

The Election Commission will Meet at 5:45 p.m. in the Committee Room Prior to the Council Meeting.

ALPENA CITY COUNCIL MEETING

October 03, 2022 – 6:00 p.m.

AGENDA

The Meeting Will be Held In-Person at City Hall. The Meeting Can Be Viewed Virtually with the Login Information as Follows:

From a Computer, Tablet or Smartphone: <https://www.gotomeet.me/CityofAlpena>

Dial in Using a Phone: United States: [+1 \(646\) 749-3112](tel:+16467493112)

Access Code: 667-050-061

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of and Proposed Modifications to the Agenda.
4. Approve Minutes – Regular and Closed Sessions of September 19, 2022.
5. Citizens Appearing Before Council on Agenda and Non-Agenda Items (Citizens Shall be Allowed a Maximum of Five (5) Minutes Each to Address Their Concerns. This is the Only Time During a Council Meeting that Citizens are Allowed to Address the Council).
6. Public Hearing.
7. Consent Agenda.
 - A. Bills to be Allowed, in the Amount of \$601,413.78.
 - B. Approval of a Noise Ordinance Variance Request from 10 p.m. to 6 a.m., October 3-12, 2022 for Resurfacing Chisholm Street from State Avenue to Eleventh Avenue.
 - C. Council Appointment of Catherine Stedman to the Wildlife Sanctuary Board for a Three-Year Term Expiring on October 1, 2025.
 - D. Mayoral Reappointment of Matthew Wojda to the Downtown Development Authority for a Four-Year Term Expiring on October 3, 2026.
 - E. Council Reappointment of Jon Broers and Wayne Lewis to the Zoning Board of Appeals for a Three-Year Term Expiring on October 1, 2025.
 - F. Approval of a Budget Amendment Request to Increase the Expenditure for Parks Department in the General Fund in the Amount of \$4,945 Which Will Come from Committed Fund Balance.
 - G. Reappointment of Councilmember Michael Nowak to the Alpena County Central Dispatch Policy and Procedures Committee for a Two-Year Term Beginning on January 1, 2023 and Expiring on December 31, 2024.
 - H. Authorize a Vote to be Cast for Jean Stegeman and Brenda Stumbo for Three-Year Terms Beginning January 1, 2023 as Directors of the Michigan Municipal League Liability and Property Pool.
8. Presentations.
9. Announcements.

10. Mayoral Proclamation.
11. Report of Officers.
First Reading of Ordinance 22-480 Which Amends the City of Alpena Zoning Map – Bill Pfeifer, City Attorney.
12. Communications and Petitions.
13. Unfinished Business.
14. New Business.
A. Downtown Development Boundary Expansion and Amended and Restated Downtown Development and Tax Increment Financing Plan – Anne Gentry, Executive Director of the DDA.
B. Thunder Bay River Center Phase I Design Services – Shannon Smolinski, City Engineering Assistant.
15. Adjourn.



Rachel R. Smolinski
City Manager

COUNCIL PROCEEDINGS

September 19, 2022

The Municipal Council of the City of Alpena met in regular session in person on the above date and was called to order at 6:00 p.m. by the Mayor.

Present: Mayor Waligora, Councilmember Mitchell, and Councilmember Walchak.

Absent: Mayor Pro Tem Johnson and Councilmember Nowak.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE AGENDA

Moved by Councilmember Mitchell, seconded by Councilmember Walchak, to approve the agenda.

Motion carried 3-0, 2 absent.

MINUTES

The minutes of the regular and closed sessions of September 06, 2022, were approved as printed.

CONSENT AGENDA

Moved by Councilmember Mitchell, seconded by Councilmember Walchak, that the following Consent Agenda items be approved:

- A. Bills to be allowed, in the amount of \$221,769.17.
- B. Approval of a noise ordinance variance request for October 8, 2022, from 10 p.m. to 12 a.m. at Joe's Bar, located at 1300 Ford Avenue.

Motion carried 3-0, 2 absent.

MAYORAL PROCLAMATIONS

Mayor Waligora proclaimed October 2022, as Breast Cancer Awareness Month and September 23-24, 2022, as Thunder Bay Folk Festival Week in the City of Alpena.

MARINA STORE HEATING REPLACEMENT

Moved by Councilmember Walchak, seconded by Councilmember Mitchell, to award the bid for the Marina Store Heating Replacement to Control Solutions in the amount of \$12,985.

Motion carried 3-0, 2 absent.

RECESS

The Municipal Council recessed from 6:17 p.m. to 6:23 p.m.

RECONVENE IN CLOSED SESSION

Moved by Mayor Waligora, seconded by Councilmember Walchak, to adjourn to closed session to discuss labor union negotiations.

Motion carried 3-0, 2 absent.

RECONVENE IN OPEN SESSION

The Municipal Council reconvened in open session at 6:47 p.m.

FIRE AND CLERICAL UNION CONTRACTS

Moved by Councilmember Walchak, seconded by Councilmember Mitchell, to approve the agreement between the City of Alpena and Local 623 of the International Association of Firefighters from July 1, 2022, to June 30, 2025.

Motion carried 3-0, 2 absent.

Moved by Councilmember Mitchell, seconded by Councilmember Walchak, to approve the three-year agreement between the City of Alpena and AFL-CIO Local 211

Clerical Workers from July 1, 2022, to June 30, 2025.

Motion carried 3-0, 2 absent.

ADJOURN

On motion of Mayor Waligora, seconded by Councilmember Walchak, the Municipal Council adjourned at 6:49 p.m.

Matthew Waligora
Mayor

ATTEST:

Anna Soik
City Clerk

INVOICE REGISTER

Page: 1/2

EXP CHECK RUN DATES 10/04/2022 - 10/04/2022

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
AIRGAS USA LLC	9990829227	VEH MAINT - EQ	70.29
AIRGAS USA LLC	9130005856	SUPPLIES - EMS DISP	52.96
ALLEGRA ALPENA	156382	SUPPLIES - POL/BLDG	141.44
ALPENA ACE HARDWARE	2713	SUPPLIES - MARINA	10.99
ALPENA ACE HARDWARE	2832	BLDG MAINT - FIRE/EMS	36.70
ALPENA ACE HARDWARE	2834	BLDG MAINT - FIRE/EMS	3.60
ALPENA ACE HARDWARE	2900	SUPPLIES - BLDG	13.99
ALPENA GLASS CO INC	394817	MAINT - MARINA	407.00
ALPENA POWER COMPANY	100422	ELECTRIC	13,585.67
AMAZON CAPITAL SERVICES INC	1KQT-JRFX-6JHV	SUPPLIES - IT	109.93
AMAZON CAPITAL SERVICES INC	1WTL-TFHT-JYXN	UNIFORMS - FIRE/EMS	100.62
AMAZON CAPITAL SERVICES INC	1ND7-6N66-MY7W	BLDG MAINT - CH/PSF	539.98
AMAZON CAPITAL SERVICES INC	1RRF-QD9X-CPQP	SUPPLIES - ELECTION	84.03
AMAZON CAPITAL SERVICES INC	174F-WC6G-YCP4	UNIFORMS - FIRE/EMS	163.98
AMAZON CAPITAL SERVICES INC	1F77-J4VD-PXF9	SUPPLIES - IT/PW	89.89
AMAZON CAPITAL SERVICES INC	1YLC-9HVV-KPMT	SUPPLIES - HR	334.97
AMAZON CAPITAL SERVICES INC	1NCN-X3P4-PGWF	UNIFORMS - FIRE/EMS	68.00
BEDROCK CONTRACTING &	CONC 2022-01	2022 CITY CONCR PROG	46,447.44
BENTLEY SYSTEMS INC	28851617	BENTLEY SELECT SUB - CAD SOFTWARE	6,729.00
BERG ASSESSING & CONSULTING INC	22-0000742	ASSESSING CONTRACTED SVCS 10/22	7,366.00
BLARNEY CASTLE OIL COMPANY	1469226-IN	DIESEL FUEL PURCHASE - MARINA	6,001.99
BLARNEY CASTLE OIL COMPANY	1470365-IN	DIESEL FUEL PURCHASE - MARINA	5,713.77
BLARNEY CASTLE OIL COMPANY	1480883-IN	DIESEL FUEL PURCHASE - MARINA	4,336.48
BLARNEY CASTLE OIL COMPANY	1480884-IN	RECREATIONAL FUEL PURCHASE - MARINA	5,352.20
BOUND TREE MEDICAL LLC	84678043	SUPPLIES - EMS DISP	553.50
BOUND TREE MEDICAL LLC	84679797	SUPPLIES - EMS DISP	136.56
BOUND TREE MEDICAL LLC	84679798	SUPPLIES - EMS DISP	80.49
BOUND TREE MEDICAL LLC	84685855	SUPPLIES - EMS DISP	31.90
BOUND TREE MEDICAL LLC	84685856	SUPPLIES - EMS DISP	41.40
BOUND TREE MEDICAL LLC	84689243	SUPPLIES - EMS DISP	430.37
CHARTER COMMUNICATIONS	0161607092122	FAX LINE - PUBLIC SAFETY	39.99
CHEBOYGAN CEMENT PRODUCTS INC	94769	STORES - WATER STOP	600.00
CINDY O'CONNOR	092922	STARLITE RENTAL DEPOSIT REFUND	100.00
CITY OF ALPENA	214-002 09/22	SEW/WATER - THOMSON PK	1,481.37
CITY OF ALPENA	1016-001 09/22	SEW/WATER - MARINA S	93.33
CITY OF ALPENA	1016-002 09/22	SEW/WATER - MARINA N	1,183.05
CITY OF ALPENA	1017-001 09/22	SEW/WATER - MARINA N	7,666.17
CITY OF ALPENA	1018-001 09/22	SEW/WATER - BOAT HARBOR	118.98
CITY OF ALPENA	1019-001 09/22	SEW/WATER - HARBOR DR	36.66
CITY OF ALPENA	1020-001 09/22	SEW/WATER - FISH CLN STN	5,140.50
CITY OF ALPENA	1021-001 09/22	SEW/WATER - BH RESTROOMS	515.94
CITY OF ALPENA	1027-001 09/22	SEW/WATER - FLOATING DOCKS	364.53
CITY OF ALPENA	1028-001 09/22	SEW/WATER - BANDSHELL	50.38
CITY OF ALPENA	4211-002 09/22	SEW/WATER - CITY HALL	2,918.73
CITY OF ALPENA	4212-001 09/22	SEW/WATER - SEWER PLANT	4,243.38
CITY OF ALPENA	8111-002 09/22	SEW/WATER - STARLITE PROM	11,820.87
CITY OF ALPENA	9364-001 09/22	SEW/WATER - BANDSHELL IRR	186.39
CITY OF ALPENA	4636-001 09/22	SEW/WATER - DDA IRR	91.47
CITY OF ALPENA	10344-001 09/22	SEW/WATER - DDA	50.38
COCHON LLC	092822	RETAIL RECRUITMENT GRANT - DDA	1,985.00
COMPASS MINERALS	1048066	STORES - ROAD SALT	15,976.58
CONTROL SOLUTIONS INC	3112CW	MAINT - PUBLIC SAFETY BLDG	57.50
DEAN ARBOUR FORD LINCOLN MERCURY	35710	VEH MAINT - POLICE	260.07
DORNBOS SIGN & SAFETY INC	INV65376	MAINT - MAJ ST	142.50
EAGLE SUPPLY CO	123436	SUPP/BLDG MAINT - CH/PSF	530.80
EAGLE SUPPLY CO	123420	SUPPLIES - PARKS	64.20
EAGLE SUPPLY CO	123437	SUPP/BLDG MAINT - CH/PSF	537.90
EAGLE SUPPLY CO	123445	SUPPLIES - POL/FIRE/EMS	291.00
EAGLE SUPPLY CO	123449	SUPPLIES - PUBLIC WORKS	255.40
EAGLE SUPPLY CO	123471	SUPPLIES - CITY HALL	72.40
EJ USA	110220070272	VALVE REPL/MAINT - WATER	8,757.61
ELECTION SOURCE	22-5081	SUPPLIES - ELECTION	91.85
ELECTION SOURCE	22-5191	SUPPLIES - ELECTION	970.39
ELMER'S CRANE AND DOZER INC	860950	SEWER SVC/VALVE REPLACEMENT	22,838.22
ELMER'S CRANE AND DOZER INC	21 VALVES 2021-02	2021 VALVE REPLACEMENT PROJ	6,110.00
ERIC HAMP	092322	TRAVEL EXPENSE - POLICE	458.26
ERIK SIEH	092922	STARLITE RENTAL DEPOSIT REFUND	100.00
EVERETT	AP21-3432C	AMBULANCE REFUND	361.64
EVERETT GOODRICH TRUCKING	HMA 2022-01	HMA PATCHING 2022	13,818.96
FAMILY ENTERPRISE EMBROIDERY	67181	CUPS - DDA	308.20
FRIENDS OF THUNDER BAY	295	DOCKAGE/LINE HANDLING - MARINS	1,400.00
GFL ENVIRONMENTAL	0057256772	DUMPSTER CHARGES 08/22	906.60

