

**OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, March 17, 2016**

The meeting was called to order by the Honorable Mayor Marc D. Tall at 7:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Marc D. Tall, Council Members, Patricia A. Baribeau, Ronald J. Beauchamp, Ralph B. Blasier, and Michael R. Sattem.

Absent: None

Also Present: City Manager James V. O'Toole, City Department Heads, media, and members of the public.

Pastor Jacob Comer of New Life Assembly of God Church, gave the invocation and led Council in the Pledge of Allegiance.

Beauchamp moved, Blasier seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting Minutes from March 3, 2016, as submitted.

ADJUSTMENTS TO THE AGENDA

Sattem moved, Baribeau seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as submitted.

CONFLICT OF INTEREST DECLARATION – None

AWARD PRESENTATION(S)

Certificates of Commendation

Mayor Tall presented the Escanaba Area Hockey Association Pee Wee Hockey Team members and Coaching Staff Certificates of Achievement and Proclamations on their achievement as the Pee Wee Hockey Michigan State Champions.

BRIEF PUBLIC COMMENT – None

PUBLIC HEARINGS

Public Hearing – Citizen Participation – 2016/17 Fiscal Year Budget Preparation.

Each year the City Council holds public hearings to facilitate input from its citizens for the City's next fiscal year budget. This was the third of five (5) scheduled public hearings.

This being a public hearing, Mayor Tall asked if there was any public comment.

Charles Lindquist, from the Delta County Historical Society, thanked the City for their help over the years and asked for continued support in the upcoming 2016/17 Fiscal Year Budget.

Hearing no further public comment, Mayor Tall closed the public hearing.

Public Hearing – CDBG Downtown Façade Grant Application.

A public hearing was conducted on the City of Escanaba's Downtown Community Development Block Grant Façade Grant application. In the application the City of Escanaba, in partnership with the Downtown Development Authority, proposed to rehabilitate six (6) downtown building facades. Administration sought Council approval to submit the application to the Michigan Economic Development Corporation for consideration and approval. City Manager O'Toole, Downtown Development Director Ed Legault, and Blaine DeGrave provided a quick overview of the proposed project.

This being a public hearing, Mayor Tall asked if there was any public comment.

Hearing no public comment, Mayor Tall closed the public hearing.

PH-2 By Council Member Beauchamp, seconded by Council Member Sattem;

**AUTHORIZING RESOLUTION
FOR SUBMISSION OF CDBG DOWNTOWN FAÇADE GRANT APPLICATION**

WHEREAS, the City of Escanaba, Michigan, has been invited to submit an application for Community Development Downtown Façade Community Development Block Grant funds; and

WHEREAS, this CDBG grant application is for improvements to the facades of six identified business in downtown Escanaba; and

WHEREAS, this downtown façade project is consistent with the Community Development Plan of the City of Escanaba.

NOW THEREFORE BE IT RESOLVED by the Escanaba City Council to submit an application for \$831,029 in Community Development Block Grant funds to be used for improvements to the facades of six business in downtown Escanaba; and

BE IT FURTHER RESOLVED, that completion of these improvements will principally benefit at least 51% low and moderate income persons in the target area; and

BE IT FURTHER RESOLVED, that the Escanaba City Council adopts the Community Development Plan; and

BE IT FURTHER RESOLVED, that the City of Escanaba recognizes that a local match from the business owners in the amount of \$293,301 will be required; and

BE IT FURTHER RESOLVED, that local and other funds to be invested in this project have not been expended and will not be expended prior to grant award, completion of environmental review procedures, and written authorization to incur costs from the Michigan Economic Development Corporation; and

BE IT FURTHER RESOLVED, that James V. O'Toole, City Manager, is authorized to sign all documents pertaining to this application for funding.

Upon a call of the Roll, the vote was as follows:

Ayes: Beauchamp, Sattem, Blasier, Baribeau, Tall
Nays: None

RESOLUTION DECLARED ADOPTED.

NEW BUSINESS

Update – Michigan Tax Tribunal.

