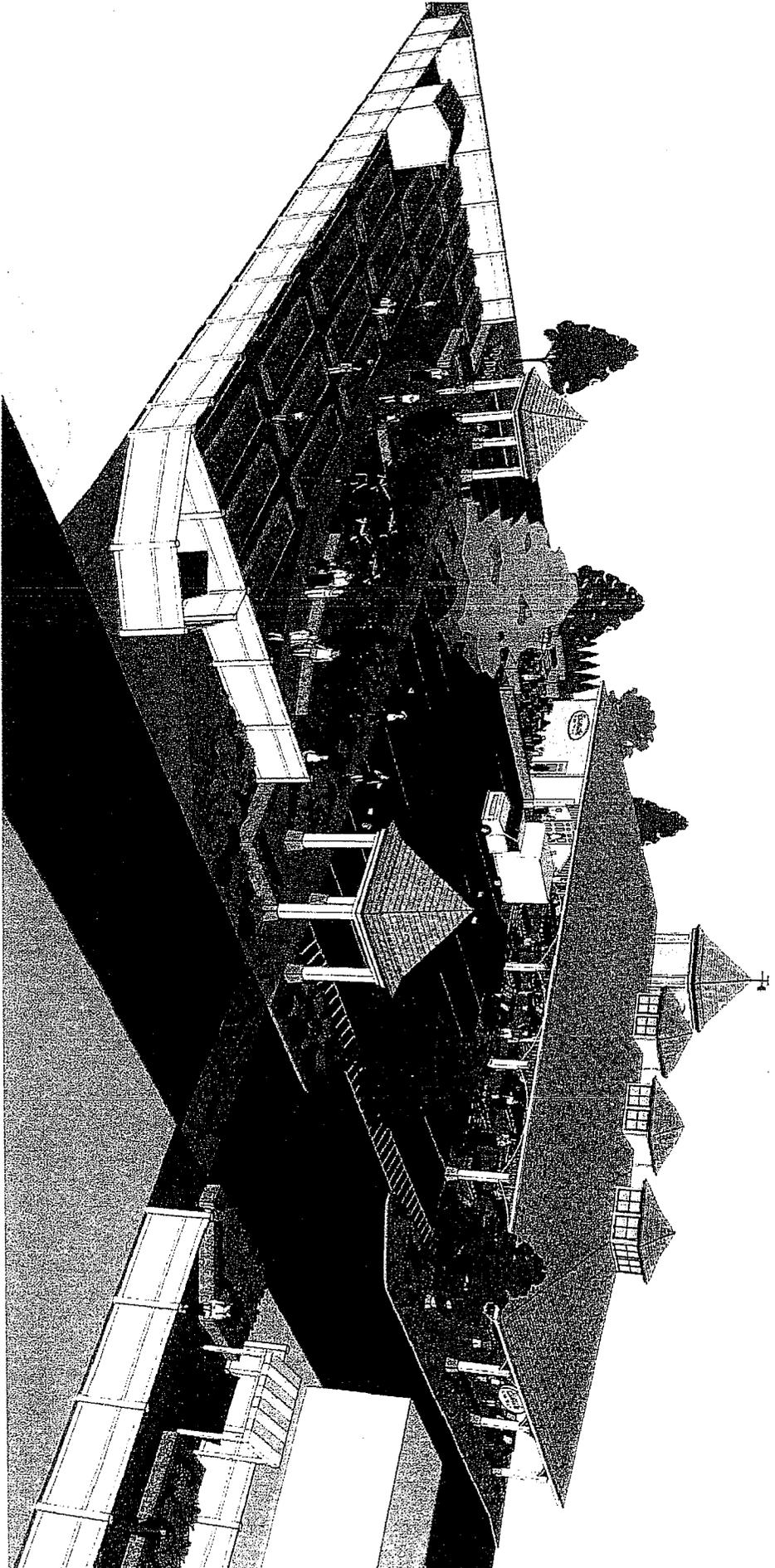
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ARCHITECTS

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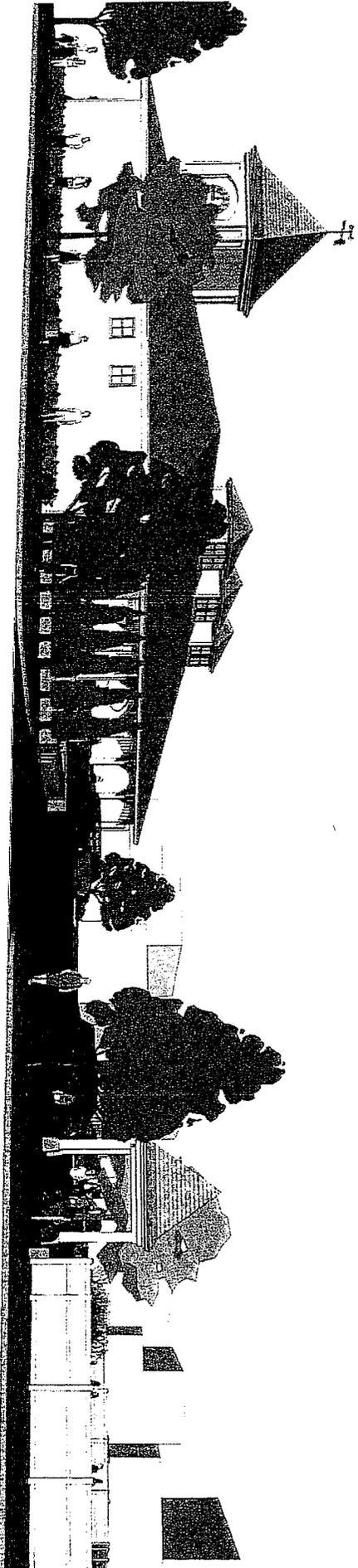
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VIEW FROM FROM 1st AVE. N.