INVOICE REGISTER

Page: 2/2

EXP CHECK RUN DATES 10/04/2022 - 10/04/2022

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
GILMET CONSTRUCTION SERVICES	093022	BUILDING/ZONING/CODE/PLANNING SVCS 05	2,500.00
GIVE EM A BRAKE SAFETY	114059	TRAFFIC CONTROL SIGNS - SEW/WATER	10,255.00
GLITZ & GLAMOUR BRIDAL & GIFTS	091922	UNIFORMS - POLICE	32.00
HURON ENGINEERING AND SURVEYING INC	5064	ARCHEOLOGICAL SURVEY - PARKS	4,945.00
INK AND TONER ALTERNATIVE	22-2800	SUPPLIES - IT	213.36
INNOVYZE INC	Q-127526	GIS UTILITY SOFTWARE	5,410.00
JEROMES TOWING	22-2182	IMPOUND TOWING - POLICE	125.00
JEROMES TOWING	22-2183	IMPOUND TOWING - POLICE	150.00
JJ'S CATERING & RENTAL	E06028	TABLE RENTAL - DDA	380.75
JOHN BRODZIAK	091622	WORK APPAREL ALLOW - PW	85.85
L & S TRANSIT MIX	262712	MAINT - MAJ ST	220.00
L & S TRANSIT MIX	63218	SUPPLIES - CEMETERY	26.00
LEFAVE PHARMACY INC	091422	SUPPLIES - EMS DISP	153.50
MHR BILLING SERVICES	4233	BILLING 08/22 - EMS	6,491.66
MICHIGAN DOWNTOWN ASSOCIATION	E2586	CONF REGISTR/DUES - DDA	710.00
MY MICHIGAN MEDICAL CENTER ALPENA	620	SUPPLIES - EMS DISP	810.00
NORTH CENTRAL MICHIGAN COLLEGE	PLC#	COURSE TUITION - FIRE/EMS	300.00
NORTH CENTRAL MICHIGAN COLLEGE	ALPENAFALL2022	COURSE TUITION - FIRE/EMS	29.00
NORTH CENTRAL MICHIGAN COLLEGE	ALPENAF2022	COURSE TUITION - FIRE/EMS	3,190.00
NORTHERN DENTS REPAIR	4364	VEH MAINT - POLICE	232.40
NYE UNIFORM COMPANY	824122	UNIFORMS - POLICE	234.19
OMEGA ELECTRIC & SIGN CO INC	24801	VEH MAINT - EQ	36.00
PITNEY BOWES INC	1021483480	POST METER RENT/MAINT	355.86
PITNEY BOWES INC	1021483481	SUPPLIES - CITY HALL	118.99
POWER LINE SUPPLY CO	56688944	SUPPLIES - LIGHTS	292.83
PVS TECHNOLOGIES INC	318866	FERROUS CHLORIDE - SEWER	3,353.68
RAPID RESULTS	15135	DRUG SCREEN - FIRE/EMS	120.00
SEVAN K INC	303 08/22	VEH MAINT - FIRE/EMS	55.87
SEVAN K INC	313 08/22	VEH MAINT - POLICE	58.50
SOLUCIENT SECURITY SYSTEMS	515461	MAINT - PUBLIC WORKS	107.25
STATE OF MICHIGAN	491-415054	QUALITY ASSURANCE ASSESSMENT PROG -	2,491.83
STERICYCLE INC	8002376533	SHRED CONTAINER RENT/SVC 08/22	101.51
STEVEN HALL	093022	MILEAGE 08-09/22	172.13
STRALEY LAMP & KRAENZLEIN PC	36457	MONTHLY FEE 08/22	3,280.00
STRATA DESIGN	2519	KITCHEN CABINET REPL - FIRE/EMS	10,407.77
TEMPEST ENTERPRISES LLC	7846	LIFT STATION ALARMS	2,880.00
TERMINAL SUPPLY CO	72300-00	VEH MAINT - EQ	139.88
TERRY NOBLE	092222	WORK APPAREL/SAFETY SHOE ALLOW - PW	282.97
TRI COUNTY INTL TRUCKS	133292	2022 INTL TRACTOR	116,843.77
TRUE NORTH THREADS LLC	1025	UNIFORMS - PUBLIC WORKS	168.60
TRUGREEN PROCESSING CENTER	166029713	MAINT - CEMETERY	41.95
ULINE	153856291	SUPPLIES - ELECTION	667.28
ULINE	154225328	SUPPLIES - ELECTION	17.09
VERIZON WIRELESS	9915449284	CELL PHONES	680.73
VERIZON WIRELESS	9915449285	CELL PHONES/IPADS	2,523.31
WEINKAUF PLUMBING & HEATING INC	20273	BLDG MAINT - CITY HALL	203.96
WITMER PUBLIC SAFETY GROUP	INV106875	UNIFORMS - FIRE/EMS	167.92

Total: 394,095.73

CHECKS RAN ON 9/22/22 (BREAKDOWN OF INVOICES PAID ATTACHED)

207,318.05

TOTAL FOR 10/3/22 COUNCIL MEETING

601,413.78

INVOICE REGISTER

Page: 1/1

EXP CHECK RUN DATES 09/22/2022 - 09/22/2022

UNJOURNALIZED

OPEN - CHECK TYPE: PAPER CHECK

VENDOR	INVOICE #	DESCRIPTION	AMOUNT
ALPENA POWER COMPANY	092222	ELECTRIC	5,877.25
CHARTER COMMUNICATIONS	0015914090522	WATER TWR INTERNET SIGNALS	627.88
DTE ENERGY	092222	NATURAL GAS - DDA	42.91
DTE ENERGY	092222	NATURAL GAS	3,312.86
FRONTIER	2793 09/22	TELEPHONE - POL/FIRE/EMS	109.98
FRONTIER	7324 09/22	TELEPHONE - MARINA	113.99
VEOLIA WATER CONTRACT OPERATIONS	202246441	CONT OPERATIONS 08/22	55,605.29
VEOLIA WATER CONTRACT OPERATIONS	202246501	CONT OPERATIONS 08/22	135,956.01
VISA/ELAN FINANCIAL SERVICES	1418 09/22	BRIDGE MAINT/SUPP - MAJ ST	618.35
VISA/ELAN FINANCIAL SERVICES	2432 09/22	SUPPLIES - ELECTION	24.00
VISA/ELAN FINANCIAL SERVICES	3610 09/22	SUPPLIES/PROMO - DDA	187.89
VISA/ELAN FINANCIAL SERVICES	4503 09/22	MAINT/SUPP/FOOD/SERVICE - IT/ENG	787.25
VISA/ELAN FINANCIAL SERVICES	4688 09/22	TRAVEL EXPENSE - BLDG	148.20
VISA/ELAN FINANCIAL SERVICES	5087 09/22	LOG-IN/SUPP - HR	1,903.38
VISA/ELAN FINANCIAL SERVICES	5279 09/22	TRAVEL EXPENSE - POLICE	905.17
VISA/ELAN FINANCIAL SERVICES	6116 09/22	TR MATLS/CONF REG/SUPP/TRACKER/FOOD	1,078.67
VISA/ELAN FINANCIAL SERVICES	7299 09/22	FOOD/SERVICE - PLANNER	18.97
Total:			207,318.05


Memorandum



Date: September 26, 2022

To: Mayor and City Council Members

Copy: Rachel Smolinski, City Manager
Anna Soik, City Clerk/Treasurer/Finance Director

From: Stephen J. Shultz, City Engineer 

Subject: Noise Ordinance Variance Request

Beginning Monday, October 3, the Contractor for MDOT will be resurfacing Chisholm Street from State Avenue to Eleventh Avenue. The work will most likely extend through Wednesday, October 12. The schedule is subject to weather conditions.

Both the milling of the existing surface and repaving will be performed under traffic with flag control regulators in place. To avoid extended delays for the downtown and other businesses along Chisholm Street, MDOT is performing this work from 6 p.m. to 6 a.m.

As City Engineer, I support this night time method and, on behalf of MDOT, request a noise ordinance variance for the duration of work at night, currently scheduled for the dates above, but subject to change due to weather.



10/3/2022

	NAME	BOARD	TERM	New Ex. Date	APPT AUTH
Appoint	Catherine Stedman	Wildlife Sanctuary Board	3	10/1/2025	Council
Reappoint	Matthew Wodja	Downtown Development Association	4	10/3/2026	Mayor
Reappoint	Wayne Lewis	Zoning Board of Appeals	3	10/1/2025	Council
Reappoint	Jon Broers	Zoning Board of Appeals	3	10/1/2025	Council

BUDGET AMENDMENT REQUEST

FUND: 101 - General
 DEPARTMENT: 751 - Parks
 PROJECT: _____

Account No.	Account Description	Current Budget	Proposed Increase or (Decrease)	Proposed Budget
101-751-801.000	Prof. & Contractual	\$600	\$4,945	\$5,545

Justification for Budget Amendment


State Historic Preservation Office archaeological survey for the River Center site. This will come from the River Center's
 committed fund balance.


Michigan Uniform Accounting and Budget Act:

** Requires budget amendments before any expenditures exceed the budget.

** The City Manager and City Clerk/Treasurer/Finance Director are authorized by the Municipal Council to make budgetary transfers within the departments established through this budget. All transfers between departments or funds or from fund balance may be made only by further action of the Municipal Council.

 9-21-22
 Department Head Date

 9/21/22
 Clerk/Treasurer Date

 9/21/22
 City Manager Date

 City Council Date

To: Members of the MML Liability & Property Pool
From: Michael J. Forster, Fund Administrator
Date: September 12, 2022
Subject: Pool Director Election

Dear Pool Member:


Enclosed is your ballot for this year's Board of Directors election. One (1) incumbent Director has agreed to seek re-election and one (1) appointee is seeking election to her first term. You also may write in one or more candidates if you wish.

A brief biographical sketch of the candidates is provided for your review.

I hope you will affirm the work of the Nominating Committee by returning your completed ballot in the enclosed return envelope, no later than November 5. You may also submit your ballot online by going to www.mml.org. Click on *Insurance*, then *Liability & Property Pool*; the link to the ballot form is in the yellow banner.

The MML Liability & Property Pool is owned and controlled by its members. Your comments and suggestions on how we can serve you better are very much appreciated. Thank you again for your membership in the Pool, and for participating in the election of your governing board.

Sincerely,



Michael J. Forster
Pool Administrator
mforster@mml.org

RECEIVED

SEP 19 2022

CITY OF ALPENA
CITY MANAGERS OFFICE

We love where you live.



THE CANDIDATES

Three-year terms beginning January 1, 2023



Jean Stegeman, Mayor, City of Menominee

Jean has more than ten years of experience as a municipal official, currently serving as Mayor in the City of Menominee. She was a member of and served as chair of the Menominee planning commission for several years prior to becoming mayor. She is also active in several local civic organizations. Jean is seeking re-election to her fourth term as director.



Brenda Stumbo, Supervisor, Charter Township of Ypsilanti

Brenda has been an elected public servant for more than 34 years and has been Ypsilanti Township's Supervisor since 2008. She previously served as the township's Clerk from 1992-98 and on its Board of Trustees from 1988-92. Brenda has also served on the Planning Commission, Zoning Board of Appeals, Ypsilanti Community Utilities Authority Board, Ann Arbor Spark, Destination Ann Arbor, Local Development Finance Authority Committee, and the Washtenaw Urban Executive Committee. Brenda also volunteers for many community events and attends Neighborhood Watch meetings regularly. Brenda has been a Ypsilanti Township resident since the age of five. She completed her bachelor's degree at Central Michigan University, majoring in Parks and Recreation. Brenda seeks election to her first term as director.



Alpena County Board of Commissioners
720 W. Chisholm Street, Suite #7
Alpena, MI 49707
Telephone: 989-354-9500
Fax: 989-354-9648
Web Address: www.alpenacounty.org
commissionersoffice@alpenacounty.org

September 12, 2022

District #2
Chairman of the Board
Robert Adrian

District #7
Vice-Chairman
Marty Thomson

District #1
Commissioner
Don Gilmet

District #3
Commissioner
Dave Karschnick

District #4
Commissioner
Bill Peterson

District #5
Commissioner
Brenda Fournier

District #6
Commissioner
Kevin Osbourne

District #8
Commissioner
John Kozlowski

County Administrator
Mary Catherine Hannah

Board Assistant
Lynn Bunting

Board Assistant
Kim MacArthur

Mr. Matt Waligora
City of Alpena
208 N First Avenue
Alpena, MI 49707

Dear Matt:

The Alpena County Board of Commissioners will be advertising for the positions opening on various boards and commissions which will be vacant as of December 31, 2022. Elected Representative Mike Nowak's term for the City of Alpena on the Alpena County Central Dispatch Policy and Procedures Committee will expire December 31, 2022.

At your next meeting of the Municipal Council, please request that they vote on an elected City of Alpena Representative for the Central Dispatch Policy and Procedures Committee for 2023-2024 and notify the Alpena County Board of Commissioners Office.

Please provide a copy of the minutes with a letter stating who the appointee is, which can be emailed to commissionersoffice@alpenacounty.org.

If you have any questions, please feel free to contact our office at 354-9500.

Sincerely,

Mary Catherine Hannah
County Administrator

kvm

ANNA
PLEASE PUT ON NOWAK
AVAIL. AGENDA
THANK YOU
MATT

City of Alpena Ordinance No. 22- 480

An ordinance to amend the City of Alpena Zoning Map.

City of Alpena, Alpena County, Michigan ordains:

SECTION 1: AMENDMENT TO THE CITY OF ALPENA ZONING MAP

That the City of Alpena Zoning Ordinance Zoning Map is hereby amended as follows:

The parcel located at 216 S Eighth Ave shall be rezoned from R-2 to R-T for use as a duplex; four parking spaces are available. Planning Commission gave the applicant up to five years to complete paving of the driveway.

SECTION 2: SEVERABILITY

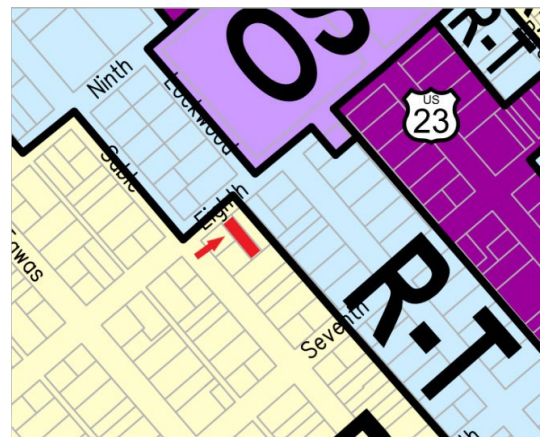
If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

SECTION 3: SAVING CLAUSE

The City of Alpena Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

SECTION 4: EFFECTIVE DATE

The ordinance changes shall take effect upon the expiration of seven days after the publication of the notice of adoption.



Matthew J. Waligora, Mayor

Anna Soik, Clerk/Treasurer/Finance Director

I, Anna Soik, Clerk/Treasurer/Finance Director for the City of Alpena, hereby certify that the foregoing is a true and correct copy of Ordinance No. 22-480 of the City of Alpena, adopted at a meeting of the Alpena City Council held on _____.

A copy of the complete ordinance text may be inspected or purchased at the Alpena City Hall, at 208 N. First Avenue, Alpena, Michigan.

First Reading: October 3, 2022

Adopted: _____

Published: _____

Effective: _____, subject to PA 110 of 2006 as amended.



