



CITY COUNCIL MEETING AGENDA

October 05, 2023

Mark Ammel, Mayor
Karen Moore, Mayor Pro Tem
Ronald J. Beauchamp, Council Member
Tyler DuBord, Council Member
Todd Flath, Council Member

James R. McNeil, City Manager
Phil DeMay, City Clerk
Laura J. Genovich, City Attorney

City Council Chambers located at: City Hall – 410 Ludington Street – Room C101 – Escanaba, MI 49829

The Council has adopted a policy to use a Consent Agenda, when appropriate. All items with an asterisk (*) are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event, the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

Regular Meeting

Thursday, October 5, 2023, at 7:00 p.m.

CALL TO ORDER

ROLL CALL

INVOCATION/PLEDGE OF ALLEGIANCE

APPROVAL/CORRECTION(S) TO MINUTES – Regular Meeting – September 21, 2023

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION(S)

BRIEF PUBLIC COMMENT(S)

PUBLIC HEARINGS

1. Public Hearing - Municipal Employees' Retirement System (MERS) Termination – City Manager.

Explanation: In accordance with the MERS Plan Termination Policy, this is the first of two consecutive public meetings to discuss termination of the MERS Defined Benefit Pension Plan. At the next council meeting, administration will request adoption of a termination resolution and approval of the successor plan named "City of Escanaba Defined Benefit Retirement Plan."

UNFINISHED BUSINESS – None

NEW BUSINESS

1. Approval - Fire Hydrant Painting – Water Department.

Explanation: Administration is requesting City Council approval to hire Markley's Percision Company LLC to paint fire hydrants at \$515 per hydrant with lead abatement and \$410 per hydrant with non-lead in an amount not to exceed \$80,000. Money is available and budgeted for this activity.

2. Approval - Engineering Inspection of Antennas of South Water Tower – Water Department.

Explanation: Administration is requesting City Council approval to retain the services of Dixon Engineering and Inspection Services to perform an inspection of NMU antennas of South Water Tower in an amount not to exceed \$1,450. NMU will fully reimburse the City for these costs.

3. Approval – WTP Asphalt Patching – Water Department.

Explanation: Administration is requesting City Council approval to obtain the services of Payne and Dolan of Gladstone, MI to complete the needed asphalt patchwork created from work done on the water system in an amount not to exceed \$590.00/ton. Money is budgeted and available.

4. Approval – Use of Public Space – Spooktacular Trunk or Treat - DDA

Explanation: Escanaba DDA is seeking City Council approval to close South 11th Street from Ludington Street to 1st Avenue South and North 11th Street from Ludington Street to 1st Avenue North for a Spooktacular Trunk or Treat event on Sunday, October 22, 2023, from 3:00 p.m. to 6:30 p.m. (Event Time: 4:00 p.m. to 6:00 p.m.) Administration is recommending approval with the following conditions: 1) Proper insurance be provided naming the City of Escanaba as an additional insured, 2) The event sponsors provide all labor and material to clean up at the conclusion of the event.

5. Presentation – Summary Report – Ogden Triangle Historic Resource Inventory – Planning & Zoning.

Explanation: At their regular meeting on September 18, 2023, the Historic District Commission moved to forward the Summary Report for the Ogden Triangle Historic Resource Inventory to City Council for their review and comments.

APPOINTMENTS

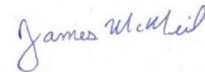
BOARD, COMMISSION, AND COMMITTEE REPORTS

GENERAL PUBLIC COMMENT

ANNOUNCEMENTS

ADJOURNMENT

Respectfully Submitted



James R. McNeil
City Manager

**OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, September 21, 2023**

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

Present: Mayor Mark Ammel, Council Members, Tyler DuBord, Todd Flath, and Karen Moore

Absent: Council Member Ronald J. Beauchamp

Also Present: City Manager James R. McNeil, City Clerk Phil DeMay, Department Heads, media, and members of the public.

City Clerk DeMay led Council in the Pledge of Allegiance.

DuBord moved, Flath seconded, **CARRIED UNANIMOUSLY**, to excuse Council member Beauchamp from the meeting.

Moore moved, Flath seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting minutes from September 7, 2023, as submitted.

ADJUSTMENTS TO THE AGENDA

Flath moved, DuBord seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as submitted.

CONFLICT OF INTEREST DECLARATION – None

BRIEF PUBLIC COMMENT – None

PUBLIC HEARINGS

PH-1 Public Hearing – Resolution No. 23-20 – Transfer Industrial Facility Exemption Certificate (IFE) 2014-198 – Manager.

Administration requested the City Council conduct a public hearing to approve Resolution No. 23-20 to transfer IFE certificate 2014-198 from Bells Brewery Inc. to New Belgium Brewing Company, Inc.

PH-1 “By Council Member DuBord, seconded by Council Member Flath;

**Resolution 23-20 Approving Transfer of Industrial
Facilities Exemption Certificate 2014-198 For New Belgium Brewing Company,
Inc.**

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on October 17, 2013, this City Council by resolution established Bell's Industrial Development District; and

WHEREAS, the City of Escanaba approved an application from Bell's Brewery, Inc. requesting an Industrial Facilities Exemption Certificate 2014-198 for real and personal investments located at 3525 Airport Road, Escanaba, MI 49829; and

WHEREAS, New Belgium Brewing Company, Inc. has filed an application for a transfer of Industrial Facilities Exemption Certificate 2014-198 with respect to real property of \$1,770,000 and personal property of \$1,800,000 of a New Facility located within the Bells' Industrial Development District; and

WHEREAS, the applicant, the Assessor, and a representative of the affected taxing units were given written notice of the transfer application and were offered an opportunity to be heard on said application; and

WHEREAS, New Belgium Brewing Company, Inc. has substantially met all the requirements under Public Act 198 of 1974 for the transfer of Industrial Facilities Exemption Certificate 2014-198; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Escanaba, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted; and

NOW, THEREFORE, BE IT RESOLVED BY the City Council of City of Escanaba that:

1. The City Council finds and determines that the granting of the transfer of an Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, **shall not have the effect of substantially impeding the operation of City of Escanaba, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in City of Escanaba.**

2. The application from New Belgium Brewing Company, Inc. for a transfer of Industrial Facilities Exemption Certificate 2014-198, with respect to a New Facility on the following described parcel of real property situated within the Bell's Industrial Development District to wit:

Bell's Industrial Development District: 051-420-3501-300-021 – FROM THE NE CORNER OF NW1/4 OF SW1/4 OF SECTION 1 T.38N.,R.23W. THENCE MEASURE S.89°55'21"W. ALONG THE NORTH LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 710.30 FEET, THENCE MEASURE S.00°41'57"W. PARALLEL WITH THE WEST LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 86.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE S.89°06'02"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 135.50 FEET TO THE WESTERLY LINE OF

A WETLANDS AREA, THENCE S.09°20'13"E. A DISTANCE OF 36.99 FEET, THENCE S.28°46'04"E. A DISTANCE OF 80.56 FEET, THENCE S.77°29'10"E. A DISTANCE OF 106.93 FEET, THENCE N.61°47'07"E. A DISTANCE OF 35.82 FEET, THENCE S.43°43'24"E. A DISTANCE OF 41.59 FEET, THENCE S.36°45'14"E. A DISTANCE OF 85.24 FEET, THENCE S.15°17'47"E. A DISTANCE OF 35.35 FEET, THENCE S.21°31'28"W. A DISTANCE OF 84.55 FEET, THENCE S.43°53'55"E. A DISTANCE OF 64.64 FEET, THENCE N.89°47'34"E. A DISTANCE OF 66.98 FEET, THENCE S.76°06'20"E. A DISTANCE OF 45.69 FEET, THENCE S.42°53'58"E. A DISTANCE OF 87.77 FEET, THENCE S.62°06'28"E. A DISTANCE OF 48.71 FEET, THENCE S.09°29'02"E. A DISTANCE OF 58.89 FEET, THENCE S.16°23'59"E. ALL BEING ALONG SAID WESTERLY LINE A DISTANCE OF 26.28 FEET, THENCE N.89°06'02"W. PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 657.05 FEET, THENCE N.00°41'57"E. PARALLEL WITH SAID WEST LINE A DISTANCE OF 544.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.10 ACRES. (3525 AIRPORT ROAD) be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall remain in force for the remaining years approved under Industrial Facilities Exemption certificate 2014-198 with an end date of 12/30/2026.

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

Ayes: DuBord, Flath, Moore, Mayor Ammel
Nays: None
Absent: Beauchamp

RESOLUTION DECLARED ADOPTED."

PH-2 Public Hearing – Resolution No. 23-21 – Transfer Industrial Facility Exemption Certificate (IFE) 2015-142 – Manager.

Administration requested the City Council conduct a public hearing to approve Resolution No. 23-21 to transfer IFE certificate 2015-142 from Bells Brewery Inc. to New Belgium Brewing Company, Inc.

PH-2 "By Council Member DuBord, seconded by Council Member Moore;

Resolution 23-21 Approving Transfer of Industrial Facilities Exemption Certificate 2015-142 For New Belgium Brewing Company, Inc.

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on October 17, 2013, this City Council by resolution established Bell's Industrial Development District; and

WHEREAS, the City of Escanaba approved an application from Bell's Brewery, Inc. requesting an Industrial Facilities Exemption Certificate 2015-142 for real and personal investments located at 3525 Airport Road, Escanaba, MI 49829; and

WHEREAS, New Belgium Brewing Company, Inc. has filed an application for a transfer of Industrial Facilities Exemption Certificate 2015-142 with respect to real property of \$1,000,000 and personal property of \$850,000 of a New Facility located within the Bell's Industrial Development District; and

WHEREAS, the applicant, the Assessor, and a representative of the affected taxing units were given written notice of the transfer application and were offered an opportunity to be heard on said application; and

WHEREAS, New Belgium Brewing Company, Inc. has substantially met all the requirements under Public Act 198 of 1974 for the transfer of Industrial Facilities Exemption Certificate 2015-142; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Escanaba, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted; and

NOW, THEREFORE, BE IT RESOLVED BY the City Council of City of Escanaba that:

1. The City Council finds and determines that the granting of the transfer of an Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, **shall not have the effect of substantially impeding the operation of City of Escanaba, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in City of Escanaba.**

2. The application from New Belgium Brewing Company, Inc. for a transfer of Industrial Facilities Exemption Certificate 2015-142, with respect to a New Facility on the following described parcel of real property situated within the Bell's Industrial Development District to wit:

Bell's Industrial Development District: 051-420-3501-300-021 – FROM THE NE CORNER OF NW1/4 OF SW1/4 OF SECTION 1 T.38N.,R.23W. THENCE MEASURE S.89°55'21"W. ALONG THE NORTH LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 710.30 FEET, THENCE MEASURE S.00°41'57"W. PARALLEL WITH THE WEST LINE OF SAID NW1/4 OF SW1/4 A DISTANCE OF 86.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE S.89°06'02"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 135.50 FEET TO THE WESTERLY LINE OF A WETLANDS AREA, THENCE S.09°20'13"E. A DISTANCE OF 36.99 FEET, THENCE S.28°46'04"E. A DISTANCE OF 80.56 FEET, THENCE S.77°29'10"E. A DISTANCE OF 106.93 FEET, THENCE N.61°47'07"E. A DISTANCE OF 35.82 FEET, THENCE S.43°43'24"E. A DISTANCE OF 41.59 FEET, THENCE S.36°45'14"E. A DISTANCE OF 85.24 FEET, THENCE S.15°17'47"E. A DISTANCE OF 35.35 FEET, THENCE S.21°31'28"W. A DISTANCE OF 84.55 FEET, THENCE S.43°53'55"E. A DISTANCE OF 64.64 FEET, THENCE N.89°47'34"E. A DISTANCE OF 66.98 FEET, THENCE S.76°06'20"E. A DISTANCE OF 45.69 FEET, THENCE S.42°53'58"E. A

DISTANCE OF 87.77 FEET, THENCE S.62°06'28"E. A DISTANCE OF 48.71 FEET, THENCE S.09°29'02"E. A DISTANCE OF 58.89 FEET, THENCE S.16°23'59"E. ALL BEING ALONG SAID WESTERLY LINE A DISTANCE OF 26.28 FEET, THENCE N.89°06'02"W. PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 657.05 FEET, THENCE N.00°41'57"E. PARALLEL WITH SAID WEST LINE A DISTANCE OF 544.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.10 ACRES. (3525 AIRPORT ROAD) be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall remain in force for the remaining years approved under Industrial Facilities Exemption certificate 2015-142 with an end date of 12/30/2027).

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

Ayes: DuBord, Moore, Flath, Mayor Ammel
Nays: None
Absent: Beauchamp

RESOLUTION DECLARED ADOPTED."

UNFINISHED BUSINESS – None

NEW BUSINESS

NB-1 Approval – John Deere Lawn Mower Parts – Public Works.

Administration requested City Council approval to donate parts to the Michigan State Police for a John Deere lawn mower that is used at the Gun Range.

NB-1 DuBord moved, Flath seconded, **CARRIED UNANIMOUSLY**, to approve to donate parts to the Michigan State Police for a John Deere lawn mower that is used at the Gun Range.

APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES

Manager McNeil, with Council Consensus made the following reappointments:

Don Curran reappointed to the Historic District Commission, expiring October 1, 2026;

Ellie O'Donnell reappointed to the Historic District Commission, expiring October 1, 2026;

Karen Lindquist reappointed to the Historic District Commission, expiring October 1, 2026.

BOARD, COMMISSION, AND COMMITTEE REPORTS

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

GENERAL PUBLIC COMMENT – None

ANNOUNCEMENTS

- Special Harbor Advisory Meeting Tuesday September 26th at 7:00pm Yacht Club.
- Next Friday September 29th at 5:00 p.m. Homecoming parade down Ludington Street. Football game that evening!

Hearing no further public comment, Flath moved, DuBord seconded, the Council adjourned at 7:10 p.m.

Respectfully submitted,

Phil DeMay
City Clerk

Approved: _____
Mark Ammel, Mayor

Agenda Item: PH-1
Date: 10-05-2023

City Council Agenda Item Request

Date: 09/28/2023

Name: James McNeil

Department: Manager

Item: Municipal Employees' Retirement System (MERS) Termination

Meeting date requested: 10/05/2023

Explanation for request:

In accordance with the MERS Plan Termination Policy, this is the first of two consecutive public meetings to discuss termination of the MERS Defined Benefit Pension Plan. At the next council meeting, administration will request adoption of a termination resolution and approval of the successor plan named "City of Escanaba Defined Benefit Retirement Plan."



City of Escanaba Defined Benefit Plan Members and Retirees:

The city has and always will take pride in our services and community. We are working every day to build on the work that all of you have done and continue to do. Efficient allocation and management of city resources is consequential to our goal of fulfilling obligations to retirees and the employees of today and tomorrow.

Pension contributions have long contributed to financial stress, and this has intensified in recent years. Employer contributions have risen from approximately \$1 million in 2012, to over \$2.25 million in 2022. In addition to regular contributions, the city deployed a \$2.5 million lump sum payment in 2018 in an effort to increase our funded percentage. Meanwhile, the funded percentage has only increased from 62% to 69% over the same period. According to the most recent MERS actuarial valuation report, city contributions are expected to reach nearly \$3.5 million by 2028.

Escalating costs and a lack of funding progress are a result of poor actuarial and investment performance. Sustained mismanagement coupled with the MERS response to inquiries related to investment management has instilled a loss of confidence.

The city has legal and moral obligations to make payment on well-earned pensions. Full funding is our highest priority. In the 2023/2024 budget, the city deployed an additional lump sum payment of \$500,000. Our next step is to improve pension management, and that will require self-administration of the plan.

Leaving MERS does not change your benefit. Self-administration simply allows the city to take control of actuarial and investment decisions. The city managed Act 345 Public Safety pension plan has achieved a funded ratio of 85.5% through more accurate actuarial performance, higher investment returns, and greater transparency. Having control of the plan also provides the city the opportunity to shape the influence of pension contributions on future city budgets.

We will be holding a public question and answer meeting on September 20th at 5:00 p.m. in City Council Chambers at City Hall. If you are unable to attend this session but would like further details on this proposed change, or on actuarial and investment performance, you may call (906) 789-7322. I'm happy to meet with anyone who wishes to discuss this.

Sincerely,

James McNeil

City Manager
City of Escanaba



Mission Statement:

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

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

City of Escanaba

Notice to Defined Benefit Plan Participants

You are receiving this Notice because you are a current or former employee of the City of Escanaba (the "City"), and you are a participant in the defined benefit plan sponsored by the City (the "Plan").

Background

The City currently participates in the Municipal Employees' Retirement System of Michigan ("MERS") Defined Benefit Plan. This means that the Plan is administered by MERS, a professional retirement services company that was created to administer the retirement plans for Michigan's local units of government.