Council was updated on activities related to the Michigan Tax Tribunal Decision which impacted the City of Escanaba. City Manager O'Toole provided a history of the Tax Tribunal Hearing regarding the Dark Store decision. The Tax Tribunal Judge Mr. Marcus Abood evolved with writing the decision, term expired, and was expected to be reappointed by Governor Rick Snyder. Manager O'Toole read a letter sent to Governor Snyder asking Governor Snyder to withdraw Mr. Abood's appointment. (See Attachment – A)

Blasier moved, Sattem seconded, to approve the letter as written be sent to the Governor Snyder and Legislative Representatives.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, Sattem, Baribeau, Beauchamp, Tall
Nays: None

MOTION CARRIED.

Consent Agenda- Approval – Use of Public Spaces – Community Events.

Administration recommend Council approval of the following community events

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utilizing public space with the following conditions: 1) Proper insurance was provided naming the City of Escanaba and 2) The event sponsors provide all labor and material to clean up at the conclusion of the event.

- a) Request from the Bays De Noc Gobblers to use the Marina on Saturday, August 6, 2016 from 9:00 a.m. to 4:00 p.m. for their Recreating in the Great Outdoors event.
- b) Request from the Pink Pumpkin to use the Ludington Park Pavilion for the Pink Pumpkin Cancer Awareness 5K on Saturday, October 1, 2016 from 8:00 a.m. to 3:00 p.m.
- c) Request from the Delta County Suicide Prevention Taskforce to use the Ludington Park Pavilion for the End the Silence Walk on Saturday, September 10, 2016 from 7:00 a.m. to 3:00 p.m.
- d) Request from the Holy Name Elementary School to use the south parking lot on Aronson Island for the Crusaders Triathlon on August 20, 2016 from 5:00 a.m. to 2:00 p.m.
- e) Request from the Bonifas Arts Center to use the Ludington Park Karas Bandshell area for the Waterfront Art Festival on August 5 and 6, 2016 from 7:00 a.m. to 6:00 p.m.
- f) Request from City Administration to utilize the Marina for Marina Fest 2016 on July 30 and August 1, 2016 from 8:00 a.m. to 10:00 p.m.
- g) Request from City Administration to utilize the Municipal Dock for the Rock the Dock 2016 events on July 2, 2016 and August 6, 2016 from 9:00 a.m. to 10:00 p.m.
- h) Request from Walk in the Park to utilize the Ludington Park Pavilion for a Walk in the Park event on June 25, 2016 from 7:30 a.m. to 1:00 p.m.
- i) Request from the Great Lakes Sports Fishing Club to utilize the Ludington Park and Marina area for a Walleye Fishing tournament on August 6, 2016 from 7:00 a.m. to 4:30 p.m.
- j) Request from the Great Lakes Sports Fishing Club to utilize and Ludington Park and Marina area for a Kid's Fishing Derby on August 13, 2016 from 10:00 a.m. to 2:00 p.m.
- k) Request from the Bay De Noc Great Lakes Sportsfishermen, Inc. to utilize the Karas Bandshell for the Angler Young Angler Walleye tournament on June 11, 2016 from 6:00 a.m. to 8:00 p.m.
- l) Request from the Paul Mitchell the School in Escanaba to use the Ludington Park Tennis Court/Pavilion area for the Cut/Color Run 2016 on April 30, 2016 from 8:00 a.m. to 12:00 p.m.

- m) Request from the Delta County Amateur Radio Society to use the north end of Aronson Island for the Delta County Amateur Radio Society Field Day from June 25, 2016 to June 26, 2016 from 9:00 a.m. to 4:00 p.m.

NB-2(a-m) Sattem moved, Blasier seconded, to approve the consent agenda items as proposed, contingent upon proper insurance was provided naming the City of Escanaba, and event sponsors provide all labor and material to clean up at the conclusion of the event.

Upon a call of the roll, the vote was as follows:

Ayes: Sattem, Blasier, Baribeau, Beauchamp, Tall
Nays: None

MOTION CARRIED.

Approval – Sanitation Bid – Parks and Recreation.

Administration sought Council approval to retain Stenberg Brother’s, Inc. of Bark River, Michigan, for sanitation services/portable restrooms for City parks, ball fields, and special events at their quoted prices through March 31, 2017.