Alpena Downtown Development Authority (DDA)
124 E. Chisholm St. Alpena, MI 49707
www.downtownalpenami.com | 989-356-6422

DATE: September 28, 2022
TO: Mayor and City Council Members
COPY: Rachel Smolinski, City Manager
Anna Soik, City Clerk/ Treasurer/ Finance Director
FROM: Anne Gentry, Downtown Development Authority
RE: Alpena Downtown Development Boundary Expansion & Amended and Restated Downtown Development and Tax Increment Financing Plan (TIF)

Over the last year, the Downtown Development Authority (DDA) has been evaluating an expansion of its boundaries to further the positive development and economic growth we have seen in our current downtown district. I plan to attend the City Council Meeting on October 3 to give a presentation that will provide information about why we are proposing an expansion, what benefits properties will have by being in the DDA district, and what the next steps are for the expansion process.

In September 2022, the DDA Board of Directors passed two resolutions to request of City Council to begin the process of formally expanding our boundaries and establishing a new Downtown Development and TIF Plan by organizing a public hearing on each. Both resolutions are included with this memo:

- RESOLUTION REQUESTING EXPANSION OF ITS BOUNDARIES
 - *This resolution requests of City Council to hold a public hearing on the expanded boundaries. Included in the resolution is the legal description of the parcels requested to be added to the DDA District.*
- RESOLUTION REQUESTING PUBLIC HEARING FOR THE AMENDED AND RESTATED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
 - *This resolution requests of City Council to hold a public hearing on the new Amended and Restated Development Plan & Tax Increment Financing Plan, which is also attached to this memo. This plan will create a new TIF plan for the expanded district and outlines the projects and developments that will be funded through TIF.*

We are requesting both hearings take place at the same City Council meeting on Monday, December 5, 2022 at 6:00 pm. We are working with Beckett & Raeder on the boundary expansion process, and they will be handling the public notice requirements. There is a timeline attached to this memo that states the timeline that will be set into motion once a public hearing is scheduled.

Requested motion: I move to schedule a Public Hearing on Monday, December 5, 2022 at 6:00 pm regarding the amended the boundaries of the Downtown Development Authority district.

Requested second motion: I move to schedule a Public Hearing on Monday, December 5, 2022 at 6:00 pm on the 2022 Amended and Restated Development Plan & Tax Increment Financing Plan for the City of Alpena Downtown Development Authority.



Alpena Downtown Development Authority (DDA)
124 E. Chisholm St. Alpena, MI 49707
www.downtownalpenami.com | 989-356-6422

We appreciate your consideration of these requests. We are proud of how vibrant our current DDA district is and the positive development that has taken place since our DDA was first established in 1980. We believe this expansion will help continue to facilitate positive physical, aesthetic, and economic growth in two key areas of the City, Chisholm Street and North Second Avenue. Property and business owners in these areas have expressed their support of being incorporated in the DDA district, as they recognize the opportunities it opens up and the positive effect it has on their properties and neighborhoods.

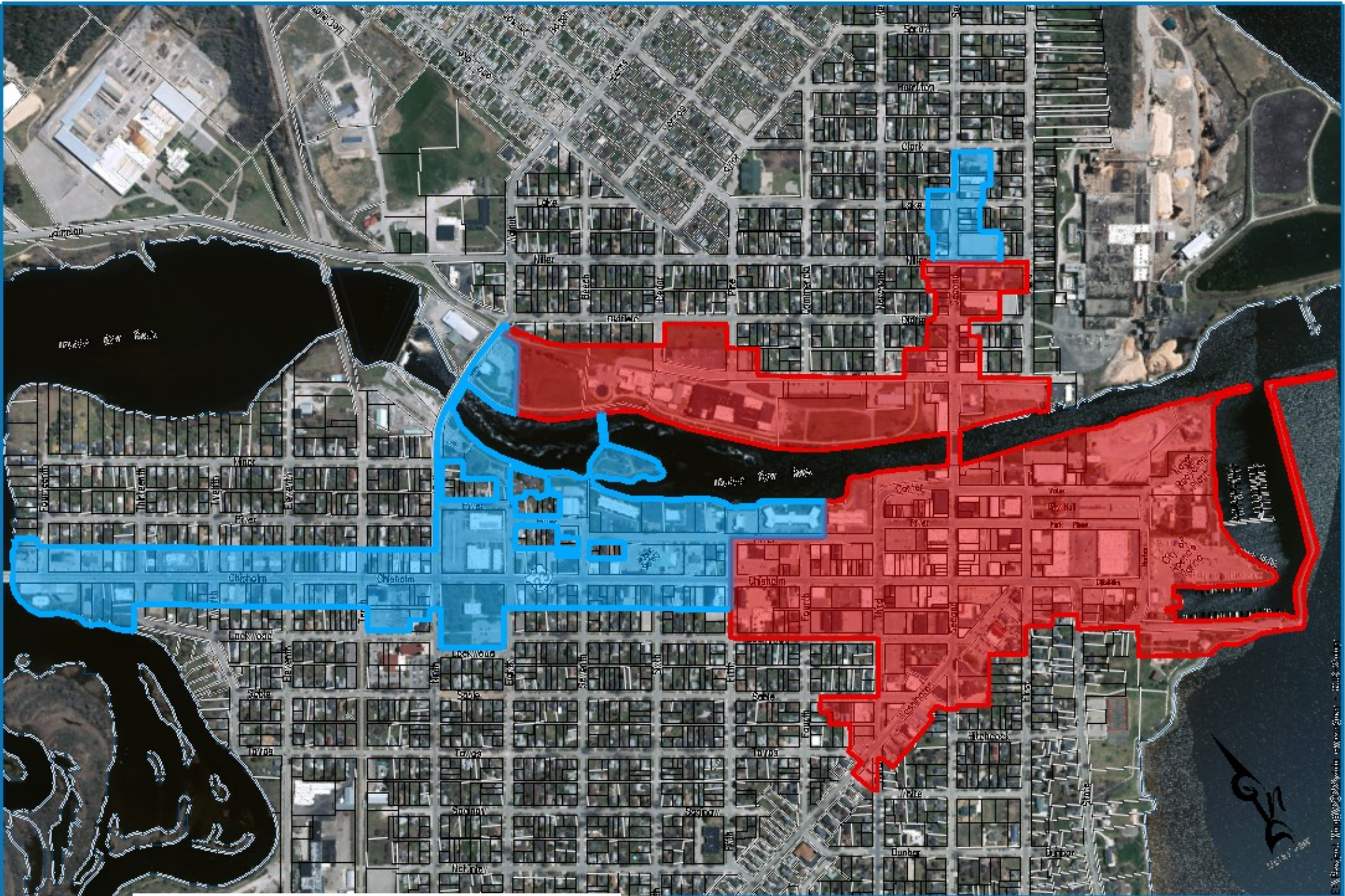
A healthy downtown improves the entire community's quality of life. We appreciate your consideration of our boundary expansion to create a more vibrant, walkable district that encourages community investment and pride and acts as a vital hub of commerce, culture, and activity.

A handwritten signature in dark ink, appearing to read "Anne Gentry", written in a cursive style.

Anne Gentry
Executive Director

City of Alpena DDA - Boundary Expansion and Development Plan Adoption Public Hearing Process

Step	Action	Contents	Documentation by City
1	City Council establishes Public Hearing Date at October 3, 2022 Meeting December 5, 2022 Public Hearing	Public Hearing scheduled at least thirty days from date of City Council consideration.	Copy of meeting minutes
2	Newspaper Advertisement First Notice in Newspaper no more than 40 days from Public Hearing date. First Notice – Week of October 26 2022	Date, Time, Location of Meeting; General description of purpose and area within community affected by Plan	Affidavit of publication from local newspaper
3	Newspaper Advertisement Second Notice in Newspaper within 20 days of Public Hearing Second Notice – Week of November 15, 2022	Date, Time, Location of Meeting; General description of purpose and area within community affected by Plan	Affidavit of publication from local newspaper
4	Mailing – First Class Notice to Property Owners within the proposed DDA district expansion area Week of November 15, 2022	Date, Time, Location of Meeting; General description of purpose and area affected by Plan	List of Property Owners sent notification.
5	Posters 20 locations in District no more than 40 days from Public Hearing date. Week of October 26, 2022	20 Public Hearing posters posted within the proposed district area.	List noting the address of each Public Hearing poster location
6	Mailing – Certified Notice of Public Hearing certified mailed to each taxing jurisdiction whose taxes will be captured by the DDA TIF Plan Week of November 15, 2022	Date, Time, Location of Meeting; General description of purpose and area affected by Plan with copy of the Development Plan and TIF Plan	Copy of all letters mailed.
7	Public Hearing Monday, December 5 2022	City Council conducts the Public Hearing	City Council Minutes
8	Opting Out Period Impacted Jurisdictions have 60 days to notify the City if they are opting out or agreeing to another form of tax capture. February 3, 2023		
9	Ordinance February 6, 2023/ February 20, 2023	City Council adopts ordinance which, by reference, approves the Boundary	City Council minutes and certified copy of ordinance



Red = existing DDA district
Blue= proposed parcels to add to DDA district

DDA Boundary Map
Proposed Expansion Area



Alpena Downtown Development Authority
Alpena County, Michigan

RESOLUTION OF THE BOARD OF THE
ALPENA DOWNTOWN DEVELOPMENT AUTHORITY
REQUESTING EXPANSION OF ITS BOUNDARIES AND
AMENDMENTS TO ITS DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN

Minutes of a Special Meeting of the Board of the Alpena Downtown Development Authority,
County of Alpena, State of Michigan, held on September 27, 2022, at 4:00 PM, Eastern Standard Time.

PRESENT: Members Todd Britton, Jennifer Calery, Corey Canute, Nicholas Lusardi, Quintin Meek,
Rachel Smolinski, Matt Wojda

ABSENT: Members Cristi Johnson, Michael Mahler

The following preamble and resolution were offered by Member Smolinski and supported by
Member Canute.

WHEREAS, the City of Alpena, County of Alpena, State of Michigan (the "City") is authorized
by the provisions of Act 57, Public Acts of Michigan, 2018, also known as the Recodified Tax Increment
Financing Authorities Act, ("Act 57"), to create a downtown development authority and a downtown
development district; and

WHEREAS, the City Council of the City duly established the Alpena Downtown Development Authority
(the "Authority") which exercises its powers within the Downtown District designated by the City Council
(the "District"); and

WHEREAS, the City Council of the City adopted Ordinance No. 110 on April 21, 1980 creating the Alpena
Downtown Development Authority, and

WHEREAS, the City Council of the City duly established the Alpena Downtown Development Authority
(the "Authority") which exercises its powers within the Downtown District designated by the City Council
(the "District"); and

WHEREAS, it is necessary to request the City Council to amend the boundaries of the District to include
certain parcels of land in the District as described in Exhibit A; and

WHEREAS, such amendment will encourage economic growth and prevent further deterioration of the
City's central business district.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Authority hereby requests the City Council to amend the boundaries of the District as proposed in
the attached Exhibit A.

2. It is hereby determined that it is in the best interest of the public to amend the boundaries of the legal description of the Development Area to include the parcels described on Exhibit A and to enable the Authority to carry out its purposes more effectively.

3. The Secretary of the Authority is hereby directed to transmit a certified copy of this resolution to the City Clerk for further action contemplated by Act 57 and to request the City Council to call a public hearing on the amendment to the boundaries of the District.

4. Prior to the public hearing to be held by the City Council with respect to the boundary expansion, the Authority shall fully inform the taxing jurisdictions levying taxes subject to capture.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution by and the same hereby are rescinded.

AYES : Members Britton, Calery, Canute, Meek, Smolinski, Wojda.

NAYS : Members None.

RESOLUTION DECLARED ADOPTED.


Secretary DDA

September 27, 2022

EXHIBIT A

DDA BOUNDARY EXPANSION 8-28-22 (SOUTHSIDE ADDITION)

Note – “City” refers to the City of Alpena.

Beginning at the intersection of the centerline of River Street and the extension of the line common to Lots 12 and 13, Block 8 of the City; Thence Northwesterly along said centerline to the intersection of the centerline of Fifth Avenue; Thence Southwesterly, along the centerline of Fifth Avenue, to the extension of the centerline of the alley in Block 12 of the City; Thence Northwesterly, along the centerline of said Alley through Blocks 12, 14 and 17, to the Northwesterly line of Eighth Avenue; Thence Southwesterly, along said Northwesterly line, to the Northeasterly line of Lockwood Street; Thence Northwesterly along said Northeasterly line, to the Southeasterly line of Ninth Avenue; Thence Northeasterly, along said Southeasterly line, to the extension of the Alley in Block 24; Thence Northwesterly, along said centerline, to the Northwesterly line of Ninth Avenue; Thence Southwesterly, along said Northwesterly line, to the Northeasterly line of the Southwesterly 1/2 of Lot 11 and 12, Block 24 of the City; Thence Northwesterly, along said Northeasterly line, to the Southeasterly line of Lot 10, Block 24 of the City; Thence Southwesterly, along said Southeasterly line, to the Northeasterly line of Lockwood Street; Thence Northwesterly, along said Northeasterly line, to the Southeasterly line of Tenth Avenue; Thence Northeasterly, along said Southeasterly line, to the extension of the centerline of the Alley in Block 29 of the City; Thence Northwesterly, along said centerline through Blocks 29 and 41, to the Southwesterly line of Lots 1-6, Block 47 of the City; Thence Northwesterly, along said Southwesterly line, to the Northwesterly line of Thirteenth Avenue; Thence Southwesterly, along said Northwesterly line and it's extension, to the Northeasterly Bank of Thunder Bay River; Thence Northwesterly and Northeasterly, along said Bank to Northeasterly line of Lot 3, Block 51 of the City; Thence Southeasterly, along said Northeasterly line, to the Northwesterly line of Fourteenth Avenue; Thence Southwesterly, along said Northwesterly line, to the extension of the centerline of the Alley in Block 49 of the City; Thence Southeasterly, along said centerline, through Blocks 49, 46, 42, 28, and 23, to the centerline of Ninth Avenue; Thence Northeasterly, along said centerline over Thunder Bay River, to the Northeasterly line of the former railroad right-of way; Thence Southeasterly, along said railroad right-of-way, to the Southeasterly line of Ninth Avenue; Thence Southwesterly, along said Southeasterly line, 65 feet, more or less; Thence Southeasterly, along the Southwesterly line of the former railroad right-of-way, 117 feet, to the extension of the Southeasterly line of Walnut Street; Thence Southwesterly, along said extension, to the Northeasterly bank of Thunder Bay River; Thence Northwesterly, along said Bank, to the Southeasterly line of Ninth Avenue; Thence Southwesterly, along said Southeasterly line, across Thunder Bay River to the Southwesterly Bank of said River; Thence Southeasterly, along said Bank including Rotary Island, to the line common to Lot 12 and 13, Block 8 of the City; Thence Southwesterly, along said line and it's extension, to the Point of Beginning;