Purpose of this Notice

The purpose of this Notice is to inform you that the City is considering whether to cease participation in the MERS Defined Benefit Plan, and to transfer all Plan assets and liabilities to a Non-MERS Successor Plan that is qualified under Section 401(a) of the Internal Revenue Code (the "Proposed Change"). The Non-MERS Successor Plan would provide identical benefits and rights as the current Plan. Based on its discussions with actuarial experts, City management believes that the Proposed Change would result in better financial outcomes for the Plan. **The Proposed Change would not affect the amount or timing of your Plan benefit.**

Additional Information

The City is required to provide the following additional information pursuant to the MERS Termination Policy:

- The Proposed Change will be discussed at two consecutive regularly scheduled meetings of the City Council. The first of the two meetings will take place on October 5, 2023 at 7:00 PM. The second meeting will take place on October 19, 2023 at 7:00 PM. Both meetings will take place at City Hall, located at 410 Ludington Street – Room C101, Escanaba, MI, 49829. Public comment will be permitted at both of the City Council meetings listed above.
- If the City proceeds with the Proposed Change: (1) all assets and liabilities for the accrued service and all liability and assets for participant-directed accounts under the applicable Plan(s) would be transferred to the Non-MERS Successor Plan; (2) Plan participants' accrued service with the City would be recognized under the Non-MERS Successor Plan going forward, and would no longer be recognized under the MERS Plan Document or under the MERS system (since MERS would no longer administer the Plan); (3) the fiduciary duties owed to Plan participants (including retirees) would be transferred to the Non-MERS Successor Plan; and (4) the Non-MERS Successor Plan would be solely responsible for the payment of any Plan benefits after the termination of MERS participation is implemented.

Questions?

You may contact the City at 906-786-9402, Monday through Friday from 7:30 a.m. to 4:00 p.m. Eastern time with any questions relating to this Notice.



August 25, 2023

Terra Langham
Regional Manager
Municipal Employees' Retirement System of Michigan
1134 Municipal Way
Lansing, MI 48917
[REDACTED]

Dear Ms. Langham:

The City of Escanaba (the "City") currently participates in the MERS Defined Benefit Plan. The purpose of this letter is to notify MERS that the City intends to address the topic of terminating participation in the MERS Defined Benefit Plan at two consecutive regularly scheduled meetings of its City Council. The first of the two meetings will take place on October 5, 2023. We are providing this written notice pursuant to the MERS Retirement Board Termination Policy and Procedure. Please contact me if you have any questions regarding this notice.

Sincerely,

A handwritten signature in black ink that reads "James McNeil". The signature is written in a cursive style.

James McNeil
City Manager



Mission Statement

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

MERS RETIREMENT BOARD

TERMINATION POLICY AND PROCEDURE

Adopted March 15, 2018, including amendments through February 17, 2022

POLICY

Section 11 of the MERS Plan Document provides the limited circumstances under which a participating municipality or court (both referred to as "participating municipality" throughout) may terminate participation in MERS' Defined Benefit, Defined Contribution and Hybrid Plan (each a "Plan" or collectively, the "Plans"). Intended to supplement the MERS Plan Document and incorporated by reference therein, this Termination Policy and Procedure ("Policy") sets forth the administrative requirements for termination of participation in each Plan, and provides the procedure by which termination is affected. Full compliance with this Policy is mandatory for termination of participation in any of the Plans, unless otherwise authorized by the full Retirement Board or the CEO in writing. In the case of any conflict between this Policy and the MERS Plan Document, the MERS Plan Document controls.

This Policy may be amended by vote of the MERS Retirement Board.

DEFINITIONS

Unless otherwise expressly defined in this Policy, capitalized terms shall have the meaning as defined in the MERS' Plan Document, as may be amended.

Retirees and Beneficiaries in pay status are collectively defined as "Retirees."

Members, Vested Former Members, Participants not in pay status and non-vested former Members with accrued service standing to their credit or an account balance, as applicable, are collectively defined herein as "Members."

PROCEDURES

I. Vote of the Governing Body

Summary: Under this termination option, the governing body of a participating municipality¹ may vote to terminate participation in one or more MERS' Plans, and MERS will transfer all assets, liabilities and fiduciary duties to a successor plan that is a qualified plan under section 401(a) of the Internal Revenue Code. This process will be followed for subsection (a)(1)(i) of Section 11 of the MERS Plan Document.

¹ For participating courts, any action required to be taken under this Policy by the governing body shall be implemented by administrative order of the chief judge of the participating court and by resolution and action of each governing body required by law to fund the participating court.

Phase One - Public Meetings, Notice and Termination Date

1. The topic of termination of participation in the Plan(s) must be an express agenda item on two consecutive regularly scheduled meetings of the governing body.
2. The participating municipality must notify MERS, in writing, of its intention to address the topic of termination of participation in the Plan(s) at least one month prior to the first of those two regularly scheduled meetings.
3. The participating municipality must notify, in a manner reasonably designed to provide adequate notice, Members and Retirees and the local business office of each collective bargaining unit representative with active employees as unit members, of the participating municipality's intention to terminate participation in the plan(s) 15 days prior to the first regularly scheduled meeting required herein, informing the recipients of the time, date and place of each scheduled meeting, that public comment will be permitted, that, if the municipality proceeds to terminate participation Plans(s), all assets and liabilities for the accrued service and all liability and assets for participant-directed accounts under the applicable Plan(s) will be transferred to the Non-MERS Successor Plan, that Members' accrued service with the Municipality will no longer be recognized under the MERS Plan Document or under the MERS system, the fiduciary duties owed to the Members and Retirees will be transferred to the Non-MERS Successor Plan, and that the participating municipality and/or the Non-MERS Successor Plan will be solely responsible for the payment of any payments after the termination of participation is implemented.
4. The topic must be introduced and discussed at the first meeting, and if requested by MERS, MERS shall be provided with a reasonable opportunity to provide information to the governing body at the meeting outside of the regular public comment opportunity afforded by law. Any vote must take place at the second consecutive regularly scheduled meeting, at which time a two-thirds majority vote of the members of the governing body is required to adopt a Termination Resolution, in a form prescribed by MERS, providing for termination of participation in the Plan and certifying:
 - a. The [governing body] and its Fiduciary Officials (defined below) have received and reviewed Section 11 of the MERS Plan Document and the MERS Termination Policy and Procedure;
 - b. A two-thirds majority of the members of [governing body] has voted to terminate participation in MERS;
 - c. Termination of participation in the MERS [name of plan(s)] will not result in a diminishment of any accrued financial benefit by Members under Article 9, Section 24 of the Michigan Constitution;

- d. The [participating municipality] acknowledges the requirement to fund the [name of Non MERS Successor Plan] for the benefit of its Members and Retirees, as required by all applicable laws and regulations and agrees to so fund the plan as required by law.
 - e. [Fiduciary of Non MERS Successor Plan] has been named as fiduciary to receive and administer the plan, and invest the assets transferred from the [name of MERS plan(s)] to the [Non MERS Successor Plan], as set forth in the termination valuation conducted by MERS for the Defined Benefit or Hybrid Plan and/or the account statement for the Defined Contribution Plan withdrawal agreement, the accuracy and completeness of which the [participating municipality] acknowledge;
 - f. The [successor plan] is a qualified pension plan under IRC section 401(a); it has, to the best of [governing body's] knowledge maintained that qualified status through the date of termination of participation under this Policy, and intends to maintain such status until final plan termination;
 - g. If the Non-MERS Successor Plan is a defined benefit plan, the plan sponsor of [successor plan], [participating municipality] has adopted or has directed the adoption of reasonable actuarial assumptions developed using the Actuarial Standards of Practice of the Actuarial Standards Board;
 - h. On the effective date of termination of participation in the [name of MERS plan(s)], to be determined by MERS, all responsibilities and liabilities of investment fiduciaries as set forth under the Public Employees Retirement Investment Security Act, Act 314 of 1965, as amended ("PERSIA"), and fiduciary, plan administrator and trustee (under all other applicable state or federal common or statutory laws or regulations) will transfer from MERS to [participating municipality] and its Fiduciary Officials as defined below; and
 - i. In accordance with MERS Plan Document Section 11 and the MERS' Termination Policy and Procedure, the [governing body] directs the individuals holding the specified job positions listed below ("Fiduciary Officials") to execute this resolution as an acknowledgment of the fiduciary duties being transferred.
5. The resolution must also be signed by the Fiduciary Officials of the municipality, defined as: (1) the chief elected officer of the municipality; (2) the chief administrative officer of the municipality; (3) the chief financial officer of the participating municipality; and/or (4) any agent of the municipality who exercises discretion over investment of pension funds, selection of employee benefit plans, or expenditures for employee benefit plans. The date on which the second meeting is held and the resolution is passed is the "Termination Date."
6. The signed and certified Resolution must be provided to MERS within 5 days of its adoption by the governing body.

Phase Two: Termination Implementation through Effective Date

1. On and after the Termination Date, MERS will accept no further contributions remitted by or on behalf of the participating municipality and/or its employees, and will credit no further service to any Member. MERS will continue to pay Retiree benefits until the Effective Date, defined below.
2. Within ten (10) business days of the Termination Date, the participating municipality must provide written notice or notices to all Members with accrued service credit and/or an account balance, as applicable, that were, at any time, enrolled in the terminating Plan and Retirees as of the Termination Date. The notice or notices must state:
 - a. The participating municipality terminated participation in the applicable MERS Plan as of the Termination Date;
 - b. No further service under the MERS Plan will accrue after the Termination Date;
 - c. All active employees will be vested in their accrued service to date as required by law;
 - d. No service performed with the municipality or court after the municipality or court has terminated participation with MERS will be recognized for coordination of service for purposes of eligibility to retire or receive a distribution under any MERS Plan.
 - e. All assets and liabilities for the accrued service or account balances, as applicable, under the Plan will be transferred to the Non-MERS Successor Plan;
 - f. The fiduciary duties owed to the Members and Retirees will be transferred to the Non-MERS Successor Plan; and
 - g. Municipality and the Non-MERS Successor Plan will be solely responsible for the payment of any payments after the termination of participation is implemented.
2. Within thirty (30) days of the Termination Date, or as soon as is reasonably practical, where the terminating plan is the MERS Defined Benefit or Hybrid Plan, MERS' actuary will conduct and provide to the governing body a termination liability valuation, at the participating municipality's expense, confirming total market value assets ("Transfer Amount"), liabilities ("Liability Amount") in total and as to each Member and Retiree and funded level of the Plan as of the Termination Date as a final valuation of the plan within the MERS system. In addition to the restrictions set forth in Section 11 of the MERS Plan Document, if the participating municipality has had an emergency financial manager appointed pursuant to the Local Financial Stability and Choice Act, Act 436 of 2012, or its predecessor acts, former Act 101 of 1988, former Act 72 of 1990 PA 72, and former Act 4 of 2011, and its DB Plan is not funded at 60% according to the termination valuation, the

participating municipality must contribute sufficient funds to the DB Plan to establish a funding level of greater than 60% to align with the Protecting Local Governmental Retirement and Benefits Act, Act 202 of 2017 within thirty (30) days of receipt of the termination valuation.

3. Regardless of funding level or type of plan, within ten (10) days of receipt of the termination valuation or the account statement, or as mutually agreed upon, the participating municipality, through an authorized official, must acknowledge receipt and affirm in writing to MERS if the municipality disputes or otherwise disagrees with the calculations of the termination valuation and/or account statement, after which the termination valuation and/or account statement shall be deemed final and accepted by the participating municipality as accurate and complete.
4. Within thirty (30) days of the Termination Date, or as soon as reasonably practical, for the MERS Defined Contribution Plan and defined contribution portion of the Hybrid Plan, MERS will: (a) provide a blackout notice to all Members and Retirees with an account balance identifying the final account balance, notifying them that their account will be frozen for a specified time period (during which investment changes and applications for distributions will not be processed) and liquidated for transfer, and (b) provide a termination account statement to the participating municipality and Non-MERS Successor Plan identifying the total amount of assets to be transferred (also the "Transfer Amount"), itemized by Member or Retiree name or other identifier.
5. Within thirty (30) days of the Termination Date, or as soon as reasonably practicable, for the Defined Benefit Plan and the defined benefit portion of the Hybrid Plan, MERS will send a written final statement to all Members identifying all accrued credited service and employee contributions attributable to each Member as of the date of the termination valuation.

Phase Three: Effective Date; Withdrawal Agreement and Transfer of Assets

1. Within thirty (30) days of the receipt of the termination valuation, the participating municipality must execute a withdrawal and transfer agreement, in form and substance as approved by MERS. The agreement will specify the "Effective Date" on which the plan assets will be transferred, which must be no earlier than sixty (60) days after the last date of execution of the agreement, and must be the first day of a calendar month. On the Effective Date:
 - a. All Adoption Agreements, Participation Agreements, Administrative Services Agreements and any other agreements or understandings between MERS and municipality regarding all plans of the municipality will be terminated;
 - b. The participating municipality's participation in the applicable plans will be terminated;

- c. MERS will pay no further benefits and have no further liability to pay benefits to Members and Retirees.
 - d. MERS will transfer the Transfer Amount(s) via wire transfer to the Non-MERS Successor Plan, and the Non-MERS Successor Plan will acknowledge receipt of the Transfer Amount(s) in writing within one (1) business day;
 - e. MERS will no longer have any role, obligation or liability as an investment fiduciary under PERSIA, or as a fiduciary, plan administrator or trustee under any state and federal common and statutory law and regulations, and the municipality will assume all such roles, obligations or liabilities as an investment fiduciary under PERSIA, and as a fiduciary, plan administrator and trustee under any state and federal common and statutory law and regulations.
 - f. The participating municipality will assume liability for all assets transferred, all liabilities for all benefits, and all responsibilities associated with the roles of investment fiduciary, fiduciary, plan administrator and trustee as set forth in PERSIA and under all other applicable state and federal common and statutory law and regulations, none of which roles, responsibilities or liabilities shall then remain with MERS for any purpose whatsoever.
2. On or before the Effective Date, MERS will provide participating municipality and the Non-Successor Plan with census data and benefit provisions in its possession related to the applicable Plan that is requested by the participating municipality and the Non-MERS Successor Plan and reasonably needed to properly administer the Members' and Retirees' pension benefits, and that it will maintain such information and data for a period of one (1) year after the Effective Date. MERS will provide the requested information and data electronically or in such form as MERS may reasonably determine.
3. After the end of the calendar quarter in which the Effective Date occurred, for the Defined Benefit Plan and the defined benefit portion of the Hybrid Plan, MERS will transfer any investment income attributable to the Transfer Amount but not applied as of the Effective Date to the Non-MERS Successor Plan as soon as is practicable. MERS will retain an amount, reasonably determined by MERS, such that if there were investment losses attributable to the Transfer Amount for the portion of the quarter prior to the Effective Date, MERS will deduct such losses from the retained amount and pay the Non-MERS Successor Plan any remaining amount.

II. Cessation of Employer Eligibility

Summary: Under this termination option, where a participating municipality becomes or will become privatized, has or will dissolve, or otherwise has or will no longer meet the definition of "municipality" under the Municipal Employees' Retirement Act and/or the MERS Plan Document, participation in the Plan(s) is automatically terminated. Active employees will be immediately vested in their accrued financial benefits if required by law, and MERS will cease accepting

regular employer or employee contributions and recording service credit. Assets will remain with MERS pursuant to the Actuarial Policy for the Defined Benefit and Hybrid Plans, and MERS will continue to issue benefits to Retirees, and will pay and make distributions to Members upon eligibility for same under the MERS Plan Document. This process will be followed for terminations under subsection (a)(1)(ii) of Section 11 of the MERS Plan Document.

Phase One: Notice and Termination Date

1. The participating municipality must inform MERS of its pending cessation of eligibility and provide supporting documentation of change in status as deemed necessary by MERS as far in advance of the change as possible by written notice.
2. MERS shall determine the Termination Date, after which time MERS will no longer accept employer or employee contributions or record service credit for Members.
3. Unless otherwise authorized by MERS, after the Termination Date, MERS will continue to pay benefits and make distributions to Retirees, and will pay benefits to Members if and when eligible under the terms of the MERS Plan Document.

Phase Two: Termination Implementation for the Defined Benefit and Hybrid Plans

1. Within thirty (30) days of the written notice required in Phase One, MERS' actuary will conduct a termination valuation to determine the funded status of the applicable plans. The provisions of the Actuarial Policy Article IV, Section 3 apply.
2. Upon the participating municipality's meeting of the funding requirements under the Actuarial Policy, MERS and the participating municipality will enter into a withdrawal agreement in a form prescribed by MERS. Unless otherwise approved by MERS, in its sole discretion, the participating municipality must identify an entity to maintain the funding level required by the Actuarial Policy, and that entity must execute the withdrawal agreement affirming its obligations to maintain the funding level.

End Policy

Agenda Item: NB-1
Date: 10/5/23

City Council Agenda Item Request

Date: 9/22/2023

Name: Jeff Lampi

Department: Water Department

Item: Fire Hydrant Painting

Meeting date requested: 10/5/2023

Explanation for request:

Administration is requesting Council's approval to hire Markley's Precision Company, LLC of New London, Ohio to do the fire hydrant painting at a price of \$515 per hydrant with lead abatement and \$410 per hydrant with non-lead in an amount not to exceed \$80,000.00.

Money is available and budgeted for this activity.

BID - FIRE HYDRANT PAINTING 2023

TO BIDDERS: 08/11/2023

BID OPENING: 09/12/2023 @ 2:00 p.m. EST

ADVERTISED: WEEK OF 08/11/2023

NOTICE TO BIDDERS

Sealed bids will be received by the City of Escanaba at the office of the City Clerk, on or before:
2:00 p.m. EST, on: 09/12/2023.

The bids will be publicly opened and read in Room 101 in the City Hall located at 410 Ludington Street, Escanaba, Michigan at said date and time.

Bidder's proposals, and/or specifications may be obtained from the office of the City Clerk, located at 410 Ludington Street, Escanaba, Michigan, 49829. No bids will be considered unless the proposal form and /or specifications (furnished by the City of Escanaba, Michigan), are properly completed and enclosed in a sealed envelope, marked:

FIRE HYDRANT PAINTING 2023

In addition, the City of Escanaba, Michigan will not consider any proposal which has not been received prior to the published time, date, and year of bid opening. (FAX transmittals will not be accepted.)