NB-3 Blasier moved, Baribeau seconded, to approve to retain Stenberg Brother’s, Inc. of Bark River, Michigan, for sanitation services/portable restrooms for City parks, ball fields, and special events at their quoted prices through March 31, 2017.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, Baribeau, Sattem, Beauchamp, Tall
Nays: None

MOTION CARRIED.

Approval – 2016 Summer Season - Concession Bid.

Administration sought Council approval to award Territory #2 Concession area in Ludington Park to Sticky Fingers Confections.

NB-4 Beauchamp moved, Sattem seconded, to approve to award 2016 Territory #2 Concession area in Ludington Park to Sticky Fingers Confections.

Upon a call of the Roll, the vote was as follows:

Ayes: Beauchamp, Sattem, Baribeau, Blasier, Tall
Nays: None

MOTION CARRIED.

Approval – Independence Day Fireworks Bid.

Administration sought Council approval to retain Wolverine Fireworks of Kawkawlin, Michigan, in the amount of \$10,000 for the annual 4th of July fireworks display. It was further requested Council authorize the contract amount to increase equal to community donations received for the fireworks display.

NB-5 Blasier moved, Sattem seconded, to approve to retain Wolverine Fireworks of Kawkawlin, Michigan, in the amount of \$10,000 for the annual 4th of July fireworks display, and furthermore, that the contract amount to increase equal to community donations received for the fireworks display.

Upon a call of the roll, the vote was as follows:

Ayes: Blasier, Sattem, Baribeau, Beauchamp, Tall

Nays: None

MOTION CARRIED.

Approval – Resolution of Support - Michigan Natural Grant Fund – Downtown Marketplace Neighborhood Playground.

Administration sought Council approval of a resolution to submit a grant application to the Michigan Natural Resources Trust Fund in the amount of \$64,500 for the development and installation of a new neighborhood playground to be located adjacent to the Downtown Market Place on Ludington Street and South 15th Street.

NB-6 By Council Member Baribeau, seconded by Council Member Beauchamp;

**RESOLUTION OF SUPPORT ENDORSING THE CITY OF ESCANABA'S
APPLICATION TO THE MICHIGAN NATURAL RESOURCES TRUST FUND GRANT**

WHEREAS, the City of Escanaba supports the submission of an application titled, "Escanaba Marketplace Play and Park Structure" to the Michigan Natural Resources Trust Fund Grant Program for development of a new play and park structure in the amount of \$64,500 (75% of the total project of \$86,000) to coincide with the new \$1.3 million Escanaba Marketplace new construction project; and

WHEREAS, the proposed application is supported by the Community's Five-Year Recreation Plan, City of Escanaba Master Plan and the Five-Year Capital Improvement Plan; and

WHEREAS, the City of Escanaba and/or the Downtown Development Authority has made a financial commitment to the Escanaba Marketplace Play and Park Structure development project in the amount of \$21,500 for the Michigan Natural Resources Trust Fund Grant and \$1.3 million to the new construction of the Escanaba Marketplace; and

WHEREAS, The City of Escanaba and the Downtown Development Authority are committed to improving the need for additional neighborhood parks which are seen as a valuable asset for use and enjoyment by residents, tourists and visitors; and

WHEREAS, the City of Escanaba agrees to maintain satisfactory financial accounts, documents and records to make them available for auditing; and

WHEREAS, the City of Escanaba agrees to construct the project and provide such funds, services and materials as may be necessary to satisfy the terms of the grant agreement; and

WHEREAS, the development of a new Escanaba Marketplace Play and Park Structure will be located at Ludington Street and South 15th Street; and is centrally located within the City boundary; and

WHEREAS, the City of Escanaba strongly supports the submission of a Michigan Natural Resources Trust Fund Grant application and the project in its entirety; and

NOW THEREFORE, BE IT RESOLVED, that the City of Escanaba hereby authorizes submission of a Michigan Natural Resources Trust Fund Grant application for \$64,500, and further resolves to make available a local match through financial commitment and donation of \$21,500 for the development of a new Escanaba Marketplace Play and Park Structure and \$1.3 million for the Escanaba Marketplace new construction during the 2016-17 fiscal year.