Except the following parcels:

520 RIVER ST	093-637-000-294-00
522 RIVER ST	093-637-000-296-00
524 RIVER ST	093-637-000-298-00
526 RIVER ST	093-637-000-300-00
122 N SEVENTH AVE	093-637-000-302-00
112 N SEVENTH AVE	093-637-000-304-00
621 RIVER ST	093-637-000-332-00
625 RIVER ST	093-637-000-334-00

631 RIVER ST	093-637-000-336-00
635 RIVER ST	093-637-000-338-00
208 N EIGHTH AVE	093-637-000-340-00
617 RIVER ST	093-637-000-344-00
121 N SEVENTH AVE	093-637-000-350-00
115 N SEVENTH AVE	093-637-000-352-00
614 RIVER ST	093-637-000-354-00
618 RIVER ST	093-637-000-356-00
622 RIVER ST	093-637-000-358-00
626 RIVER ST	093-637-000-360-00
112 N EIGHTH AVE	093-637-000-362-00
114 N EIGHTH AVE	093-637-000-364-00
111 N SEVENTH AVE	093-637-000-376-00
711 RIVER ST	093-637-000-426-00
713 RIVER ST	093-637-000-428-00
721 RIVER ST	093-637-000-432-00
725 RIVER ST	093-637-000-434-00
729 RIVER ST	093-637-000-436-00
733 RIVER ST	093-637-000-438-00
220 N NINTH AVE	093-637-000-440-00
222 N NINTH AVE	093-637-000-442-00
226 N NINTH AVE	093-637-000-444-00

DDA BOUNDARY EXPANSION 8-28-22 (NORTHSIDE ADDITION)

Note – “City” refers to the City of Alpena.

Beginning at the intersection of the centerline of Miller Street and the extension of the Southeasterly line of Lot 3, Block 85, George N. Fletcher’s 3rd Addition to the City; Thence Northeasterly, along said Southeasterly line, to the centerline of the Alley in said Block 85; Thence Northwesterly, along said centerline, to the Southeasterly line of Lot 8, said Block 85; Thence Northeasterly, along said Southeasterly line, to the centerline of Lake Street; Thence Southeasterly, along said centerline, to the extension of the Northwesterly line of the Southeasterly 49.5 feet of Lot 4, Block 96, George N. Fletcher’s 3rd Addition to the City; Thence Northeasterly, along said Northwesterly line, to the Southwesterly line of the Northeasterly 56.5 feet of said Lot 4; Thence Southeasterly, along said Southwesterly line, to the Southeasterly line of said Lot 4; Thence Northeasterly, along said Southeasterly line of said Lot 4 and the Southeasterly line of lot 9, Block 96, to the Southeasterly line of Lot 4, Block 2, Wade’s Addition to the City; Thence Northeasterly, along said Lot 4, to the Southeasterly line of Lot 9, Block 2, of Wade’s Addition; Thence Northeasterly, along said Southeasterly line, to the Southwesterly line of Clark Street; Thence Northwesterly, along said Southwesterly line, to the centerline of Second Avenue; Thence Southwesterly, along said centerline, to the extension of the Southwesterly 55 feet of Lot 1 and 2, Block 89, George N. Fletcher’s 3rd Addition to the City; Thence Northwesterly, along said line, 99 feet; Thence Northeasterly 1 foot; Thence Northwesterly 66 feet to the Northwesterly line of said Lot 2; Thence Southwesterly, along said Northwesterly line, to the Northwesterly line of Lot 11, Block 86, George N. Fletcher’s 3rd Addition to the City; Thence Southwesterly, along said Northwesterly line, to the centerline of the Alley in said Block 89; Thence Southeasterly, along said centerline, to the extension of the Southeasterly line of the Southeasterly 1/2 of Lot 2, Block 86, George N. Fletcher’s Addition to the City; Thence Southwesterly,

along said Southeasterly line, to the centerline of Miller Street; Thence Southeasterly, along said centerline, to the Point of Beginning.

Alpena Downtown Development Authority
Alpena County, Michigan

RESOLUTION OF THE BOARD OF THE
ALPENA DOWNTOWN DEVELOPMENT AUTHORITY
REQUESTING PUBLIC HEARING FOR THE AMENDED AND RESTATED
DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN

Minutes of a Special Meeting of the Board of the Alpena Downtown Development Authority, County of Alpena, State of Michigan, held on September 27, 2022, at 4:00 PM, Eastern Standard Time.

PRESENT: Members Todd Britton, Jennifer Calery, Corey Canute, Nicholas Lusardi, Quintin Meek, Rachel Smolinski, Matt Wojda

ABSENT: Members Cristi Johnson, Michael Mahler

The following preamble and resolution were offered by Member Smolinski and supported by Member Meek:

WHEREAS, the City of Alpena, County of Alpena, State of Michigan (the "City") is authorized by the provisions of Act 57, Public Acts of Michigan, 2018, also known as the Recodified Tax Increment Financing Authorities Act, ("Act 57"), to create a downtown development authority and a downtown development district; and

WHEREAS, the City Council of the City duly established the Alpena Downtown Development Authority (the "Authority") which exercises its powers within the Downtown District designated by the City Council (the "District"); and

WHEREAS, the City Council of the City adopted Ordinance No. 110 on April 21, 1980, creating the Alpena Downtown Development Authority, and

WHEREAS, the City Council of the City duly established the Alpena Downtown Development Authority (the "Authority") which exercises its powers within the Downtown District designated by the City Council (the "District"); and

WHEREAS, it is necessary to request the City Council to amend and restate the Development Plan and Tax Increment Plan; and

WHEREAS, such amendment and restatement will encourage economic growth and prevent further deterioration of the City's central business district.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Authority hereby requests the City Council to schedule a public hearing to hearing public comments regarding the Amended and Restated Development Plan and Tax Increment Financing Plan attached as **Exhibit A**.

2. It is hereby determined that it is in the best interest of the public to amend and restate DDA Development Plan and tax Increment Financing Plan attached as **Exhibit A** and to enable the Authority to carry out its purposes more effectively.

3. The Secretary of the Authority is hereby directed to transmit a certified copy of this resolution to the City Clerk for further action contemplated by Act 57 and to request the City Council to call a public hearing on the Amended and Restated Development Plan and Tax Increment Financing Plan.

4. Prior to the public hearing to be held by the City Council with respect to the Amended and Restated Development Plan and Tax Increment Financing Plan., the Authority shall fully inform the taxing jurisdictions levying taxes subject to capture.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution by and the same hereby are rescinded.

AYES : Members Britton, Calery, Canute, Meek, Smolinski, Wojda.

NAYS : Members None.

RESOLUTION DECLARED ADOPTED.


Secretary DDA

September 27, 2022

EXHIBIT A

Amended and Restated Development Plan and Tax Increment Financing Plan 2022



City of Alpena
Alpena County, Michigan
Downtown Development Authority



City of Alpena
Alpena County, Michigan
Downtown Development Authority

AMENDED and RESTATED DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN

Adopted 00-00-2023
Effective 00-00-2023

CITY COUNCIL

Matt Waligora, Mayor
Cindy Johnson, Mayor Pro Tem
Danny Mitchell
Mike Nowak
Karol Walchak
Bill Pfeifer
Keith Wallace

Rachel Smolinski, City Manager

ALPENA DOWNTOWN DEVELOPMENT AUTHORITY

Michael Mahler, Chairman
Quintin Meek, Vice Chairman
Todd Britton
Jennifer Calery
Corey Canute
Cristi Johnson
Nicholas Lusardi
Rachel Smolinski

Anne Gentry, Executive Director

Technical Assistance Provided By

B R 
Beckett & Raeder

TABLE OF CONTENTS

BACKGROUND AND PURPOSE

Purpose of the Tax Increment Financing Authority	1
Creation of the Tax Increment Financing Authority	1
Basis for the Development Plan	1
Alpena Market Overview	3

GENERAL DEVELOPMENT PLAN

General Development Plan	4
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DEVELOPMENT PLAN

1	Designation of Boundaries of the Development Area	4
2A	Location and Extent of Existing Street and other Public Facilities	5
2B	Location, Character and Extent of Existing Public and Private Land Uses	5
3	Location and Extent of Proposed Public and Private Land Uses	6
4	Legal Description of the Development Area – Existing Boundary	7
4	Legal Description of the Development Area – Expansion Boundary	8
5	The Location, Extent, Character and Estimated Cost of Improvements	10
6	A Statement of the Construction or Stages of Construction Planned	15
7	Parts of the Development Area to be left As Open Space	15
8	Portions of the Development Area which the Authority Desires to Sell or Lease	15
9	Desired Zoning Changes and Changes in Streets, Street Levels and Intersections	15
10	An Estimated of the Cost of the Development, Proposed Method of Financing	15
11	Designation of Person or Persons, Natural or Corporate regarding Property Disposition	16
12	The Procedures for Bidding for the Leasing, Purchasing, or Conveying Property	16
13	Estimate of the Number of Persons residing in the Development Area	16
14	A Plan for Establishing a Priority for the Relocation of Persons	16
15	Provision for the Costs of Relocating Persons Displaced by the Development	16
16	A Plan for Compliance with the Federal Uniform Relocation Assistance	17

TAX INCREMENT FINANCING PLAN

1	Definitions as Used in the Plan	18
2	Purpose of the Tax Increment Financing Plan	18
3	Explanation of the Tax Increment Procedures	19
4	Taxing Jurisdiction Agreements	20
5	Property Valuations and Captured Revenue	20
6	Maximum Indebtedness	24
7	Use of Captured Tax Increment Revenues	24
8	Duration of the Program	25
9	Plan Impact on Local Taxing Jurisdictions	25
10	Release of Captured Revenues After Completion of Plan	26
11	Assumptions of Tax Increment Financing Plan	26
12	Operating Agreement Between DDA and Local Unit of Government	26
13	Relationship of Tax Increment Financing Plan with Other Funding Programs	26
14	Relationship to Community Master Plan	
15	Submission of an Annual Report to Governing Body and State Tax Commission	26

MAPS/GRAPHIC

1	Alpena Downtown Development Authority District	2
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TABLES

1	Downtown development Authority Projects and Programs	11
2	Base Taxable Real Property Valuations	20
3	Anticipated Captured Taxable Valuations	22
4	Anticipated Captured Revenue	23
5	Anticipated Millage to Be Captured	24
6	Impact on Local Taxing Jurisdictions	25
7	Tax Increment Financing Forecast without Boundary Expansion	27
8	Tax Increment Financing Forecast with Boundary Expansion	28

DEVELOPMENT PLAN

Purpose Of The Downtown Development Authority Act

Part 2 of Act 57 of Public Acts of 2018, commonly referred to as the Downtown Development Authority, was created in part to correct and prevent deterioration within business districts; to promote economic growth and revitalization; to encourage commercial revitalization and historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation of a downtown development authority board; to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific development activities contained in locally-adopted development plans.

The Act seeks to attack problems of urban decline, strengthen existing areas and encourage new private developments in Michigan downtowns. It seeks to accomplish this goal by providing communities with the necessary legal, monetary and organizational tools to revitalize economically distressed areas either through public-initiated projects or in concert with privately motivated development projects. The manner in which downtown development authorities choose to make use of these tools does, of course, depend on the problems and opportunities facing each particular redevelopment area and the development priorities sought by the community and board in the revitalization of its area.

Creation of the Downtown Development Authority

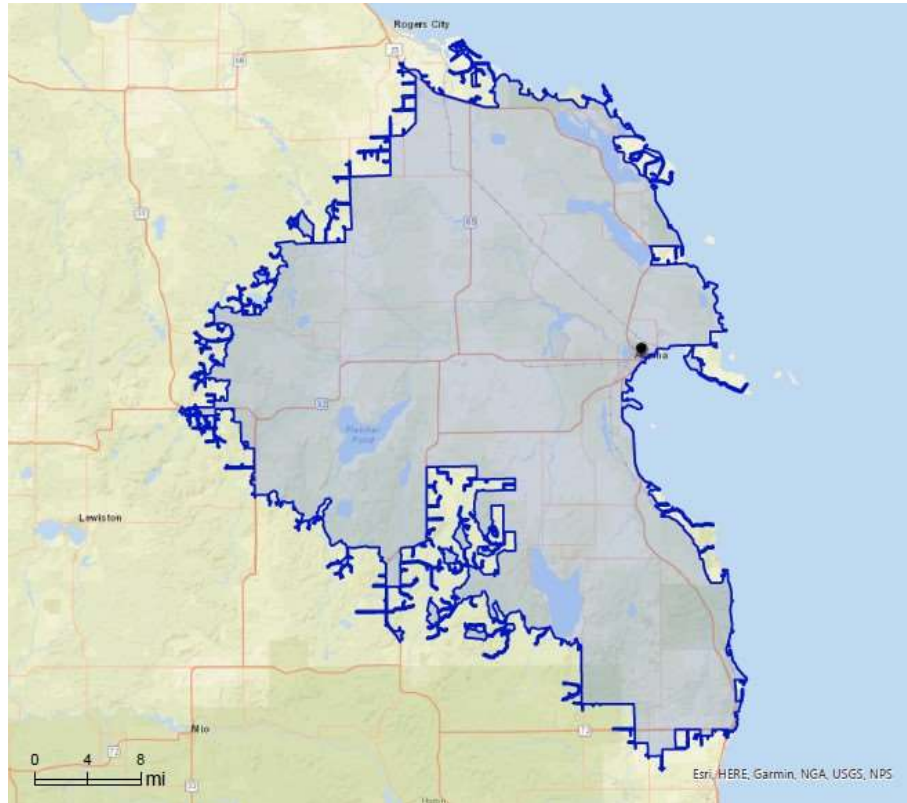
On April 21, 1980, the City Council of the City of Alpena adopted Ordinance No. 110, creating a Downtown Development Authority under Public Act 179 of 1975, and designating the boundaries of the Authority district within which the Authority will exercise its powers. The 1980 district included the core downtown area within an area generally bounded by Fifth Avenue, Thunder Bay River, Fletcher Street, and Sable Street. In 1988, the downtown development authority district was expanded to include selective parcels along Washington and Fifth Streets. In 1988, the district was again expanded to include properties on the block of N. Second Street from Oldfield Street to Miller Street. In 2004, the district was expanded to include the former Fletcher Paper Company property along the Thunder Bay River and Fletcher Street. In 2022, the district was further expanded to include properties along W. Chisholm Street from 5th Street to just north of N. 14th Street to the Thunder Bay River.