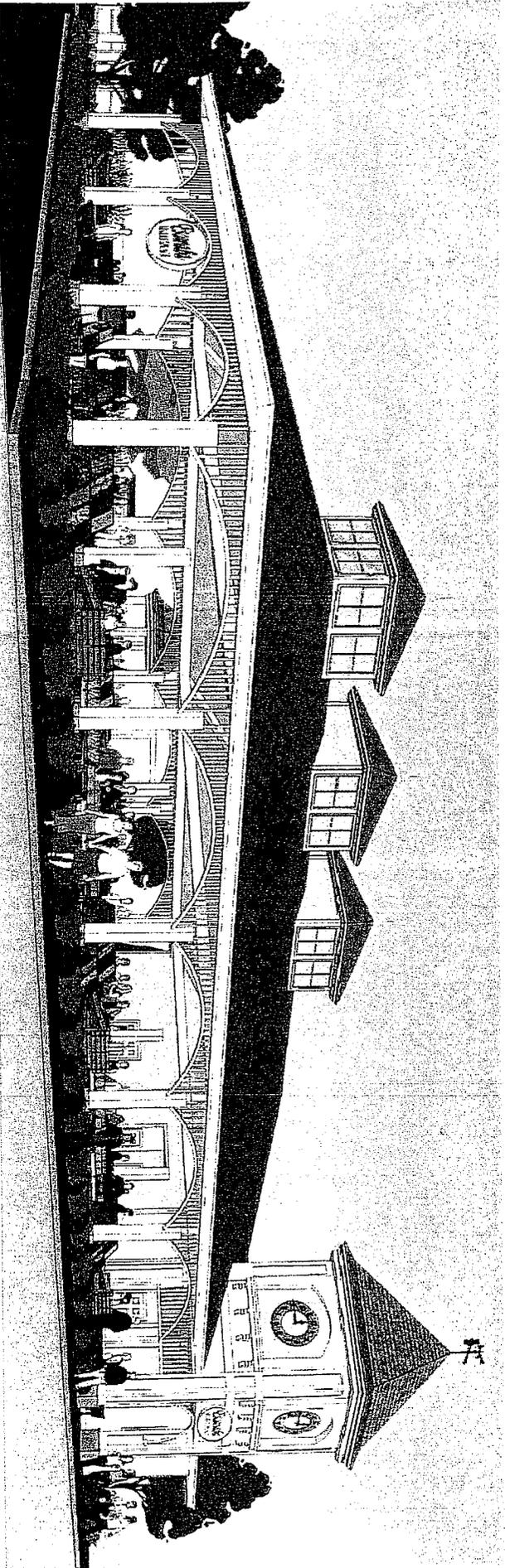
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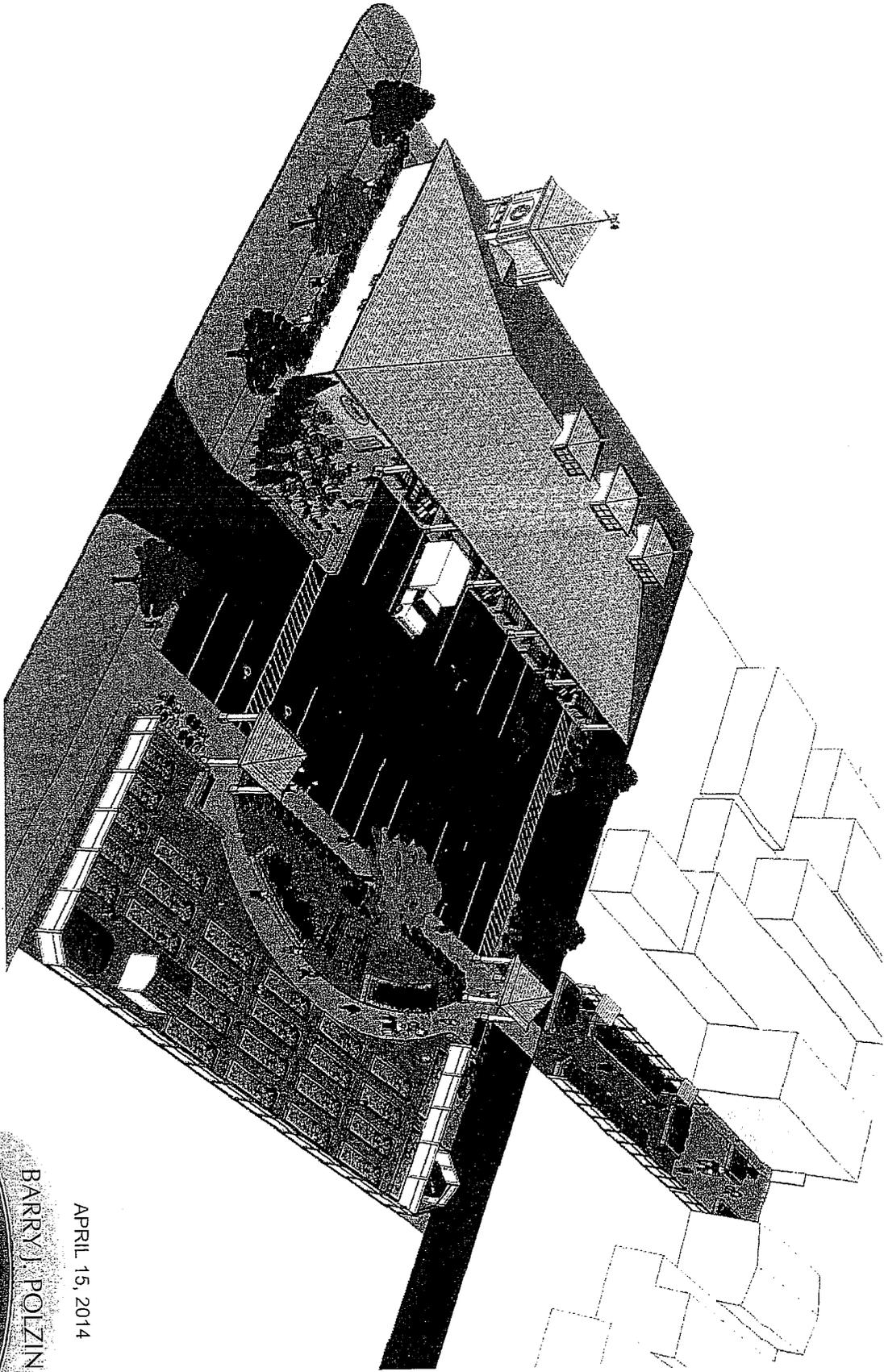
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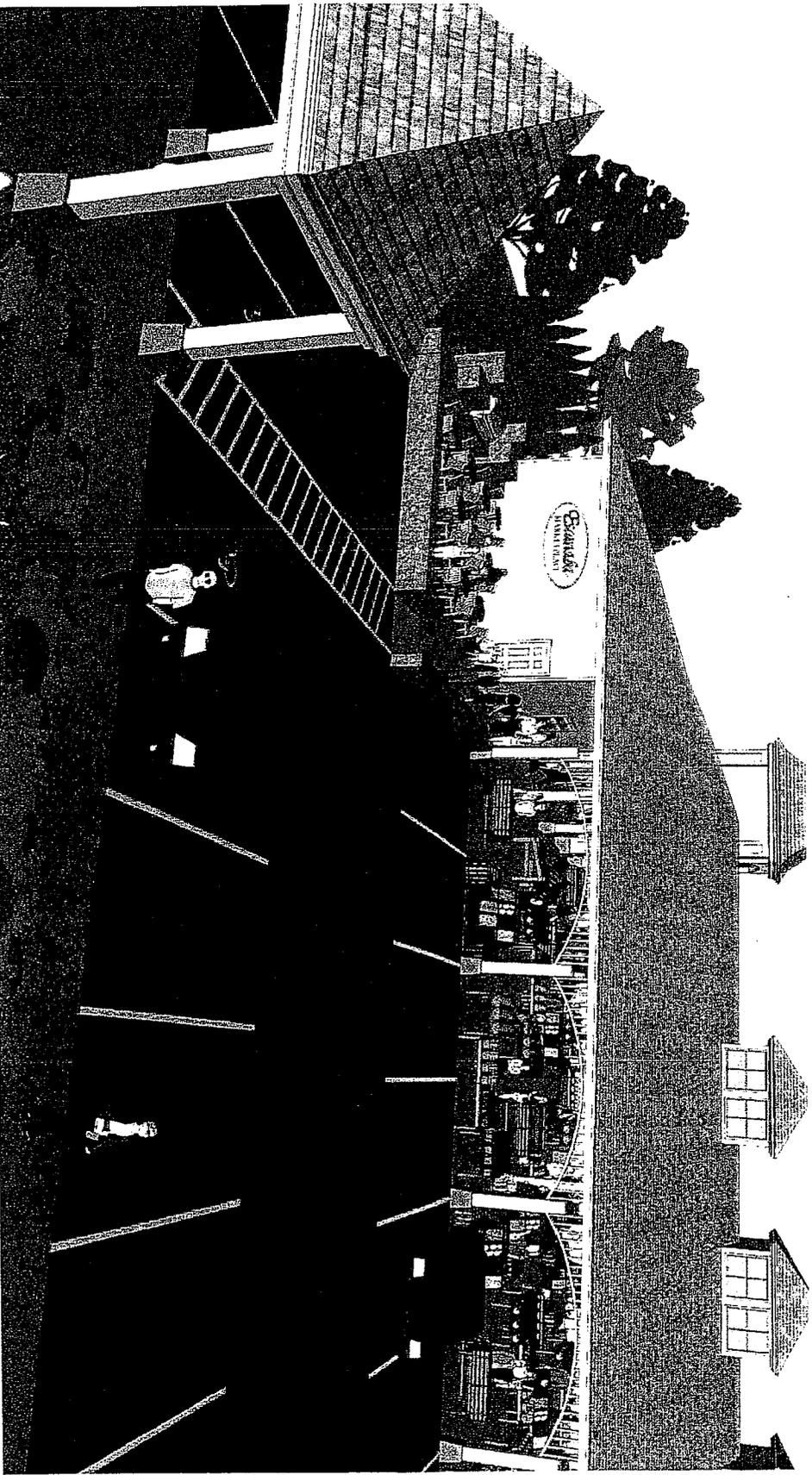
ARCHITECTS