A Certified Check, Cashier's Check, or Bidder's Bond, drawn payable, without condition, to the City of Escanaba, Michigan, in an amount not less than 10% of the bid, will be submitted with each proposal as a guarantee that if the bid is accepted, the bidder will furnish materials or services as stated in his or her proposal. On failure of the successful bidder to fulfill the conditions of his or her proposal, he or she shall forfeit said deposit to the City of Escanaba, Michigan as liquidated damages. The acceptance of the proposal will be contingent upon the bidder's acceptance of this provision.

The City of Escanaba, Michigan reserves the right to reject any or all bids, or any part thereof at its discretion, and to waive any irregularities in the bidding. The City of Escanaba, Michigan may also split bids at its discretion. The City further reserves the right to negotiate directly with any and all bidders concerning any matter related to any bid.

All City of Escanaba, Michigan bids are prepared to afford all vendors the equal opportunity for fair and equitable competition. The City of Escanaba, Michigan assumes no liability or responsibility for any errors or oversights in the preparation and/or publication of bids.

Jeff Lampi
W/WW Supt
City of Escanaba

SPECIFICATIONS FOR FIRE HYDRANT PAINTING BID

GENERAL

1. The scope of work under this specification includes all labor, materials, tools, and equipment necessary to paint approximately 100 fire hydrants.
2. The Contractor must familiarize himself with the locations, types, and conditions of the hydrants to be painted.
3. Incidental brush and long grass trimming as may be necessary to access the hydrants shall be the responsibility of the Contractor.
4. The Contractor's attention is called to the fact that all of his work will be in limited areas alongside traffic flow, and both working space and automobile traffic will be a problem. The Contractor must abide by the Michigan Manual of Uniform Traffic Control Devices to provide for the safe and expeditious movement of traffic through construction and maintenance zones and for the safety of the work force performing these operations.
5. A list of the 100 fire hydrants too be painted will be furnished by the Escanaba Water Department. This list may be an engineer's drawing of the water system indicating which zones, areas, or exact locations of hydrants will be painted.
6. The contractor must be registered with the State of Michigan as a certified lead abatement worker, lead abatement contractor and lead abatement supervisor in accordance with state and federal regulations as required by the State of Michigan. Contractor shall be responsible for performing all lead-based paint activities to include but not be limited to all removal measures, containment, collection, transportation and disposal of lead paint waste associated with the hydrant painting project.

CONTRACTOR QUALIFICATIONS

1. For the purpose of evaluating bids, consideration will be given to bid price and the Contractor's qualifications. Along with their bids, Contractors shall submit the Following information on company letterhead:
 - A. A list of projects it has completed; similar to the one specified, including a description of the work, dates, and owner/agency contact person.

- B. Listing of major equipment proposed by the bidder for use in this project.
- C. Shall list permanent place of business, duration of business, and experience of Personnel to include past work done in performing lead-based paint activities.
- D. Proof of the contractor's lead abatement worker, lead abatement contractor or lead abatement supervisor registration issued by the State of Michigan may be required.

INSURANCE

The Contractor shall provide the City of Escanaba with the following evidence of insurance before the commencement of the work:

Workers Compensation

Coverage A	Statutory – Michigan
Coverage B	\$100,000

Comprehensive General Liability

Bodily Injury	\$1,000,000 Combined Single Limits (minimum)
Property Damage	\$1,000,000 Combined Single Limits (minimum)

Comprehensive Auto Liability

Auto Liability	\$1,000,000 Combined Single Limits (minimum)
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MDOT INSURANCE

MDOT 2012 Standard Specifications for Construction:
Refer to Section 107.10

The City of Escanaba and MDOT shall be named as “additional insured” on all certificates. All policies affording coverage under the insurance requirements shall further be endorsed to provide a ten (10) day notice to be delivered to the City of Escanaba and MDOT before any coverage's are either reduced or cancelled.

The contractor shall submit documentation showing that the City of Escanaba and MDOT are held harmless.

LEAD & CADMIUM PAINT TEST RESULTS WILL BE PROVIDED

The City of Escanaba will be assigning the hydrants into age groups. Paint samples from each of these age groups will be sent to a lab to be tested for Lead and Cadmium. Results will be provided to the contractor before the City issues a notice to proceed. Calculated totals of our needs will be used to determine and award the total cost of the project to the selected contractor. Based on the results of the lead and cadmium testing, an accurate painting cost will be calculated. These results will be made available to the bidder before work begins.

For the purpose of evaluating bids on the Bidder's Proposal, please provide an individual price for: **a single lead abatement hydrant and a single non-lead hydrant**. Bids shall be submitted for the work of painting 100 hydrants. Bid bonds shall be calculated using the combined cost of 50 of the "lead paint" hydrants plus the cost of 50 of the "non-lead paint" hydrants.

SURFACE PREPARATION

1. Remove all cardboard signs, tape, etc. that may be present.
2. All work will be completed in an enclosure with dust capture or with air filters capabilities and ground cover protection.
3. **All surfaces shall be sandblasted to a clean and bear metal surface.** Metal to receive paint shall be dry, clean and free of all surface contaminants.
4. The ground and/or hydrant shall be covered in such a manner as to provide effective recovery of all materials removed from the hydrant.
5. All paint chips, rust and mill scale collected shall be disposed of in an approved, environmentally sound manner. This disposal will need to be documented, and the disposal of waste generated will be at the cost of the contractor and included in the bid.

WORKMANSHIP – APPLICATION

Paint Specifications & SDS's for the paints listed below are on the City of Escanaba website, under the Services tab, City Bid List from the drop down or the link: <https://www.escanaba.org/rfps>

1. All exposed surfaces, (including at least 2 inches below grade), will be painted in a two-tone color scheme (Orange and Black), as instructed. Orange Body (**International Orange SW4082**) with Black (**Corothane I Black**) caps and operating nut.

2. Paint: Two coats (Macropoxy 646-100) base paint with 50% tinted color, topcoat (Corothane I) & trim (Corothane I).

1st Coat: Macropoxy 646-100 applied @ 5-10 wet mils, tinted to 50% of the actual finish color. To be spray applied using brush and roller to work into voids and seams while spraying.

2nd Coat: Same as above.

3rd Coat: Corothane I Finish spray applied @ 2-3 mils wet, in **International Orange (SW4082)**. Re-coat if required to achieve uniform coverage.

4th Coat: Two tone Accents of caps and operating nut: Corothane I Black accents applied to caps and operating nut within 7 days of opening the paint can, due to its tendency to cure once exposed to air.

3. Paint to be used as specified in Workmanship – Application line item #2. All paint and materials shall be furnished by the contractor.
4. All paint Applicators: Brushes, rollers, etc. shall be maintained in good condition during the project and supplied by the Contractor.
5. All materials are to be in factory sealed containers appropriately marked with manufacturer's labels, specifications and safety data sheets (SDS).
6. All (lead abatement) work will be completed in an enclosure with dust capture or with air filters capabilities and ground cover protection. Contractor will be responsible for any damage to personal property.

JOB CONDITIONS

Apply coating only when surface air temperature is 50° F. or warmer, and relative humidity is 85% or less. Note that this is a guideline only. Consult and follow paint manufacturer's specific instructions.

APPLICATION METHOD

Contractor shall apply all primer and paint with brushes, rollers, etc. When spray painting, all over-spray, and/or paint spatter shall be contained. Contractor will be responsible for any public-residential complaints.

INSPECTION

Owner reserves the right to inspect Contractor's work at any phase of the operation. Owner reserves the right to require the Contractor to coordinate various phases so as to facilitate the inspection process. If the Owner determines that any of the Contractor's painting work is unsatisfactory, the Contractor shall correct the work at his own expense.

PAYMENT

Payment shall be one lump sum upon the satisfactory completion of the fire hydrant painting.

WARRANTY

The Contractor guarantees materials and workmanship for one year from the date of acceptance.

PROJECT COORDINATOR

Jeff Lampi, Superintendent
Water Department
410 Ludington Street
Escanaba, MI 49829
Telephone: (906) 786-3291

**BIDDER'S PROPOSAL
FIRE HYDRANT PAINTING 2023**

DATE: 01/6/2023

City of Escanaba
P.O. Box 948
Escanaba, Michigan 49829

We, the undersigned, do hereby agree to furnish all materials and labor for the painting of fire hydrants in conformance with the attached specifications.

BID:

Price for a single Hydrant with Lead Abatement \$ 515 X 50 \$ 25,750

Price for a single Hydrant, Non-Lead \$ 410 X 50 \$ 20,500

Bid Total For:

**50 Hydrants with Lead Abatement plus
50 Hydrants, Non-Lead**

\$ 46,250

CERTIFIED CHECK, CASHIER'S CHECK OR
10% BIDDER'S BOND ENCLOSED IN THE
AMOUNT OF:

\$ 4,625
(must be included to qualify)

All work must be completed by June 30th, 2024 _____

SUBMITTED BY:

FIRM: Markley's Precision Company LLC

ADDRESS: _____

BY: [Signature]

PRINTED: Kline Markley

TITLE: Owner

PHONE: _____

E-MAIL: _____

Agenda Item: NB-2
10/5/23

City Council Agenda Item Request

Date: 9/28/2023

Name: Jeff Lampi

Department: Water

Item: Engineering Inspection of Antennas on South Water Tower

Explanation for request:

Administration is requesting city council's approval to retain the services of Dixon Engineering & Inspection Services of Hales Corners, WI, to perform inspection of NMU antennas on the south water tower as written in the attached proposal dated September 11, 2023 in an amount not to exceed \$1,450.00.

NMU will fully reimburse the City for these costs.



DIXON

**ENGINEERING & INSPECTION SERVICES
FOR THE COATING INDUSTRY**

4811 S. 76th Street
Suite 109
Greenfield, WI 53220
Telephone: (414) 529-1859
Fax: (414) 282-7830

Proposal/Contract Agreement for Antennas

*Escanaba Water Department / NMU Project
500,000 Gallon South Tank 22-21-01-01*

The Proposal is between Dixon Engineering, Inc. (DIXON) and **Escanaba Water Department** (OWNER) to contract with DIXON for technical services for **NMU** (CONTRACTOR). This agreement inclusive together with any expressly incorporated appendix or Schedule, constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument. This agreement includes pages 1 through 4 and Schedules A, B, and C.

1.01 Payment

DIXON shall provide, or cause to be provided, services detailed in Scope of Services and OWNER agrees to pay DIXON as compensation for their services the (not to exceed/lump sum) fee of **One Thousand Four Hundred Fifty** dollars **\$1,450**. Terms of charges and payments per details in Schedule B. (Prices quoted are subject to change 90 days after proposal date, if not contracted.)

2.01 SCOPE OF SERVICES

Installation Inspection

3.01 SIGNATURES

Joseph T. Hoban, Vice President

PROPOSED by DIXON (Not a contract until approved by an officer)

September 11, 2023

PROPOSAL DATE

CONTRACT APPROVED by OWNER POSITION DATE

CO SIGNATURE (if required) POSITION DATE

CONTRACT APPROVED by DIXON OFFICER EFFECTIVE CONTRACT DATE

4.01 ADDITIONAL SERVICES

- A. If additional services are **Requested and authorized** by the OWNER which are not within the proposed Scope of Services or because of changes in the Project, these additional services will be on a time and material basis per fee schedule of attached SCHEDULE C.
- B. **Delay by the Contractor** in completing the work, which is the responsibility of the Contractor and which extends the amount of time required for DIXON to complete their work, will be charged as an Additional Service.
- C. **Failure by the Contractor to notify** DIXON of the necessity to change inspection dates more than twenty-four (24) hours in advance and which results in unnecessary travel and/or expense to DIXON shall cause this travel and expense to be charged as Additional Service.
- D. **Failure by the Contractor to Meet Specifications** and/or to complete work prior to requesting an inspection is considered a failed inspection. Services provided by DIXON during or for a failed inspection include travel, inspector, and project manager time will be charged as an Additional Service.

5.01 Termination

- A. The obligation to provide further services under this Agreement may be terminated:
 - 1. For cause,
 - a. By either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Agreement will not terminate as a result of substantial failure under paragraph 5.01.A.1.a if the party receiving such notice begins, within seven (7) days of receipt of such notice, to correct its failure and proceeds diligently to cure such failure within no more than thirty (30) days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such thirty (30) day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, sixty (60) days after the date of receipt of the notice.
 - b. By DIXON upon seven days written notice:
 - 1) If Owner fails to pay invoices by 60 days.
 - 2) Upon seven(7) days written notice if the DIXON's services for the Project are delayed or suspended for more than ninety (90) days for reasons beyond DIXON's control.
 - 3) If DIXON believes that Engineer is being requested by Owner to furnish or perform services contrary to engineer's responsibilities as a licensed professional.
 - 4) DIXON shall have no liability to Owner on account of such termination.

2. For Convenience,
 - a. By OWNER effective upon the receipt of notice by DIXON.
- B. The terminating party may set the effective date of termination at a time up to thirty (30) days later to allow Engineer to demobilize personnel and equipment from the Project site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.

6.01 Controlling Law

- A. This Agreement is to be governed by the law of the state in which the Project is located.

7.01 Successors, Assigns, and Beneficiaries

- A. OWNER and DIXON and their successors are hereby bound to successors and legal representatives of the other to the extent permitted by law in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither OWNER nor DIXON may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement.

8.01 General Considerations

- A. The **Standard of Care** for all professional engineering and related services performed or furnished by DIXON under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. DIXON makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with DIXON's services. DIXON and its consultants may use or rely upon the design services of others, including, but not limited to, contractors, manufacturers, and suppliers.
- B. DIXON shall **Not** at any time **Supervise**, direct, or have control over any of the **Contractor's** work, nor shall DIXON have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, for safety precautions and programs incident to contractor's work progress, nor for any failure of any contractor to comply with laws and regulations applicable to contractor's work.
- C. Engineer does not guarantee the performance of any contractor and does **Not Assume Responsibility** for any contractor's failure to furnish and perform its work in accordance with the contract between Owner and such contractor.

- D. Engineer shall **Not be Responsible For the acts or Omissions of any Contractor**, subcontractor, or supplier, or of any contractor's agents or employees or any other persons (except Engineer's own employees) at the Project site or otherwise furnishing or performing any of the construction work; or for any decision made on interpretations or clarifications of the construction contract given by Owner without consultation and advice of Engineer.
- E. The **General Conditions** for any construction contract documents prepared hereunder are to be the "Standard General Conditions of the Construction Contract" as prepared by the Engineers Joint Contract Documents Committee (No. C-700, 2007 Edition) or equally protective document provided by Owner.
- F. All **Design Documents** prepared or furnished by DIXON are instruments of service, and DIXON retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed.
- G. DIXON agrees to defend, **Indemnify**, and hold harmless the Owner, its officers, agents, and employees, from and against legal liability for all claims, losses, damages, or expenses to the extent such claims, losses, damages, or expenses are directly caused by Engineer's negligent or intentional acts, errors, or omissions. Limits of liability for negligence is based on the comparative negligence principle.
- H. The parties acknowledge that DIXON's scope of services does not include any services related to a **Hazardous Environmental Condition** (the presence of asbestos, PCBs, petroleum, hazardous substances or waste, and radioactive materials). DIXON acknowledges that some hazardous metals may be encountered in coatings.

8.02 Severability

- A. If any clause or paragraph or sentence is found to be in opposition to any law in the state of the Project, that clause or paragraph or sentence may be severed from the Agreement with no effect on remaining clauses.

8.03 Headings

- A. Article and paragraph headings are inserted for convenience only and do not constitute parts of these General Conditions. Words in the first sentence are in bold to act as secondary headings and should not be interpreted any different than a numbered heading.

SCHEDULE A

*Escanaba Water Department / NMU Project
500,000 Gallon South Tank 22-21-01-01*

- I. Site Work for:
 - a. Perform one final inspection to compare with design criteria. This inspection include a letter report and photographs.

SCHEDULE B

*Escanaba Water Department / NMU Project
500,000 Gallon South Tank 22-21-01-01*

I. PAYMENT

- a. Owner shall pay DIXON the following line items times the number of units used:
 - i. Schedule A, Item I
 - 1. **(1) Installation Inspection \$1,450 per inspection**

II. INVOICES

- a. Invoices will be compiled monthly.
- b. All DIXON services that are outstanding more than thirty (30) days from date of issue shall be assessed (DIXON's favor) one and a half percent (1.5%) per month interest starting from 30 days after date of issue.

Attachment C
Employee Billable Rates and Terms
Antennas

<u>Labor Class</u>	<u>Per Hour</u>	<u>Overtime Rate*</u>
Principal	\$400.00	
Officer/Associate	\$200.00	
Project Manager	\$187.00	\$281.00
Engineer	\$193.00	\$291.50
CWI Welding RPR	\$206.00	\$308.00
DIXON Level 3 or NACE certified Level 3 RPR	\$189.00-\$171.00	\$194.00-\$255.00
DIXON Level 2 or NACE Level 2 RPR	\$113.00-\$143.00	\$169.00-\$215.00
DIXON Level 1 or NACE Level 1 RPR	\$106.00-\$118.00	\$158.00-\$176.00
Contract Support Staff	\$135.00-\$165.00	\$204.00-\$248.00

<u>Expenses</u>	<u>Metropolitan</u>	<u>Out-State</u>
Mileage	\$0.80/mile + tolls	\$0.70/mile
Lodging	\$140.00 per diem	\$130.00 per diem
Meals	\$62.00 per diem	\$57.00 per diem

FEES EFFECTIVE THROUGH: December 31, 2023 (Revised: 9/8/2022)

Agenda Item: NB-3
Date: 10-05-2023

City Council Agenda Item Request

Date: 9/29/23

Name: Jeff Lampi

Department: Water

Item: WTP Asphalt Patching

Meeting date requested: 10/05/2023

Explanation for request:

Administration is requesting city council's approval to obtain the services of Payne and Dolan of Gladstone, MI to complete the needed asphalt patchwork created from work done on the water system in an of amount not to exceed \$590.00/ton.

