

**OFFICIAL PROCEEDINGS  
CITY COUNCIL  
CITY OF ESCANABA, MICHIGAN  
Regular Council Meeting  
Thursday, February 6, 2020**

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

Present: Mayor Marc D. Tall, Council Members, Ralph B. Blasier, Tyler D. DuBord, Karen S. Moore, and Peggy O'Connell

Absent: None

Also Present: City Manager Patrick S. Jordan, City Clerk Phil DeMay, Department Heads, media, and members of the public.

City Clerk DeMay led Council in the Pledge of Allegiance.

Blasier moved, O'Connell seconded, **CARRIED UNANIMOUSLY**, to approve Work Session Meeting minutes from January 9, 2020, Special Joint Meeting minutes from January 9, 2020 and Regular Meeting minutes from January 16, 2020, as submitted.

**ADJUSTMENTS TO THE AGENDA**

Blasier moved, DuBord seconded, **CARRIED UNANIMOUSLY**, to add New Business Item 10, a discussion on the method of appointments to boards, commissions, and committees.

Blasier moved, DuBord seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as amended.

**CONFLICT OF INTEREST DECLARATION** – None

**BRIEF PUBLIC COMMENT** – None

**PUBLIC HEARINGS**

**PH-1 Public Hearing – CDBG IR Grant Application - Engineering.**

A Public Hearing was held regarding the City's proposed application for a Community Development Block Grant Infrastructure and Resiliency (CDBG IR) Grant. The proposed application is funding improvements to the aging water, sewer and storm water lines under Ludington Street from the lift station near 1st Street to 5th Street as well as street repaving.

This being a public hearing, Mayor Tall asked for public comment.

Ed Legault – DDA Executive – discussed the grant opportunity and recommended approval.

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

**UNFINISHED BUSINESS** – None

**NEW BUSINESS**

**NB-1 Approval – Resolution of Support – CDBG IR Grant - Engineering.**

Administration requested a Resolution of Support to apply for a Community Development Block Grant Infrastructure and Resiliency (CDBG IR) Grant.

“NB-1 Resolved by Council Member O’Connell, seconded by Council Member Blasier;

**RESOLUTION NO. 20-04**

**AUTHORIZING RESOLUTION  
Ludington Street Infrastructure and Resiliency Project  
CDBG Program**

**WHEREAS**, the Michigan Strategic Fund has invited Units of General Local Government to apply for its CDBG-Infrastructure and Resiliency (CDBG-IR) Competitive Funding Round; and

**WHEREAS**, the City of Escanaba desires to request \$1,700,000 in CDBG funds for improvements to the aging water, sewer and storm water lines under Ludington Street from the lift station near 1st Street to 5th Street with street repaving along with resiliency options related to identified storm water problems; and,

**WHEREAS**, the City of Escanaba commits local funds from its Major Street Fund, Wastewater Fund and Water Fund in the amount of \$804,310; and,

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

**WHEREAS**, the proposed project will benefit all residents of the project area and 57.60 percent of the residents of the City of Escanaba are low- and moderate-income persons as determined by census data provided by the U.S. Department of Housing and Urban Development; and,

**WHEREAS**, local funds and any other funds to be invested in the project have

not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to obligate/incur costs from the Michigan Economic Development Corporation.

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

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

Ayes: O’Connell, Blasier, Moore, DuBord, Mayor Tall  
Nays: None

**RESOLUTION DECLARED ADOPTED.”**

**NB-2 Approval – Redevelopment Ready Communities (RRC) Recertification Intention - Planning & Zoning.**

In 2016 the City of Escanaba was certified as a Redevelopment Ready Community (RRC) by the Michigan Economic Development Corporation (MEDC). This certification is due to expire on April 13, 2020. Administration sought Council approval to move forward in the re-certification process.

**NB-2** Blasier moved, DuBord seconded, to approve to move forward in the re-certification process.

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

Ayes: Blasier, DuBord, Moore, O’Connell, Mayor Tall  
Nays: None

**MOTION CARRIED.**

**NB-3 Approval – Rate Increase for both Seasonal and Transient Slip Fees - Marina.**

Administration sought Council approval for a rate increase for both seasonal and transient slip fees for the 2020 boating season.