101 N. LAKEHURON BLVD. ANN ARBOR, MI 48105
PH: 734.769.4300 FAX: 734.769.4300

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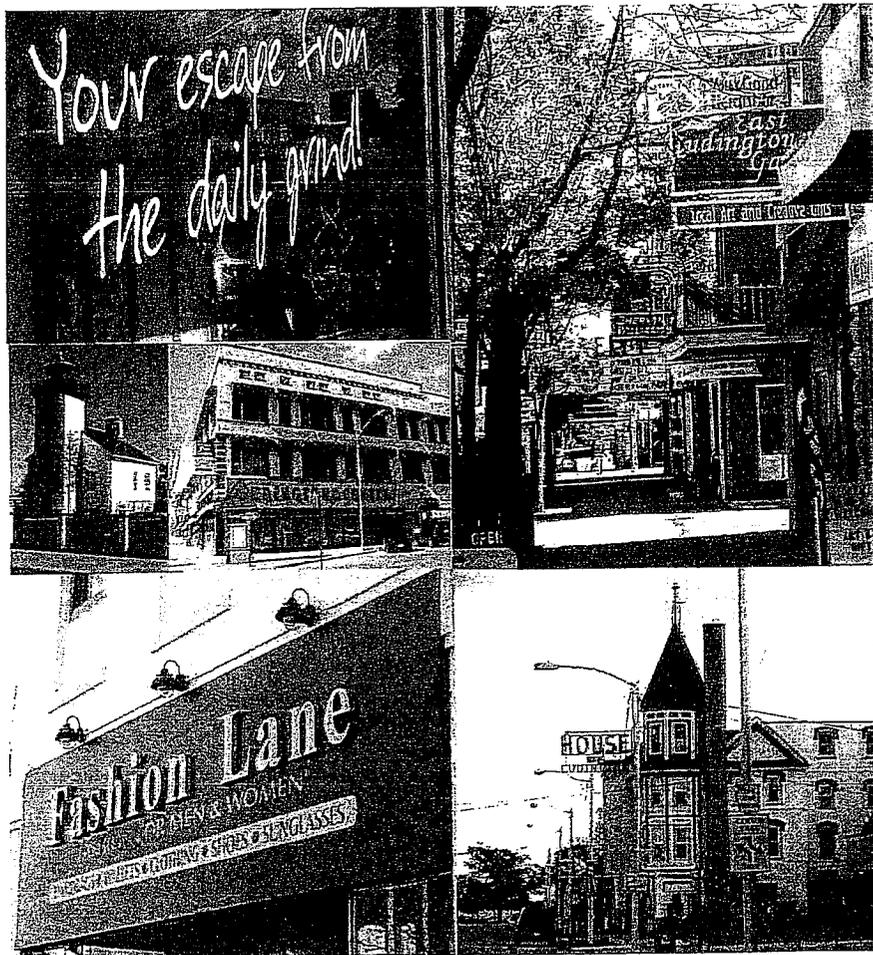


APRIL 15, 2014

BARRY J. POIZIN
ARCHITECTS

101 N. LAKEHURON BLVD., WARGENTON, IN 46985
PHONE: 773-298-9851 FAX: 773-298-4687
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City of Escanaba
Downtown Development Authority
Amended and Restated
Development Plan and Tax Increment Financing Plan



December 2011

City of Escanaba
Delta County, Michigan

DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN
December 2011

City Council

Leo Evans,, Mayor
Mayor Pro Tem Brady Nelson
Walter "Pete" Baker
Patricia Baribeau
Ronald J. Beauchampu
Gilbert Cheves (former Mayor)

Escanaba Downtown Development Authority

Peter Strom, Chairman
Matt Sviland, Vice Chairman
Amy Hubert, Treasurer
James O'Toole
Gilbert Cheves
Rachel Scerine

Former DDA Board Members
Paula Hughes-Jonsson
Dale Gartland

James O'Toole, City Manager
Robert Richards, CMC, City Clerk

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North extended; thence west along a line being one-thousand two hundred (1,200) feet north and parallel to said north right-of-way line of 3rd Avenue North to a point on the north and south centerline of Section 30, said point being three hundred twenty (320) feet more or less south of the north quarter corner of said Section 30; thence south along the north and south centerline of said Section 30 a distance of four hundred sixty-eight (468) feet more or less; thence southwesterly along a curve to the right with one-thousand four hundred thirty-two and 69/100 (1,432.69) foot curve radius a chord distance of five hundred ninety (590) feet more or less; thence south one hundred seventy (170) feet more or less to the northwest corner of Lot 9, Block 1 of Cleary's Subdivision; thence easterly seven hundred ninety-seven and 95/100 (797.95) feet; thence southeasterly two hundred seventy-five (275) feet more or less; thence north thirteen (13) feet more or less; thence southeasterly ninety (90) feet more or less; thence south one hundred twenty-eight (128) feet more or less to a point on the south right-of-way line of 3rd Avenue North; thence east along the south right-of-way line of 3rd Avenue North one-thousand four hundred thirteen (1,413) feet more or less to the east right-of-way line of North 10th Street; thence south eight hundred thirty (830) feet along the east right-of-way line of North 10th Street to the north right-of-way line of 1st Avenue North; thence west along the north right-of-way line of 1st Avenue North to the east right-of-way line of North Lincoln Road (US 2-41 & M-35); thence south along said east right-of-way line extended to the point of beginning.

Also -

That part of Section 28, Section 29, and Section 32 of Township 39 North, Range 22 West lying in the City of Escanaba, Delta County, Michigan, described as follows:

All those lands lying between the waters of Little Bay de Noc and lying easterly of a line described as beginning at the intersection of the south right-of-way line of 7th Avenue South and the southeasterly right-of-way line of Lake Shore Drive; thence northeasterly along said Lake Shore Drive right-of-way line to a point intersecting the east right-of-way line of South 1st Street extended south; thence north along said east right-of-way line of South 1st Street extended to the shore line of Little Bay de Noc.

5. Existing Improvements in the Development Area to be Demolished, Repaired or Altered and Time Required for Completion.

The scope of projects identified by the Escanaba DDA primarily focus on improving existing conditions and infrastructure. As a result, elements within the downtown such as curb and gutters, street pavement, water mains, storm and sanitary systems, lighting, landscaping and sidewalks may be subject to demolition, removal and reconstruction. In addition, the DDA is proposing to allocate funds to be used to acquire and demolish, if necessary, vacant and blighted buildings for public and/or private redevelopment projects.

6. The Location, Extent, Character and Estimated Cost of Improvements including Rehabilitation for the Development Area and an Estimate of Time Required for Completion.

The thrust of the projects identified in the Amended and Restated Development Plan and Tax Increment Financing Plan reflect the proposed reconstruction and improvements to Ludington Street. As a result, the majority of funds forecasted through the tax increment plan will be directed to this effort. The proposed improvements include major reconstruction of the road, implementation of Complete Streets best practices, consolidation of curb-cuts to reduce vehicular conflict points, help maintain the streets so that they are reasonably safe and fit for travel, installation of medians, signalization, sidewalks, utilities, lighting, and street trees, and acquisition of property. The City of Escanaba will be responsible for utilities and roadway enhancements. The downtown area is envisioned to include a combination of mixed uses (residential, retail, and office) and multiple uses (civic, governmental, and private) at densities higher than the surrounding residential neighborhoods or existing commercial uses along Lincoln Street.

Projects and programs for the Development Plan and Tax Increment Financing Plan were identified through several joint special meetings with the City Council, City Administration, Planning Commission, Downtown Development Authority and business owners. A list of projects and programs was compiled and a survey was offered to each of the groups for rating and prioritization. Forty-four members representing the various groups mentioned above responded to the survey coordinated through the City Manager's office.

The results of the prioritization exercise are outlined below in Table 2, 3 and 4. Table 2 graphically and numerically identifies how each project was rated and prioritized by all respondents to the City Manager's Downtown Survey conducted May through July, and Table 3 reflects how the projects were rated by City Council, DDA, City Administration, and Business Owners (Other). Table 4 shows the results of a collective prioritization exercise held at a Special Meeting of the City Council and Downtown Development Authority September 27, 2011. Each of the surveys and the collective prioritization create the framework for DDA future projects and their sequencing.