Basis for the Development Plan

The Downtown Development Authority Act provides the legal mechanism for local officials to address the need for economic development in the redevelopment district. This Development Plan and Tax Increment Financing Plan amends and restates the 1981, 1985, 1988 and 2004 Development Plans and Tax Increment Plans for the original downtown development district by amending the type of projects and increasing the expiration of the plan to fiscal year ending December 31, 2051.

ALPENA MARKET OVERVIEW

The Alpena market covers a significant geographic area in northeast Michigan spanning south to Harrisville, west to Hillman, and north into Presque Isle County just south of Rogers City. This 40-minute drive time serves 39,475 people and 17,845 households. The map below illustrates the geographic extend of the market area. Downtown Alpena and the business districts in Alpena Township west and south of the City will likely capture the largest share of potential retail spending demand.



Retail demand outlook for 2022 and 2027 indicates a positive market trend in household expenditures within all categories.

Category	2022 Spending	2027 Demand	Spending Growth
Apparel and Services	\$26,955,197	\$31,060,963	\$4,064,766
Entertainment	\$47,014,802	\$54,116,303	\$7,101,501
Food at Home	\$78,441,230	\$90,283,009	\$11,841,779
Food Away from Home	\$49,1125,755	\$56,527,876	\$7,402,121
Household Furnishings	\$18,763,582	\$21,590,394	\$2,826,812

Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

GENERAL DEVELOPMENT PLAN

The need for establishing the Development District (referred to as "Development Area") is founded on the basis that the future success of Alpena's current effort to revitalize its business districts will depend, in large measure, on the readiness and ability of its public sector to initiate public improvements that strengthen the business districts, and to encourage and participate where feasible in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues.

The General Development Plan referenced herein suggests the following:

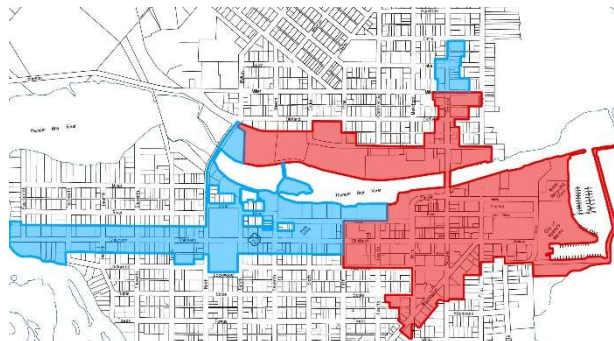
- Continue implementation of the 2017 DDA Strategic Plan,
- Continued redevelopment of the commercial area within the district by encouraging the reinvestment of public and private funds,
- Efforts to integrate the commercial and residential properties within the development area,
- Efforts to maximize access to the Thunder Bay River and Lake Huron waterfront,
- Efforts to create development opportunities for new commercial and residential developments,
- Installation of pedestrian improvements that would support and strengthen the business district such as streetscape improvements, and linkages with public and private facilities, and
- Integration of transportation enhancements, which improve the circulation and traffic in and around the downtown area.

DEVELOPMENT PLAN

1. Designation of Boundaries of the Development Area

The Development Area boundary is located within the jurisdictional limits of the City of Alpena and the City of Alpena Downtown Development Authority. The City of Alpena established the Downtown Development Authority pursuant to Act 57 of 2018, as amended, through adoption and publication of a City Council Ordinance 110, adopted April 21, 1980, with subsequent expansions in 1985, 1988, and 2004. The Development Area boundary is contiguous with the DDA District boundary.

The fifth expansion of the DDA District is currently being contemplated. This district will extend on the south side of the Thunder Bay River along Chisholm Street from Fifth Street to the Thunder Bay River and include non-residential properties along River Street. On the side of the Thunder Bay River the district will extend from its current northwest boundary to Ninth Street, and along Second Street from Miller to Clark Street. The area demarcated in blue shows the proposed expansion area.



2A. Location and Extent of Existing Streets and other Public Facilities

Public rights-of-way along Chisholm, State, Prentiss, Harbor, Washington, Fletcher, Park, Water, First, Second, Third, Fourth, and Fifth Streets under the jurisdiction of the City of Alpena and State of Michigan. Public facilities within the development area include the Alpena City Hall, the Thomas Stafford Dog Park, the Alpena Marina, sewage treatment plant, the U.S. Post Office, and various public parking lots. Public parks inside the Development Area include Culligan Plaza, the Chisholm St. Pocket Park, Rotary Island Mill Park, Avery Park, Alpena Skate Park, and two Riverfront Parks.

2B. Location, Character and Extent of Existing Public and Private Land Uses within the Development Area

Street Right-of-Way: Existing Boundary

Street	Approximate Limits	
Miller Street	Just west of 2 nd Street	Ford Street
Oldfield Street	Just west of 2 nd Street	Just east of 2 nd Street
Fletcher Street	Pine Street	Just east of 2 nd Street
Carter Street	River Street	Pine Street
Water Street	2 nd Street	Harbor Street
Park Street	Carter Street	Harbor Street
Chisholm Street	5 th Street	Harbor Street
Lockwood Street	5 th Street	Washington Street
Sable Street	Just east of 4 th Street	Washington Street
Tawas Street	Just east of Washington Street	Washington Street
Washington Street	Just east of 3 rd Street	Chisholm Street
River Street	5 th Street	Carter Street
Harbor Street	Prentiss Street	Water Street
1 st Street	Just southwest of Washington	Water Street
2 nd Street	Just northeast of Hitchcock	Miller Street
3 rd Street	Just southwest of Washington	Carter Street
4 th Street	Lockwood Street	Park Street
5 th Street	Lockwood Street	River Street

Street Right-of-Way: Expansion Boundary

Street	Approximate Limits	
Chisholm Street	Fifth Street	Thunder Bay River
River Street	Fourth Street	Ninth Street
Ninth Street	Lockwood Street	Oldfield Street
Second Street	Miller Street	Clark Street
Lake Street	150 feet NW of 2 nd	150 feet SW of 2 nd Street

Public Recreation Facilities

Public recreation facilities in the DDA District and Development Area include the Alpena Municipal Marina, Southern Riverfront Park, North Riverfront Park, Waterfront Park, Chisholm Street Park, Culligan Plaza, and Avery Park.

Private Land Uses

- Residential – There are approximately 60 second-story units within the area, which are used for short-term, vacation, or long-term rentals. There are approximately 15 single-family homes within the district and 5 multi-family homes.
- Commercial – Commercial properties within the development area include the historic downtown district

centered on Second Avenue, and businesses along Chisholm Street (US-23) and M-32. The downtown business area reflects a traditional pattern of zero lot line buildings with on-street parking and off-street public parking lots. The downtown is more pedestrian oriented than the commercial land use along US-23. Commercial properties along the later traffic corridors are more vehicular in nature and have on-site parking. There are approximately 200 businesses within the development area.

- Industrial – Alpena Oil is located within the Development Area and classified under this plan as an industrial land use.
- Transportation - There are no daily private transportation facilities such as railroad lines and/or truck terminals within the Development Area.

Private land uses include a variety of commercial, professional offices, and residential properties.

3. Location and Extent of Proposed Public and Private Land Uses.

Private:

- Hotel development on the Alpena Power Site at 123 Water St.
- Renovation of three theaters in downtown, including the Sanctuary Cinema (101 S. Second Ave), the State Theater (206 N. Second Ave) and Thunder Bay Theatre (400 N. Second Ave).
- Renovation of the mixed-use Vaughn building, spanning the block of North Second Avenue near the River
- Mixed-use development of the previous Habitat for Humanity site at 400 W. Chisholm St.

Public:

- Continued revitalization of the Alpena Marina, operated by the City of Alpena
- Culligan Plaza redesign (corner of 2nd Ave. and Chisholm St) by the City of Alpena

4. Legal Description of the Development Area

The boundaries of the Downtown Development Authority shall be as set forth on that map attached hereto and made a part hereof by reference and as described as follows:

Existing Boundary

The existing Downtown Development Authority District established in 1980 and subsequently expanded in 1985, 1988, and 2004.

City of Alpena, Alpena County, State of Michigan:

Note – "City" refers to the City of Alpena.

Beginning at the intersection of the centerline of River Street and Fifth Avenue; Thence Southwesterly along the centerline of Fifth Avenue, to the centerline of Lockwood Street; Thence Southeasterly, along the centerline of Lockwood Street, to the Centerline of Third Avenue; Thence Southwesterly, along the centerline of Third Avenue, to the Centerline of Sable Street; Thence Northwesterly, along the centerline of Sable Street, to extension of Lot line common the Lots 5 and 6, Block 3, of Carter's Addition to the City; Thence Southwesterly, along said extension, to the Southwesterly line of the Northeasterly 1/2 of said Lot 5; Thence Southeasterly, along said Southwesterly line, to the Northwesterly line of Lot 4, Block 3, Carter's Addition to the City; Thence Southwesterly, along said Northwesterly line, to the centerline of the alley in said Block 3; Thence Southeasterly, along the centerline of said Alley, to the Southeasterly line of the Northwesterly 48 feet of Lot 10, Block 3, Carter's Addition to the City; Thence Southwesterly, along said Southeasterly line, to the centerline of Tawas Street; Thence Southerly, along the centerline of Tawas Street, to the centerline of Washington Avenue; Thence Westerly, along the centerline of Washington Avenue, to the extension of the line common to Lots 1 and 2, Block 13, Hitchcock's First Addition to the City; Thence South, along said common line, to the centerline of Third Avenue; Thence Northeasterly, along the centerline of Third Avenue, to the extension of the line common to Lots 9 and 10, Block 12, Hitchcock's First Addition to the City; Thence South, along said extension, to the South line of said Lot 9; Thence East, along the South line of Lots 4 through 9, of said Block 12, to a point being 41 feet East of the Southwest corner of said Lot 4; Thence Northeasterly to a point on the East line of said Lot 4, 10.5' North of the Southeast corner of said Lot 4; Thence North, along said East line, 30 feet; Thence East, parallel to Washington Avenue, 75.3 feet; Thence Southeasterly to the Northwesterly line of Second Avenue, said point being Southwesterly 220 feet more or less from the most Easterly Corner of Lot 1, Block 12; Thence Southeasterly to a point being 3.5 feet Northeasterly of the most Westerly point of Lot 12, Block 8, Hitchcock's Addition to the City; Thence Southeasterly, parallel to the Southwesterly line of said Lot 12, to the Southeasterly line of Lot 10 through 12, Block 8, Hitchcock's First Addition to the City; Thence Northeasterly, along said Southeasterly line, to the Northeasterly line of said Lot 10; Thence continuing along the extension of said Southeasterly line, to the Southwesterly line of Lot 24, Block 8, Hitchcock's First Addition to the City; Thence Southeasterly, along said Southwesterly line, to the centerline of First Avenue; Thence Northeasterly, along the centerline of First Avenue, to the extension of the line common to Lots A and E, Block 7, Hitchcock's First Addition to the City; Thence Southeasterly, along said common line to the Southeasterly line of First Avenue; Thence continuing along said common line 132 feet; Thence Northeasterly, parallel to State Street, 65 feet; Thence Southeasterly, parallel to the Southwesterly line of Lot A, to the centerline of State Street; Thence Southwesterly, along the centerline of State Street, to the centerline of Prentiss Street; Thence Southeasterly, along the centerline of Prentiss Street to the centerline of Harbor Drive extended; Thence Southwesterly at right angles 183 feet more or less; Thence Southeasterly, at right angles, to the shore of Thunder Bay; Thence Northeasterly, along said shore, to the Southwesterly bank of Thunder Bay River; Thence Northwesterly, along said bank, to the Southeasterly line of Second Avenue; Thence Northeasterly, along said Southeasterly line, to the Northeasterly bank of Thunder Bay River; Thence Southeasterly, along said bank, 578 feet more or less to a line which is at right angle to Fletcher Street and 231.7 feet Southeasterly from the Northwest Corner of Lot 2, Block 81 of the City; Thence

Northeasterly, along said line, to the centerline of Fletcher Street; Thence Northwesterly, along said centerline, to the line common to Lots 6 and 7, Block 82, of the City; Thence Northeasterly, along said common line, to the line common to Lots 10 and 11, Block 82, of the City; Thence continuing, along said common line, to the Northeasterly line of the Southwesterly 1/2 of said Lot 10; Thence Northwesterly, along said Southwesterly line, to the line common to Lots 9 and 10, Block 82, of the City; Thence Northeasterly, along said common line, to the centerline of Oldfield Street; Thence Southeasterly, along said centerline of Oldfield Street, to the line common to Lots 2 and 3, Block 83, of the City; Thence Northeasterly along said common line to the centerline of the alley in said Block 83; Thence Southeasterly, along said centerline of the alley, to the centerline of Ford Avenue; Thence Northeasterly, along said centerline of Ford Avenue to the centerline of Miller Street; Thence Northwesterly, along the centerline of Miller Street, to the Northwesterly line of the Southeasterly 29 feet of the Northeasterly 1/2 of Lot 10, Block 80, Geo. Fletcher's Addition to the City; Thence Southwesterly, along said line, to the Southwesterly line of said Northeasterly 1/2 of said Lot 10; Thence Southeasterly, along said line, 29 feet to the line common to Lots 10 and 11, Block 80, Geo. Fletcher's Addition to the City; Thence Southwesterly, along said common line, to the centerline of the alley in said Block 80; Thence Southeasterly, along the centerline of the alley, to the Northwesterly line of the Southeasterly 21 feet of Lot 2, Block 80, of the City; Thence Southwesterly, along said Northwesterly line, to the centerline of Oldfield Street; Thence Northwesterly, along the centerline of Oldfield Street, to the Line common to Lots 2 and 3, Block 79, of the City; Thence Southwesterly, along said common line, to the centerline of the alley in Block 79; Thence Northwesterly, along the centerline of the alley, to the line common to Lots 8 and 9, Block 79, of the City; Thence Southwesterly, along said common line, to the centerline of Fletcher Street; Thence Northwesterly, along said Fletcher Street centerline, to the line common to Lots 8 and 9, Block 74, of the City; Thence Northeasterly, along said common line, to the centerline of the alley in Block 74; Thence Northwesterly, along the centerline of the alley, to the Northwesterly line of Pine Street; Thence Northeasterly, along said Northwesterly line of Pine Street, to the Southwesterly line of Oldfield Street; Thence Northwesterly, along the Southwesterly line of Oldfield Street, to the Southeasterly line of Cedar Street; Thence Southwesterly, along the Southeasterly line of Cedar Street, 142.5 feet; Thence Northwesterly, parallel to Oldfield Street 724 feet, more or less; Thence Northwesterly, at right angles, 22 feet more or less; Thence Northwesterly, along the Northeasterly line of the former railroad right-of-way, to the Southeasterly line of Ninth Avenue; Thence Southwesterly, along said Southeasterly line of Ninth Avenue, 65 feet, more or less; Thence Southeasterly, along the Southwesterly line of the former railroad right-of-way, 117 feet, to the extension of the Southeasterly line of Walnut Street; Thence Southwesterly, along said extension, to the Northeasterly bank of Thunder Bay River; Thence Southeasterly, along said bank, to the Northwesterly line of Second Avenue; Thence Southwesterly, along the Northwesterly line of Second Avenue, to the Southwesterly bank of Thunder Bay River; Thence Northwesterly, along said bank, to the line common to Lots 12 and 13, Block 8, of the City; Thence Southwesterly, along said common line, to the centerline of River Street; Thence Northwesterly, along the centerline of River Street, to the centerline of Fifth Avenue and to the Point of Beginning.