**NB-3** O’Connell moved, Moore seconded, to approve a rate increase for both seasonal and transient slip fees for the 2020 boating season.

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

Ayes: O’Connell, Moore, Blasier, DuBord, Mayor Tall  
Nays: None

**MOTION CARRIED.**

**NB-4 First Reading of Payment In Lieu of Taxes Ordinance No. 1223 the Bay De Noc Apartments.**

Craig Patterson, VP with the Woda Cooper Companies requested the City Council to authorize a payment in lieu of taxes Ordinance No. 1223 which would allow them to seek funding from the State of Michigan Low Income Housing Tax Credit Program for the construction of the development. Administration further requested Ordinance No. 1223 be set for a second reading, public hearing and adoption at the regularly scheduled City Council meeting scheduled for February 20, 2020.

Craig Patterson presented a slide show to council. (See Attachment – A).

**NB-4** Blasier moved, O’Connell seconded, to consider this the first reading of Ordinance No. 1223, An Ordinance to Amend Chapter 26 – Taxation of the Code of Ordinances of the City Escanaba and to set February 20, 2020, for the second reading, public hearing and adoption of Ordinance No. 1223.

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

Ayes: Blasier, O’Connell, Moore, DuBord, Mayor Tall  
Nays: None

**MOTION CARRIED.**

**NB-5 Approval – Color Your Faith 5k Run/Walk.**

Bethany Lutheran Church requested approval to hold a Color Your Faith 5k Run/Walk Event on Saturday, May 16, 2020. Administration recommended approval of the request provided: proper liability insurance was filed with the City naming the City as an additional insured.

**NB-5** Blasier moved, O’Connell seconded, **CARRIED UNANIMOUSLY**, to approve a request from Bethany Lutheran Church to hold a Color Your Faith 5k Run/Walk Event on Saturday, May 16, 2020, provided: proper liability insurance was filed with the City naming the City as an additional insured.

**NB-6 Approval – Engineering Services to Investigate Odor Complaints on 19th Avenue North – Wastewater.**

Administration requested City Council’s authorization to retain the services of Trimedia Environmental & Engineering Services, LLC; of Marquette, MI to investigate the cause and source of the odors on 19th Avenue North (AKA the Landfill Road) as specified within the attached proposal at a cost not to exceed \$12,350.00. Money for this purchase was budgeted in the 2019/2020 FY Budget.

**NB-6** O’Connell moved, Moore seconded, to approve to retain the services of Trimedia Environmental & Engineering Services, LLC; of Marquette, MI to investigate the cause and source of the odors on 19th Avenue North (AKA the Landfill Road) at a cost not to exceed \$12,350.00.

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

Ayes: O’Connell, Moore, Blasier, DuBord, Mayor Tall  
Nays: None

**MOTION CARRIED.**

**NB-7 Approval – Solar Project Expansion - Electric.**

Administration sought City Council approval to add solar panels, inverters, racking and related equipment for a not-to-exceed cost of \$580,000. On January 15, 2020, the Electrical Advisory Committee approved recommending this request.

**NB-7** O’Connell moved, Blasier seconded, to approve to add solar panels, inverters, racking and related equipment for a not-to-exceed cost of \$580,000.

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

Ayes: O’Connell, Blasier, Moore, DuBord, Mayor Tall  
Nays: None

**MOTION CARRIED.**

**NB-8 Approval – Capacity Contract Modification - Electric.**

Administration sought City Council approval for the modified capacity contract. On January 15, 2020, the Electrical Advisory Committee approved the modified capacity contract.

**NB-8** Blasier moved, O’Connell seconded, to approve the modified capacity

contract.

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

Ayes: Blasier, O’Connell, Moore, DuBord, Mayor Tall

Nays: None

**MOTION CARRIED.**

**NB-9 Approval – Tree Trimming Bid - Electric.**

Administration sought City Council approval to award the contract to Bugle Contracting of Cornel, MI for an amount not-to-exceed \$25,000.

**NB-9** O’Connell moved, Moore seconded, to approve to award the contract to Bugle Contracting of Cornel, MI for an amount not-to-exceed \$25,000.