Table 2
Priorities – Projects and Programs based on Survey

Project or Program	Near Term (0 to 5 Years)	Mid Term (6 - 15 Years)	Long Term (+ 15 Years)
Downtown Building Façade improvement program	26	12	6
Create an Infrastructure Replacement Plan	23	14	5
Creation and Combination of a DDA and Northshore Administrative Promoter (Champion)	16	6	17
Streetscape – 15th to 6th (includes underground utilities)	16	9	15
Downtown Promotion and Marketing program	16	9	16
Public parking lot improvements (paving, stripping, landscape, and lighting)	3	25	14
National Register of Historic Places inventory for eligible tax credits	9	22	9
* Establish a retail incubator	8	20	11
Include the Escanaba Northshore into the DDA District (As a non-funding contributor)	6	15	16
Downtown District-wide Wireless / Broadband network	10	13	18
Install trees along Ludington Street where trees have been removed	7	13	16
Side street enhancements (paving, stripping, landscape, and lighting)	8	9	23
Conversion of One-way side streets to Two-way	7	10	22
Streetscape – Lincoln to 15th (includes underground utilities)	9	9	21
Interior lease space improvement loan program	7	12	20
Municipal Dock enhancements consistent with a passive park	8	11	19
* Indoor / outdoor Farmers Market Building (Year Round Use)	10	12	18
Streetscape – 6th to 1st (includes underground utilities)	15	8	16
Downtown Upper story residential redevelopment program	9	11	14
Downtown Property acquisition, purchase and demolition	15	10	12



At the September 27, 2011 City Council and DDA special joint meeting board members in attendance included the Escanaba City Council, Escanaba Downtown Development Authority, Escanaba Planning Commission, and Delta County Economic Development Alliance. In addition to board members several interested citizens were in attendance and offered their insight on the proposed plan. The main thrust of the Special Meeting was to collectively identify priorities for the DDA Development Plan. Although the Manager's Survey provided the framework for the development plan and budgets, the DDA Board desired to have other agencies weigh-in on the projects and programs. Prior to voting on the priorities all meeting participants were given an opportunity to discuss projects, add additional projects and programs, or consolidate projects and programs. Once completed, each meeting participant (board members and citizens) were given the opportunity to vote for their three most important projects. Table 4 highlights the results.

Table 4
Collective Prioritization (September 27, 2011 Special Meeting)

	Votes
Downtown Building Façade improvement program	20
* Establish a retail incubator	19
* Indoor / outdoor Farmers Market Building (Year Round Use)	14
Commercial Building Weather Optimization Program	14
Streetscape – Stepenson to 6th (includes underground utilities)	11
National Register of Historic Places inventory for eligible tax credits	11
Create an Infrastructure Replacement Plan	8
Downtown Property acquisition, purchase and demolition	6
Downtown Promotion and Marketing program	4
Conversion of One-way side streets to Two-way	4
Streetscape – 6th to 1st (includes underground utilities)	3
Downtown Upper story residential redevelopment program	3
Creation and Combination of a DDA and Northshore Administrative Promoter (Champion)	2
Public parking lot improvements (paving, stripping, landscape, and lighting)	1
Interior lease space improvement loan program	0
Downtown District-wide Wireless / Broadband network	0
Municipal Dock enhancements consistent with a passive park	0
Include the Escanaba Northshore into the DDA District (As a non-funding contributor)	0
Install trees along Ludington Street where trees have been removed	0
Side street enhancements (paving, stripping, landscape, and lighting)	0



The top six projects and programs based solely on the number of times selected by meeting participants were:

- Downtown Building Façade improvement program
- Establish a Retail Incubator
- Indoor / Outdoor Farmers Market
- Commercial Building Weather Optimization Program
- Streetscape from Stephenson Avenue to 6th Street, and
- National Register of Historic Places Inventory for the downtown.

After a review of the key priorities the group decided to consolidate the Farmers Market project and Retail Incubator into one project and potentially one facility.

Applying the prioritization, Table 5 includes both capital improvement projects and DDA initiatives/programs segmented into the three general implementation timeframes. Capital costs are based on 2011 construction dollars and estimates for similar scope downtown projects. Initiatives classified as "Project Based" are identified DDA priorities that are dependent on private redevelopment projects with the potential for DDA participation.

Table 5
Estimated Cost of Improvements and Implementation Schedule

Project / Program	Description	Budget
Near Term Projects and Programs (0 to 5 Years)		
Downtown Building Façade improvement program	Continuation of the DDA's successful façade improvement program.	\$ 450,000
* Indoor / outdoor Farmers Market Building (Year Round Use) with Retail Incubator Space	Construct a year-round farmers market building on the current site of the farmers market facility.	\$ 2,500,000
Commercial Building Weather Optimization Program	Provide grants to assist property owners with energy saving measures on their buildings	\$ 250,000
Streetscape – Stephenson to 6th (includes underground utilities)	Construction of streetscape enhancements along Ludington Street between 15th to 6th Streets. This would include new sidewalks, curb and gutter, trees and other landscaping, and pedestrian level lighting.	\$ 4,425,000
National Register of Historic Places inventory for eligible tax credits	Using a phased approach inventory and prepare the nomination applications to incorporate Ludington Street historic structures into the National Register of Historic Places. This designation will allow property owners access to historic preservation tax credits. A local example of how the historic tax credits can be utilized is the Lofts on Ludington project. <i>Local review of exterior planned improvements is not required under this program.</i>	\$ 40,000
Create an Infrastructure Replacement Plan	Prepare an infrastructure plan which evaluates the condition and replacement of water, sanitary and storm facilities in the downtown especially along Ludington Street.	\$ 45,000
Near Term Projects and Programs Budget		\$ 7,710,000
Mid Term Projects and Programs (6 to 15 Years)		
Project / Program	Description	Budget
Downtown Property acquisition, purchase, rehabilitation and/or demolition	Create a reserve fund for the acquisition of buildings or property for public use or public/private redevelopment projects	\$ 500,000
Downtown Promotion and Marketing program	Develop a coordinated promotion and marketing program. Elements should include interactive web site, greater use of social media, shoppers gift card program, and retail lease incentive program.	\$ 50,000

EskyGrow

Community Organic Gardens

Ed Legault,
Director Downtown Development Authority
1025 Ludington St.
Escanaba, MI 49829

RE: Escanaba Marketplace

Dear Mr. Legault

On behalf of EskyGrow we are writing in support of the Escanaba Marketplace plan which incorporates the EskyGrow gardens. We believe the gardens serve to enhance the activities at the Marketplace while promoting sustainable land use in the downtown.

EskyGrow encourages support of the Marketplace plan and looks forward to working with the City of Escanaba and the Downtown Development Authority in this important project.

Sincerely



Glenn Vande Water
President, EskyGrow

DDA MINUTES
EXCERPTS
3/5/14

OLD BUSINESS/UNFINISHED BUSINESS:

None

NEW BUSINESS:

1. City Market Place

Barry Polzin, Architect presented the Preliminary Updated Design Concepts for the "City Market Place Pavilion" to be constructed on the current location of the Farmer's Market. The drawings will included cost projections for the structure and enhancements to the old Farmer's Market site. Topics discussed noted below:

- placement of structure
- floor plans - 8000 square feet
- market space -10x10 - 38 spaces - undercover
- Back in space for vendors- west side
- no permanent counters - tables brought in
- storage, rest rooms and small kitchen in back
- rain gardens
- parking
- historic sense
- venue for social events
- could be preassembled and other options
- flexible lighting
- timetable
- maintenance
- site plan review/public hearing before Planning Commission

An updated drawing of the "City Market Place" will be available for the public after April 16, 2014.

2 Website Update

Administration and the Board discussed the continuing issues with the website and lack of communication and the inability to use or post on the current website. It was decided to make one more attempt with the current web designer. There is interest in hiring an outside web designer if this last endeavor does not succeed.

Motion to move forward with RKcom Web Design if necessary by Trustee Taylor, 2nd by Trustee Deno. Motion carried.

DDA Minutes

EXCERPTS

1/8/14

CONFLICT OF INTEREST DECLARATION

None

TREASURER'S REPORT

Fund Balance is at \$332,311.20. There were several payables involving the Christmas Promotions. DDA Staff also requested payment of Invoice #0981 to DuBois & Sons' Tree Farm.

Motion to approve Treasurer's Report as published by Vice Chair Bender and to also pay Invoice #0981 to DuBois & Sons in the amount of \$2,189.00. 2nd by Treasurer Crispigna. Motion passed.

OLD BUSINESS/UNFINISHED BUSINESS:

None

NEW BUSINESS:

1. Goals and Objectives - Discussion/Action

Under Section 2. General Rules in the Downtown Development Authority Rules of Procedure, Item 2.7 states: "During the first regularly scheduled meeting of the new calendar year the Board shall develop a set of goals and objectives for accomplishing during the upcoming calendar year. During this same meeting, the Board shall review its past year's performance against the goals and objectives from that year.