Money is budgeted and available.

Agenda Item: NB-41
Date: 10-05-2023

City Council Agenda Item Request

Date: 09/28/2023

Name: Craig Woerpel

Department: Escanaba DDA

Item: Use of Public Space - Spooktacular Trunk or Treat

Meeting date requested: 10/05/2023

Explanation for request:

Escanaba DDA is seeking City Council approval to close South 11th Street from Ludington Street to 1st Avenue South and North 11th Street from Ludington Street to 1st Avenue North for a Spooktacular Trunk or Treat event on Sunday, October 22, 2023, from 3:00 p.m. to 6:30 p.m. (Event Time: 4:00 p.m. to 6:00 p.m.) Administration is recommending approval with the following conditions: 1) Proper insurance be provided naming the City of Escanaba as an additional insured, 2) The event sponsors provide all labor and material to clean up at the conclusion of the event.

CITY OF ESCANABA - SPECIAL EVENT APPLICATION
Festivals, Parades, Races, Walkathons, Temporary Road Closures

DATE(S) OF EVENT: Sunday, October 22, 2023
Day of Week, Month, Day, Year (Example: Saturday, October 29, 2016)

NAME OF EVENT: A Teal Pumpkin Project Spooktacular Trunk or Treat

CONTACT INFORMATION: (Please print clearly – Incomplete applications may be delayed)

Organization: Escanaba DDA

Contact Person: Craig Woerpel Daytime Phone: (906) 789-8696

Address: 1025 Ludington Street Evening Phone: (906) 789-8696

City, State Zip: Escanaba, MI 49829 E-mail: craig@escanabadowntown.com

Website: escanabadda.org Event Phone: (906) 789-8696

Charitable Org #: 38-2903754 Fax: (906) 789-6182
(If applicable)

Alternate Contact: Judy Schroeder 906-789-8696
(It is recommended that an alternative Name and Phone Number be provided)

Do you grant the City of Escanaba, City Manager's Office permission
to give your telephone number to the general public? ☒ Yes ☐ No

LOCATION:

☐ City Park Name of Park: _____
☐ Building/Facility Name/Area: _____
☒ Road(s) Road Closure Required? ☐ Partial ☒ Full

DATE/TIME:

EVENT TIME <small>This is the time your event would be ready to accept participants or general public.</small>	Event Begins DATE: <u>10-22-23</u> TIME: <u>4 p.m.</u>	Event Ends DATE: <u>10-22-23</u> TIME: <u>6 p.m.</u>
SET-UP TIME <small>When you want the area reserved for your organization to ensure you have adequate time for set-up and tear-down.</small>	Set-up Start DATE: <u>10-22-23</u> TIME: <u>3 p.m.</u>	Tear-down End DATE: <u>10-22-23</u> TIME: <u>6:30 pm</u>

The collection, use and disclosure of personally identifying information submitted on this form will be used to facilitate the request to host a special event within the City of Escanaba. Applicants may, from time to time, be contacted by the city or a City-contracted third-party for the express purposes of gathering information about the proposed event, assessing satisfaction and/or obtaining feedback on services related to special events, Questions about this collection should be directed to the City Manager.

EVENT DETAILS – TYPE OF EVENT:

☐ Parade

☐ Cycling

☒ Festival/Event

☐ Run

☐ Walkathon

☐ Other (specify): _____

ESTIMATED ATTENDANCE: (Please estimate all that apply)

Participants: # 100

Wheelchair Accessible: ☒ Yes ☐ No

Bands: # 1

For events on City Property are you seeking approval to charge:

Vehicles/Floats: # 40

Admission: ☐ Yes ☒ No

Volunteers: # 10

Parking: ☐ Yes ☒ No

General Public: # 100

This event is: ☒ Open to the Public
☐ For Invited Guests Only

EVENT ELEMENTS: (Complete to ensure proper permits are processed)

Power Requirements: ☒ Yes

☒ No

Fireworks: ☐ Yes

☒ No

Sound Amplification: ☒ Yes

☐ No

Alcohol: ☐ Yes

☒ No

Access to power if possible: ☒ Yes

☐ No

Live Music: ☐ Yes

☒ No

Tents/Temp. Structures: ☐ Yes

☒ No

Size of Tent(s): _____

Amusement Rides: ☐ Yes

☒ No

Provider: _____

Inflatables: ☐ Yes

☒ No

Provider: _____

FOOD AND BEVERAGE:

Will there be Food and Non-Alcoholic Beverages sold?

☐ Yes

☒ No (Continue to next page)

Food Stand locations:

☐ Indoor

☐ Outdoor

☐ Indoor and Outdoor

What types of food will the Food Stands be selling? (Check all that apply)

☐ Chicken / Seafood

☐ Soups / Chili

☐ Other Foods (Please list)

☐ Rice / Pasta Dishes

☐ Salad

☐ Soda / Chips / Candy

☐ Other Meats

☐ Hotdogs / Hamburgers

☐ Baked Goods

RESERVATION FEES: (Check applicable box(es))

Ludington Park – Pavilion (1/2 Day)	<input type="checkbox"/> \$75 (Resident)	<input type="checkbox"/> \$100 (Non-Resident)
Ludington Park – Pavilion (Full Day)	<input type="checkbox"/> \$100 (Resident)	<input type="checkbox"/> \$125 (Non-Resident)
Ludington Park – Bandshell (1/2 Day)	<input type="checkbox"/> \$75 (Resident)	<input type="checkbox"/> \$100 (Non-Resident)
Ludington Park – Bandshell (Full Day)	<input type="checkbox"/> \$100 (Resident)	<input type="checkbox"/> \$125 (Non-Resident)
Ludington Park – Gazebo (2 Hour Block)	<input type="checkbox"/> \$50 (Resident)	<input type="checkbox"/> \$75 (Non-Resident)
Other Picnic or Gathering Area (Full Day)	<input type="checkbox"/> \$35	
John D. Besse Park – Pavilion (1/2 Day)	<input type="checkbox"/> \$75 (Resident)	<input type="checkbox"/> \$100 (Non-Resident)
John D. Besse Park – Pavilion (Full Day)	<input type="checkbox"/> \$100 (Resident)	<input type="checkbox"/> \$125 (Non-Resident)
Lemerand Field – Pavilion (1/2 Day)	<input type="checkbox"/> \$75 (Resident)	<input type="checkbox"/> \$100 (Non-Resident)
Lemerand Field – Pavilion (Full Day)	<input type="checkbox"/> \$100 (Resident)	<input type="checkbox"/> \$125 (Non-Resident)
Lemerand Field – Entire Complex (Full Day)	<input type="checkbox"/> \$250	

*** Half-Day Reservations Cut-off Time is 4:00PM. Half-day reservations can be made before or after 4:00PM.

EVENTS REQUESTING ROAD CLOSURE:

Road closures must be approved by City Council. Once City Council has approved your road closure, changes cannot be made to your route without notification to the City Manager as a secondary Council Approval will have to be sought.

A detailed map of road closures **MUST** be included. Applicants must notify abutting properties of the closure at least 14 Days in advance of the event. This notification letter must be approved by the City Manager's Office. If there are any SPECIAL REQUESTS that you would like the City to consider, please outline them on a separate piece of paper and attach.

DEFINE THE CLOSURE LIMITS – ATTACH A DETAILED MAP

I have read and understood the Special Events Application.

I will notify the City Manager's Office of any changed to my event application at least fourteen (14) days in advance of the event.

I have received a copy, read and understand the contents of the City of Escanaba Policy and Procedures No. 060101-10 – Alcohol in Public Places (if applicable).


Event Organizer Signature

Craig Woerpel
Print Name


Date



Spooktacular Trunk or Treat

We are requesting to close South 11th Street from Ludington Street to 1st Avenue South and North 11th Street from Ludington Street to 1st Avenue North.

We would only close the north end if enough participation warrants it.

The Teal Pumpkin Project

The event will highlight the concern of children with food allergies, diabetes and other ailments that make it difficult to participate in Halloween. Those distributing candy will be encouraged to also have non-food items. The event is for all children.

Agenda Item: NB-5
Date: 10-05-2023

City Council Agenda Item Request

Date: 9/19/2023

Name: Tyler Anthony

Department: Planning & Zoning

Item: Summary Report - Ogden Triangle Historic Resource Inventory

Meeting date requested: 10/5/2023

Explanation for request:

At their regular meeting on September 18, 2023, the Historic District Commission moved to forward the Summary Report for the Ogden Triangle Historic Resource Inventory to City Council for their review and comments.

This report was the result of a reconnaissance-level survey of all properties within an area set by staff in a 2019/2020 request for SHPO assistance. The request stemmed from the Master Plan, which noted that the area "possesses a high concentration of historic structures deserving to be preserved for the community."

SUMMARY REPORT

FOR THE

CITY OF ESCANABA

OGDEN TRIANGLE HISTORIC RESOURCE INVENTORY

Prepared for the City of Escanaba
April 2023

1. INTRODUCTION

In August 2021, the Michigan State Historic Preservation Office (SHPO), in partnership with the City of Escanaba (City), completed an overview inventory of the Ogden Triangle area, the geographic boundaries for which were defined by City staff in their request for SHPO assistance. This management summary serves as the record of that work. The inventory was completed as part of SHPO's Community Partnership Projects (CPP) initiative, which allows Certified Local Governments (CLGs) to leverage the technical assistance of SHPO staff to complete foundational preservation planning activities at no cost. Alan Higgins, SHPO CLG Coordinator, who exceeds 36 CFR 61 qualifications for history and architectural history, oversaw completion of the inventory.

This inventory is part of an effort by the City of Escanaba, a CLG, to proactively identify areas within Escanaba that may be worth further investigation as potential local historic districts. The Ogden Triangle area was selected by City staff because of its mention in the City's 2016 Master Plan, which notes that the area "possesses a high concentration of historic structures deserving to be preserved for the community."¹ The plan further recommended that Escanaba should consider the establishment of a historic overlay district for this area:

"In order to protect historic neighborhoods the City could adopt an historic overlay that would protect the aesthetic character of these areas. The historic stock of residential structures sets the City apart from surrounding Townships. Efforts to manage this historic resource should be a priority for the community. The area between 1st Avenue South, South 7th Street, and Lake Shore drive 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."²

¹ Central Upper Peninsula Planning and Development Regional Commission, *City of Escanaba 2016 Master Plan*, (Escanaba, MI: 2016), https://www.escanaba.org/sites/default/files/fileattachments/planning_and_zoning/page/6581/escanaba_city_mp_adopted_sm_2016_city_of_escanaba_master_plan_.pdf.

² Ibid.

The goal of this management summary then is to provide the City of Escanaba and the City of Escanaba Historic District Commission (HDC) with basic information that will assist them in making informed decisions about historic resources in the Ogden Triangle area and determining future preservation planning activities.

SURVEY AREA

Escanaba is located in Delta County, along the northern shore of Lake Michigan. The city is approximately 12 square miles and sits on the western shore of Little Bay de Noc, which historically made the community an attractive shipping port for timber and mining industries. Escanaba is serviced by three primary transportation routes—U.S. 2, U.S. 41, and M-35—that connect the city with other principal communities in the central upper peninsula, including Menominee, Marquette, and Manistique, among others. The largest of communities in the south-central upper peninsula, Escanaba serves as a commercial, cultural, and recreational hub for many of the surrounding areas.

The area covered by this project was proposed by City of Escanaba staff as part of their request for SHPO assistance through the CPP initiative. The inventory area, generally defined locally as the Ogden Triangle, spans from 1st Avenue South on the north, South 7th Street on the west, and Lake Shore Drive, which runs southwest-northeast, connecting with 1st Avenue South at the eastern end of the area (Figure 1). The inventory area is located just south of Escanaba's primary commercial corridor, spanning Ludington Street, which likewise connects with Lake Shore Drive at its eastern end. The inventory area comprises approximately 64.5 acres and includes 180 occupied properties.³ Topography is generally flat with minor elevation change.

The inventory area is nearly exclusively defined by residential properties; one school, two churches, and one library are located at the western end of the inventory area. Much of the built environment dates between the 1880s and 1930s, reflecting Escanaba's principal period of growth and residential development. Streets follow a traditional gridded network, except for Ogden Avenue and Lakeshore Drive, which are oriented along an axis generally mirroring the shoreline to the southeast. Residential areas are primarily defined by their urban setting, with concrete sidewalks, insular views, and mature vegetation; however, properties along Lake Shore Drive stand in stark contrast to their more inland counterparts, with open views toward Ludington Park and Little Bay de Noc beyond. Dwellings are generally moderate in scale, with most exhibiting one-and-one-half to two-and-one-half story forms; although, larger residences dot the landscape, particularly at prominent corners and along Lake Shore Drive, where larger lots afforded opportunities for more expansive dwellings (Figures 2-5). There are no commercial properties in the inventory area.

PROJECT OBJECTIVES

The inventory was completed to assist City staff with future preservation planning for the Ogden Triangle area, including informed decision making about potential future designations. The goals of the survey were to:

³ For the purposes of this inventory, vacant lots were not recorded in detail. A focus was placed on gathering basic information for properties occupied by one or more principal building(s) or structure(s). Tax parcel data and visual observation were used in combination to determine property boundaries.



Figure 1: Ogden Triangle Inventory Area



Figure 2. Representative streetscape, intersection of 2nd Avenue South and South 6th Street



Figure 3. Representative streetscape, intersection of Ogden Avenue and South 3rd Street



Figure 4. Representative streetscape, looking southwesterly along Lake Shore Drive.



Figure 5. Representative streetscape, looking northeasterly along Lake Shore Drive.

- Record baseline information on resources within the Ogden Triangle area to identify the potential for the presence of a historic district;
- Provide information for public officials and staff in the city to help them make informed planning and development decisions that may impact important historic resources;
- Help the HDC prioritize future activities for the protection of historic resources; and
- Provide initial recommendations for future preservation planning activities.

PROJECT LIMITATIONS

The project was impacted by safety precautions resulting from the COVID-19 pandemic, which delayed the completion of the inventory for this project by more than a year. The project was further delayed because of changing capacity with SHPO, which further impacted the ability to complete the project on the anticipated timeline.

As an overview inventory, the project did not include archival research for individual properties or extensive examination of primary source materials. Research was limited to readily available information, including, for example, Sanborn fire insurance maps, and review of previously published data for the area. In addition, fieldwork was completed exclusively from the public right-of-way; no private property or building interiors were accessed. To the extent feasible, unobstructed views of properties were photographed. However, many rear elevations and ancillary resources could not be inventoried or thoroughly documented due to limited access and intermediate obstructions such as vegetation and vehicles.

PROJECT PERSONNEL

The project was overseen by Alan Higgins, SHPO CLG Coordinator, who exceeds 36 CFR 61 professional qualifications for history and architectural history. He has served as project manager and/or principal investigator on more than 300 cultural resource studies in more than 20 states. As part of the CPP initiative, staff from the City of Escanaba HDC also participated in a brief lesson on documenting historic resources and its role in the survey process.

DATA LOCATION

Original project data is on file at the Michigan State Historic Preservation Office, 300 North Washington Square, Lansing, MI 48894. A copy of this report and accompanying data is also on file with the City of Escanaba Historic District Commission at 410 Ludington Street, Escanaba, MI 49829.

2. PROJECT SUMMARY AND INVENTORY

FIELDWORK

The inventory was completed on August 4-6, 2021. To facilitate efficient progression of the field work, tax parcel data was used to prepare field maps showing the parcel boundaries and building footprints for each property. These maps were printed for data collection in the field and overlaid on digital aerial imagery. For the purposes of this inventory, a property is generally defined by its parcel boundary. A property may contain one or more resources (e.g., buildings, structures, or

objects). During the project, current parcel boundaries were confirmed, and one inventory record was prepared for each property.

All properties in the project area were inventoried regardless of the associated resources' age. Each property was subject to baseline recordation. Documentation included notation of exterior physical features (e.g., plan, materials, and style) of each building, structure, and/or object associated with a property. Particular attention was given to character-defining features and alterations to properties over time. Basic historical data (e.g., construction data and original and current functions) was also annotated based on visual cues. Properties were also plotted for map creation and analysis in ArcGIS.

Each property was also photographed with a digital single-lens reflex (DSLR) camera. In most instances, principal resources were documented with at least two (2) photographs showing the primary façade and side elevations and ancillary resources were documented with at least one (1) photograph. Original photos are on file with the Escanaba HDC. Because all photography occurred from the public right-of-way, photographs were in some instances conditioned by visual obstructions such as intermediate vegetation, vehicles, and infrastructure.