(prepared by: Lewis & Lewis Surveying, Alpena, MI April, 2022)

Proposed 2022 Boundary Expansion

City of Alpena, Alpena County, State of Michigan:

Note – "City" refers to the City of Alpena.

DDA BOUNDARY EXPANSION 8-28-22 (SOUTHSIDE ADDITION)

Note – "City" refers to the City of Alpena.

Beginning at the intersection of the centerline of River Street and the extension of the line common to Lots 12 and 13, Block 8 of the City; Thence Northwesterly along said centerline to the intersection of the centerline of Fifth Avenue; Thence Southwesterly, along the centerline of Fifth Avenue, to the extension of the centerline of the alley in Block 12 of the City; Thence Northwesterly, along the centerline of said Alley through Blocks 12, 14 and 17, to the Northwesterly line of Eighth Avenue;

Thence Southwesterly, along said Northwesterly line, to the Northeasterly line of Lockwood Street; Thence Northwesterly along said Northeasterly line, to the Southeasterly line of Ninth Avenue; Thence Northeasterly, along said Southeasterly line, to the extension of the Alley in Block 24; Thence Northwesterly, along said centerline, to the Northwesterly line of Ninth Avenue; Thence Southwesterly, along said Northwesterly line, to the Northeasterly line of the Southwesterly 1/2 of Lot 11 and 12, Block 24 of the City; Thence Northwesterly, along said Northeasterly line, to the Southeasterly line of Lot 10, Block 24 of the City; Thence Southwesterly, along said Southeasterly line, to the Northeasterly line of Lockwood Street; Thence Northwesterly, along said Northeasterly line, to the Southeasterly line of Tenth Avenue; Thence Northeasterly, along said Southeasterly line, to the extension of the centerline of the Alley in Block 29 of the City; Thence Northwesterly, along said centerline through Blocks 29 and 41, to the Southwesterly line of Lots 1-6, Block 47 of the City; Thence Northwesterly, along said Southwesterly line, to the Northwesterly line of Thirteenth Avenue; Thence Southwesterly, along said Northwesterly line and it's extension, to the Northeasterly Bank of Thunder Bay River; Thence Northwesterly and Northeasterly, along said Bank to Northeasterly line of Lot 3, Block 51 of the City; Thence Southeasterly, along said Northeasterly line, to the Northwesterly line of Fourteenth Avenue; Thence Southwesterly, along said Northwesterly line, to the extension of the centerline of the Alley in Block 49 of the City; Thence Southeasterly, along said centerline, through Blocks 49, 46, 42, 28, and 23, to the centerline of Ninth Avenue; Thence Northeasterly, along said centerline over Thunder Bay River, to the Northeasterly line of the former railroad right-of way; Thence Southeasterly, along said railroad right-of-way, to the Southeasterly line of Ninth Avenue; Thence Southwesterly, along said Southeasterly line, 65 feet, more or less; Thence Southeasterly, along the Southwesterly line of the former railroad right-of-way, 117 feet, to the extension of the Southeasterly line of Walnut Street; Thence Southwesterly, along said extension, to the Northeasterly bank of Thunder Bay River; Thence Northwesterly, along said Bank, to the Southeasterly line of Ninth Avenue; Thence Southwesterly, along said Southeasterly line, across Thunder Bay River to the Southwesterly Bank of said River; Thence Southeasterly, along said Bank including Rotary Island, to the line common to Lot 12 and 13, Block 8 of the City; Thence Southwesterly, along said line and it's extension, to the Point of Beginning;

Except the following parcels:

520 RIVER ST	093-637-000-294-00
522 RIVER ST	093-637-000-296-00
524 RIVER ST	093-637-000-298-00
526 RIVER ST	093-637-000-300-00
122 N SEVENTH AVE	093-637-000-302-00
112 N SEVENTH AVE	093-637-000-304-00
621 RIVER ST	093-637-000-332-00
625 RIVER ST	093-637-000-334-00
631 RIVER ST	093-637-000-336-00
635 RIVER ST	093-637-000-338-00
208 N EIGHTH AVE	093-637-000-340-00
617 RIVER ST	093-637-000-344-00
121 N SEVENTH AVE	093-637-000-350-00
115 N SEVENTH AVE	093-637-000-352-00
614 RIVER ST	093-637-000-354-00
618 RIVER ST	093-637-000-356-00
622 RIVER ST	093-637-000-358-00
626 RIVER ST	093-637-000-360-00
112 N EIGHTH AVE	093-637-000-362-00
114 N EIGHTH AVE	093-637-000-364-00
111 N SEVENTH AVE	093-637-000-376-00
711 RIVER ST	093-637-000-426-00
713 RIVER ST	093-637-000-428-00
721 RIVER ST	093-637-000-432-00
725 RIVER ST	093-637-000-434-00

729 RIVER ST	093-637-000-436-00
733 RIVER ST	093-637-000-438-00
220 N NINTH AVE	093-637-000-440-00
222 N NINTH AVE	093-637-000-442-00
226 N NINTH AVE	093-637-000-444-00

DDA BOUNDARY EXPANSION 8-28-22 (NORTHSIDE ADDITION)

Note – “City” refers to the City of Alpena.

Beginning at the intersection of the centerline of Miller Street and the extension of the Southeasterly line of Lot 3, Block 85, George N. Fletcher’s 3rd Addition to the City; Thence Northeasterly, along said Southeasterly line, to the centerline of the Alley in said Block 85; Thence Northwesterly, along said centerline, to the Southeasterly line of Lot 8, said Block 85; Thence Northeasterly, along said Southeasterly line, to the centerline of Lake Street; Thence Southeasterly, along said centerline, to the extension of the Northwesterly line of the Southeasterly 49.5 feet of Lot 4, Block 96, George N. Fletcher’s 3rd Addition to the City; Thence Northeasterly, along said Northwesterly line, to the Southwesterly line of the Northeasterly 56.5 feet of said Lot 4; Thence Southeasterly, along said Southwesterly line, to the Southeasterly line of said Lot 4; Thence Northeasterly, along said Southeasterly line of said Lot 4 and the Southeasterly line of lot 9, Block 96, to the Southeasterly line of Lot 4, Block 2, Wade’s Addition to the City; Thence Northeasterly, along said Lot 4, to the Southeasterly line of Lot 9, Block 2, of Wade’s Addition; Thence Northeasterly, along said Southeasterly line, to the Southwesterly line of Clark Street; Thence Northwesterly, along said Southwesterly line, to the centerline of Second Avenue; Thence Southwesterly, along said centerline, to the extension of the Southwesterly 55 feet of Lot 1 and 2, Block 89, George N. Fletcher’s 3rd Addition to the City; Thence Northwesterly, along said line, 99 feet; Thence Northeasterly 1 foot; Thence Northwesterly 66 feet to the Northwesterly line of said Lot 2; Thence Southwesterly, along said Northwesterly line, to the Northwesterly line of Lot 11, Block 86, George N. Fletcher’s 3rd Addition to the City; Thence Southwesterly, along said Northwesterly line, to the centerline of the Alley in said Block 89; Thence Southeasterly, along said centerline, to the extension of the Southeasterly line of the Southeasterly 1/2 of Lot 2, Block 86, George N. Fletcher’s Addition to the City; Thence Southwesterly, along said Southeasterly line, to the centerline of Miller Street; Thence Southeasterly, along said centerline, to the Point of Beginning.

(prepared by: Lewis & Lewis Surveying, Alpena, MI August, 2022)

5. The Location, Extent, Character and Estimated Cost of Improvements including Rehabilitation for the Development Area and an Estimate of Time Required for Completion.

Projects proposed for implementation in the development area delineate various public improvements confined to the public right of way. Cost estimates listed in Table 1 are estimated costs and will be refined as design plans are completed for individual projects. Funding for the public improvement proposed from a variety of sources including tax increment revenues, Federal and State sources, and other additional sources depending on the scope and location of the project.

TABLE 1 – Downtown Development Authority Projects and Programs

	Forecasted Cost (30-Year)	Activity Timeframe
ORGANIZATIONAL STRATEGIES		
By-Law Review	--	Annual Allocation
Annual Strategic Planning Session	\$ 7,500	Annual Allocation
DESIGN and PHYSICAL IMPROVEMENT STRATEGIES		
Façade / Sign Grant	\$ 750,000	30-Year Allocation
Wayfinding / Signage System	\$ 125,000	Mid-Term
Parking Lot Improvements	\$ 500,000	As needed
Parking Structure	\$ 5,500,000	Long-Term
Riverfront Park Improvements	\$ 275,000	With CIP
EV Charging Stations	\$ 70,000	Near-Term
Renovate Culligan Plaza	\$ 75,000	Near-Term
Public Art	\$ 300,000	30-Year Allocation
Gateway Improvements	\$ 850,000	Mid-Term
Enhanced Pedestrian Crosswalks	\$ 300,000	Long-Term
Connecting Downtown to Marina	\$ 450,000	Long-Term
Alley Improvements	\$ 250,000	Mid-Term
Greenspace Improvements	\$ 100,000	Annual Allocation
ECONOMIC DEVELOPMENT STRATEGIES		
Business Retention	\$ 35,000	Annual Allocation
Business Recruitment	\$ 25,000	Annual Allocation
Upper-Story Housing Development	\$ 150,000	As Needed
Building and Land Acquisition	\$ 1,000,000	As Needed
MARKETING and PROMOTIONS STRATEGIES		
Sustainable Tourism	\$ 35,000	Near-Term
Web Site	\$ 45,000	30-Year Allocation
Banners and Seasonal Decorations	\$ 135,000	30-Year Allocation
Event and Promotions	\$ 350,000	30-Year Allocation
LOCAL GOVERNMENT STRATEGIES		
Two-Way Streets	\$ 95,000	Long-Term
Downtown Parking Plan	\$ 45,000	Near-Term
Blight Enforcement	\$ 150,000	30-Year Allocation
National Register of Historic Places	\$ 15,000	Near-Term
	\$ 11,632,500	
Near-Term 1 to 5 Years		
Mid-Term 6 to 10 Years		
Long-Term 11 or more years		

Note: The scope and cost of the project may vary depending on the final design of each component. Project descriptions reflect the overall scope of the projects envisioned by the Alpena DDA. The DDA recognizes that market forces, private investment, future public-private partnerships, and legislative amendments may result in changes to the final design, cost, and prioritization of the projects consistent with overall concepts embodied in this Development Plan and Tax Increment Financing Plan.

Organizational Strategies

By-Law Review

The DDA By-Laws should be reviewed annually for sections that may be outdated so that necessary amendments can be recommended and approved by the DDA.

Annual Strategic Planning Session

The DDA Board should schedule an Annual Strategic Planning Session to review the Master Plan and update if necessary.

Design and Physical Improvement Strategies

To increase the physical appeal to business owners, investors and potential customers, Design and Physical Improvement Strategies must be a vital part of your revitalization program. The Alpena DDA Design Committee has been very active in many aspects of the district's physical improvements including landscaping, Christmas decorations, lighting and other physical improvements within the district. In addition to these activities, the Committee may also consider the following:

Facade/Sign Grant Program

Incentive programs should be considered for business and building owners to improve and maintain the district's building facades and signs. Grant or loan programs can be developed to accomplish this task.

Wayfinding / Signage System

One of the recommendations noted in this plan is to develop a 'Wayfinding System' in the Downtown district. The Design Committee should oversee the development of this project and make recommendations to the DDA Board.

Parking Lot Improvements

Allocate funds to maintain, improve, and reconstruct City/DDA parking facilities in the District.

Parking Structure

Investigate the feasibility and possible implementation of a parking structure in the core downtown area. This project would involve a parking feasibility study, public finance options and strategies, and design/implementation of a structure. The design of the structure should allow for its future conversion to a mixed-use building with upper story residential units.

Riverfront Park Improvements

Continuation of improvements to the Riverfront Park network on either side of the Thunder Bay River.

EV Charging Stations

Provide throughout the downtown on both on-street and off-street parking location electric vehicle (EV) charging stations.

Renovate Culligan Plaza

Collaborate with local partners on improvements to Culligan Plaza.

Public Art

Collaborate with local art and cultural organizations on the placement of public art within the downtown district. DDA assistance can vary from technical assistance to funding.

Gateway Improvements

Utilizing signage, landscaping and lighting create appropriate welcome entries into the downtown district along the US-23 corridor.

