

PROJECT NAME: DAPCO Property Redevelopment

PROJECT ID: 1.01

PRIORITY: IMPORTANT

PROJECT TYPE: Redevelopment

TOTAL COST: \$800,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 7 (2009)

DESCRIPTION:

DDA purchased property in 2012. CDBG Grant paid for creation of development plan for redevelopment of site. 2014 DDA TOP PRIORITY to begin redevelopment of site, including demolition of existing building and making the site development ready. Redevelopment plans include new building and improvements along Mill Creek Park, including parking, trailhead, lighting.

PROJECT JUSTIFICATION:

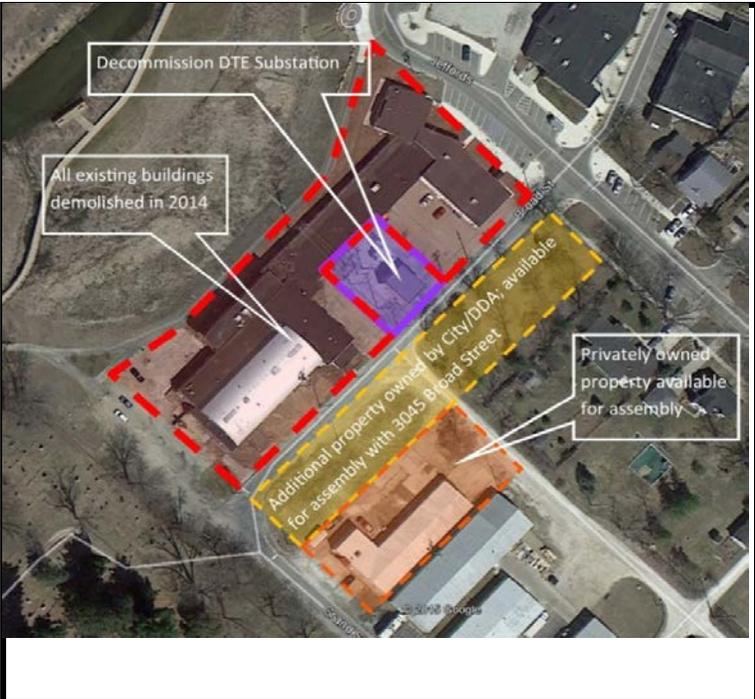
Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
14	TOTAL SCORE

BENEFICIAL IMPACTS:

Removal/renovation of a functionally obsolete piece of property. Preparation for redevelopment and increased tax capture through potential public/private partnership. Enhancement of park riverwalk.

LOCATION MAP: Broad Street between Forest and Grand



MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan and OHM/Bird Houk CDBG Planning Grant Study; OHM/Houk Conceptual Site Plan and Design Standards; Additional Planning and Infrastructure Study; MEDC RRSites Report, Target Market Analysis.

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2012
Design/Acquisition:		2012		2013
Construction:		2016		

SCHEDULE JUSTIFICATION:

Demolition completed in 2014; continue prep site for redevelopment. Downtown Redevelopment Opportunity RFQ posted in summer 2015; development partner selected in fall 2015. DTE engaged to decommission sub-station 2016 (Project 1.14). Target Market Analysis completed in fall 2016. Development Partner and City anticipated to enter into Pre-Development Agreement in early spring 2016.

PROJECT COST DETAIL:

Public Infrastructure to serve redevelopment site General Fund \$800,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY16-17	FY17-18	FY18-19	FY19-20	FY 20-21	Beyond FY21	TOTALS
DDA Funding - Demo	40							\$0
TMA-MSHDA	20							\$0
TMA-DDA	3							\$0
Public Infrastructure		400	400					\$800
Grants		TBD						\$0
TOTALS	\$63	\$400	\$400	\$0	\$0	\$0	\$0	\$800

PROJECT NAME: Central Street Streetscape Enhancements

PROJECT ID: 1.03

PRIORITY: IMPORTANT

PROJECT TYPE: Streetscape Enhancement

TOTAL COST: \$200,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 9 (2007)

DESCRIPTION:

Continue traffic calming measures, streetscape enhancements, including street lighting, landscaping, street trees, parking, etc. along Central Street from Main St to Fifth St. Coordinates with Project ID 6.03.