ANALYSIS

While the City's 2016 Master Plan calls for investigation of the Ogden Triangle area as a potential historic overlay district under the city's zoning ordinance distinct from a locally designated historic district under Public Act 169 of 1970 (PA 169), for the purposes of this inventory, the general framework for PA 169 districts was used in assessing properties since it serves as the model for local designation in the State of Michigan, particularly for communities that participate in the CLG program.⁴ Further discussion of levels of designation are provided in Section 3.

Within the framework of PA 169, properties are evaluated based on their historical significance—the importance of the property to the history, architecture, archaeology, engineering, or culture of the community, state, or nation—and in reference to the NRHP Criteria for Evaluation, summarized below:

- Criterion A: Association with events, activities, or broad patterns of history
- Criterion B: Association with the lives of persons significant in our past
- Criterion C: Embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values
- Criterion D: Have yielded, or be likely to yield, information important to prehistory or history

Criteria A, B, and C are most commonly applied to aboveground historic resources, while Criterion D is most often associated with archaeological resources. A property may be eligible under one more of criteria.

⁴ Public Act 169 of 1970, Local Historic Districts Act, full text available at <http://legislature.mi.gov/doc.aspx?mcl-Act-169-of-1970>; Michigan State Historic Preservation Office, "Certified Local Government Program: Program Requirements + Certification Handbook" (Lansing, MI, 2022), 14.

A property must not only have significance under one or more of the National Register Criteria. A property must also have integrity, which is the ability of the property to convey its significance. The National Park Service defines seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. Broadly speaking, to have integrity, a property must generally possess the character-defining features necessary to understand its historic character and to illustrate its association with the period during which the property achieved significance. A property does not need to possess equal integrity in all areas; one or more aspects may be considered most essential depending on the nature of the resource under evaluation. For example, a property significant under Criterion C as an example of a particular architectural style must possess high integrity of design, materials, and workmanship, reflecting the principal tenets for which it is considered an important example. However, for a property significant for its historical associations under Criterion A, integrity of design, materials, and workmanship are not as paramount so long as the property is generally reflective of the period in which it achieved significance. Typically, integrity of location, feeling, and association would be more important for such a property.⁵

Evaluation of integrity is somewhat subjective but must be based on an understanding of a property's features and their direct relationship to its significance. Integrity must also be based on the local context and comparative analysis. Because this inventory was primarily concerned with documenting individual properties within the context of a potential historic district—that is, a concentration of historic resources that collectively possess significance—individual properties were rated as “contributing” or “non-contributing” based on their association with the Ogden Triangle area and their relative integrity in consideration of the criteria identified in Table 1. The assessment of each property is included in the accompanying inventory table, presented as Appendix A. It is important to note, though, for the purposes of this project, evaluations were particularly focused on architectural character (Criterion C) and shared physical traits as it is difficult to thoroughly evaluate a property's historical associations or relative significance under Criterion A or B without in-depth archival research, which is beyond the scope of this project.

Table 1. Integrity Evaluation Criteria

Excellent	<p>Original form and massing are intact</p> <p>Principal claddings/materials are intact</p> <p>Window and door openings are generally unaltered</p> <p>Significant decorative and functional elements are intact</p> <p>Minor changes are allowed if they are sympathetic and compatible</p> <p>No or very minor additions</p> <p>Feeling and association entirely clear</p>
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⁵ For additional discussion on the National Register Criteria for Evaluation and integrity, see U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1997); for additional discussion on the role of the National Register Criteria for Evaluation and PA 169, see Michigan State Historic Preservation Office, “Criteria for Evaluating Resources for Inclusion in Local Historic Districts,” 2002, available at <https://www.mplace.org/4a7781/globalassets/documents/shpo/programs-and-services/local-historic-districts/creating-a-local-historic-district/criteria-for-evaluating-resources-for-inclusion-in-local-historic-districts.pdf>.

Good	<p>Original form and massing are intact</p> <p>Most principal claddings/materials are intact</p> <p>Some original window and door openings may be altered</p> <p>Significant decorative and functional elements are intact</p> <p>Alterations are reversible and generally unobtrusive</p> <p>Additions, if present, are secondary and appropriate</p> <p>Feeling and association entirely clear</p>
Fair	<p>Original form and massing are generally intact</p> <p>Principal claddings/materials are altered but generally unobtrusive</p> <p>Majority of window and door openings may be altered</p> <p>Some alterations to significant decorative and functional elements</p> <p>Additions are more substantial and not as compatible</p> <p>Feeling and association diminished but still present</p>
Poor	<p>Form and massing are significantly altered</p> <p>Principal claddings/materials have been removed/are heavily altered</p> <p>Window and door openings have been altered inappropriately</p> <p>Multiple decorative and functional elements altered</p> <p>Alterations are irreversible or would be difficult to reverse</p> <p>Changes do not respect the historic character of the property</p> <p>Feeling and association are heavily compromised</p>

SURVEY AREA OVERVIEW

Approximately 64 acres in area, the Ogden Triangle inventory area generally spans from 1st Avenue South on the north, South 7th Street on the west, and Lake Shore Drive, which runs southwest-northeast, connecting with 1st Avenue South at the eastern end of the area. The inventory area is located just south of Escanaba's principal commercial corridor, spanning Ludington Street, which was listed in the National Register of Historic Places (NRHP) in 2014 as the Escanaba Central Historic District (NRHP REF # 14000123); the inventory area for the current project overlaps the boundary of the NRHP-listed district by a single parcel at the corner of 1st Avenue South and South 7th Street, which is occupied by the former Carnegie Public Library (NRHP REF # 77000712), individually listed in the NRHP in 1977.

Consistent with the original platting of Escanaba and reflecting its local name as the Ogden Triangle, the inventory area has a triangular shape that breaks from the orthogonal street grid that defines the core of Escanaba. While 1st Avenue South and South 7th Street, bordering the inventory area on the north and west, respectively, follow the overall rectilinear grid, Ogden Avenue and Lake Shore Drive are situated on a southwest-northeast axis following the western shoreline of Little Bay de Noc. While most of the inventory area has inward-facing neighborhood views, this arrangement historically provided and still currently offers lots along Lake Shore Drive with uninterrupted views of Ludington Park and Little Bay de Noc beyond, setting them apart from their more urban counterparts in the remainder of the inventory area.

Differences in character between the Lake Shore Drive area and the remainder of the Ogden Triangle also carry through in the broader landscape. Spanning Ludington Park to the south and residences to the north, Lake Shore Drive, an undivided two-lane road intended to facilitate movement along

Escanaba's shoreline, gives the appearance of a boulevard when paired with Loren W. Jenkins Memorial Drive, which runs through Ludington Park to the south. This appearance is supported by the softened character of the setting, characterized by the expansive landscapes of the park and residential lots offering moderate setbacks and mature tree canopies. While areas along 1st Avenue South, 2nd Avenue South, Ogden Avenue, and South 1st, 2nd, 3rd, 4th, 5th, 6th, and 7th Streets likewise retain mature tree canopies and landscapes that help to soften the gridded nature of development, they still feel more wholly urban, largely due to their interior-facing arrangement. The unstriped two-way city streets accommodate slower traffic and are defined by their close-knit residential setting. Rolled concrete curbs, wide verges, and concrete sidewalks characterize the streetscapes, which also feature utility corridors passing alongside sidewalks in front of dwellings and through alleys. Lots are generally moderate in size, and dwellings generally exhibit just a subtle range of setbacks and orientation, lending to the cohesive streetscape. Of note is the variety of architectural styles and building forms found in the area, reflecting Escanaba's principal period of development from the 1880s to 1930s. Outbuildings—typically garages or sheds—are common at the rear lot line.

A series of ArcGIS maps were produced using the data collected during the field survey to illustrate patterns of development and change within the survey area. These maps are included in the following sections and help to visually convey the characteristics that define the present character of the built environment.

SUMMARY ANALYSIS

Residential resources are the most common in the survey area. One hundred and seventy-six (97.9%) of the 180 occupied properties surveyed are historically associated with residential use, either single-family or multi-family dwellings (Figure 6; Table 2). These dwellings broadly reflect the mid-nineteenth through early-twentieth century settlement of Escanaba's core residential areas, although scattered infill from the 1940s-1960s is located on interspersed lots throughout the inventory area. Homes range considerably in size, but most have moderate to large massing and are one-and-one-half to two stories. Each streetscape is characterized by a diverse mixture of architectural trends reflecting the growth and development of Escanaba's early residential sectors during this principal period of growth. Formal architectural influences are most represented by turn-of-the-century and early-twentieth century motifs such as Queen Anne, Colonial Revival, Dutch Colonial, and Craftsman styles, although earlier examples such as Italianate and Second Empire architecture are also present. Vernacular housing types such as gable-and-wing dwellings, cottage and bungalow forms, and American Foursquares are also common.

Non-residential properties are generally located near the western boundary of the inventory area, along South 6th and 7th Streets between 1st Avenue South and Ogden Avenue. Only two of these properties—the 1902 former Carnegie Library and the 1907 First United Methodist Church—date to the principal period of residential growth associated with the Ogden Triangle, although the library's association is more consistent with the civic and commercial sector stretching along Ludington Street and parts of 1st Avenue South than the residential areas beyond to the east and south. The remaining two properties—the former Franklin Elementary School (now a church) and St. Stephen's Episcopal Church—date to the 1960s when the city's institutions went through a period of renewed construction.



Figure 6: Original Function of Properties in the Ogden Triangle Inventory Area

Table 2. Original Use of Properties in the Inventory Area

Property Type	Number	Percentage
Residential	176	97.9%
Educational	1	1.1%
Ecclesiastical	2	.5%
Civic	1	.5%

Broadly speaking, most resources in the inventory area reflect the principal period of Escanaba's residential growth from the 1880s through the 1940s. Of the 180 occupied properties inventoried, 160 (88.9%) have buildings that date through the 1940s, while 11 (6.1%) properties evidence the limited infill construction that occurred from the 1950s to 1970s and 9 (5.0%) properties reflect more recent development patterns of demolition and new construction.

A summary of properties by period of construction is presented in Table 3, based on the historic function of the property, and illustrated in Figure 7. Dates are based on a review of plat maps, Sanborn maps, and estimations based on observations from the field survey. When identified dates for a resource appeared to conflict with its apparent period of construction based on visual cues, the survey estimated a construction date based on the architectural style or form of the building and its material treatment. The dates of building additions and/or alterations were not considered in the dates reflected in this analysis.

Table 3. Period of Construction for Surveyed Properties

Original Property Function	Period of Construction												
	1860-1869	1870-1879	1880-1889	1890-1899	1900-1909	1910-1919	1920-1929	1930-1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-Present
Residential	1	3	13	39	45	32	13	4	8	5	3	1	9
Educational											1		
Ecclesiastical					1						1		
Civic					1								
Total	1	3	13	39	47	32	13	4	8	5	5	1	9
Percent	0.5%	1.7%	7.2%	21.8%	26.1%	17.8%	7.2%	2.2%	4.4%	2.8%	2.8%	0.5%	5.0%

Construction materials generally vary by property type. Residential dwellings are predominately frame and clad in a variety of historic and non-historic siding materials, including clapboard, pressboard, vinyl siding, and aluminum siding. Less common are dwellings featuring substantial use of masonry materials, although several dwellings, particularly those constructed from the 1920s



Figure 7: Construction Dates of Properties in the Ogden Triangle Inventory Area

onward, feature a brick veneer. Masonry on residential buildings is otherwise largely relegated to use on porches, chimneys, and decorative elements. In contrast, educational, civic, and ecclesiastical properties in the survey area exclusively feature masonry construction or veneers. Principal exterior materials are summarized below in Table 4, based on the historic function of the property.

Table 4. Principal Exterior Materials of Inventoried Properties

Original Property Function	Principal Exterior Materials				
	Brick (inc. veneer)	Wood	Stone (inc. veneer)	Stucco	Artificial Siding
Residential	9	41	1	8	117
Educational	1				
Ecclesiastical	1		1		
Civic			1		
Total	11	41	3	8	117
Percent	6.1%	22.8%	1.7%	4.4%	65.0%

3. RECOMMENDATIONS

SUMMARY

A total of 180 properties were recorded as part of the inventory of the Ogden Triangle area. An index of these properties is included as Appendix A. As previously noted, while the City's 2016 Master Plan calls for investigation of the Ogden Triangle area as a potential historic overlay district under the city's zoning ordinance distinct from a locally designated historic district PA 169, for the purposes of this inventory, the general framework for PA 169 districts was used in assessing properties since it serves as the model for local designation in the State of Michigan, particularly for communities that participate in the CLG program.

As such, the Ogden Triangle area was inventoried as a potential PA 169 historic district, a first step that can be used to identify basic information about properties within the selected area, which can be utilized by the City, if so desired, to further explore the potential for local designation. For the purposes of this inventory, the period 1865-1945 was used as the period of significance, reflecting the principal period of development and growth within this primary residential sector of Escanaba, which followed on the rise of the community as an industrial and commercial center during the mid-to-late nineteenth century. Based on the physical characteristics of each property and its perceived relationship to the overall inventory area, each property within the inventory area has been delineated as either "Contributing" (historic) or "Non-contributing" (non-historic) within the context of PA 169. Broadly speaking, the following definitions were used:

- Contributing properties are those that relate to an area's historical or architectural significance, date to the area's period of significance, and retain historic integrity. Generally speaking, most contributing properties will have either "excellent" or "good" integrity as defined in Section 2, although some with "fair" integrity may also qualify. Contributing properties are critical to maintaining the overall historic character and feeling of the area.
- Non-contributing properties are those that either were not present during the period of significance (pre- or post-date), are not related to the reasons why the area is significant, or no longer possess sufficient historic integrity. For example, a residential building designed as infill during the 1970s would be considered a non-contributing property, as would a house constructed in 1910 that has vinyl siding, vinyl replacement windows, a removed front porch, and an incompatible addition.

Based on this framework and in consideration of PA 169, 98 properties were rated as "contributing" and 82 properties were rated as "non-contributing" as part of the inventory (Figure 8); of the 82 properties rated as "non-contributing," 20 of them were due to being outside the period of significance and 62 of them were due to diminished integrity, particularly as a result of combinations of replacement claddings, windows, and alterations to porches, window and door openings, and other such features. It should be noted that the assessments accompanying this inventory were based on preliminary review of properties from the right-of-way and without the benefit of detailed historical research into individual properties. If additional information is identified as part of future studies, further clarification or verification of the assessments may be necessary. Furthermore, it is likewise important to note that assessments are not final. That is, properties that are considered "contributing" could become "non-contributing" if, for example, they were to undergo changes that diminished their historic integrity. Likewise, a property that is considered "non-contributing" because some or all of its historic fabric has been altered could become "contributing" if changes were reversed so that the property more appropriately reflected its historic character.

LOCAL HISTORIC DESIGNATION

Reflecting the principal period of residential development in Escanaba, the inventory area is worthy of additional consideration as a potential local historic district. This is a decision that would need to be made by the City in concert with applicable stakeholders, including but not limited to residents, City staff, and the historic district commission, based on local goals and needs. In evaluating potential activities directed at this area, there are three important considerations that would need to be addressed: the final boundaries of the area to be considered; the period of significance for the area to be considered; and the type of designation to be considered.

BOUNDARIES

The inventory area for this project encompassed the Ogden Triangle area as defined by the City (see Figure 1). While this area served as an appropriate starting point for inventorying historic resources in this section of Escanaba and gathering data for future decision-making, if additional work is directed at potentially establishing a historic district in this area, the boundaries for the potential historic district should be re-evaluated and confirmed for appropriateness.



Figure 8: Preliminary “Contributing” and “Non-contributing” status of properties based on the inventory.

While the Ogden Triangle area is easy to geographically define, resources in this area are contextually related—both architecturally and historically—to adjacent residential areas, including both along the western side of South 7th Street and extending westward along 5th Avenue South, 6th Avenue South, 7th Avenue South, 8th Avenue South, and Lake Shore Drive. These areas were not examined thoroughly for the purposes of this project but should be given consideration as part of future studies to ensure that any potential historic districts appropriately encompass the full breadth of interrelated resources. Such future studies could identify if these areas should be considered as part of a larger area also encompassing the Ogden Triangle or if they should perhaps be looked at as related but separate areas that may also warrant consideration as historic districts.

PERIOD OF SIGNIFICANCE

As previously noted, for the purposes of this inventory, the period 1865-1945 was used as the period of significance. After this date, construction in the inventory area was more sporadic and the result of isolated examples of infill rather than coordinated new construction reflecting substantial developmental patterns or trends (Figure 9). That said, should interested parties decide to move more formally toward designation of a local district, the appropriateness of the period of significance should be confirmed. There are several examples of mid-century architecture that possess high integrity within the inventory area that may warrant consideration, but, on a cursory review, appear to be contextually distinct from the remainder of the resources in the inventory area.

TYPE OF LOCAL DESIGNATION

Of particular importance to future conversations is determining the most appropriate type of local designation for the area under study, if any. While the City's 2016 master plan calls for evaluation of the inventory area as a historic district overlay rather than a local historic district established under PA 169, it is important to consider the differences between the two types of designation alongside local needs and goals as they serve different purposes and have different benefits. A brief summary is presented below.

- **PA 169 Local Historic Districts:** In Michigan, the standard type of local historic district designation is associated with Public Act 169 of 1970, which provides the legal foundation for the creation of local historic districts. PA 169 identifies historic preservation as a public purpose to safeguard a community's heritage, strengthen the local economy, stabilize and improve property values, foster civic beauty, and promote history. PA 169 also gives local units of government the authority to establish ordinances that allow for the review of construction, additions, alterations, and demolitions within established areas. Specifically, all work that has the potential to impact the exterior appearance of a designated resource (excluding ordinary maintenance) is reviewable by a historic district commission. The City of Escanaba established such an ordinance in 2009, creating the historic district commission and designating the Richter Brewery Historic District as a local historic district.⁶ The City also has the authority to establish other local historic districts under PA 169 and the local historic district ordinance, which would give the HDC the authority to review proposed work in such districts for appropriateness.