Enhanced Pedestrian Crosswalks

Create a consistent design for pedestrian crosswalks that provide enhanced safety. Curb extensions and median refuge islands are countermeasures that reduce crossing distances. HAWK Beacons and Rectangular Rapid Flashing Beacons (RRFB's) are relatively new technologies with promising initial research. HAWK beacons and RRFBs have reduced pedestrian-vehicular crashes. Other enhanced pedestrian crossings include elevated (slightly higher than the road surface grade) pedestrian crosswalks and table top intersections.

Connecting the Downtown to the Marina

Alpena is a Great Lakes waterfront community and there should be a defined access point that connects the marina with the downtown. Like the US-23 gateways, there should be a marina gateway to the downtown directing transient boat users to the downtown shopping and entertainment district.

Alley Improvements

Renovate alleys to make them more pedestrian friendly and providing opportunities for building access when desired by the property owner. These improvements often include stamped asphalt, overhead lighting, and artwork.

Greenspace Improvements

This is a general category for funds that would be used to replace or add street trees, add flowers and landscaping, creating gardens, and enhancing open space areas within the downtowns.

Streetscape Improvements and Maintenance

Refurbishment, maintenance and continuation of streetscape elements within the District.

Economic Development Strategies

The goal of an Economic Development strategy is to strengthen the existing economic assets of the business district while diversifying the economic base. Activities include analysis of current markets, retaining and expanding existing businesses, recruiting new businesses to create a balanced mix, converting vacant and under-utilized spaces to productive properties, and creating attractive public/private financing mechanisms to encourage development.

Business Retention

Business retention starts with thoroughly knowing each and every business so that you can assess the needs of the district and in turn be pro-active to meeting those needs. Business retention can be as simple as maintaining a safe, clean and well-maintained environment or can become a full-blown program of financial assistance, workshops and seminars, and marketing/promotion efforts provided by the DDA Board.

Business Recruitment

Business recruitment strategies are essential to the success of a comprehensive revitalization plan. One of the most effective recruitment tools a downtown district can have is an effective program to assist existing businesses in remaining downtown or expanding their businesses within the downtown. Through this process, you will strengthen your businesses and they, in turn will become your greatest recruitment tool. Once your business retention program is solidly underway, you should prepare for a comprehensive business recruitment strategy.

Upper-Story Housing Development

Opportunity exists for upper-story housing development in Downtown Alpena. In order to encourage this type of development, financial assistance and incentive programs need to be created. In addition, local ordinances may have to be amended to allow for these uses within the context of a commercial district.

Building and Land Acquisition

From time to time the Downtown Development Authority made need to acquire land or buildings to facilitate public improvements or private investment in the development area.

Marketing & Promotion Strategies

Raising the level of awareness of the downtown district is key to the success of the businesses and the district as a whole. Creating an overall marketing and promotions program directed at your target markets will help increase awareness and bring new customers to the region.

Sustainable Tourism

Prepare a sustainable tourism strategy. Sustainable tourism is a concept that covers the complete tourism experience, including concern for economic, social and environmental issues as well as attention to improving tourists' experiences and addressing the needs of host communities.

Web Site

Place on the DDA web site a summary of market demographics and profiles, trade area information, downtown wayfinding and parking lot map, and information on existing businesses. Where possible provide a link to existing business websites to increase market exposure and penetration. Lastly, make the market study available as a downloadable "PDF" file.

Banners and Seasonal Decorations

Continuation of funding for seasonal decorations and street banner program.

Events & Promotions

Events and promotions in the downtown provide opportunities for local residents, as well as, serve as a magnet to draw tourists into the district. The DDA can either serve as the host organization for promotions and events, or serve as a funding partner with other organizations.

Local Government Strategies

Two-Way Streets

Reconfigure local streets for two-way traffic with maximum on-street parking, to improve access to businesses and links to the waterfront, to reduce vehicular speeds, and to improve pedestrian circulation. .

Downtown Parking Plan

To maximize on-street and off-street parking, a downtown parking plan should be considered. Such a study should include a database of floor space and building uses, the quantification of actual parking demand (i.e., the behavior of all those who use downtown parking facilities), and the application of downtown parking demands onto future build-out projections. Further, the study would indicate the best location for new parking lots, the conversion of underutilized parking lots to potential in-fill developments, and assess the effectiveness of local parking standards.

Blight Enforcement

Coordinate with the City to address blight issues within the district. DDA involvement may include funding assistance, inventory and identification of blight issues, and remediation.

National Register of Historic Places

Commercial and other income properties are eligible to apply for a 20% historic investment tax credit (HITC) for renovation costs associated with properties on the National Register. The core downtown area has numerous eligible historic buildings that would qualify for the program. The first step in the process is to have the buildings inventoried within a designated district which is referred to a Multiple Resource Nomination. This is done by a historic preservation consultant who is pre-qualified by the Michigan State Historic Preservation Office (SHPO). In addition to the federal HITC, the State of Michigan offers a 5% HITC which can be used with the federal HITC or separately.

6. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion.

The time schedule for construction of the public improvement program for projects enumerated in the Development Plan would occur over the next forty (40) years and would be contingent on the availability of other funding sources to leverage forecasted tax increment revenues. Improvements proposed in the amended plan are considered public-private initiatives and therefore involve close coordination with the City of Alpena, state and federal agencies, and private developers.

7. Parts of the Development Area to be Left as Open Space and Contemplated Use.

Concerning the public improvements outlined, open space within that portion of the Development Area covered by the Development Plan will be confined to rights-of-way, pedestrian walks along streetscapes, water related recreation activities along the Thunder Bay River and Lake Huron.

8. Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease to or From the Municipality and the Proposed Terms.

Currently there are no properties that the Downtown Development Authority owns that it desires to sell, donate, exchange, or lease to or from the City of Alpena.

9. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities.

There are no zoning changes, which affect changes in land use, needed to encourage or accommodate the level of redevelopment and development envisioned by this Development Plan. However, there are modifications to the zoning ordinance suggested in the Downtown Strategic Plan which will influence the scope and extent of the redevelopment and revitalization efforts outlined in the Downtown Strategic Plan and enumerated in this Development Plan.

10. An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing.

Financing for the public improvement projects outlined in Section 6 would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations from natural growth and new construction within the Development Area. Further, the Downtown Development Authority may request the City to sponsor a revenue bond or provide subordinate loan collateral using the proceeds of the tax increments as debt service payment to finance the improvements. In addition, funds may be sought Community Development Block Grant (CDBG) program funds, monies through the Michigan Economic Development Corporation ("MEDC") and, any other funding programs that the Authority and City of Alpena deem beneficial.

11. Designation of Person or Persons, Natural or Corporate, to whom all or a portion of the Development is to be Leased, Sold, or Conveyed in any manner and for whose benefit the Project is being undertaken if that information is available to the Authority.

The public improvements undertaken in the Development Plan will remain in public ownership for the public benefit. Although components of the projects outlined (ie. lighting and landscaping) benefit adjacent commercial property owners, they are public assets to be managed by the municipality.

12. The Procedures for Bidding for the Leasing, Purchasing, or Conveying of all or a portion of the Development upon its completion, if there is no expressed or implied Agreement between the Authority and Persons, Natural or Corporate, that all or a portion of the Development will be Leased, Sold, or Conveyed to those Persons.

Currently there are no agreements for property conveyance between the City of Alpena, Alpena Downtown Development Authority or any person(s); natural or corporate for properties within that portion of the Development Area covered by the Development Plan. All land acquisitions, if any, would be done by mutual agreement between the seller and Authority, as property becomes available. Any such sale, lease or exchange shall be conducted by the Downtown Development Authority pursuant to requirements specified in Act 57 of 2018, as amended, with the consent of the City of Alpena. If needed, more detailed procedures will be developed before the transactions are executed, according to applicable City policy and Michigan state law.

13. Estimates of the Number of Persons residing in the Development Area and the Number of Families and Individuals to be Displaced.

On the basis of a review of the properties within the Downtown Development Authority District and Development Area it is estimated that there are less than 100 individuals who reside within the Development Area. This estimate was based on a physical inventory of dwelling units, which indicated less than 25 residential units in the DDA Development Area. As a result, the City of Alpena will not need to establish an Area Development Citizens Council pursuant to Section 221 (MCL 125.4221) of Act No. 57 of 2018, as amended.

The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within that portion of the Development Area covered by the Development Plan.

14. A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in any New Housing in the Development Area.

There is no plan to condemn property in conjunction with the Development Plan. As a result this section is inapplicable.

15. Provision for the Costs of Relocating Persons Displaced by the Development, and Financial Assistance and Reimbursement of Expenses, including Litigation expenses and expenses incident to the Transfer of Title in accordance with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

There is no plan to condemn property in conjunction with the Development Plan. As a result this section is inapplicable.

16. A Plan for compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.

There is no plan to condemn property in conjunction with the Development Plan. As a result this section is inapplicable.

TAX INCREMENT FINANCING PLAN

1. Definitions as Used in This Plan.

- a. "Captured Taxable Value" (the "CTV") means the amount in any one (1) year by which the current taxable value including the taxable value of property for which specific local taxes are paid in lieu of property taxes as determined, exceeds the initial taxable value.
- b. "Initial Taxable Value" (the "ITV") means the taxable value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved as shown by the most recent assessment roll of the municipality for which the equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial taxable value shall be included as zero. For the purpose of determining initial taxable value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial taxable value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in subdivision (c.) below.
- c. "Specific Local Taxes" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, the technology park development act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL 211.181 to 211.182. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the state tax commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.
- d. "Tax Increment Revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the capture taxable value of real and personal property in the development area subject to requirement specified in Act No. 57 of 2018, as amended.

2. Purpose of the Tax Increment Financing Plan

The City of Alpena Downtown Development Authority District was established pursuant to ordinance because the city experienced notable property value deterioration in various locations throughout the community. In order to halt property tax value deterioration, increase property tax valuations and facilitate the overall economic growth of its business district, it is deemed to be beneficial and necessary to create and provide for the operation of a Downtown Development Authority in the City under the provisions of Act 57 of 2018, as amended (the "Act").

The "Downtown Development Authority Act", authorizes the Authority to prepare a Tax Increment Financing Plan (the "Plan"), which includes the Development Plan, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred or reimbursed, duration of the program, the impact of tax increment financing on the taxable values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured taxable value to be used by the Authority. The benefit of using tax increment financing as a method to finance district improvements is that all local units of government levying taxes within the City of Alpena contribute to the revitalization of the business district. Prior to legislative authorization of tax increment financing only the municipality provided tax revenues for revitalization activities while the other taxing authorities shared in the benefits of the revitalization efforts. The City of Alpena deems it to be in the best interest of the City and the Downtown Development District to amend and restate the adopted 2004 Development Plan and Tax Increment Financing Plan for this area, and institute a Tax Increment Financing Plan for the Downtown Development District.

3. Explanation of the Tax Increment Procedure

The theory of tax increment financing holds that investment in necessary capital improvements in a designated area within a municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the tax increment procedure.

- a. To provide a Downtown Development Authority with the means of financing development proposals, the Act affords the opportunity to undertake tax increment financing of development programs. These programs must be identified in a tax increment financing plan, which has been approved by the governing body of a municipality. Tax increment financing permits the Authority to capture incremental tax revenues attributable to increases in value of real and personal property located within an approved development area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions or any other factors that cause growth in value.
- b. At the time the resolution or ordinance establishing a tax increment financing plan is adopted, the sum of the most recently taxable values, as equalized, of those taxable properties located within the development area is established as the "Initial Taxable Value" (the "ITV"). Property exempt from taxation at the time of determination of the Initial Taxable value is included as zero. In each subsequent year, the total real and personal property within the district, including abated property on separate rolls, is established as the "Current Taxable value."
- c. The amount by which the total taxable value exceeds the ITV is the Captured Taxable Value (the "CTV"). During the period in which a tax increment financing plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the ITV. Property taxes paid on a predetermined portion of the CTV in years subsequent to the adoption of tax increment financing plan, however, are payable to an authority for the purposes established in the tax increment financing plan.

4. Taxing Jurisdiction Agreements.

Tax increment revenues for the Downtown Development Authority ("DDA") result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions, which levy taxes in the development area to the captured taxable value. Since the Plan may provide for the use of all or part of the captured tax increment revenue, the DDA may enter into agreements with any of the taxing units to share a portion of the revenue of the District. Because the DDA had no obligated expenditures prior to the change in Michigan property tax law, capture of school district millage by the DDA will not be allowed in the future.

The Authority intends to utilize all captured revenue from the District, as referenced in Table 4, until the projects addressed in the Development Plan are completed and, until any bonded indebtedness is paid, whichever is the later occurrence. An exception to this provision is the taxing jurisdiction agreement associated with taxable valuation and subsequent tax increment revenues from the redevelopment of the Fletcher Paper Plant property.

5. Property Valuations and Captured Revenue.

The property valuation on which tax increment revenues will be captured is the difference between the Initial Assessed Valuation and the Current Assessed Valuation. The purpose of this section is to set forth the Initial Assessed Valuation, the projected Captured Assessed Valuation and the anticipated increment revenues to be received by the Authority from the local taxing jurisdictions including the City of Alpena and Alpena County, and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the Downtown Development Authority, herein collectively referred to as the "Local Taxing Jurisdictions."

- a. The Initial Assessed Valuation is established based on the 1981 state equalized valuations on real property and on all non-exempt parcels within that portion of the Development Area as of December 31, 1980. The Initial Assessed Valuation of the Authority is set forth below.

Table 2
Base Taxable Real Property Valuations

<i>Current Districts</i>				<i>Proposed District</i>
1980 District	1985 District	1988 District	2004 District	2022 District
\$6,846,100	\$242,000	\$630,500	\$497,400	\$6,964,212

- b. The anticipated Captured Taxable value is equivalent to the annual total taxable value within the Development Area boundaries less the Initial Taxable value as described above. The tax increment revenues are then the product of all millages levied by all taxing units in the Development Area on the CTV. The CTV is projected based on a number of factors including historical growth patterns, recent construction trends, economic indicators and the impact of certain development projects anticipated to be undertaken by the Downtown Development Authority. For projection purposes, the annual growth rate for the remainder of the forecast (2022 - 2051) is factored at one and one-half percent (1.50%) for real property. A more detailed depiction of the Captured Taxable Valuations and Revenues can be found in Table 3 and Table 4.
- c. The Authority will receive that portion of the tax levy of all taxing jurisdictions paid each year on the Captured Taxable Value of the eligible property included in the Development Area. The Authority may use the revenues for any legal purpose as is established under the Act including the payment of principal and interest on bonds.