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

Ayes: O’Connell, Moore, Blasier, DuBord, Mayor Tall

Nays: None

**MOTION CARRIED.**

**NB-10 Approval – Resolution to Appointments to Boards, Commissions, and Committees**

City Council requested a Resolution on the method of appointments to boards, commissions, and committees.

“**NB-10** Resolved by Council Member Blasier, seconded by Council Member O’Connell;

**RESOLUTION 20-05**  
**Appointments to Boards, Commissions and Committees**

**Whereas;** The Mayor has the authority to appoint persons to the Escanaba City Board and Commissions, and;

**Whereas,** The Mayor has the authority to extend the terms of termed-out members, for good reason, such as when there are insufficient number of actual volunteers; and

**Whereas,** The Mayor has the discretion to appoint only Escanaba residents to the Escanaba City Boards and Commissions (with the sole exception of the

Downtown Development Authority, and then the Mayor can make an exception only for an applicant who has a business in Escanaba), and;

**Now therefore be it Resolved,** This resolution does not require a confirmatory vote of Escanaba City Council to ratify the Mayor’s choices.

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

**Ayes:** Blasier, O’Connell, Moore, Mayor Tall

**Nays:** DuBord

**RESOLUTION DECLARED ADOPTED.”**

### **APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES –**

Kelly Walch appointed to the Harbor Advisory Committee, term expiring June 1, 2020.

Mary Blasier appointed to the Housing Commission, term expiring June 1, 2023.

Elmer Bessonen appointed to the Housing Commission, term expiring June 1, 2020.

William DeHaan appointed to the Housing Commission, term expiring June 1, 2022.

### **BOARD, COMMISSION, AND COMMITTEE REPORTS**

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

### **GENERAL PUBLIC COMMENT**

Ed Legault – DDA Executive – discussed the Resolution of Support that was approved at the DDA meeting. Legault spoke about comparable moratoriums in the State of Michigan that exist and asked for the council’s support of Proxima’s proposed moratorium.

Kelly Van Ginhoven – discussed her involvement in many of the boards, commission, and committees she attended. She mentioned it has sparked a passion for her in to be more involved in her community.

**ANNOUNCEMENTS**

- Elks fundraiser Saturday February 8<sup>th</sup>, 2020;
- Father Daughter Dance Saturday February 8<sup>th</sup>, 2020;
- Flannel Fest on February 24, 2018 7:00 pm - 11:00 pm at the Bonifas Arts Center;
- Card Board Classics at the Gladstone Ski Park.

Hearing no further public comment, O'Connell moved, the Council adjourned at 8:20 p.m.

Respectfully submitted

Phil DeMay  
City Clerk

Approved: \_\_\_\_\_  
Marc D. Tall, Mayor



# BAY DE NOC

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70 UNITS FOR SINGLES, FAMILIES & SENIORS

TOTAL INVESTMENT: \$14,500,000

EXPECTED CONSTRUCTION JOBS: 100 OR MORE

# BAY DE NOC SITE

## BAY DE NOC APARTMENTS

500 N 26th St.  
Escanaba, MI 49829

**CONCEPTUAL SITE PLAN**

**AERIAL PLAN**

PROJECT INFORMATION				
PROPOSED 70-UNIT NEW CONSTRUCTION APARTMENT BUILDING				
ZONING INFORMATION: ZONED: F - LIGHT MANUFACTURING				
*PROPOSED ZONING: ZONED: CO-RESIDENTIAL				
UNIT BREAKDOWN:	1BR	2BR	3BR	TOTL
1ST FLOOR:	3	0	3	16
2ND FLOOR:	0	0	4	16
3RD FLOOR:	0	0	3	16
4TH FLOOR:	23	30	14	70 UNITS
TOTAL:				
TOTAL PARKING:	(144) PARKING SPACES			
SQ. FT. BREAKDOWN:	1ST FLOOR:	18,726		
	2ND FLOOR:	18,726		
	3RD FLOOR:	18,726		
	4TH FLOOR:	30,726		
	TOTAL:	76,904		