⁶ Public Act 169 of 1970, Local Historic Districts Act, full text available at <http://legislature.mi.gov/doc.aspx?mcl-Act-169-of-1970>; City of Escanaba Code of Ordinances, Chapter 9 – Community Development, “Article IV. – Historic District Ordinance,” full text available at https://library.municode.com/mi/escanaba/codes/code_of_ordinances?nodeId=PTIICOOR_CH9CODE_ARTIVHIDIOR.



Figure 9: Map depicting the extensiveness of pre-1950s development and the sporadic nature of later infill.

Founded in state law, PA 169 local historic districts have the benefit of that law's provisions as their backing. This law ensures that all designated properties across the state are treated equally, both the local unit of government and property owners are following the same standards in a transparent manner, and property owners and the municipality are afforded the protections and processes identified under the law. Importantly, PA 169 districts also include resources beyond buildings that are important to the character of a district. For example, in the Ogden Triangle area, the concrete street markers would be considered contributing objects that relate to the developmental history and character of the area and warrant preservation. Character-defining site features, such as parks, should also be considered when establishing PA 169 districts to make sure that the full breadth of resources that contribute to the area's significance and historic character are protected.

Under PA 169, it is the responsibility of the community to determine which resources it wants to protect through this mechanism. The prescribed process for doing this is provided by PA 169 and the City's local ordinance, which identify the steps necessary to establish a new district:

- City council appoints a Historic District Study Committee (HDSC)
- HDSC performs a photographic inventory and research
- HDSC evaluates resources using the National Register of Historic Places criteria
- HDSC prepares a preliminary historic district study committee report according to the procedures outlined in PA 169
- HDSC transmits the reports to the local planning body, SHPO, the Michigan Historical Commission (MHC), and the State Historic Preservation Review Board
- At least 60 days after the transmittal, the HDSC holds a public hearing
- The HDSC has up to one (1) year after the public hearing to submit a final report to city council
- City council votes to approve or reject the proposed historic district
- If approved, the ordinance is modified to delineate the boundaries of the newly established historic district and the HDC begins reviewing work within the district

PA 169 local historic districts are the standard for communities that participate in the CLG program because they follow the provisions of the state-enabling legislation, which is a requirement for participation in the CLG program, and provide an appropriate mechanism for protecting the irreplaceable character of the heritage assets that make up our communities. PA 169 local historic districts also have the added benefit of making property owners within them eligible for certain incentives, including state historic preservation tax incentives. Specifically, property owners of contributing residential or commercial properties in PA 169 local historic districts can apply for a tax credit of 25% of qualified expenditures for interior and exterior work on these properties, which can help to offset the costs commonly associated with historic buildings. Additional details on the state historic preservation tax credit are available here: <https://www.mipace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/>.

- **Historic District Overlay:** Communities can also use planning tools such as zoning overlays to direct conversations around historically important areas in a community. Typically, a historic district overlay provides some layer of design review for identified areas but not to the same degree as traditional PA 169 local historic districts. A community may, for example, limit its review to new construction and/or demolition rather than requiring review of all exterior changes; a community could also decide to just have advisory reviews that are not binding. Overlay districts also vary in the entity responsible for reviewing proposed projects within overlay areas. For PA 169 local historic districts, all reviews are conducted by the historic district commission, which is comprised of local residents with demonstrated interest and/or experience in historic preservation. Overlay districts could be reviewed by the HDC as well or they could be assigned to the planning commission, zoning board, or other entity, depending on the municipality.

Historic district overlays are not commonly utilized in Michigan, in part because they don't have the same foundation as PA 169 local historic districts and, importantly, historic district overlays do not make property owners eligible for state historic preservation tax credits. Communities must carefully weigh the value of a lighter approach to historic preservation typically associated with overlays against the value and benefits afforded by PA 169 local historic districts. Also, because historic district overlays vary from community to community and do not benefit from the same standard approach provided for under PA 169, each community looking to establish a historic overlay must take the time to develop the criteria under which they will identify, document, and establish the resources for inclusion under the overlay and to develop the processes under which proposed changes in the overlay will be reviewed.

The other challenge with historic district overlays, specifically in communities where PA 169 districts also exist, is the risk of creating two different standards. Because historic district overlays and PA 169 local districts have different requirements and processes, communities can inadvertently create an unequal playing field where some properties are subject to one type of designation and other properties are subject to the other type. This can lead to confusion, questions, and concerns on the part of the public, particularly if there is not a clear rationale for the basis upon which each designation is put in place. Dual designations can also cause confusion for those at the city that are responsible for administering the districts and must balance two different sets of requirements and processes.

It's worth noting that the National Trust for Historic Preservation, on behalf of the City of Detroit, explored such questions in a study on neighborhood conservation districts in 2018. This study looks at the role and relationship of such areas as an alternative to traditional PA 169 local historic districts. While specific to the processes in Detroit and the area being examined, the points made may be worth consideration as the City of Escanaba explores potential direction for the Ogden Triangle area. The study is available at: <https://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=28a35100-3d70-88ba-0620-c30ae9b366b9&forceDialog=1>.

NATIONAL REGISTER OF HISTORIC PLACES

Because this study was directed at creating an inventory to facilitate discussions about local historic districts, full assessment of properties for potential listing in the National Register of Historic Places was not completed as part of this scope. However, it is important to note that should the City of Escanaba look at potential local designation of residential areas in the future, concurrent exploration of the National Register is recommended, particularly because PA 169 local districts already use the framework for the National Register. Moreover, there may be individual sites within the residential core of Escanaba that are worthy of individual recognition and listing.

An honorary designation, listing in the National Register of Historic Places does not provide any protection or design review for properties; rather, it seeks to catalog and help tell the story of important places in our communities. National Register listing of residential properties also provides a pathway for accessing the aforementioned state historic preservation tax credits.





The process for exploring potential for listing in the National Register of Historic Places starts with completing a Preliminary Questionnaire, which is used to gather basic information on the property and present that information to SHPO for review. Based on that information, SHPO will provide a recommendation as to whether formal listing of the property should be pursued. For additional information on the National Register and the process for listing a property in Michigan, see <https://www.mipace.org/historic-preservation/programs-and-services/national-register-of-historic-places/>.





COMMUNITY EDUCATION





Regardless of which path, if any, discussion takes regarding the Ogden Triangle area, the City and HDC should be sure to engage community education on the importance of historic preservation as part of ongoing community and economic development activities. The city boasts a large collection of resources dating to its principal period of growth and development that reflect important architectural and developmental patterns. However, many of these resources have also been subject to inappropriate alterations that have diminished their historical character and integrity. Moreover, demolition and infill construction are becoming prevalent along Lake Shore Drive, irreversibly changing the character of the area by removing important resources from the landscape. The City and HDC should consider ways to disseminate information on the importance of preservation throughout these areas, as well as to share information on different incentives that may be available to property owners through various types of designations. More substantial educational opportunities are also possible, such as homeowner workshops on maintaining historic features of a property. As a CLG, the City of Escanaba has access to grant funding that can be used for public education, workshops, and training.





APPENDIX A. INVENTORY OF RESOURCES





#	Address	Date	Comments	Status	Photo
1	103 1 st Ave S	c. 1925	Overall form and massing are generally consistent; replacement siding throughout house; shingles at dormer; replacement sliding sash windows, replacement door	NC	
2	127 1 st Ave S	c. 1890	Massing generally consistent. Vinyl siding throughout house; replacement windows, replacement doors; replacement porch	NC	
3	131 1 st Ave S	c. 1900	Overall form and massing are generally consistent. Vinyl siding and wood elements throughout. Decorative elements at porch include dentils, posts, scrollwork; vergeboard at gable	C	
4	307 1 st Ave S	c. 1905	Overall form and massing are generally consistent. Asbestos shingle siding; some replacement windows	C	





#	Address	Date	Comments	Status	Photo
5	311 1 st Ave S	c. 1895	Replacement siding throughout house; replaced and altered window openings; full-length porch removed; entry configuration altered	NC	
6	317 1 st Ave S	c. 1885	Overall massing and form intact. Clapboard siding, shingles, wood windows, and trim intact; minor alterations	C	
7	321 1 st Ave S	c. 1900	Massing and form generally intact; asbestos shingles throughout house; Porches generally reflect historic configuration but new materials and slight modifications; first floor veneered at porch; combination of wood and replacement windows	NC	
8	407 1 st Ave S	c. 1920	Overall massing and form intact; wood shingles throughout; wood windows, door, and decorative elements present; decorative chimneys intact	C	





#	Address	Date	Comments	Status	Photo
9	411 1 st Ave S	c. 1880	Form and massing generally intact; stucco cladding (originally clapboard); partial-width porch with turned posts; replaced balustrade; wood windows	C	
10	415 1 st Ave S	c. 1900	Massing and form altered through additions and enclosures; vinyl throughout the house; replaced and altered window sizes and configurations; front entry configuration modified	NC	
11	501 1 st Ave S	c. 1895	Overall form and massing intact; wood shingle, wood trim, wood decorative elements, and wood windows present; porch retains historic configuration and design elements	C	
12	507 1 st Ave S	c. 1910	Massing and form generally intact; aluminum siding and window replacements throughout house; metal replacement roof	NC	





#	Address	Date	Comments	Status	Photo
13	509 1 st Ave S	c. 1910	Overall form and massing generally intact; Asbestos shingles throughout house; wood windows; replacement door	C	
14	511 1 st Ave S	c. 1910	Form and massing generally intact; asbestos shingle; wood window; decorative brick and stone chimney added at unknown point, originally full-width porch	NC	
15	513 1 st Ave S	c. 1900	Altered form and massing; replacement siding throughout house; replacement windows; front porch removed	NC	
16	517 1 st Ave S	c. 1900	Form altered, but multiple additions historically present based on Sanborn. Replacement siding throughout; replaced and altered window sizes; altered entry configuration	NC	





#	Address	Date	Comments	Status	Photo
17	523 1 st Ave S	c. 1910	Form and massing significantly altered by addition; replacement siding throughout house; replacement windows; altered porch materials	NC	
18	306 2 nd Ave S	c. 1900	Form and massing generally intact; replacement siding; replacement windows; some window configuration alteration; entry alteration; new porch	NC	
19	308 2 nd Ave S	c. 1900	Massing and form generally intact; replaced and altered window sizes; door alteration; replacement siding throughout house; full-length porch removed; decorative elements likely removed	NC	
20	310 2 nd Ave S	c. 1890	Massing and form generally intact; altered window profiles; door alteration; replacement siding throughout house; full-length porch removed; decorative elements likely removed	NC	





#	Address	Date	Comments	Status	Photo
21	316 2 nd Ave S	c. 1900	Massing and form generally intact; replacement windows; door alteration; replacement siding throughout house; full-length porch removed; decorative elements likely removed	NC	
22	318 2 nd Ave S	c. 1910	Form and massing intact, historic additions; replacement siding; replacement windows; altered porch; replacement door	NC	
23	322 2 nd Ave S	c. 1900	Original form and massing intact; retains historic front porch; replacement siding throughout; some window replacement but openings intact; front door replacement	C	
24	410 2 nd Ave S	c. 1905	Form and massing generally intact; replacement siding throughout house; replacement windows throughout house, bay window added, replacement sidelights, modified fenestration with addition of sliding doors; single-bay hood replaced full-width porch; replacement columns on existing porch	NC	





#	Address	Date	Comments	Status	Photo
25	411 2 nd Ave S	c. 1910	Massing and form generally intact, although wraparound porch has been removed; replacement siding throughout house; replacement windows; some window alteration.	NC	
26	415 2 nd Ave S	c. 1900	Massing and form generally intact, although wraparound porch has been removed; replacement siding throughout; replaced door; combination of historic and replacement windows; porch elements replaced	NC	
27	420 2 nd Ave S	c. 1865	Original form and massing generally intact; enclosed second-story veranda; original detailing remains throughout; scattered window replacement but fenestration remains intact	C	
28	421 2 nd Ave S	c. 1930	Form and massing are generally intact; scattered window and door replacement.	C	

#	Address	Date	Comments	Status	Photo
29	508 2 nd Ave S	c. 1895	Replacement siding throughout house; some replacement windows; chimney cut off at roofline; wraparound porch on side replaced with stoop; front bay added post-1920 based on Sanborn	NC	
30	510 2 nd Ave S	c. 2000	New construction	NC	
31	511 2 nd Ave S	c. 1890	Original massing and form generally intact; replacement siding throughout house; porch configuration altered; some replacement windows, including altered sizes; replacement doors/altered entry configuration	NC	
32	514 2 nd Ave S	c. 1890	Original massing and form altered with addition of noncompatible porch and second-floor balcony; replacement siding materials, fascia boards, and windows, including altered openings in some locations	NC	





#	Address	Date	Comments	Status	Photo
33	515 2 nd Ave S	c. 1890	Original massing and form altered as a result of changed roof configuration; replacement siding; replacement windows, trim, and doors	NC	
34	516 2 nd Ave S	c. 1900	Form and massing generally intact, historic addition; replacement siding; replacement windows; replacement door; rusticated foundation; some replacement porch elements	NC	
35	522 2 nd Ave S	c. 1910	Form and massing generally intact, historic addition/rear porch enclosure; replacement siding; replacement door; combination of historic and replacement windows; rusticated foundation	C	
36	523 2 nd Ave S	c. 1960	Outside period of significance	NC	

#	Address	Date	Comments	Status	Photo
37	612 2 nd Ave S	1967	Outside period of significance	NC	
38	520 3 rd Ave S Figure out map	c. 1910	Original massing and form intact; wood lap siding throughout; original windows; hoods at first-story windows; decorative cornice; intact portico; three-part entry with fanlight and sidelights; paired chimneys	C	
39	612 3 rd Ave S	c. 1955	Outside period of significance	NC	
40	620 5 th Ave S	c. 1945	Form and massing generally intact; replacement siding; replacement windows; altered entry configuration; replacement porch; replacement door	C	





#	Address	Date	Comments	Status	Photo
41	201 S 3 rd St	c. 1925	Original form and massing generally intact; replacement siding and trim throughout; some replacement windows; altered window opening profile; replaced posts at front porch; rear garage addition.	NC	
42	202 S 3 rd St	c. 1910	Original form and mass altered, corner porch infilled; new shake shingle cladding; replacement windows throughout; replacement doors.	NC	
43	222 S 3 rd St	c. 1955	Outside period of significance	NC	
44	307 S 3 rd St	c. 1890	Original form and massing generally intact; replacement siding throughout; mix of historic and replacement windows; rear side porch enclosed; porch configuration intact but piers rebuilt.	C	





#	Address	Date	Comments	Status	Photo
45	309 S 3 rd St	c. 1890	Multiple historic additions at rear; front porch enclosed and roofline altered; Masonite cladding; mix of historic and replacement windows, at least a couple of openings altered.	C	
46	314 S 3 rd St	c. 1920	Original form and massing generally intact; some replacement trim elements; original windows; replacement step railings	C	
47	315 S 3 rd St	c. 1900	Original form and massing generally intact; combination of historic and replacement windows; replacement siding throughout; replacement components at front porch	C	
48	316 S 3 rd St	c. 1910	Original form and massing generally intact; replacement siding throughout; replacement windows.	C	





#	Address	Date	Comments	Status	Photo
49	319 S 3 rd St	c. 1900	Original form altered; fenestration altered at second story; replacement siding throughout; replacement windows and doors; replacement porch components.	NC	
50	320 S 3 rd St	c. 1940	Form and massing intact; replacement siding; replacement windows	C	
51	208 S 4 th St	c. 1880	Original massing and form generally intact; wood shingle cladding; replacement windows throughout.	C	
52	213 S 4 th St	c. 1890	Form and massing generally intact, historic addition converted; replacement siding; combination of historic and replacement windows; altered window on side; porch hood/porch added	NC	





#	Address	Date	Comments	Status	Photo
53	220 S 4 th St	c. 1925	Original form and massing intact; brick veneer intact; original windows throughout; original porch with hood; three-part entry with sidelights and transom; historic garage addition	C	
54	312 S 4 th St	c. 1910	Original form and massing intact; clapboard siding; original windows throughout; flared eave with brackets; original entry door; full-width porch with battered posts on wall.	C	
55	406 S 4 th St	c. 1925	Original form and massing intact; front entry stoop enclosed; replacement windows throughout; combination clapboard and drop siding.	C	
56	408 S 4 th St	c. 1935	Original form and massing intact; wood lap siding; original windows; decorative hoods at first story; portico with columns, multi-light door, and pilasters.	C	





57	201 S 5 th St	c. 1885	Original form and massing generally intact; historic additions; enclosure added at side of front porch; stucco cladding (originally clapboard); combination of historic and replacement windows; decorative porch columns and balustrade intact	C	
58	210 S 5 th St	c. 1900	Original form and massing intact; combination of Masonite siding and wood shingle; combination of historic and replacement windows	C	
59	211 S 5 th St	c. 1920	Original form and massing intact; replacement siding; original windows intact; porch hood form generally intact; single-leaf entry with sidelights and transom	C	
60	216 S 5 th St	c. 1900	Original form and massing generally intact; replacement siding; combination of original and replacement windows; bay window modified; replacement porch (originally wraparound); brackets at eave	NC	