Ayes: Baribeau, Beauchamp, Blasier, Sattem, Tall
Nays: None

RESOLUTION DECLARED ADOPTED.

Approval – Resolution of Support – Michigan Department of Natural Resources Recreation Passport Grant – Downtown Marketplace Neighborhood Playground.

Administration sought Council approval of a resolution to submit a grant application to the Michigan Department of Natural Resources Recreation Passport Grant Program in the amount of \$45,000 for the development and installation of a new neighborhood playground to be located adjacent to the Downtown Market Place on Ludington Street and South 15th Street.

NB-7 By Council Member Blasier, seconded by Council Member Sattem;

**RESOLUTION OF SUPPORT ENDORSING THE CITY OF ESCANABA'S
APPLICATION TO THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES
RECREATION PASSPORT GRANT**

WHEREAS, the City of Escanaba supports the submission of an application titled, "Escanaba Marketplace Play and Park Structure" to the Recreation Passport Grant

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Program for development of a new play and park structure in the amount of \$45,000 (maximum allowed) to coincide with the new \$1.3 million Escanaba Marketplace new construction project; and

WHEREAS, the proposed application is supported by the Community's Five-Year Recreation Plan, City of Escanaba Master Plan and the Five-Year Capital Improvement Plan; and

WHEREAS, the City of Escanaba and/or the Downtown Development Authority has made a financial commitment to the Escanaba Marketplace Play and Park Structure development project in the amount of \$41,000 for the Michigan Department of Natural Resources Recreation Passport Grant and \$1.3 million to the new construction of the Escanaba Marketplace; and

WHEREAS, The City of Escanaba and the Downtown Development Authority are committed to improving the need for additional neighborhood parks which are seen as a valuable asset for use and enjoyment by residents, tourists and visitors; and

WHEREAS, the City of Escanaba agrees to maintain satisfactory financial accounts, documents and records to make them available for auditing; and

WHEREAS, the City of Escanaba agrees to construct the project and provide such funds, services and materials as may be necessary to satisfy the terms of the grant agreement; and

WHEREAS, the development of a new Escanaba Marketplace Play and Park Structure will be located at Ludington Street and South 15th Street; and is centrally located within the City boundary; and

WHEREAS, the City of Escanaba strongly supports the submission of the Recreation Passport Grant application and the project in its entirety; and

NOW THEREFORE, BE IT RESOLVED, that the City of Escanaba hereby authorizes submission of a Recreation Passport Grant Program application for \$45,000, and further resolves to make available a local match through financial commitment and donation of \$41,000 for the development of a new Escanaba Marketplace Play and Park Structure and \$1.3 million for the Escanaba Marketplace new construction during the 2016-17 fiscal year.

Ayes: Blasier, Sattem, Baribeau, Beauchamp, Tall
Nays: None

RESOLUTION DECLARED ADOPTED.

Presentation – Escanaba Downtown Development Authority – 2015 End of Year Report.

Chairperson Sue Parker of the Downtown Development Authority presented the

2015 Downtown Development Authority Year End report. (See Attachment – B)

APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES – None

BOARD, COMMISSION, AND COMMITTEE REPORTS

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

GENERAL PUBLIC COMMENT

DDA Director Ed Legault thanked Council and citizen's for all their support and partnership with the City of Escanaba.

Zoning Inspector Blaine DeGrave wished to thank CUPPAD Representative Peter VanStein for all his work on the City of Escanaba Downtown Projects.

ANNOUNCEMENTS

Mayor Tall Read a Proclamation proclaiming April 5, 2016 as Recognition Day for National Service, and recognized volunteers of the Foster Grant Program, Senior Companion Program, and Retired Senior Volunteer programs.

- The FIRST Robotics tournament at Escanaba High School was scheduled for Friday, March 18th and Saturday, March 19th;

Hearing no further public comment, the Council adjourned at 8:02 p.m.

