

PROJECT NAME: DAPCO Property Redevelopment

PROJECT ID: 1.01

PRIORITY: IMPORTANT

PROJECT TYPE: Redevelopment

TOTAL COST: \$700,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 6 (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, streetscape, lighting, plazas, walkways, etc.

PROJECT JUSTIFICATION:

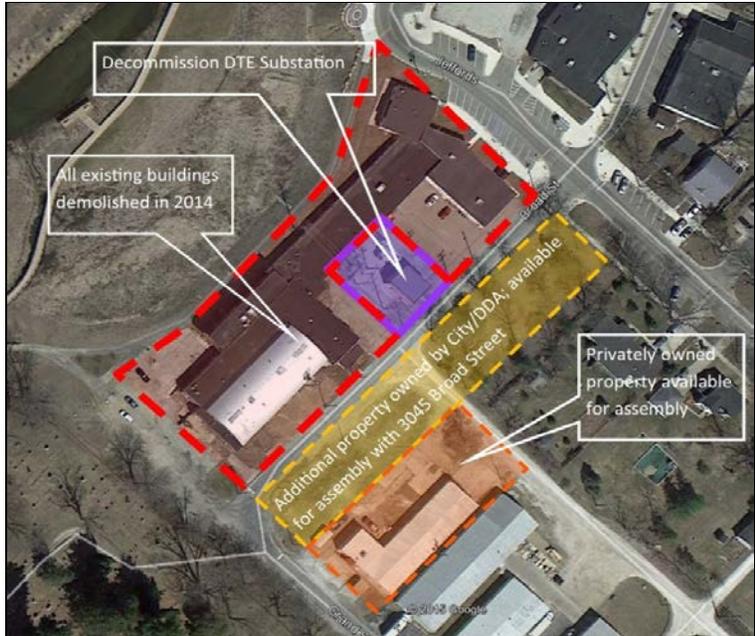
Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

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**

SCHEDULE:

	Start		End	
	Month	Year	Month	Year
Study:		2008		2012
Design/Acquisition:		2012		2013
Construction:		2015		2016

SCHEDULE JUSTIFICATION:

Demolition completed in 2014; continue prep site for redevelopment. DTE engaged to decommission sub-station; potentially by 2015. Target Market Analysis in spring 2015, followed by development of RFP to attract developer by summer 2015.

PROJECT COST DETAIL:

Demolition	DDA Funding	\$300,000
Riverwalk/Streetscape Development	Public or Private	\$400,000
Target Market Analysis- study of housing potential	MSHDA Grant plus DDA match	\$35,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding - Demo	\$40							\$0
Park Streetscape				\$400				\$400
TMA-MSHDA		\$30						\$30
TMA-DDA		\$5						\$5
TOTALS	\$40	\$35	\$0	\$400	\$0	\$0	\$0	\$435

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): 8 (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:

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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	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding							\$310	\$310
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$310	\$310

PROJECT NAME: Baker Road Streetscape Enhancements

PROJECT ID: 1.04

PRIORITY: DESIRABLE

PROJECT TYPE: Streetscape, Streets, Sidewalks

TOTAL COST: \$330,000

SUBMITTED BY: DDA/City

YEARS IN CIP (Beginning year): 8 (2007)

DESCRIPTION:

Installation streetscape enhancements including street lights, street trees, pedestrian and ADA improvements. Considerations should be given to implementing unique pavement marking for crossings. Coordination with Baker Road Federal Aid Resurfacing project (Project ID6.02a-d) required to make project a priority.

LOCATION MAP: Baker Road from Grand to Schools



PROJECT JUSTIFICATION:

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3	Protect health, safety, lives of citizens
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3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
13	TOTAL SCORE

BENEFICIAL IMPACTS:

Enhancement of the southern entrance to the City and improved pedestrian and vehicular safety. Federal Aid Funding Eligible Road, TE (Transportation Enhancement Project Eligible).

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan, Tree Management Plan, CIP and Master Plan

SCHEDULE:

SCHEDULE JUSTIFICATION:

	Start		End		Coordinating with Baker Road Resurfacing Project, application and receipt of TE Transportation Enhancement Funds likely in 2017 will determine project priority.
	Month	Year	Month	Year	
Study:		2015		2016	
Design/Acquisition:		2016		2018	
Construction:		2017		2019	

PROJECT COST DETAIL:

Conceptual Design	DDA	\$30,000
Street Trees, Sidewalks, Lighting	DDA Funding	\$100,000
Construction	Federal Aid TE	\$200,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTALS
DDA Funding/BOND					\$30		\$100	\$130
STP-U Federal Aid					\$400			\$400
TOTALS	\$0	\$0	\$0	\$0	\$430	\$0	\$100	\$530

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): 5 (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	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding							\$10	\$10
								\$0
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$10	\$10

PROJECT NAME: Forest Street Enhancements

PROJECT ID: 1.08

PRIORITY: DESIRABLE

PROJECT TYPE: Streetscape Enhancement

TOTAL COST: \$750,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 9 (2006)

DESCRIPTION:

Permanent improvements to on street parking, street lighting, utilities, including connection to upgraded storm system constructed in 2009, etc.