LOCATION MAP: Central St from Main St to Fifth St



PROJECT JUSTIFICATION:

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
10	TOTAL SCORE

BENEFICIAL IMPACTS:

Improved traffic and pedestrian safety, traffic calming, additional parking, stormwater improvements, etc.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND CIP, WATS Federal Aid STP Funding

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2010		2015
Construction:		2017		2018

Project concept designed in 2009 by OHM and BRI to prepare for construction according to available City funds and Federal Aid funds through WATS allocation in 2018 or beyond. DDA only one block in collaboration with the City. City started north end of Central in 2012, remainder contingent upon Federal Funding.

PROJECT COST DETAIL:

Streetscape Enhancement	DDA Funding	\$200,000
Lighting	DDA Funding	\$110,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY16-17	FY17-18	FY18-19	FY19-20	FY 20-21	Beyond FY21	TOTALS
DDA Funding							\$310	\$310
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$310	\$310

PROJECT NAME: Downtown Fire Safety

PROJECT ID: 1.07

PRIORITY: DESIRABLE

PROJECT TYPE: Streetscape

TOTAL COST: \$10,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 6 (2010)

DESCRIPTION:

LOW PRIORITY Funding for DDA to assist property owners interested in completing fire safety improvements within downtown buildings. Potential Grant funding available. Financial commitment required by property owners.

LOCATION MAP: Downtown Main Street



PROJECT JUSTIFICATION:

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3	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
1	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
10	TOTAL SCORE

BENEFICIAL IMPACTS:

Fire Prevention and Safety. Investment Protection.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND City Master Plan AND Fire Safety Code.

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End	
	Month	Year	Month	Year
Study:		2010		2010
Design/Acquisition:				
Construction:				

Grant funding and building owner dependent. Project is a cooperative initiative. Priority based on past downtown fires.

PROJECT COST DETAIL:

Seed Funding DDA Funding \$10,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY16-17	FY17-18	FY18-19	FY19-20	FY 20-21	Beyond FY21	TOTALS
DDA Funding							\$10	\$10
								\$0
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$10	\$10

PROJECT NAME: Main St Alley Parking Lot Rehab and Water Main upgrade

PROJECT ID: 1.09

PRIORITY: DESIRABLE

PROJECT TYPE: Streetscape Enhancement

TOTAL COST: \$95,000

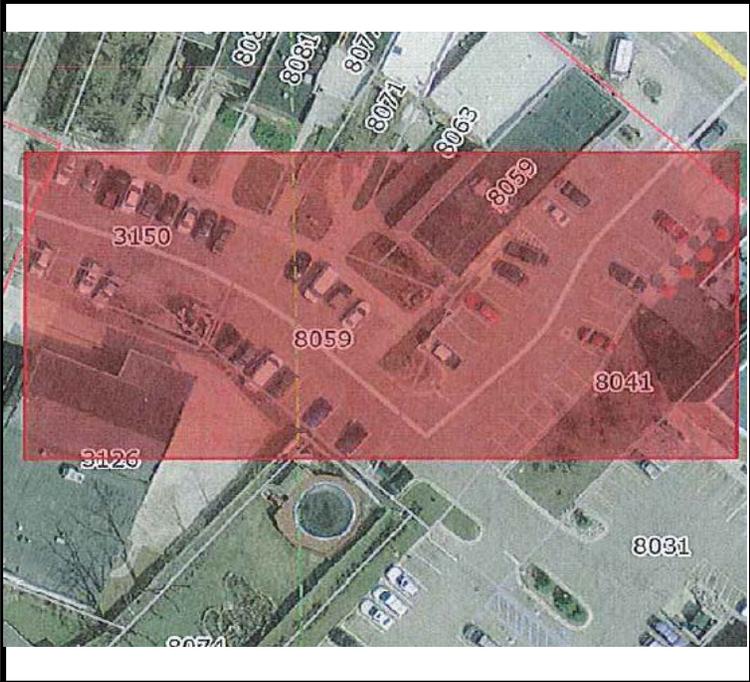
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 7 (2009)

DESCRIPTION:

LOW PRIORITY - Rehabilitate parking lot, add 4" water mains to buildings for fire suppression and consider relocating downtown dumpster. Water main needs to be looped.