Respectfully submitted

Robert S. Richards, CMC
City Clerk

Approved:

Marc D. Tall, Mayor



March 17, 2016

Governor Rick Snyder
P.O. Box 30013
Lansing, MI 48909

RE: Michigan Tax Tribunal Re-appointment of Marcus Abood

Dear Governor Snyder:

We were surprised and alarmed to have learned that you recently announced the re-appointment of Mr. Marcus Abood to the Michigan Tax Tribunal. For the reasons discussed below, we strongly oppose this appointment and ask that you withdraw the appointment.

Mr. Abood has been the principal author of a range of "Dark Store" decisions, in which the Tribunal has used deed restricted sales of vacant property to value brand new operating stores that do not have a deed restriction. This comparison has caused Mr. Abood to reach valuation for big box stores and other stores of national retail chains that are anywhere from 100% to 300% lower than any surrounding states, and indeed, any state in the United States.

Mr. Abood is the author of several decisions claiming that seller-imposed deed restrictions do not affect marketing of the property or its sale price. The deed restrictions in these cases are anti-competitive. The restrictions are imposed after a big box retailer decides to leave a property and seek to prevent any local business from purchasing it preventing any commercial use property. One of those decisions is the *Menards vs. City of Escanaba* case that is currently on appeal. Mr. Abood is the only tax adjudicator nationally to have adopted this point of view.

Mr. Abood is also notable for his categorical rejection of State Tax Commission mandated valuation methodologies.

These decisions reflect his experience. Mr. Abood had no legal background as an expert in tax cases before his appointment to the Tribunal. He has neither assessing certification nor assessing experience and lacks attendance at any assessing classes. Significantly, his nearly exclusive experience has been as a *residential property appraiser in the Lansing area*. He brings no significant known past experiences as a *commercial or industrial appraiser* to the Tribunal.

We are concerned that Mr. Abood will continue to write in those areas in which he lacks education and experience, namely in complex commercial and industrial cases.

Though we do not know what criteria you and your administration used to select Mr. Abood, we would suggest that many other options continue to exist particularly given the Tribunal's rather public opposition to local units and its disparagement of its current assessor member. We are not alone in viewing the Tribunal's many statements and its current practices as reflecting bias. Part of the proof is in values that were determined with respect to national big box retailers. They are not within the range of reason but remain the lowest in the United States by over 100%. They are aberrant. They reflect either bias or incompetence.

Mission Statement:



Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.

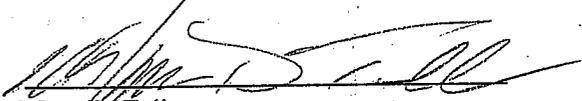
The City of Escanaba is an equal opportunity employer and provider.

To correct a perception that the Administration disparages local units of government, and with respect to the Tribunal, actually discriminates against local units, we believe that there are many options for you and your Administration to consider. There are highly qualified assessors who are attorneys. There are many highly qualified assessors who are appraisers – with the same or higher certification than Mr. Abood, and all with vastly greater experience in commercial and industrial appraisals. Some of these assessors are retired. Similarly there are many experienced and qualified municipal attorneys, some with assessment qualifications that could assist. That these options appear to have been uniformly excluded for a leading proponent of the Dark Store Theory is, whether intended or not, biased.

Particularly given the national discussion of the Michigan Tax Tribunal's singular and dramatic valuation of national big box retailers, we believe that this appointment was a mistake and that you should withdraw Mr. Abood's appointment immediately. We further request that you and your Administration continue to search for a qualified, neutral Tribunal member, with appropriate litigation experience and temperament and in that context should consider the appointment of an assessor to the "At-Large" position. We have reached out to various organizations representing local units of government and will be reaching out to various Legislators to request that the Senate hold a hearing on this appointment.

We need your support on this and other issues and we would like to have the confidence in knowing that you share our desire. Mr. Abood's appointment is an important test of that desire.