LOCATION MAP: Forest St-Note Map shows future development



PROJECT JUSTIFICATION:

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2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
10	TOTAL SCORE

BENEFICIAL IMPACTS:

Redevelopment preparation, economic development improved parking and streetscape. Opportunistic project - subject to private investment along Forest Street in accordance with eth DDA Development Plan.

MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan AND CIP

SCHEDULE:

SCHEDULE JUSTIFICATION:

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

Completion of the Jeffords Street, Broad Street and Forest Street alley improvements in 2009, finishing Forest Street now a priority. Opportunistic project - subject to private investment.

PROJECT COST DETAIL:

Streetscape Enhancement DDA Funding \$750,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding/BOND							\$750	\$750
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$750	\$750

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

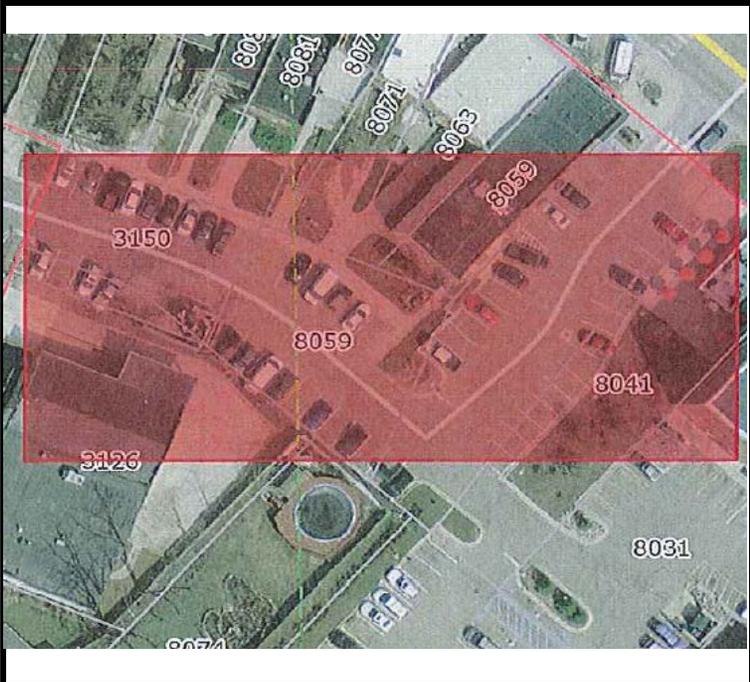
SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 6 (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	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding						\$95		\$95
								\$0
								\$0
								\$0
	\$0	\$0	\$0	\$0	\$0	\$95	\$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): 8 (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	Protect health, safety, lives of citizens
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3	Enhance social, cultural, recreational, aesthetics opportunities
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 required; justification will determine project feasibility.

PROJECT COST DETAIL:

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

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA/Private				\$400				\$400
DDA				\$85				\$85
								\$0
TOTALS	\$0	\$0	\$0	\$485	\$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): 5 (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:

SCHEDULE JUSTIFICATION:

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

Plans should be made to allocate funding annually to address maintenance needs and other issues that occur within the downtown.

PROJECT COST DETAIL:

DDA Funding annually \$50,000

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding							\$50	\$50
								\$0
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$50

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): 3 (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 (Tupper Properties).

PROJECT JUSTIFICATION:

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2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
10	TOTAL SCORE

BENEFICIAL IMPACTS:

Redevelopment preparation.

LOCATION MAP: Properties on Broad St between Forest and Gra



MASTER PLAN AND/OR STUDY REFERENCE:

DDA Development Plan

SCHEDULE:

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

SCHEDULE JUSTIFICATION:

Buildings have been demolished and redevelopment will likely occur as part of the redevelopment of 3045 Broad Street (i.e. DAPCO/Tupper Properties). 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	FY15-16	FY16-17	FY17-18	FY18-19	F19-20	Beyond FY20	TOTALS
DDA Funding							\$164	\$164
								\$0
								\$0
								\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$164	\$164

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

PROJECT ID: 1.14

PRIORITY: IMPORTANT

PROJECT TYPE: Redevelopment

TOTAL COST: \$350,000

SUBMITTED BY: DDA

YEARS IN CIP (Beginning year): 1 (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	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
Design/Acquisition:		2012		2015
Construction:		2015		2017

Discussion underway to DTE Energy to decommission site in 2015.

PROJECT COST DETAIL:

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

EXPENDITURES (in thousands)

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
DDA Funding								\$0
City		\$300						\$300
DTE		TBD						\$0
Grants (CDBG)		TBD						\$0
TOTALS		\$0	\$300	\$0	\$0	\$0	\$0	\$300