- 1) Downtown Building Façade Improvement Program – 10 buildings are in the pre-application submittal process. Preliminary drawings are being compiled by UPEA. They will look to get feedback from MEDC regarding plans and cycle back with us by the end of the month of January.
- 2) Indoor/Outdoor Farmer's Market with Retail Incubator space – The group approved a strategy to work with the current Farmer's Market site looking to create a Community Market environment. We should a pavilion type structure as an example for the structure. DDA Admin will meet with Barry Polzin to get a drawing done. The Board decided to break out the Retail Incubator space initiative from the Farmer's Market project and look to find space that is downtown today.
- 3) Streetscape – Stevenson to 6th Street (includes underground utilities) – The Board discussed the costs of the Streetscape project in its entirety and decided that the costs wouldn't allow us to fund the project. Issue has been there for 25



April 21, 2014

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

A regular scheduled meeting of the Escanaba Planning Commission has been scheduled for May 8, 2014, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall/Library Complex, 410 Ludington Street. The following item will be on the agenda:

SITE PLAN REVIEW – North 9th Street and 1st Avenue North – Downtown Market Place

The Downtown Development Authority is proposing to construct an 8,100 +/- s.f. Downtown Market Place at property owned and/or control.

You are cordially invited to attend this meeting should you have any comments concerning this project. If you have comments, but are unable to attend this meeting, please submit your written comments to the City of Escanaba Planning Commission prior to May 8, 2014. All written and signed comments will be read into the public record.

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five (5) days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling the City of Escanaba at (906) 786-9402. A copy of the proposed site plan for the referenced project can be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30 a.m. to 4:00 p.m.

Sincerely,

Thomas Warstler, Chairperson
Escanaba Planning Commission

RECORD OF SERVICE - 04/21/14
This document was entered in
public records for the City of
Escanaba, MI, and recorded in the
City of Escanaba, MI
U.S. Government 7041
ADDRESS TO: 300' Address
for property owners
at 910 9th & 1st AV
Meeting Date: 4/21/14
Approved by: KLP

Mission Statement:



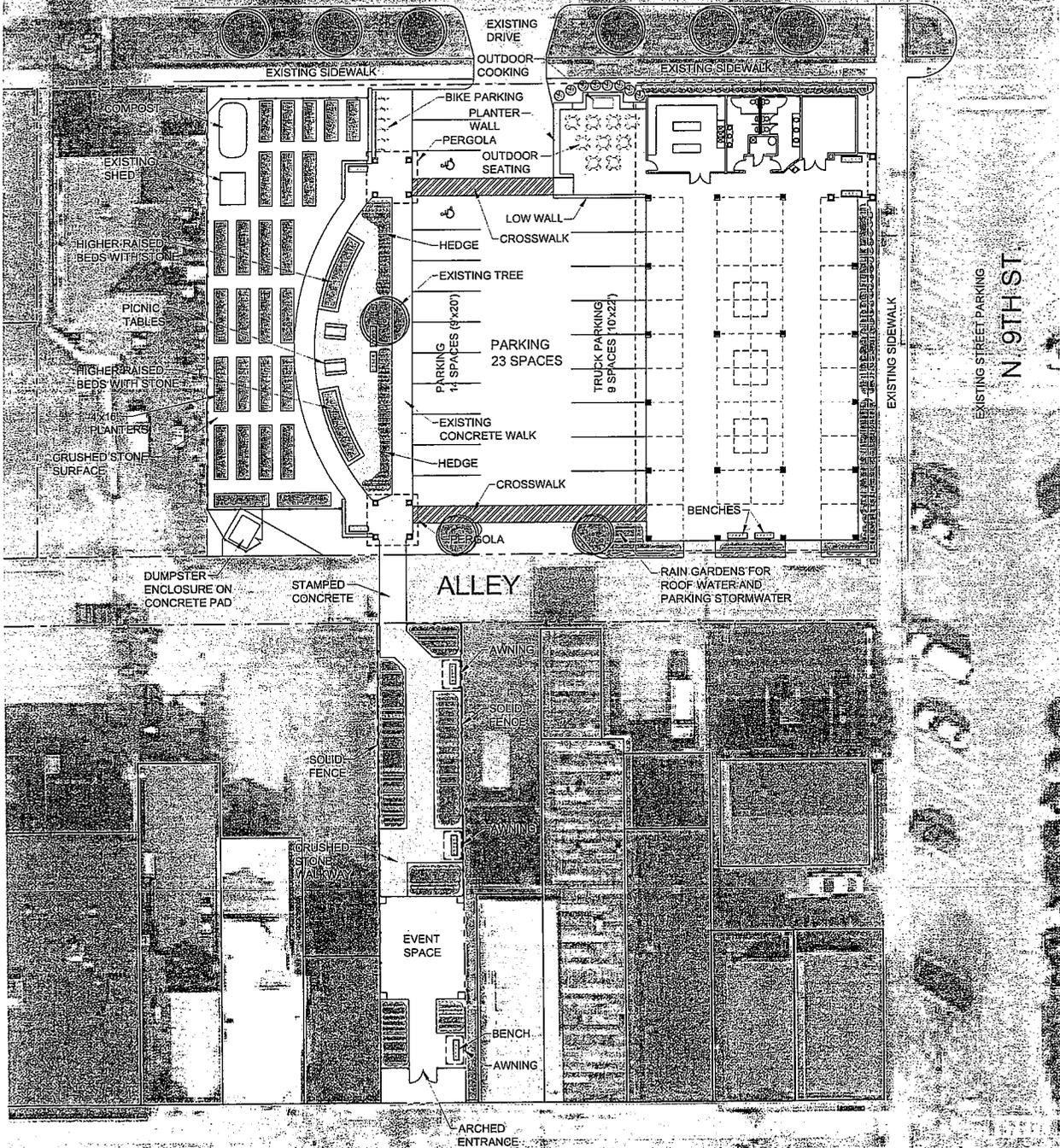
Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.
The City of Escanaba is an equal opportunity employer and provider.

Escanaba

MARKETPLACE

ESCANABA, MICHIGAN

1ST AVE. N.



N 9TH ST

LUDINGTON STREET.

APRIL 15, 2014

SITE PLAN

SCALE 1" = 30'