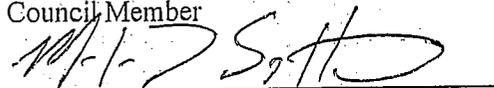
Respectfully Submitted,



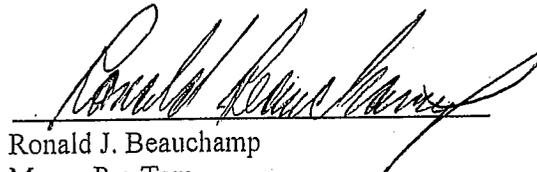
Marc B. Tall
Mayor



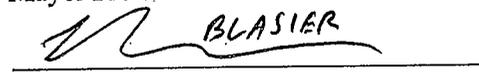
Patricia A. Baribeau
Council Member



Michael R. Sattem
Council Member



Ronald J. Beauchamp
Mayor Pro Tem



Ralph B. Blasier
Council Member

cc: Mr. David Nyberg
Northern Michigan Office
234 W Baraga Avenue
Marquette, MI 49855

State of Michigan Senator's
Representative David Maturen
Representative Jeff Farrington
Representative Ed McBroom
Representative Jon Kivela
Representative Scott Dianda

ATTACHMENT- B

DOWNTOWN DEVELOPMENT AUTHORITY GOALS, OBJECTIVES & ACCOMPLISHMENTS

PURPOSE OF REPORT:

The DDA Rule of Procedure 2.7 requires the DDA Board to review its 2015 year's performance against its 2015 goals & objectives and report its progress to the City Council. The rule also requires the DDA Board to set goals and objectives for 2016. The purpose of this report is to advise the City Council of the DDA's 2015 performance and 2016 goals & objectives.

DDA's 2015 Performance:

1) Strengthen DDA's Strategic Partnerships - We feel that we have greatly improved the linkages & communication with our most critical partners to effectively achieve our goals. Our strategic partners would include: City of Escanaba, Delta County Chamber of Commerce, Escanaba Downtown Business Partners, Bonifas Fine Arts Center, Bay de Noc Master Gardeners & Esky Grows. The DDA has added critical partnerships in 2015 working with CUPPAD, UPCAP, the Community Action Agency and several State Agencies on varied projects.

2) Certifications, Assessments & Recognition – The DDA has partnered with the City of Escanaba to gain inclusion in the following programs.

- (RRC) Redevelopment Ready Communities – Escanaba is the only city in the UP to be approved for inclusion in this MEDC program. The program is designed to give feedback and ideas to streamline our policies, ordinances & processes. The City continues to use the feedback from the RRC team to improve or enhance our Public Participation Plan, updating The City Master Plan as we look to become RRC certified.
- Community for a Lifetime – Escanaba & UPCAP submitted an application and has been approved for inclusion in the Community for a Lifetime program. The program will help the City of Escanaba self-evaluate itself on several key factors as we continue to move forward as an age friendly community.

3) Improve Communication, Transparency & Media Relations – We feel it is critical to get our message out to the community so they understand our direction, projects & activities. We use several methods of communication to achieve this goal, including our open door policy in our center.

- Social Media – The DDA makes use of Facebook and an internal website to share information and documents with the public. We have made many positive changes to the DDA website adding news content regarding the DDA & Escanaba, video like the 2015 Christmas parade & our events page carries many Civic & Community Events in one location. Connectivity with the City website makes it easier to find our information.
- News Media – The DDA's message has been carried on print, radio, internet & TV on a regular basis. We have developed a great relationship with our media partners. They have done a great job getting our story out to the citizens.

- National Media – We have continued to share some of our stories and events with National media outlets that have picked up our story and put Escanaba on a larger stage.
- Civic Organizations – DDA Administration has frequently attended Civic Organizational meetings giving presentations regarding our strategies and projects. These meetings have been very helpful spreading our message. (Rotary, Kiwanis, High School ISD Business Class, Delta Force Leadership Group, City Manager's Call)

4) Downtown Events & Sponsorships – We are moving more of our activities from promotional to physical, bricks and mortar infrastructure as we move forward. There are still some events and sponsorships that we continue to support.

- Major Events – 1) Ribfest as part of the Fun Run, 2) "Rock the Dock" Community Events, 3) Center Court Community Christmas Tree Lighting, 4) Marinafest, 5) Christmas Parade, 6) Second Annual Pasty Drop & Fireworks on New Year's Eve
- Event Sponsorships – 1) Sidewalk Sales Days, 2) "Black Friday on Tuesday" Christmas Shopping Kickoff, 3) Delta County Chess Club Tournament, 4) Annual Downtown Clean-up
- Promotional Event Support – did media promotions for some local events and participated in promotional materials, maps & magazines promoting our community.