LOCATION MAP: Parking Lot behind Dexter Pharmacy and alley



PROJECT JUSTIFICATION:

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2	Improve customer service, convenience for citizens
12	TOTAL SCORE

BENEFICIAL IMPACTS:

Improved public parking and economic development opportunities for Main Street buildings to have fire suppression and utilize 3rd story space.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND CIP

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2017		2018
Construction:		2018		2019

SCHEDULE JUSTIFICATION:

Lot resurfacing being considered for immediate maintenance needs. Low Priority to completely reconstruct parking lot until useful life of resurfacing is complete. Project should be coordinated with other street/parking lot construction.

PROJECT COST DETAIL:

Parking Lot Maintenance DDA Funding \$95,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY16-17	FY17-18	FY18-19	FY19-20	FY 20-21	Beyond FY21	TOTALS
DDA Funding				\$95				\$95
								\$0
								\$0
								\$0
	\$0	\$0	\$0	\$95	\$0	\$0	\$0	\$95

PROJECT NAME: Jeffords Street Extension / Phase 2 Riverwalk (Forest to Grand)

PROJECT ID: 1.10

PRIORITY: DESIRABLE

PROJECT TYPE: Road Construct/Streetscape

TOTAL COST: \$485,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 9 (2007)

DESCRIPTION:

Extension of Jeffords Street along Mill Creek Park, including parking, streetscape, lighting, plazas, walkways etc. Riverwalk construction from Forest Street to Grand Street. Existing infrastructure and wetland and floodplain impacts must be carefully considered.

LOCATION MAP: Broad St between Forest and Grand



PROJECT JUSTIFICATION:

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2	Improve customer service, convenience for citizens
12	TOTAL SCORE

BENEFICIAL IMPACTS:

Creation of a waterfront road, parking and additional access around downtown. Completion of trail circulation within Mill Creek park. Impact to existing infrastructure

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan and Mill Creek Park Master Plan

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2010		2013
Construction:		2017		2018

SCHEDULE JUSTIFICATION:

Roadway construction should be considered when a redevelopment plan is in place. Cost sharing with a developer should be considered. Partial completion of riverwalk to take place in 2011, removal and replacement may be necessary. MDNRE permitting require; justification will determine project feasibility. Project may not be desired by developer of DAPCO redevelopment site (Project 1.01).

PROJECT COST DETAIL:

Road Construction	DDA Funding/Private	\$400,000
Riverwalk	DDA	\$85,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY16-17	FY17-18	FY18-19	FY19-20	FY 20-21	Beyond FY21	TOTALS
DDA/Private			\$400					\$400
DDA			\$85					\$85
								\$0
TOTALS	\$0	\$0	\$485	\$0	\$0	\$0	\$0	\$485

PROJECT NAME: Downtown Capital Maintenance

PROJECT ID: 1.11

PRIORITY: IMPORTANT

PROJECT TYPE: Infrastructure

TOTAL COST: \$50,000

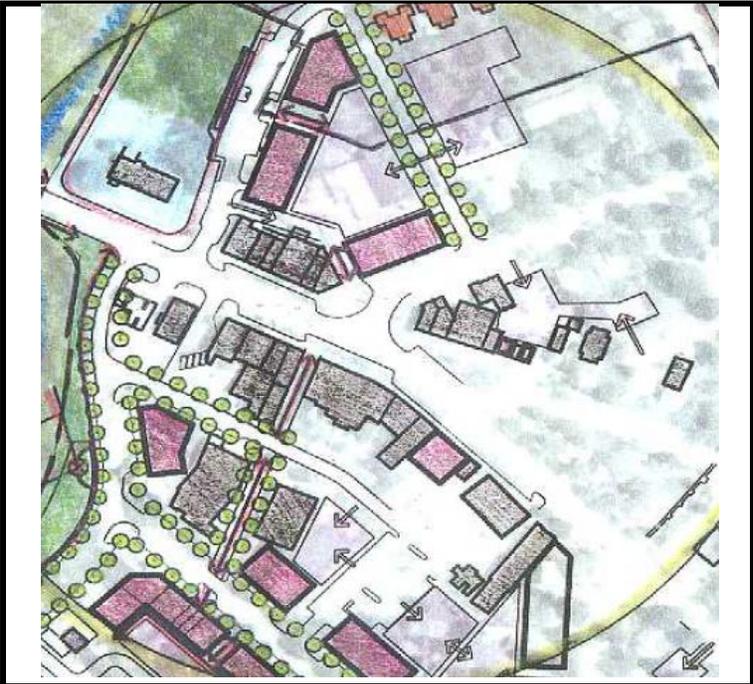
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 6 (2010)

DESCRIPTION:

Projects within the downtown that require annual funding allocations to maintain DDA, including paver projects, concrete pad replacement, dumpster issues, etc., as needed.