EXISTING PHOTOS: SEE AERIAL PLAN

**WODA COOPER COMPANIES**

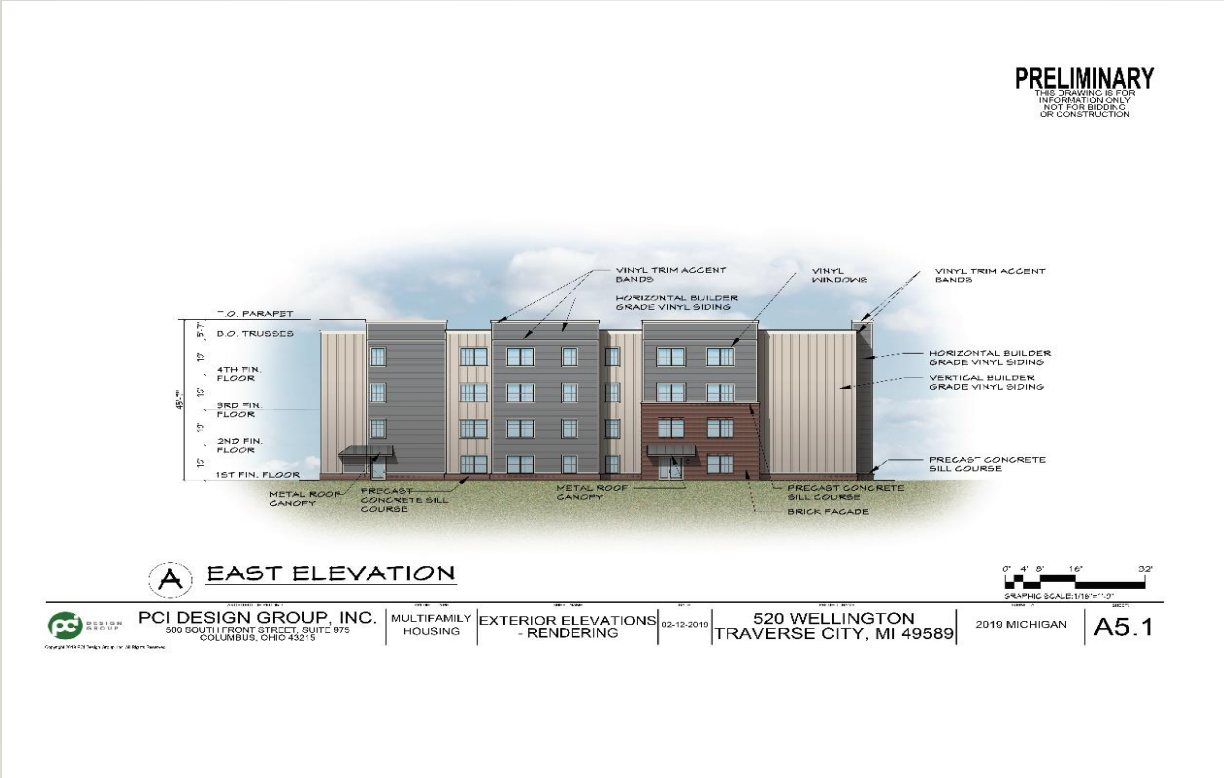
**Hooker DeJong, Inc.**  
Architects | Engineers | Planners

**4-STORY (70) UNIT CONCEPTUAL SITE PLAN | CSP.1**

**BAY DE NOC APARTMENTS**

500 N 26th St.  
Escanaba, MI 49829  
ZONING PERMIT APPLICATION - JANUARY 30, 2020

# BAY DE NOC: PRELIMINARY ELEVATION



# BAY DE NOC; STATS

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Targeted to singles, families and seniors

70 units; elevator, total accessibility

Unit Mix: 21 one BR, 35 two BR, 14 three BR

144 parking spaces; 7 barrier free spaces

Enterprise Green Certification or LEED Silver

# BAY DE NOC-HIGHER INCOMES

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- 26 units allow incomes up to 80% AMI
- 37% of units above 60%
- Delta County Area Medium Income: \$58,700
- Top Income Range at 80%: \$34,240 to \$48,800 to \$52,800
- Broader Incomes; Demographic and Greater Economic Strength!



# BAY DE NOC: PAYMENT IN LIEU OF TAX

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- Current Tax on 10 acre parcel: \$5,620.00
- 5% PILOT: \$21,500 per year
- Municipal Services Agreement: \$16,500 per year
- TOTAL: \$38,000 per year on 2.5 acres