5) Downtown Infrastructure & Seasonal Maintenance – The DDA supports many aspects of the overall Infrastructure, Maintenance and Curb Appeal for Downtown.

- Funds the maintenance & snow removal for 8 DDA controlled parking lots near Ludington.
- Plants large floral arrangements at the entrance to downtown to welcome visitors
- Provided Downtown banners promoting the different seasonal views of Escanaba
- The DDA provides plowing of the main parts of the sidewalks on Ludington from 2nd Street to Stevenson Avenue.
- Provides administrative support for the "Farmer's Market" including all utilities, phone, internet access for bridge card customers. We also supply the restrooms. The Esky Grows gardens receive assistance at the site as well.
- Sponsors the costs (\$10,000) associated with the purchase, installation & removal of the Christmas Garland and lights downtown.
- Paid the upfront costs (\$25,000) of the Ludington Street Storm Sewer Study by C2AE to try to eliminate the flooding conditions. Plans are being updated by C2AE for the Saw Grant Application and priority of work to be completed.
- Conducted a public Charrette regarding possible uses and a vision for the redevelopment for the Northern Michigan Bank building as part of the RRC initiatives.

6) DDA Center Court Enhancements - The DDA has had a few different goals over the years regarding Center Court enhancements that were never executed. We have completed a few and look to expand the improvements as we move into 2016.

- Repainted the interior of Center Court to give it a clean fresh look. We will be completing some other interior repairs during 2016 on the building.

7) DDA Goals from 2015 – The DDA 2015 goals have been re-stated with a completion, change or update.

Goals & Objectives for 2015

1. Downtown Escanaba Income Survey – The survey results were completed in Feb 2015 to update Escanaba's Low to Moderate Income score with the MEDC. The process for the State's Certification of our results was followed and our LMI score has been updated by the MEDC. The City of Escanaba is now eligible for the MEDC's Community Development Block Grant. Our score will remain in effect for the next several years.
2. Downtown Building Façade Improvement Program – The 2015 businesses that decided to move forward in the program after our LMI score was updated. The six projects that are in the program total \$1.4 million in investment into our downtown. The MEDC issued a "Letter of Interest" for our projects making a commitment of up to \$960,648 dollars. We will look to start construction in late spring 2016. The Façade program is available for communities that seek to improve/restore buildings to support movement towards a traditional downtown. Grants are available where improvements can sustain and minimize deterioration of commercial/mixed-use properties that have a significant impact on the downtown community. The program is administered through the Michigan Economic Development Corporation (MEDC) utilizing funds received from the US Department of Housing and Urban Development (HUD).
3. Escanaba Market Place Project – The DDA has reviewed architectural drawings completed by Barry Polzin for a pavilion type structure and grounds to be located on Ludington & 15th Streets. We received a "Letter of Interest" from the MEDC for the project and a grant commitment of \$487,000 toward construction. The DDA will be filling the gap of the remaining part of the project. The total project is \$1.1 million. We will look forward to construction start up in late spring of 2016.
4. Street Scape Activities – The DDA & City will move forward on plans for Ludington Street repairs. The City will use a MDOT Grant for the 3rd to 9th Street repairs. The DDA will contribute an anticipated cost of \$275,000 to repair 14th to Stevenson. A repair plan for 9th to 14th Streets is

still being reviewed based on the Water Study that is currently being conducted for repairs in that area.