#	Address	Date	Comments	Status	Photo
61	218 S 5 th St	c. 1900	Form and massing generally intact; wood windows and openings intact; clapboard siding; exposed rafter tails at eave; front stoop rebuilt	C	
62	300 S 5 th St	c. 1900	Addition at rear; replacement siding; replacement windows throughout/altered openings; replacement entry	NC	
63	305 S 5 th St	c. 1890	Form and massing generally intact; Masonite siding; combination of original and replacement windows; chamfered bays with decorative scrollwork; front posts replaced	C	
64	306 S 5 th St	c. 1885	Form and massing generally intact; clapboard siding; wood windows with decorative hoods; single-leaf entry with transom; full-width porch with posts and balustrade	C	





#	Address	Date	Comments	Status	Photo
65	309 S 5 th St	c. 1915	Form and massing intact; stucco finish; beltcourse at second floor; wood windows; single-leaf entry with sidelights; exposed rafter tails at flared eave; full-width porch with battered columns	C	
66	315 S 5 th St	c. 1925	Form and massing generally intact; lap siding; full-width porch; columns and balustrade replaced; combination of historic and replacement windows; rusticated foundation block	C	
67	316 S 5 th St	c. 1890	Form and massing generally intact; clapboard siding; wood windows throughout; wraparound porch with paired columns and decorative balustrade	C	
68	319 S 5 th St	c. 1885	Form and massing generally intact, addition at side; combination of historic and replacement windows; single-leaf entry with sidelights; rusticated foundation	C	





#	Address	Date	Comments	Status	Photo
69	322 S 5 th St	c. 1980	Outside period of significance	NC	
70	327 S 5 th St	c. 1890	Form and massing generally intact; replacement siding; combination of historic and replacement windows; full-width porch with battered posts; decorative window lacing at first story; rusticated foundation	C	
71	328 S 5 th St	c. 1900	Form and massing generally intact, historic additions at rear; clapboard siding; wood windows throughout most of house, but some replacement; full-width front porch with columns; single-leaf entry with sidelights; rusticated foundation	C	
72	504 S 5 th St	1881	Form and massing generally intact, historic additions at rear; garage at rear; single-leaf entry with sidelights and transom; wraparound porch with columns; bracketed cornices, inc. at bay and porch; decorative chimneys; replacement siding; wood windows; cresting; paneled bays	C	





#	Address	Date	Comments	Status	Photo
73	515 S 5 th St	c. 1940	Form and massing intact; historic windows; brick veneer with decorative beltcourse; dentiled eave; single-leaf entry with transom and pilasters	C	
74	209 S 6 th St	c. 1895	Form and massing intact; replacement siding; replacement windows; full-width porch	C	
75	215 S 6 th St	c. 1890	Form and massing intact; replacement siding; replacement windows; some altered window openings; full-width porch with replacement posts	NC	
76	217 S 6 th St	c. 1895	Form and massing generally intact, side enclosure; historic windows; replacement siding; full-width porch with replacement balustrade; parged foundation	C	





#	Address	Date	Comments	Status	Photo
77	302 S 6 th St	1907	Massing and form intact, addition c. 1964; dressed fieldstone walls; brick arches with keystones and quoins at arched windows and entries; rose/oculus window with brick surround; crenellations at tower; exposed buttresses	C	
78	309 S 6 th St	c. 1885	Form and massing intact; shingle and replacement siding; decorative window hoods; historic windows; full-width porch with paneled posts	C	
79	314 S 6 th St	c. 1915	Form and massing generally intact; clapboard and shingle siding; combination of historic and replacement windows; inset porch; rafter tails at façade eave; rusticated foundation	C	
80	315 S 6 th St	c. 1885	Form and massing generally intact; front porch enclosure; shingle cladding; combination of historic and replacement windows; rusticated foundation; chimney rebuilt	C	

#	Address	Date	Comments	Status	Photo
81	317 S 6 th St	c. 1910	Form and massing generally intact; front addition/enclosure; rusticated block foundation; shingle and replacement siding cladding; replacement windows	C	
82	320 S 6 th St	c. 1935	Form and massing intact; bevel siding; combination of historic and replacement windows; entry portico enclosed; single-leaf entry with fanlights; dentiled cornice	C	
83	321 S 6 th St	c. 1910	Form and massing intact; Masonite cladding; historic windows; multi-part bay at first floor; full-width porch with battered posts	C	
84	326 S 6 th St	c. 1911	Form and massing intact; tile roof; stucco cladding; historic windows; full-width porch; decorative coursework; single-leaf entry with sidelights; wide boxed eaves; battered chimney	C	





#	Address	Date	Comments	Status	Photo
85	402-404 S 6 th St	c. 1895	Form and massing generally intact, but altered through porch changes/enclosures; replacement elements at porch; replacement siding; replacement windows; entry alteration	NC	
86	406 S 6 th St	c. 1880	Form and massing generally intact, historic side additions; replacement siding; tower with decorative cornice and window hoods; combination historic and replacement windows; replacement entry with transom	C	
87	408 S 6 th St	c. 1890	Form and massing significantly altered; replacement siding; replacement windows and altered openings; stone veneer at inset porch and foundation	NC	
88	414 S 6 th St	c. 1950	Outside period of significance	NC	





#	Address	Date	Comments	Status	Photo
89	416 S 6 th St	c. 1915	Form and massing generally intact; replacement siding; board-and-batten at entry; combination of historic and replacement windows; altered first-story opening; windows removed from dormer; full-width porch with posts; parged foundation	NC	
90	505 S 6 th St	c. 1925	Form and massing generally intact, porch enclosure; novelty wood lap siding; board and batten in gable; exposed rafter tails at broad eave; wood windows; rusticated foundation	C	
91	511 S 6 th St	c. 1900	Form and massing generally intact, historic addition; clapboard siding; historic windows; partial-width porch with columns and balustrade; multi-light windows with decorative hood in gable	C	
92	513 S 6 th St	c. 1980	Outside period of significance	NC	


#	Address	Date	Comments	Status	Photo
93	205 S 7 th St	1902	Exposed sandstone walls; full-height portico with entablature, pediment, and Ionic columns; decorative window hoods; pilasters at bays; wood windows Individually listed in the NR; part of Escanaba Central HD	C	
94	301 S 7 th St	c. 1900	Form and massing intact; clapboard siding; wood windows throughout; full-width and side porch with columns; wide eave with bracket and beading; full-height fluted pilasters at corners	C	
95	309 S 7 th St	c. 1890	Form and massing intact; clapboard and scalloped siding; partial-width porch with decorative scrollwork and turned posts; historic windows; chamfered bay	C	
96	313 S 7 th St	c. 1885	Form and massing generally intact, side addition; rusticated foundation; asbestos siding; historic windows; replacement entry and siding in incised porch	C	


#	Address	Date	Comments	Status	Photo
97	317 S 7 th St	c. 1910	Form and massing generally intact; partially enclosed full-width porch; asbestos siding; historic windows; historic single-leaf entry; rusticated block foundation	C	
98	321 S 7 th St	c. 1900	Form and massing generally intact, but enclosed front porch; replacement windows and altered openings; asbestos siding	NC	
99	325 S 7 th St	c. 1900	Form and massing generally intact; Masonite siding; historic windows, except first-floor façade window altered; full-width porch with battered posts	C	
100	327 S 7 th St	c. 1895	Historic additions; replacement siding; replacement windows; porch configuration and elements altered; window configuration altered.	NC	

#	Address	Date	Comments	Status	Photo
101	403 S 7 th St	c. 1905	Form and massing intact; stucco cladding; historic and replacement windows; full-width porch partially enclosed	C	
102	407 S 7 th St	c. 1900	Form and massing generally intact; front porch altered, but historic; wood windows throughout; asbestos siding; chimney parged	C	
103	409 S 7 th St	c. 1900	Form and massing generally intact, but porch enclosed; replacement siding; combination of historic and replacement windows	NC	
104	413 S 7 th St	c. 1900	Form and massing altered; replacement siding; replacement windows; replacement door; altered widow configuration; replaced porch elements	NC	





#	Address	Date	Comments	Status	Photo
105	417 S 7 th St	c. 1900	Form and massing generally intact; replacement siding; historic windows; replaced entry; full-width porch	C	
106	421 S 7 th St	c. 1895	Form and massing generally intact, but enclosed front porch; combination of historic and replacement windows; replacement siding; replacement roof material	NC	
107	423 S 7 th St	c. 1895	Form and massing generally intact, but enclosed front porch; Masonite siding; replacement windows; altered first floor opening	NC	
108	425 S 7 th St	c. 1895	Form and massing generally intact; replacement siding; replacement windows and altered openings; replacement entry	NC	





#	Address	Date	Comments	Status	Photo
109	429 S 7 th St	c. 1890	Form and massing generally intact, but porch enclosed; Masonite siding; combination of historic and replacement windows; some window configurations altered; vinyl surrounds	NC	
110	521 S 7 th St	c. 1915	Form and massing generally intact; lap siding; wood windows; full-width porch with columns	C	
111	200 Lake Shore Dr	c. 1925	Form and massing altered through addition of second story/reconfiguration at western end; dormers extended; replacement siding; combination of replacement and historic windows; rear configuration significantly altered	NC	
112	202 Lake Shore Dr	c. 1920	Form and massing generally intact, historic side addition; replacement siding; historic windows; porch with pedimented hood and posts; entry configuration altered; fanlight enclosed	C	





#	Address	Date	Comments	Status	Photo
113	212 Lake Shore Dr	c. 1915	Form and massing generally intact, historic side addition; front porch enclosed; combination of historic and replacement windows; some altered openings; replacement siding	NC	
114	218 Lake Shore Dr	c. 2010	New construction	NC	
115	222 Lake Shore Dr	c. 1975	Outside period of significance	NC	
116	226 Lake Shore Dr	c. 1885	Form and massing altered by wraparound porch enclosed, battered posts remain evident; clapboard siding; combination of historic and replacement windows; pedimented entry hood	NC	





#	Address	Date	Comments	Status	Photo
117	230 Lake Shore Dr	c. 1910	Form and massing generally intact, but front porch enclosed; lap siding; combination of historic and replacement windows	C	
118	236 Lake Shore Dr	c. 1960	Outside period of significance	NC	
119	248 Lake Shore Dr	c. 2015	New construction	NC	
120	248A Lake Shore Dr	c. 1915	Form and massing generally intact; shingle cladding; wood windows	C	





#	Address	Date	Comments	Status	Photo
121	250 Lake Shore Dr	c. 1900	Form and massing generally intact; full-width porch partially enclosed and stone veneer; replacement windows; some altered window openings	NC	
122	254 Lake Shore Dr	c. 1940	Form and massing intact; dressed stone exterior; shingles at dormer; historic windows; dentiled cornice; cornice returns	C	
123	260 Lake Shore Dr	c. 1910	Form and massing generally intact; combination claddings, shingle, vertical board, and bevel; full-width porch with column on kneewall; wood windows	C	
124	302 Lake Shore Dr	c. 1925	Form and massing intact; brick veneer; historic windows	C	





#	Address	Date	Comments	Status	Photo
125	306 Lake Shore Dr	c. 1905	Form and massing generally intact; lap siding; historic windows; pedimented dormers; inset porch	C	
126	310 Lake Shore Dr	c. 1910	Form and massing generally intact; full-width porch partially enclosed; replacement siding, vertical board at entry; wood windows	C	
127	314 Lake Shore Dr	c. 1920	Form and massing generally intact; bevel siding at first floor and stucco cladding at second; flared eave; wood windows; pedimented entry hood with decorative scrollwork	C	
128	318 Lake Shore Dr	c. 1920	Form and massing generally intact; replacement siding; combination of historic and replacement windows; second-story bay replaced	C	





#	Address	Date	Comments	Status	Photo
129	322 Lake Shore Dr	c. 1930	Form and massing generally intact; second-story replacement siding and first floor brick-veneer; combination of historic and replacement windows	C	
130	404 Lake Shore Dr	c. 1885	Form and massing generally intact; replacement siding; historic windows; wraparound porch with columns and dentiled pediments	C	
131	408 Lake Shore Dr	c. 2010	New construction	NC	
132	420 Lake Shore Dr	c. 2015	New construction	NC	

#	Address	Date	Comments	Status	Photo
133	430 Lake Shore Dr	2022	New construction	NC	
134	500 Lake Shore Dr	c. 1960	Outside period of significance	NC	
135	512 Lake Shore Dr	c. 1870	Form and massing generally intact; lap siding; combination of historic and replacement windows; partial-width porch; single-leaf entry with transom	C	
136	516 Lake Shore Dr	c. 1910	Form and massing generally intact, historic rear addition; bevel and clapboard siding; wood windows throughout; flared eave; full-width porch with columns; three-party entry with sidelights; lacework in upper-story windows	C	





#	Address	Date	Comments	Status	Photo
137	520 Lake Shore Dr	c. 1890	Historic additions; replacement siding; replacement windows; window configuration altered	NC	
138	600 Lake Shore Dr	c. 1895	Form and massing generally intact, porch historically enclosed; clapboard and scalloped siding; wood windows; pedimented entry hood; single-leaf entry with sidelights and transom	C	
139	602 Lake Shore Dr	c. 1890	Form and massing generally intact; gable added to full-width front porch; porch partially enclosed, posts remain evident; combination of historic and replacement windows; finial at tower	C	
140	610 Lake Shore Dr	c. 1900	Form and massing generally intact; ¾-width front porch partially enclosed; paneled posts remain; replacement windows; replacement siding; altered opening at second story; bracketed cornice	C	





#	Address	Date	Comments	Status	Photo
141	618 Lake Shore Dr	c. 1900	Form and massing generally intact, but full-width front porch enclosed; replacement siding; combination of historic and replacement windows; added bay at second floor	NC	
142	622 Lake Shore Dr	c. 1900	Form and massing generally intact; wraparound porch partially enclosed and clad in brick veneer; replacement siding; combination of historic and replacement windows	NC	
143	624 Lake Shore Dr	c. 1890	Form and massing intact; replacement siding; historic windows; full-width porch with paired columns, paneled piers, and pilasters; brackets at eave; dentiled cornice and columns at dormer;	C	
144	630 Lake Shore Dr	c. 1955	Outside period of significance	NC	





#	Address	Date	Comments	Status	Photo
145	201 Ogden	c. 1900	Form and massing generally intact; replacement siding; replacement entry; replacement windows	NC	
146	205 Ogden	c. 1910	Form and massing generally intact; replacement siding; replacement windows; front porch enclosed; window opening alterations	NC	
147	215 Ogden	c. 1900	Form and massing generally intact, but front porch enclosed; replacement windows; window openings altered; replacement siding	NC	
148	217 Ogden	c. 1945	Form and massing generally intact; front porch enclosed and clad in stone veneer; replacement shingle siding; replacement windows	NC	





#	Address	Date	Comments	Status	Photo
149	220 Ogden	c. 1895	Form and massing altered through additions, front porch altered; window openings altered; replacement siding; replacement windows	NC	
150	225 Ogden	c. 2005	New construction	NC	
151	227 Ogden	c. 1900	Form and massing altered; porch enclosed; replacement windows; window openings altered; replacement entries; replacement roof material; replacement siding	NC	
152	230 Ogden	c. 1900	Form and massing generally intact, historic addition; replacement siding; replacement windows; some window openings altered; replacement entry; modern porch elements	NC	


#	Address	Date	Comments	Status	Photo
153	231 Ogden	c. 1915	Form and massing generally intact; shingle cladding; historic windows	C	
154	303 Ogden	c. 1910	Form and massing generally intact; replacement siding; replacement windows; full-width porch but replaced/wrapped columns, replacement balustrade	NC	
155	307 Ogden	c. 1890	Form and massing intact; replacement siding; replacement windows; full-width porch	C	
156	311 Ogden	c. 1910	Form and massing intact; replacement siding on first story and shingle on second; historic windows; full-width porch with columns on end wall; corbeled chimney; flared eaves	C	





#	Address	Date	Comments	Status	Photo
157	315 Ogden	c. 1910	Form and massing intact; lap siding on first story and shingle on second; historic windows; single-leaf entry with sidelights; entry wood with brackets; paired windows at dormer	C	
158	317 Ogden	c. 1910	Form and massing generally intact, historic addition; porch enclosed; replacement entry; combination of historic and replacement windows; replacement siding; boarded over window opening; dormer window altered	NC	
159	323 Ogden	c. 1895	Form and massing generally intact, historic additions; replacement siding; combination of replacement and historic windows; full-width porch with paneled columns; paneled pilasters at corners, entry, and upper story windows; single-leaf entry with sidelights	C	
160	400 Ogden	c. 1950	Outside period of significance	NC	

#	Address	Date	Comments	Status	Photo
161	403 Ogden	c. 1895	Form and massing generally intact; Masonite siding; historic windows with arched hoods; full-width porch partially enclosed; paneled posts intact; pedimented door surround with pilasters	C	
162	407 Ogden	c. 1875	Form and massing intact, historic additions; stucco cladding; two-story bay with bracketed cornice and surrounds; combination of historic and replacement windows; double-leaf entry with paneled doors; decorative window hoods; flared eaves and broad cornice with paired brackets	C	
163	408 Ogden	c. 1895	Form and massing altered through porch configuration; replacement siding; replacement windows; altered window configuration; replacement doors	NC	
164	411 Ogden	c. 1900	Form and massing intact; asbestos shingles; historic windows; scalloped entry hood with brackets	C	