BARRY J. POLZIN

ARCHITECTS

2017 LAKEMAN ROAD, SUITE 100, ESCANABA, MI 49829

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DEROUIN CYNTHIA
BAR
823 1ST AVENUE NORTH
ESCANABA, MI 49829

D & M PEARSON PROPERTIES LLC
2715 DANFORTH ROAD
ESCANABA, MI 49829

FIRST BANK UPPER MICHIGAN
1400 DELTA AVENUE
GLADSTONE, MI 49837

BEAUCHAMP DUANE ETAL
2212 6TH AVENUE SOUTH
ESCANABA, MI 49829

BEAUCHAMP DUANE ETAL
2212 6TH AVENUE SOUTH
ESCANABA, MI 49829

LAMARCHE PATRICK J
209 NORTH 10TH STREET
ESCANABA, MI 49829

ST VINCENT DEPAUL SOCIETY
1014 LUDINGTON STREET
ESCANABA, MI 49829

CITY OF ESCANABA
P O BOX 948
ESCANABA, MI 49829

REUBENS LOUIS J
207 NORTH 10TH STREET
ESCANABA, MI 49829-3820

ST VINCENT DEPAUL SOCIETY
2119 PRESQUE ISLE AVENUE
MARQUETTE, MI 49855

GARCEAU INSURANCE AGENCY INC
823 LUDINGTON STREET
ESCANABA, MI 49829

TAYLOR CRAIG E
6825 M.5 LANE
ESCANABA, MI 49829

BEAUCHAMP DUANE ET AL
2212 6TH AVE S
ESCANABA, MI 49829

SERATTI ASSOCIATES INC
RESTAURANT
819 LUDINGTON STREET
ESCANABA, MI 49829

UP APARTMENTS LLC
201 SOUTH 3RD STREET
ESCANABA, MI 49829

GRANDMARK LLC
6778 P ROAD
GLADSTONE, MI 49837

OZIMAC KENNETH J
817 1/2 LUDINGTON STREET
ESCANABA, MI 49829

JASKO WILLIAM E
7405 24.75 LANE
GLADSTONE, MI 49837

CHAPEKIS JAMES/EUGENIA
1610 16TH AVENUE SOUTH
ESCANABA, MI 49829

NIQUETTE ALFRED & MILLIE
P O BOX 431
ESCANABA, MI 49829

JENKINS TRICIA
RICHER JEREMY
1743 HAVENS DR
WOODSTOCK, IL 60098

VIAU JAMES J
ATTORNEYS AT LAW
808 LUDINGTON STREET
ESCANABA, MI 49829

NIQUETTE FRED & MILLIE
P O BOX 431
ESCANABA, MI 49829

TRUITT CHRISTINE
218 NORTH 10TH STREET
ESCANABA, MI 49829

RICHARD PARKER LLC
1100 LUDINGTON STREET SUITE 305
ESCANABA, MI 49829

PETERSON L&J LE
6408 K.5 ROAD
ESCANABA, MI 49829

DACKO DENNIS C
PO BOX 1312
ESCANABA, MI 49829

TEG ENTERPRISES INC
2201 12TH AVENUE SOUTH
ESCANABA, MI 49829

DEROUIN DALE L & MERIDETH ANN
1423 15.45 LANE
BARK RIVER, MI 49807-9530

WELLS FARGO BANK
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067

JOHNSON DAVID A
317 NORTH 17TH STREET
GLADSTONE, MI 49837

TALBERT DAVID O & SALMI MICKEY P
W970 G 30 ROAD
BARK RIVER, MI 49807

CITY OF ESCANABA
PO BOX 948
ESCANABA, MI 49829

HOLDEN KIMBERLY K
204 NORTH 10TH STREET
ESCANABA, MI 49829

TALBERT DAVID O & SALMI MICKEY P
W970 G 30 ROAD
BARK RIVER, MI 49807

PELTIN RONALD & KATHERINE
2403 SOUTH 22ND STREET
ESCANABA, MI 49829

RYMKOS THOMAS G & MARY K
7399 S LAKE BLUFF 0.5 DR
GLADSTONE, MI 49837

DAHM SUSAN J LIFE ESTATE ET AL
209.5 NORTH 9TH STREET
ESCANABA, MI 49829

CASHEN LLC
613 SOUTH 10TH ST
ESCANABA, MI 49829

PILON WILLIAM H & MARY
912 1ST AVENUE NORTH
ESCANABA, MI 49829

SUPERIORLAND ELECTRONICS INC
1585 ASPEN DRIVE
ISHPEMING, MI 49849

JONSSON BERT & PAULA
8141 N.3 LANE
GLADSTONE, MI 49837

KOBASIC MICHAEL F & CHERYL T
7277 LAKE BLUFF 0.75 LANE
GLADSTONE, MI 49837

TALBERT DAVID O & SALMI MICKEY P
1585 ASPEN DRIVE
ISHPEMING, MI 49849

KING JOSHUA L
6605 E 5 ROAD
ESCANABA, MI 49829

DELTA INSULATION & REMODELING INC
2212 6TH AVENUE SOUTH
ESCANABA, MI 49829

KLUKA GABE R
518 SOUTH 28TH STREET
ESCANABA, MI 49829

DUBORD CHARLES & LILA
5729 MAIN STREET
WELLS, MI 49894

KNAUS ROBERT L & APRIL A
225 NORTH 9TH STREET
ESCANABA, MI 49829

DAIGNEAULT CYNTHIA FAYE
902 1ST AVENUE NORTH
ESCANABA, MI 49829

ROGERS STEVEN A & JUDY M
919 1ST AVENUE NORTH
ESCANABA, MI 49829

BEAUCHAMP DUANE F & SANDRA V
2212 6TH AVENUE SOUTH
ESCANABA, MI 49829

JOHNSON DAVID A
317 NORTH 17TH STREET
GLADSTONE, MI 49837

CITY OF ESCANABA
410 LUDINGTON STREET
ESCANABA, MI 49829

FRAZIER DONALD & JULIA
6424 L.5 ROAD
ESCANABA, MI 49829

UPPER PENINSULA STATE BANK
P O BOX 336
ESCANABA, MI 49829

CITY OF ESCANABA
410 LUDINGTON STREET
ESCANABA, MI 49829

MEINER, WILLIAM & LACASSE MICHAEL

UPPER PENINSULA STATE BANK
P O BOX 336
ESCANABA, MI 49829

CITY OF ESCANABA
410 LUDINGTON STREET
ESCANABA, MI 49829

CITY OF ESCANABA
410 LUDINGTON STREET
ESCANABA, MI 49829

WENDT KEVIN D
517 OGDEN AVENUE
ESCANABA, MI 49829

LEVEILLE ROBERT B & SHIRLEY A
1710 MARBLE AVENUE
GLADSTONE, MI 49837

DUBORD CHARLES & LILA
5729 MAIN STREET
WELLS, MI 49894

MARVIC PAULA A TRUST
% SUE HURLEY
5457 PORTAGE POINT ROAD
ESCANABA, MI 49829

KRUTINA BRENT A
822 1ST AVENUE NORTH
ESCANABA, MI 49829

ECONOMOS CHRIS & LEIA
1652 16TH AVENUE SOUTH
ESCANABA, MI 49829

BINK FRANK III & LEANNE
1001 LUDINGTON STREET
ESCANABA, MI 49829

KOBASIC DAN
BASIC MARINE
440 NORTH 10TH STREET
ESCANABA, MI 49829

MORAN ERIC
% ROBERT SULLIVAN
2552 US 41 W, SUITE 100
MARQUETTE, MI 49855

PRIES DAVID O/BYUNG SUN
TREASURE CHEST
923 LUDINGTON STREET
ESCANABA, MI 49829

BEAVER RUSSELL & JAMIE
201 SOUTH 3RD STREET
ESCANABA, MI 49829

GARTLAND DALE & HEIDI
4160 12TH ROAD
ESCANABA, MI 49829

COUSINEAU DONALD S &
912 LUDINGTON STREET
ESCANABA, MI 49829

D & R MITCHELL PROPERTIES LLC
PO BOX 250
NEWBERRY, MI 49868

HAYES CALEB W
3594 RUSTIC HAVEN LANE
GREEN BAY, WI 54313-7699

AT & CO ESCANABA REAL ESTATE
901 LUDINGTON STREET
ESCANABA, MI 49829

HIVALA ROY & SHIRLEY TRUST
BOOK STORE
908 LUDINGTON STREET
ESCANABA, MI 49829

MALMSTEN BRIAN M
7268 S LAKE BLUFF 0.5 DR
GLADSTONE, MI 49837

LUFT JOHN A & SHANNEN
906 LUDINGTON STREET
ESCANABA, MI 49829

MOYLE DAVID
917 LUDINGTON STREET
ESCANABA, MI 49829

C & S LLC
SCHMIDT LEIGH
209 SOUTH 12TH STREET
ESCANABA, MI 49829

BASIC MARINE INC
440 NORTH 10TH STREET
ESCANABA, MI 49829

TENANT
821 1ST AVENUE NORTH
ESCANABA, MI 49829

TENANT
221 NORTH 9TH STREET
ESCANABA, MI 49829

TENANT
816 LUDINGTON
ESCANABA, MI 49829

ST VINCENT DePAUL SOCIETY
817 1ST AVENUE NORTH
ESCANABA, MI 49829

ST VINCENT DePAUL SOCIETY
117 NORTH 8TH STREET
ESCANABA, MI 49829

TENANT
812 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
810 LUDINTON STREET
ESCANABA, MI 49829

TENANT
808 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
806 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
804 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
800 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
815 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
811 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
217 NORTH 10TH STREET
ESCANABA, MI 49829

FIRST BANK
213 NORTH 10TH STREET
ESCANABA, MI 49829

TENANT
1010 1ST AVENUE NORTH
ESCANABA, MI 49829

TENANT
1000 1ST AVENUE NORTH
ESCANABA, MI 49829

TENANT
226 NORTH 10TH STREET
ESCANABA, MI 49829

TENANT
220 NORTH 10TH STREET
ESCANABA, MI 49829

TENANT
216 NORTH 10TH STREET
ESCANABA, MI 49829

TENANT
208 NORTH 10TH STREET
ESCANABA, MI 49829

TENANT
208 ½ NORTH 10TH STREET
ESCANABA, MI 49829

TENANT
200 NORTH 10TH STREET
ESCANABA, MI 49829

TENANT
911 2ND AVENUE NORTH
ESCANABA, MI 49829

TENANT
227 NORTH 9TH STREET
ESCANABA, MI 49829

TENANT
219 NORTH 9TH STREET
ESCANABA, MI 49829

TENANT
213 NORTH 9TH STREET
ESCANABA, MI 49829

TENANT
207 NORTH 9TH STREET
ESCANABA, MI 49829

TENANT
209 ½ NORTH 9TH STREET
ESCANABA, MI 49829

TENANT
209 NORTH 9TH STREET
ESCANABA, MI 49829

TENANT
910 1ST AVENUE NORTH
ESCANABA, MI 49829

UP STATE BANK
112 NORTH 11TH STREET
ESCANABA, MI 49829

UP STATE BANK
123 NORTH 10TH STREET
ESCANABA, MI 49829

RON & KATHY PELTIN
1008 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
1006 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
1000 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
923 1ST AVENUE NORTH
ESCANABA, MI 49829