5. Business Incubator Site Strategy – creating a Business Incubator process that could be utilized to grow new businesses downtown is also a key objective for 2015. The DDA decided to make this a stand-alone project in 2014, but needed to change the vision to make the project executable. The DDA will promote a process for fledgling start-up businesses that will provide mentoring from DDA Board Members and other volunteer business owners, referrals to Michigan Works for a business plan review session, and possible promotion of their product. The mentoring strategy has worked out well and we had several discussions with prospective business owners.
6. Central Retail Commercial District Requirements – The DDA will complete a review of the requirements and responsibilities for businesses within the Central Retail Commercial District. They are in Chapter 21 of Escanaba's Property Maintenance Code. A review of permitted uses, a check list of responsibilities at start & close of any business, as well as some other additions as seen fit. Recommendations would be forwarded to the City Council. The goal will be moved forward to the 2016 goals.
7. DDA Master Plan – The DDA will do an extensive review of our DDA Master Plan as part of the City's update. The DDA will also review our 2020 Vision and Mission Statement to ensure we are aligned with our partners for the future. This project is a work in process and has an anticipated completion within 2016.
8. Downtown Parking Improvements – The DDA has completed the parking lot re-branding with “a sense of place” with new signage that will tell a historical story & picture regarding the space of each parking lot in the DDA's administration. All signage will be consistent regarding downtown parking. All directional parking signs have been updated as well with the new design.

Goals & Objectives for 2016

1. Downtown Building Façade Improvement Program – We expect to start the construction phase of the 2015 Façade projects at the start of the construction season for 2016. Bids will be posted for the projects in March 2016. The DDA will enroll a 2016 class of Façade projects in March of 2016.
2. Escanaba Market Place Project – The DDA has reviewed architectural drawings completed by Barry Polzin for a pavilion type structure and grounds to be located on Ludington & 15th Streets.

We anticipate a late spring construction start for the project with a projected completion date of July 15th to August 15th 2016.

3. Street Scape Activities – The DDA & City will move forward on plans for Ludington Street repairs in 2016. The City will use a MDOT grant to fund repairs from 3rd to 9th streets. The DDA will support repairs from 14th to Stevenson with a financial contribution. The contribution will be based on repair strategy and budget availability not to exceed \$275,000. A repair plan for 9th to 14th streets will be completed after a Water Study and plan is complete. The plan will highlight problem areas that will need construction. Other activities would possibly include planning for parklets in the downtown area, based on vacant lots or blighted buildings.
4. Downtown Communication Plan – The DDA Director will be making visits to all of the downtown businesses throughout the year a priority. It has been difficult to meet everyone through sessions in meetings. The director will also be attending as many civic & networking events as possible to meet more of the business owners.
5. Priority Development Projects – The DDA will assist the City on identifying priority development projects in the downtown area. The information will be able to be marketed by the RRC. The DDA website will also carry this content. The info would include picture, building information and any zoning information that would assist a developer.
6. Downtown Parking Improvements – The DDA will be completing the final phase of the improvements which will consist of sealing and restriping the lots. Based on budget we will complete as many as possible in 2016, with the remaining lots completed in 2017.
7. Center Court Improvements & Repairs – during 2016, final repairs to the interior of the building and improvement to the grounds will take place. We will be installing handicap accessible picnic tables on the grounds and remove the ‘Military Heroes’ sign based on the years of malicious destruction to the sign. A military appreciation sign will be installed at Veteran’s Park in the future.
8. Zoning Changes for Downtown- The DDA conducted public hearings regarding: 1) permitted use in the central retail district, 2) possibly extending the central retail district, 3) Parking requirements for mixed use projects downtown. The information will be reviewed by the DDA Board and any changes will be presented to the City Council in 2016.
9. Blighted Property Plan – The DDA will be pulling together a list of blighted properties and will work with the MEDC to see what funds are available to fight blight in the downtown. The DDA will create a priority work plan based on budget to be implemented in the 2017/2018 fiscal year.
10. Educational Opportunities - The DDA Director will be looking to educational course to enhance grant opportunities as well as planning for downtown during 2016.
11. DDA Master Plan & Vision – while the City is revising the Master Plan the DDA will also have a Master Plan Revision based on feedback from the City’s process. The DDA will also update the 2020 Vision document based on future enhancements to downtown.
12. Business Incubator Strategy - The DDA will promote a process for fledgling start-up businesses that will provide mentoring from DDA Board Members and other volunteer business owners, referrals to Michigan Works for a business plan review session, and possible promotion of their product. The mentoring strategy has worked out well and we had several discussions with prospective business owners.