#	Address	Date	Comments	Status	Photo
165	415 Ogden	c. 1900	Form and massing intact; replacement siding; historic windows; pedimented entry hood with brackets	C	
166	421 Ogden	c. 1940	Form and massing generally intact; garage openings altered; stone veneer; two-story portico; historic windows; single-leaf entry with transom; pedimented appendages	C	
167	429 Ogden	c. 1990	New construction	NC	
168	500 Ogden	1968	Outside period of significance	NC	

#	Address	Date	Comments	Status	Photo
169	517 Ogden	c. 1890	Form and massing generally intact, historic addition; replacement cladding; historic windows; decorative vergeboard; full-width front porch with paneled posts and dentiled cornice/pediment; transom enclosed	C	
170	521 Ogden	c. 1890	Form and massing altered through porch enclosure; replacement siding; replacement windows	NC	
171	523 Ogden	c. 1895	Form and massing intact; enclosed porch; replacement siding; shingle in gable end; historic windows; decorative window hoods in gables; rusticated foundation	C	
172	601 Ogden	c. 1900	Form and massing intact, historic addition; clapboard siding; wood windows throughout; flared eaves with bracketed cornice; double-leaf entry with transom; dentiled porch; splayed window hoods at first story	C	

#	Address	Date	Comments	Status	Photo
173	605 Ogden	c. 1905	Form and massing intact; stucco cladding; shingles in dormer; flared eaves with exposed rafter tails; multi-light wood windows throughout; single-leaf entry with sidelights	C	
174	606 Ogden	1873	Form and massing altered through removal of façade dormer, full-width porch; replacement siding; replacement windows; replacement porch; single-leaf entry with transom and sidelights	NC	
175	611 Ogden	c. 1895	Form and massing generally intact, historic addition; replacement siding; wood windows; inset porch; rusticated foundation	C	
176	615 Ogden	c. 1900	Form and massing generally intact; replacement siding; replacement windows; entry altered with new single-leaf door and sidelight; porch reconstructed	NC	

#	Address	Date	Comments	Status	Photo
177	619 Ogden	c. 1940	Form and massing generally intact; replacement siding; historic windows	C	
178	625 Ogden	c. 1940	Form and massing intact; replacement siding; historic windows	C	
179	627 Ogden	c. 1895	Form and massing generally intact; clapboard siding and novelty siding; chamfered two-story tower; wood windows; pedimented porch hood	C	
180	635 Ogden	c. 1890	Form and massing generally intact; clapboard siding; novelty siding in gable; ¾-width porch with turned posts, spindlework, sunburst in gable; vergeboard; wood windows; chamfered bays	C	

CITY OF ESCANABA
HISTORIC DISTRICT COMMISSION
Official Proceedings – September 18, 2023

MEETING CALLED TO ORDER

A meeting of the Escanaba Historic District Commission was held on Monday, September 18, 2023, at 4:15 PM in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

Chair Curran called the meeting to order at 4:15 PM.

ROLL CALL

Chair Don Curran:	Present	Comm. Monte Morrison:	Present
Vice Chair Judith Fouts:	Present	Comm. Ellie O'Donnell:	Present
Secretary Karen Lindquist:	Present	Comm. Myra Croasdell:	Present
Comm. Rebecca McIntyre:	Present*		

With seven in attendance, a quorum of the Historic District Commission was present.

*Commr. McIntyre arrived 3 minutes late.

ALSO PRESENT

City Administration:

Tyler Anthony, Planning & Zoning Admin.

Karen Moore, Council Liaison

Others:

Alan Higgins, SHPO

No other unnamed individuals were present.

MINUTES

A motion was made by O'Donnell to approve the June 19, 2023 minutes as presented. Supported by Croasdell. MOTION PASSED.

AGENDA

A motion was made by Morrison to approve the meeting agenda as presented. Supported by Lindquist. MOTION PASSED.

CONFLICT OF INTEREST DECLARATIONS

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS**NB1: Discussion – Ogden Triangle Summary Report**

Higgins, Grants Coordinator for the Michigan State Historic Preservation Office (SHPO), made a presentation on the Ogden Triangle Summary Report to the Commission (see exhibit A). This report was the result of a reconnaissance-level survey of all properties within an area set by staff in a 2019/2020 request for SHPO assistance. The request stemmed from the Master Plan, which noted that the area “possesse[d] a high concentration of historic structures deserving to be preserved for the community.”

In his presentation, Higgins described SHPO’s mission & role, the activities they use to carry these out, and the nature of such historic resource surveys. With these established, he then explained the methods used, the work done, and the findings made in this survey. Higgins concluded with an open discussion with Commissioners, Anthony, and Moore on the three types of historic designation and their benefits & shortcomings. These three types were Historic Overlay Districts, PA 169 Local Historic Districts, and National Register of Historic Places Districts. During this discussion, the Commission found that a Local Historic District as enabled by PA 169 of 1970 was the strongest choice.

A motion was made by McIntyre to forward the Ogden Triangle Summary Report to City Council for their review and comments. Supported by O'Donnell.

A roll call vote was taken with the following results:

Yes: Curran, Fouts, Lindquist, McIntyre, Morrison, O'Donnell, Croasdell.

No: None.

MOTION PASSED.

Lindquist asked Anthony to ensure that the report’s appendix be included when it was forwarded to City Council, as it provided a great level of depth which the report body relied on. Such an inclusion was acceptable either physically or electronically. Anthony stated that he would do so.

A motion was made by McIntyre to direct staff to research and provide to the Commission a course of action to establish a historic district study committee through City Council. Supported by Morrison.

A roll call vote was taken with the following results:

Yes: Curran, Fouts, Lindquist, McIntyre, Morrison, O'Donnell, Croasdell.

No: None.

MOTION PASSED.

GENERAL PUBLIC COMMENT

None.

COMMISSIONER/STAFF COMMENT & ANNOUNCEMENTS

Anthony explained that the terms of Curran, Lindquist, and O'Donnell were to expire at the end of the month (October 1). At the request of the City Clerk's Office, he asked each of them whether they wished to be reappointed for another term. Curran, Lindquist, and O'Donnell stated that they did wish to be reappointed.

ADJOURNMENT

**A motion was made by Fouts to adjourn the meeting. Supported by Lindquist.
MOTION PASSED.**

The meeting adjourned at 5:46 PM.

EXHIBITS

A. Presentation slides, “City of Escanaba: Ogden Triangle Inventory”.

APPROVAL

These minutes approved at the _____ meeting. ____

Don Curran, Chair
Escanaba Historic District Commission

Tyler Anthony, Planning & Zoning Admin.
City of Escanaba



1

State Historic Preservation Office

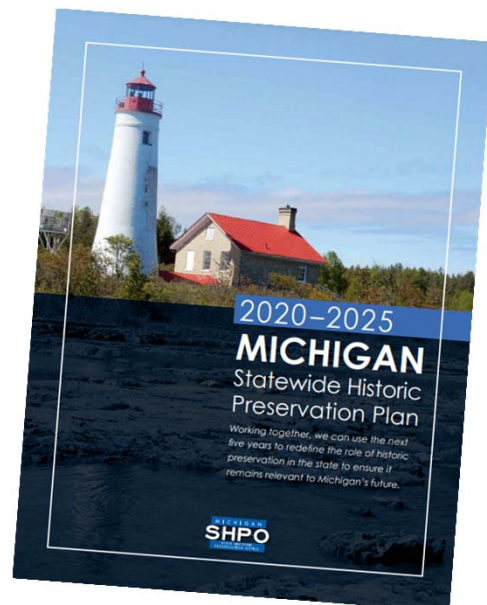
The Michigan State Historic Preservation Office was established in the late 1960s following the passage of the National Historic Preservation Act of 1966.

Who We Are

- Archaeologists
- Architectural Historians
- Historians
- Historical Architects
- Preservation Planners
- Administrative Staff

What We Do

Michigan SHPO assists local communities, state and federal agencies, and other partners in their efforts to identify, evaluate, designate, protect, and tell the story of Michigan's historic places.



2

SHPO Program Structure



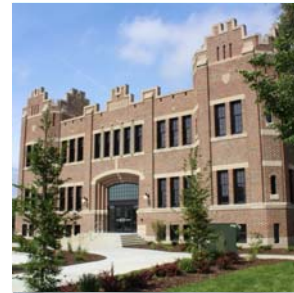
Archaeology
Program



Cultural Resource
Management and Planning



Identification and
Designation



Incentives and
Development

3

Survey and Designation

SHPO works with stakeholders across the state to identify, document, and designate important historic places, promoting responsible decision-making and providing access to certain preservation incentives.

Historic Resource Surveys

An essential step in any preservation effort, historic resource surveys help us identify what we have in our communities and why particular places are important.

Local Historic Districts

Local historic district designation provides legal protection to historic resources by requiring review of proposed work within designated areas.

National Register of Historic Places

The National Register is the federal government's official list of districts, sites, buildings, structures, and objects deemed worthy of preservation for their significance.



4

Why Is Survey Data Important?

Survey provides the baseline documentation necessary to plan for and protect important historic places; promotes informed decision-making; and facilitates use of incentives by property owners.

Planning and Designation

- Community Planning
- Local Historic Districts
- National Register of Historic Places Nominations

Incentives

- State Historic Preservation Tax Credit
- Federal Historic Preservation Tax Credit
- Historic Preservation Grants

Regulation

- Historic District Commissions
- Section 106/Environmental Review



5

Two Types of Survey

Reconnaissance-level Survey

- Documents all properties in a defined area to a base level of information. Focused on capturing architectural data—photographs, brief descriptors, and locational information.
- Used primarily for:
 - First step in broader planning processes
 - Updating records to reflect current conditions

Intensive-level Survey

- Documents all properties in a defined area at a detailed level. Equal emphasis is placed on capturing detailed architectural data and property history.
- Used primarily for:
 - Establishing Local Historic Districts
 - Inventorying properties for National Register designation



6

Reconnaissance-level Survey

Documentation Approach

- Survey **every property** within the existing boundary, regardless of age or condition
- Focusing on gathering basic information about architectural character and integrity
- Photographs from public right of way only unless owner voluntarily allows onto property

District Considerations

- Building relationships
- Street network
- Landscaping and open space features (natural and man-made)
- Structures (bridges, tunnels, railway grades, towers, etc.)
- Objects (street lights, fountains, signage, etc.)




7






8



9

#	Address	Date	Comments	Status	Photo
65	309 S 5 th St	c. 1915	Form and massing intact; stucco finish; beltcourse at second floor; wood windows; single-leaf entry with sidelights; exposed rafter tails at flared eave; full-width porch with battered columns	C	
66	315 S 5 th St	c. 1925	Form and massing generally intact; lap siding; full-width porch; columns and balustrade replaced; combination of historic and replacement windows; rusticated foundation block	C	
67	316 S 5 th St	c. 1890	Form and massing generally intact; clapboard siding; wood windows throughout; wraparound porch with paired columns and decorative balustrade	C	
68	319 S 5 th St	c. 1885	Form and massing generally intact, addition at side; combination of historic and replacement windows; single-leaf entry with sidelights; rusticated foundation	C	

10

#	Address	Date	Comments	Status	Photo
141	618 Lake Shore Dr	c. 1900	Form and massing generally intact, but full-width front porch enclosed; replacement siding; combination of historic and replacement windows; added bay at second floor	NC	
142	622 Lake Shore Dr	c. 1900	Form and massing generally intact; wraparound porch partially enclosed and clad in brick veneer; replacement siding; combination of historic and replacement windows	NC	
143	624 Lake Shore Dr	c. 1890	Form and massing intact; replacement siding; historic windows; full-width porch with paired columns, paneled piers, and pilasters; brackets at eave; dentiled cornice and columns at dormer;	C	
144	630 Lake Shore Dr	c. 1955	Outside period of significance	NC	

11



12



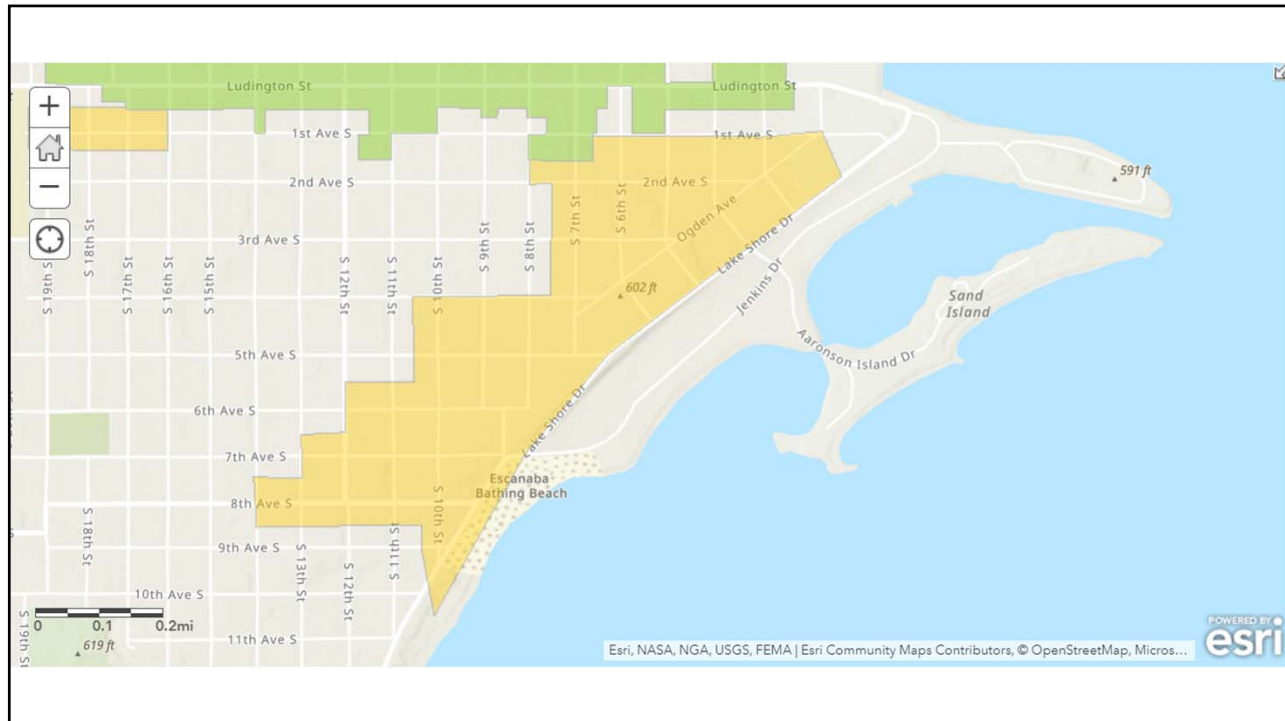
OGDEN TRIANGLE SURVEY AREA - PROPERTY STATUS

13

What's Next?

	Historic District Overlay/Conservation District	PA 169 Local Historic District	National Register of Historic Places District
Purpose	To provide baseline protection to the district under local zoning, generally by reviewing major changes (e.g., additions, new construction, demolition)	To provide protection to the district under state law by reviewing all exterior work (e.g., alterations, additions, new construction, demolition)	To recognize and honor important properties and to aid local, state, and federal agencies in planning
Legal Authority	Local zoning ordinance	Public Act 169 of 1970	National Historic Preservation Act of 1966
Review Requirements	Determined by municipality	All exterior work (not including maintenance) is reviewed by the HDC for approval	None
Eligible for preservation incentives?	No (unless provided by local government)	State Historic Preservation Tax Credits	State Historic Preservation Tax Credits

14



15

Establishing a PA 169 Local District

Required Steps

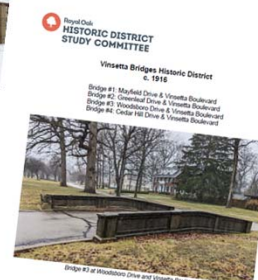
1. City council adopts a resolution to approve a historic district study and appoints a Historic District Study Committee
2. Study Committee prepares a preliminary historic district study committee report
3. Study Committee transmits report to local planning body, SHPO, Michigan Historical Commission, and State Historic Preservation Review Board
4. At least 60 days after the official transmittal of the report, the Study Committee holds a public hearing
5. Study Committee has up to 1 year after the public hearing to submit a final report to Council
6. Council votes to approve or reject the proposed historic district

City of Detroit
CITY COUNCIL
HISTORIC DESIGNATION ADVISORY BOARD
218 Coleman A. Young Municipal Center, Detroit, Michigan 48226
Phone: 313.224.1487 Fax: 313.224.4336
Email: hdsb@detdetroit.gov
Proposed Higginbotham School Historic District
8750 Chippewa Street
Draft Preliminary Report



By a resolution dated January 14, 2020, the Detroit City Council Advisory Board, a study committee, with the official study of the Historic District in accordance with Chapter 21 of the 2019 Local Historic Districts Act.

The proposed William B. Higginbotham School Historic District building located at 8750 Chippewa Street, approximately 1000 ft.



PRELIMINARY REPORT - September 21, 2022

16

Establishing a National Register Historic District

Required Steps

1. Applicant prepares a Preliminary Information Form (PIF) for submission to SHPO
2. SHPO reviews PIF and provides feedback, verifies appropriateness of moving forward
3. Applicant completes National Register of Historic Places Nomination Form
4. Once approved by SHPO, the applicant presents the nomination to the State Historic Preservation Review Board for consideration
5. Review Board approves the National Register nomination
6. SHPO formally submits the nomination to the National Park Service for inclusion in the National Register