LOCATION MAP:



PROJECT JUSTIFICATION:

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3	Improve customer service, convenience for citizens
15	TOTAL SCORE

BENEFICIAL IMPACTS:

Maintenance of infrastructure and downtown needs.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2016		2017
Design/Acquisition:		ongoing		
Construction:		ongoing		

SCHEDULE JUSTIFICATION:

Plans should be made to allocate funding annually to address maintenance needs and other issues that occur within the downtown. DDA studying potential relocation and installation of underground dumpsters.

PROJECT COST DETAIL:

Underground dumpster study	DDA	\$1,000
Maintenance	DDA	\$50,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY16-17	FY17-18	FY18-19	FY19-20	FY 20-21	Beyond FY21	TOTALS
DDA		\$1					\$50	\$51
								\$0
								\$0
								\$0
TOTALS	\$0	\$1	\$0	\$0	\$0	\$0	\$50	\$51

PROJECT NAME: Property Acquisition Payback

PROJECT ID: 1.12

PRIORITY: DESIRABLE

PROJECT TYPE: Redevelopment

TOTAL COST: \$164,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 4 (2012)

DESCRIPTION:

8087 AND 8077 Forest Street property purchase made in 2011 when both properties became available. Future use to be coordinated with redevelopment of 3045 Broad Street (DAPCO- Project 1.01).

LOCATION MAP: Properties on Broad St between Forest and Gra



PROJECT JUSTIFICATION:

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2	Improve customer service, convenience for citizens
10	TOTAL SCORE

BENEFICIAL IMPACTS:

Redevelopment preparation.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End	
	Month	Year	Month	Year
Study:		2011		2011
Design/Acquisition:		2011		2011
Construction:		2011		2011

Buildings have been demolished and redevelopment will likely occur as part of the redevelopment of 3045 Broad Street (i.e. DAPCO Redevelopment - Project 1.01). DDA to repay City for property purchase when DDA funds are available.

PROJECT COST DETAIL:

8087 Forest and 8077 Forest DDA Funding \$164,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY16-17	FY17-18	FY18-19	FY19-20	FY 20-21	Beyond FY21	TOTALS
DDA Funding	\$20	\$20	\$20	\$20	\$20	\$44		\$124
								\$0
								\$0
								\$0
TOTALS	\$20	\$20	\$20	\$20	\$20	\$44	\$0	\$124

PROJECT NAME: DTE Sub-Station Decommission/Relocation (Part of DAPCO Redevelopment- Project 1.01)

PROJECT ID: 1.14

PRIORITY: IMPORTANT

PROJECT TYPE: Redevelopment

TOTAL COST: \$350,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 2 (2014)

DESCRIPTION:

Decommission and/or relocation of DTE Sub-station on Broad Street to facilitate redevelopment of 3045 Broad Street (DAPCO Redevelopment ID1.01).

LOCATION MAP: Broad Street between Forest and Grand



PROJECT JUSTIFICATION:

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3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
14	TOTAL SCORE

BENEFICIAL IMPACTS:

Removal of a electric sub-station and re-routing of high tension power lines in preparation for redevelopment and increased tax capture through potential public/private partnership. Enhancement of park riverwalk.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan and OHM/Bird Houk CDBG Planning Grant Study; OHM/Houk Conceptual Site Plan and Design Standards; MEDC RRSites Study; Additional Planning and Infrastructure Study

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start	End			
	Month	Year	Month	Year	
Study:		2008		2012	Discussion underway to DTE Energy to decommission site in 2016. City will front DDA Funds and DDA will payback over time.
Design/Acquisition:		2012		2015	
Construction:		2015		2017	

PROJECT COST DETAIL:

DDA	\$350,000
DTE	TBD
City	TBD
Grants	TBD

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY16-17	FY17-18	FY18-19	FY19-20	FY 20-21	Beyond FY21	TOTALS
DDA Funding								\$0
City		\$350						\$350
DTE		TBD						\$0
Grants (CDBG)		TBD						\$0
TOTALS		\$0	\$350	\$0	\$0	\$0	\$0	\$350