TENANT
112 NORTH 10TH STREET
ESCANABA, MI 49829

TENANT
922 LUDINGTON STREET
ESCANABA, MI 49829

CHRIS & LEIA ECONOMOS
918 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
914 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
916 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
910 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
904 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
111 NORTH 9TH STREET
ESCANABA, MI 49829

TENANT
900 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
919 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
907 LUDINGTON STREET
ESCANABA, MI 49829

TENANT
915 LUDINGTON STREET
ESCANABA, MI 49829

BASIC MARINE
800 1ST AVENUE NORTH
ESCANABA, MI 49829

TENANT
218 NORTH 9TH STREET
ESCANABA, MI 49829

JILL MEUNIER
MICHAEL LACASSE
217 NORTH 9TH STREET
ESCANABA, MI 49829

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.		
Property Address	Class: Exempt, 090	Zoning: E	Building Permit(s)	Date	Number	Status				
115 NORTH 9TH STREET	School: DISTRICT 21010									
Owner's Name/Address	P.R.E. 0%	Map #:	2013 Est TCV 0							
CITY OF ESCANABA	Improved <input checked="" type="checkbox"/> Vacant	Land Value Estimates for Land Table 0.Default								
410 LUDINGTON STREET	Public									
ESCANABA MI 49829	Improvements									
Tax Description	Dirt Road	Description	Frontage	Depth	Rate	%Adj.	Reason	Value		
LOT 1 BLOCK 56 LOT 2 BLOCK 56 ORIGINAL	Gravel Road	100 Actual	140.00	1.0000	1.0000	0	100 X 140	0		
PLAT 115 NORTH 9TH STREET FARMERS MARKET	Paved Road	100 Actual	140.00	1.0000	1.0000	0	100 X 140	0		
Comments/Influences	Storm Sewer	100 Actual	140.00	1.0000	1.0000	0	100 X 140	0		
	Sidewalk	* Factors *								
	Water	Frontage	Depth	Rate	%Adj.	Reason	Value			
	Sewer	100 Actual	140.00	1.0000	1.0000	0	100 X 140	0		
	Electric	100 Actual	140.00	1.0000	1.0000	0	100 X 140	0		
	Gas	100 Actual	140.00	1.0000	1.0000	0	100 X 140	0		
	Curb	Total Est. Land Value =								
	Street Lights	0								
	Standard Utilities	0								
	Underground Utils.	0								
	Topography of Site									
	Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	KD	09/25/2008	Data Enter	2013	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2012	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2011	0	0	0			0
				2010	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
Property Address 909 1ST AVENUE NORTH	Class: Exempt, 090 School: DISTRICT 21010							
Owner's Name/Address CITY OF ESCANABA 410 LUDINGTON STREET ESCANABA MI 49829	P.R.E. 0% Map #:							
Tax Description LOT 3 BLOCK 56 ORIGINAL PLAT 909 1ST AVENUE NORTH FARMERS MARKET	Improved <input checked="" type="checkbox"/> Vacant	2013 Est TCV 0	Zoning: E	Building Permit(s)	Date	Number	Status	
Comments/Influences	Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 50.00 140.00 1.0000 1.0000 0 100 50 X 140 0 50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 0						
	Topography of Site							
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
	Who When What							
	KD 09/25/2008 Data Enter							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2013	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		2012	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		2011	0	0	0			0
		2010	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

104860 16118

**DOWNTOWN DEVELOPMENT AUTHORITY RECOMMENDED
CAPITAL IMPROVEMENT PLAN
FISCAL YEAR 2014-2019**

What is the Capital Improvement Program?

The City's Capital Improvement Program (CIP) is a multi-year planning instrument that drives the evaluation in identification of capital infrastructure projects in need of renovation, repair and/or construction. Capital projects range from road maintenance, road construction to the renovation of municipal facilities, to watermain and sewage system repair. The CIP relates these capital project needs to the financial sources that will support the realization and the timeframe in which both the financing and work will take place. The CIP is designed to report to City Council, the public, City Staff, and other interested parties the capital management and planning strategies of the City. To guide the City in making necessary physical public improvements, Chapter 21 Planning, of the Code of Ordinances and the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, requires the Planning Commission to annually prepare a recommended Capital Improvement Program (CIP). A capital improvement is any improvement and direct engineering cost which involves the construction, purchase, or renovation of a public way, space, building, structure, or utility. A capital improvement must have a useful life of five or more years. A capital improvement is not a recurring capital outlay expense item (such as a motor vehicle or a fire engine) or a general maintenance expense.

In considering the many benefits of capital improvement programming, it is important to highlight the fact that this document should be considered fluid and referenced as a guide for future growth and development.

Elements of a good Capital Improvement Plan.

1. A good plan provides a means for coordinating and consolidating various departmental requests, thereby preventing duplication of projects and equipment.
2. A good plan establishes a system of examining and prioritizing the needs of the City, assuring that the most essential improvements are provided first.
3. A good plan provides an important implementation device for growth management.
4. A good plan coordinates physical planning with financial planning, allowing maximum benefit from available public funds.
5. A good plan allows sufficient time for investigation of project financing and implementation measures and proper technical design.
6. A good plan coordinates an equitable distribution of public improvements throughout the City.

PLANNING COMMISSION CAPITAL IMPROVEMENT PLAN EVALUATION STANDARDS.

When reviewing the proposed projects the planning commission should at a minimum consider the following issues:

- * The project must be in conformance with the Master Plan, development policies of the city, and goals and objectives of the community.
- * The project must be necessary to correct a dangerous and/or blighting condition.
- * The project must be necessary to protect public health and/or safety.
- * The project must be necessary to implement a priority housing or economic development project or opportunity.
- * The project directly supports a priority City program.
- * The project fulfills a State or Federal mandate.
- * The project fulfills an approved, prior commitment of City funds.
- * Adequate project details and justification have been provided.
- * The project provides for the renewal and replacement of, and improvements to, existing public infrastructure and physical assets.
- * The project implements the Goals, Objectives, and Policies of other Plan Elements of the Master Plan.
- * The project is desirable in that it will enhance the desirability of the City of Escanaba as a place to live and invest.

FISCAL YEAR	PROPOSED ACTIVITY	FUND DESCRIPTION	OPINION OF COST	PRIORITY
CAPITAL IMPROVEMENT PLAN 2014-15				
2014-15	<u>DDA District Curb Repair Program</u> Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include street resurfacing, curb, brick pavers, sidewalk, and tree related problems-removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before the Downtown Development Authority Board of Trustees and Planning Commission.	DDA	\$25,000	2
2014-15	<u>Downtown Building Façade Improvement Program</u> Description: Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.	DDA/Grants /Private Funds	\$400,000	1
2014-15	<u>Commercial Weatherization Optimization Program – Building Energy Improvements</u> Description: The program will assist commercial property owners (within the DDA District) in making energy efficient upgrades to improve a buildings performance.	DDA	To Be Determined	1
2014-15	<u>Property Acquisition, Purchase and Demolition Program</u> Description: Funding will be set aside for property acquisition, clearance/demolition and blight elimination with the intent to reuse, rebuild, repurpose or preserve future uses of the property.	DDA	\$50,000	2
2014-15	<u>Ludington Street Facelift – Stephenson Avenue to 6th Street – Project Engineering</u> Description: Rehabilitation/refacing project will include repaving of Ludington Street from Stephenson Avenue to 3 rd Street along with constructing crosswalks to meet the current ADA standards. Bad sidewalks and curbing as budget allows will also be addressed. This project will be done in phases to minimize disruption to businesses.	DDA	\$1,000,000	1
2014-15	<u>Downtown Business Incubator Site Strategy</u> Description: Identify a downtown site that can be used as a Business Incubator Program. The site will allow new businesses to test their strategies in a nesting environment.	DDA	\$3,000	1
2014-15	<u>Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – 1100 Block of 1st Avenue North</u> Description: A DDA controlled parking facility located (Behind Ludington Center) on the 1100 block of 1 st Avenue North. The facility contains a total of 59 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.	DDA	\$6,000	2

2014-15	<p>Famer's Market Preservation and Upgrade – Construction Description: The Escanaba's Farmer's Market has been in operation in downtown Escanaba since the 19th century. The Farmer's Market functions as a vital economic and social link between families, businesses, farmers and crafts people of the community. Project construction will take place on the current site of the Farmer's Market for an enhanced market place design.</p>	DDA Grants Private Funds	\$500,000	2
CAPITAL IMPROVEMENT PLAN 2015-16				
2015-16	<p>DDA District Curb Repair Program Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include street resurfacing, curb, brick pavers, sidewalk, and tree related problems-removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before the Downtown Development Authority Board of Trustees and Planning Commission.</p>	DDA	\$25,000	2
2015-16	<p>Downtown Building Facade Improvement Program Description: Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.</p>	DDA Grants Private Funds	\$400,000	1
2015-16	<p>Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – 100 Block North 10th Street Description: A DDA controlled parking facility located on the 100 block of North 10th Street (behind Morrison Shop). The facility contains a total of 15 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping</p>	DDA	\$6,000	1
2015-16	<p>Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – 700 Block of 1st Avenue North Description: A DDA controlled parking facility located on the (South of 700 Block of 1st Avenue North) 700 block of 1st Avenue North. The facility is not clearly marked, but has in excess of 50 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.</p>	DDA	\$6,000	1
CAPITAL IMPROVEMENT PLAN 2016-17				
2016-17	<p>DDA District Curb Repair Program Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems – removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before Downtown Development Authority board Trustees and Planning Commission.</p>	DDA	\$25,000	1
2016-17	<p>Downtown Building Facade Improvement Program Description: Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.</p>	DDA Grants Private Funds	\$400,000	1

2016-17	<p><u>Parking Lot Beautification - Reline, Landscaping, Signage in Line With Identity/Theme - 1100 Block of 1st Avenue South</u></p> <p>Description: A DDA controlled parking facility located on the (West of Carlyon office) 1100 block of 1st Avenue South. The facility contains a total of 24 spaces none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.</p>	DDA	\$6,000	2
2016-17	<p><u>Parking Lot Beautification - Reline, Landscaping, Signage in Line With Identity/Theme - 1100 Block of 1st Avenue South</u></p> <p>Description: A DDA controlled parking facility located on the (East of Carlyon office) 1100 block of 1st Avenue South. The facility contains a total of 24 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.</p>	DDA	\$6,000	2
2016-17	<p><u>Parking Lot Improvements - Reline, Landscaping, Signage in Line With Identity/Theme - Between 10th and 11th Streets on 1st Avenue South</u></p> <p>Description: A DDA controlled parking facility located between 10th and 11th Streets on 1st Avenue South. The facility contains a total of 18 parking spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.</p>	DDA	\$6,000	2
2016-17	<p><u>Downtown Side Street Facelift - 100 Block Stephenson Avenue to 6th Street</u></p> <p>Description: Rehabilitation/refacing project will include repaving of the 100 blocks off of Ludington Street from Stephenson Avenue to 6th Street and will include repaving along with constructing crosswalks to meet the current ADA standards. Bad sidewalks and curbing as budget allows will also be addressed. This project will be done in phases to minimize disruption to businesses.</p>	DDA City MDOT Grants	\$500,000	1
CAPITAL IMPROVEMENT PLAN 2017-18				
2017-18	<p><u>DDA District Curb Repair Program</u></p> <p>Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems - removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before Downtown Development Authority board Trustees and Planning Commission.</p>	DDA	\$25,000	1
2017-18	<p><u>Downtown Building Facade Improvement Program</u></p> <p>Description: Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.</p>	DDA Grants Private Funds	\$400,000	1
2017-18	<p><u>Ludington Street/Side Street Repair Program</u></p> <p>Description: Annual DDA allocation to repair most critical infrastructure repairs: street resurfacing, curb, brick pavers, sidewalk and tree related problems - removal/replacement.</p>	DDA City MDOT Grants	\$100,000	2

2017-18	<p><u>Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – 700 Block of 1st Avenue South</u></p> <p>Description: A DDA controlled parking facility (Bonifas Art Center) located on the 700 block of 1st Avenue South. The facility contains a total of 60 spaces, none of which are designated accessible. Improvements include the installation of a new facility sign and landscaping.</p>	DDA	\$6,000	2
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OPPORTUNITY IMPROVEMENT SHOULD FUNDING SOURCE BECOME AVAILABLE – 2018-2019

Ludington Street Reconstruction – Projected Estimate \$20 million

Description: Designed streetscape and upgrade all utilities of the East Ludington Street Corridor from Stephenson Avenue to 2nd Street, include side streets to 1st Avenues

Escanaba Heritage Walking Tour – Projected Estimate: \$15,000

Description: A Heritage Walking Tour of the downtown area and parts of the City of Escanaba celebrating historic buildings, homes, and landmarks will be developed.

**PRE-SITE PLAN REVIEW MEETING
ESCANABA MARKETPLACE
NORTH 9TH STREET AND 1ST AVENUE NORTH**

APRIL 16, 2014, AT 9:00 A.M., ROOM C102 OF CITY HALL

Present: City Manager Jim O'Toole, Electric Superintendent Mike Furmanski, City Assessor Daina Norden, City Engineer/Public Works Superintendent Bill Farrell, Public Safety Director Ken Vanderlinden, Water/Wastewater Superintendent Jeff Lampi, DDA Director Ed Legeault, Architect Barry Polzin and Executive Secretary Kim Peterson

City Manager O'Toole stated Barry Polzin was hired by the DDA to develop a marketplace project and a preliminary site plan drawing was sent to departments about a month ago. Based on public input and ideas that came forward since that time, they have been incorporated into the revised site plan drawing.

DDA Director Legeault stated this project has been ongoing for a couple of years. The farmer's market concept was looked at and whether they should build or buy elsewhere. Previously the UPPCO building site on Stephenson Avenue was looked at, along with costs. They discussed a multi-venue type site besides just a farmer's market which would create a sense of place downtown. Green space would be added with connectivity to Ludington Street would be incorporated. Eskygrow would remain at the current site and have public access and be surrounded by a green space environment. There would be an area which would be gated during certain times of the day. There would be access to Ludington Street from a parking perspective and walking. The facility would be locked in winter months.

Architect Polzin believed a 400 amp electrical service would be sufficient. Electrical Superintendent Furmanski stated that was not a problem as there was a heavy main circuit in the area.

A catering kitchen was discussed as it was the plan to install such an area within the marketplace and the size needed would be further discussed. Water/Wastewater Superintendent stated that there would need to be a grease trap if a kitchen was installed. The sewer is 52 – 60' off of North 9th Street and would need to be extended and tied in. There are two water services, one for Eskygrow and one that needs to be abandoned and replaced with something new.

Discussions have taken place with property owners on North 10th Street with regards to purchasing additional property for parking purposes.

Public Safety Director Vanderlinden questioned the suppression system. Architect Polzin stated if there was not a hood than the building code does not require a suppression system. More review will be done on the catering type kitchen.

Discussed use of public space when alcohol was going to be served at events and whether City Council approval would be needed for each event.

City Engineer/Public Works Superintendent Farrell questioned the sheet flow out of the parking lot for drainage. Architect Polzin stated they were thinking of the drainage going into the ground and doing gravel trenches with mostly crushed stone. City Engineer/Public Works Superintendent Farrell stated from a maintenance standpoint he is not crazy about the crushed stone as it would be everywhere. Architect Polzin stated if they set up a network of trenches it would allow the roof water to be captured. The trench would be covered. Discussed the crushed stone not being ADA compliant with wheelchair access and the surface of such.

There will be a public hearing before the Planning Commission on the site plan drawings. Once approved, the project will be submitted to the state for funding. The project will cost approximately \$700,000 and funding through various entities will be applied for. Looking at late fall early spring for a construction period.

There currently are 24 parking spots and the new facility will be increased by another 14 parking spots. DDA Director Legeault stated there are more applicants than spots, however the vendors don't show up every time. Not all vendors require backing into a stall and these spots will be charged more with 9 parking spaces being available for such. There will also be the connected area to Ludington Street for parking and approximately 25 parking spots on North 9th Street area. Current hours for farmer's market is early Saturday mornings to noon and Wednesday afternoons and DDA Director Legeault doesn't see a problem with the neighboring businesses and parking spaces. There is a 26" maneuvering lane for the parking.

Meeting adjourned at 9:23 a.m.

ZONING PERMITS REPORT
January 1, 2014 thru April 30, 2014

2	NEW RESIDENTIAL HOME	475000
2	RESIDENTIAL REMODELS	39500
1	NEW COMMERCIAL	10000
4	COMMERCIAL REMODELS	2042500
	CHANGE OF USE	0
	HOME OCCUPATION	0
	LAND USE PERMIT	0
9	TOTAL	2,567,000