The Treasurer will collect the general property taxes from property owners in the development area district. After taxes are collected, the Treasurer will deduct that portion of the total tax revenues that is derived from captured taxable value within the development area and distribute them to the DDA to use for purposes outlined in the development plan. A review of the 2021 millage rates for all Local Taxing Jurisdictions in the development area is as set forth in Table 5.

Table 3
Anticipated Captured Taxable Valuation

	Capture		Capture		Additional
	2022 Boundary		Existing		Capture Resulting
	Expansion		District		from Expansion
12/31/2022	\$ 6,847,579		\$ 6,743,116		\$ 104,463
12/31/2023	\$ 7,177,996		\$ 6,967,502		\$ 210,493
12/31/2024	\$ 7,513,369		\$ 7,195,255		\$ 318,114
12/31/2025	\$ 7,853,773		\$ 7,426,424		\$ 427,349
12/31/2026	\$ 8,199,282		\$ 7,661,060		\$ 538,222
12/31/2027	\$ 8,549,975		\$ 7,899,216		\$ 650,759
12/31/2028	\$ 8,905,928		\$ 8,140,944		\$ 764,983
12/31/2029	\$ 9,267,220		\$ 8,386,298		\$ 880,921
12/31/2030	\$ 9,633,931		\$ 8,635,333		\$ 998,598
12/31/2031	\$ 10,006,143		\$ 8,888,103		\$ 1,118,040
12/31/2032	\$ 10,383,939		\$ 9,144,664		\$ 1,239,274
12/31/2033	\$ 10,767,401		\$ 9,405,074		\$ 1,362,326
12/31/2034	\$ 11,156,615		\$ 9,669,391		\$ 1,487,224
12/31/2035	\$ 11,551,667		\$ 9,937,671		\$ 1,613,996
12/31/2036	\$ 11,952,646		\$ 10,209,976		\$ 1,742,669
12/31/2037	\$ 12,359,638		\$ 10,486,366		\$ 1,873,272
12/31/2038	\$ 12,772,736		\$ 10,766,902		\$ 2,005,835
12/31/2039	\$ 13,192,030		\$ 11,051,645		\$ 2,140,385
12/31/2040	\$ 13,617,614		\$ 11,340,660		\$ 2,276,954
12/31/2041	\$ 14,049,581		\$ 11,634,010		\$ 2,415,572
12/31/2042	\$ 14,488,028		\$ 11,931,760		\$ 2,556,269
12/31/2043	\$ 14,933,052		\$ 12,233,976		\$ 2,699,076
12/31/2044	\$ 15,384,751		\$ 12,540,726		\$ 2,844,025
12/31/2045	\$ 15,843,225		\$ 12,852,077		\$ 2,991,149
12/31/2046	\$ 16,308,577		\$ 13,168,098		\$ 3,140,479
12/31/2047	\$ 16,780,909		\$ 13,488,859		\$ 3,292,049
12/31/2048	\$ 17,260,326		\$ 13,814,432		\$ 3,445,893
12/31/2049	\$ 17,746,934		\$ 14,144,889		\$ 3,602,045
12/31/2050	\$ 18,240,841		\$ 14,480,302		\$ 3,760,539
12/31/2051	\$ 18,742,157		\$ 14,820,747		\$ 3,921,410

Table 4
Anticipated Captured Revenue

	Revenue		Revenue		Additional
	2022 Boundary		Existing		Revenue Resulting
	Expansion		District		from Expansion
12/31/2022	\$ 199,600		\$ 196,555		\$ 3,045
12/31/2023	\$ 209,231		\$ 203,096		\$ 6,136
12/31/2024	\$ 219,007		\$ 209,734		\$ 9,273
12/31/2025	\$ 228,930		\$ 216,473		\$ 12,457
12/31/2026	\$ 239,001		\$ 223,312		\$ 15,689
12/31/2027	\$ 249,223		\$ 230,254		\$ 18,969
12/31/2028	\$ 259,599		\$ 237,300		\$ 22,298
12/31/2029	\$ 270,130		\$ 244,452		\$ 25,678
12/31/2030	\$ 280,819		\$ 251,711		\$ 29,108
12/31/2031	\$ 291,669		\$ 259,079		\$ 32,590
12/31/2032	\$ 302,681		\$ 266,558		\$ 36,124
12/31/2033	\$ 313,859		\$ 274,149		\$ 39,710
12/31/2034	\$ 325,204		\$ 281,853		\$ 43,351
12/31/2035	\$ 336,720		\$ 289,673		\$ 47,046
12/31/2036	\$ 348,408		\$ 297,611		\$ 50,797
12/31/2037	\$ 360,271		\$ 305,667		\$ 54,604
12/31/2038	\$ 372,312		\$ 313,844		\$ 58,468
12/31/2039	\$ 384,534		\$ 322,144		\$ 62,390
12/31/2040	\$ 396,940		\$ 330,569		\$ 66,371
12/31/2041	\$ 409,531		\$ 339,120		\$ 70,412
12/31/2042	\$ 422,312		\$ 347,799		\$ 74,513
12/31/2043	\$ 435,284		\$ 356,608		\$ 78,675
12/31/2044	\$ 448,450		\$ 365,550		\$ 82,900
12/31/2045	\$ 461,814		\$ 374,625		\$ 87,189
12/31/2046	\$ 475,379		\$ 383,837		\$ 91,542
12/31/2047	\$ 489,147		\$ 393,187		\$ 95,960
12/31/2048	\$ 503,121		\$ 402,677		\$ 100,444
12/31/2049	\$ 517,305		\$ 412,309		\$ 104,996
12/31/2050	\$ 531,702		\$ 422,086		\$ 109,616
12/31/2051	\$ 546,315		\$ 432,010		\$ 114,305

6. Maximum Indebtedness.

The maximum amount of indebtedness to be incurred by the DDA will be limited to only those projects and programs identified in the Development Plan and will be limited by the annual revenues available to Downtown Development Authority for bond interest and principal payments. This amount may vary depending on the size of the Development Area District, the type and intensity of development and redevelopment, and the balance of indebtedness owed by the DDA on previous bond issues or loans. A description of the various projects and the actual amounts expected to be financed are as set forth in Section 5 and 6 of the Development Plan. Revenues captured will be used to accomplish projects in the Development Area.

Table 5
Anticipated Millage To Be Captured

County			
Operating	4.7936		
Library	0.9985		
Ambulance	1.4979		
Jail	0.9986		
OPF#1	0.0539		
OPF#2	0.0105		
Veterans	0.2097		
Recreation	0.4993		
Total	9.0620		
ACCollege			
Operating	2.4957		
City			
Operating	16.1066		
Extra Voted	1.0000		
Total Millage Captured			28.6643

7. Use of Captured Tax Increment Revenues

Revenues captured through this Tax Increment Plan will be used to finance those improvements and projects outlined in Table 1 of the Development Plan in accordance with procedures specified in this Plan. Further, captured revenues can be used to finance current financial obligations of DDA, to pay for costs incurred by the City/DDA in implementing both the Development Plan and the Tax Increment Financing Plan, costs incurred by the City/DDA in implementing the Downtown Strategy Plan (2017), marketing and promotions costs, and to pay for costs associated with the administration and operation of the Development and Tax Increment Plan.

8. Duration of the Program

The 2022 Amended and Restated Development Plan and Tax Increment Financing Plan shall extend the Tax Increment Financing Plan until such time that all projects and programs identified in the Development Plan have been implemented.

9. Plan Impact on Local Taxing Jurisdictions

The Authority recognizes that future development and continued enhancements in the DDA business area will not be likely in the absence of tax increment financing. The Authority also recognizes that enhancement of the value of nearby property will indirectly benefit all local governmental units included in this plan. It is expected that the effected local taxing jurisdictions will experience a gain in property tax revenues from improvement made in the Development Area during the duration of the plan and should realize increased property tax revenues thereafter because of activities financed by the plan. Such future benefits cannot be accurately quantified at this time. However based on the tax increment revenue forecast the taxing jurisdictions would contribute the following over the thirty-year forecast period:

Table 6
Impact on Local Taxing Jurisdictions

		Capture 2022 Boundary Expansion Over 30-Years	Capture Existing District Over 30-Years	Additional Capture Resulting from Expansion Over 30-Years
Alpena County				
	Operating	\$ 1,780,764	\$ 1,510,298	\$ 270,466
	Library	\$ 370,931	\$ 314,593	\$ 56,338
	Ambulance	\$ 556,452	\$ 471,937	\$ 84,515
	Jail	\$ 370,968	\$ 314,624	\$ 56,343
	OPF#1	\$ 200,083	\$ 169,694	\$ 30,389
	OPF#2	\$ 3,901	\$ 3,308	\$ 592
	Veterans	\$ 77,901	\$ 66,069	\$ 11,832
	Recreation	\$ 185,484	\$ 157,312	\$ 28,172
Alpena County College				
	Operating	\$ 927,122	\$ 786,309	\$ 140,813
City of Alpena				
	Operating	\$ 5,983,406	\$ 5,074,634	\$ 908,773
	Extra Voted	\$ 371,488	\$ 315,065	\$ 56,422
		\$ 10,828,500	\$ 9,183,844	\$ 1,644,656

10. Release of Captured Revenues After Completion of Plan

When the Development and Financing Plans have been accomplished, the captured revenue is released and the local taxing jurisdictions receive all the taxes levied on it from that point on.

11. Assumptions of Tax Increment Financing Plan.

The following assumptions were considered in the formulation of the Tax Increment Financing Plan:

- A. Real Property valuations are based on the 2003 actual State Taxable Value (S.T.V.) and reflect an increase of 1.50% each year thereafter. These increases are net of any additions or subtractions due to new construction, property acquisition, relocation, or other factors, based on an analysis of equalized valuations since 1981, as provided by the City of Alpena.
- B. Costs provided for the various development projects enumerated in Table 1 are estimated costs in 2022 dollars. Final costs are determined after the Authority authorizes the final designs.

12. Operating Agreement Between Downtown Development Authority and Local Unit of Government Regarding Use of Tax Increment Revenues.

The Downtown Development Authority will not spend any funds outside of those annually approved through the budget process and shall not commit to any loans, leases, or purchases without sufficient evidence of an adequate revenue source to support the proposal.

13. Relationship of the Tax Increment Financing Plan with Other Funding Programs.

As discussed in the Development Plan, the revitalization of the downtown business district will include tax increment financing and other forms of intergovernmental and private financing such as grants, special assessments, and loans. It is strongly recommended that tax increment financing revenues be used to leverage other funds in order to implement the planned program.

14. Relationship to Community Master Plan

The Development Plan indicates the need to revitalize the business areas of the community, which is an integral component of the community's redevelopment program and master plan.

If it is determined that any portions of the Downtown Development Plan conflict with the provisions of the Community Master Plan, then the Development Plan shall be adopted as a component of the Master Plan pursuant to Act 33 of 2008; the Municipal Planning Enabling Act.

15. Submission of an Annual Report to Governing Body and State Tax Commission.

Annually the Authority shall submit to the City of Alpena and the State Tax Commission a report on the status of the tax increment financing account. The report shall include those items enumerated in Part 9; Reporting Requirements, Act 57 of 2018 (MCL 125.4911). Further, the report shall be published in a newspaper of general circulation.

Growth Rate 1.50%

Base		1980		1985		1988		2004		Capture
		\$		\$		\$		\$		
		\$ 6,846,100		\$ 242,000		\$ 630,500		\$ 497,400		
<i>Note 1</i>	12/31/2021	\$ 11,201,299	\$ 4,355,199	\$ 323,199	\$ 81,199	\$ 1,557,382	\$ 926,882	\$ 1,656,165	\$ 1,158,765	
1	12/31/2022	\$ 11,369,318	\$ 4,523,218	\$ 328,047	\$ 86,047	\$ 1,580,743	\$ 950,243	\$ 1,681,007	\$ 1,183,607	\$ 6,743,116
2	12/31/2023	\$ 11,539,858	\$ 4,693,758	\$ 332,968	\$ 90,968	\$ 1,604,454	\$ 973,954	\$ 1,706,223	\$ 1,208,823	\$ 6,967,502
3	12/31/2024	\$ 11,712,956	\$ 4,866,856	\$ 337,962	\$ 95,962	\$ 1,628,521	\$ 998,021	\$ 1,731,816	\$ 1,234,416	\$ 7,195,255
4	12/31/2025	\$ 11,888,650	\$ 5,042,550	\$ 343,032	\$ 101,032	\$ 1,652,948	\$ 1,022,448	\$ 1,757,793	\$ 1,260,393	\$ 7,426,424
5	12/31/2026	\$ 12,066,980	\$ 5,220,880	\$ 348,177	\$ 106,177	\$ 1,677,743	\$ 1,047,243	\$ 1,784,160	\$ 1,286,760	\$ 7,661,060
6	12/31/2027	\$ 12,247,985	\$ 5,401,885	\$ 353,400	\$ 111,400	\$ 1,702,909	\$ 1,072,409	\$ 1,810,922	\$ 1,313,522	\$ 7,899,216
7	12/31/2028	\$ 12,431,705	\$ 5,585,605	\$ 358,701	\$ 116,701	\$ 1,728,452	\$ 1,097,952	\$ 1,838,086	\$ 1,340,686	\$ 8,140,944
8	12/31/2029	\$ 12,618,180	\$ 5,772,080	\$ 364,081	\$ 122,081	\$ 1,754,379	\$ 1,123,879	\$ 1,865,658	\$ 1,368,258	\$ 8,386,298
9	12/31/2030	\$ 12,807,453	\$ 5,961,353	\$ 369,542	\$ 127,542	\$ 1,780,695	\$ 1,150,195	\$ 1,893,642	\$ 1,396,242	\$ 8,635,333
10	12/31/2031	\$ 12,999,565	\$ 6,153,465	\$ 375,086	\$ 133,086	\$ 1,807,405	\$ 1,176,905	\$ 1,922,047	\$ 1,424,647	\$ 8,888,103
11	12/31/2032	\$ 13,194,558	\$ 6,348,458	\$ 380,712	\$ 138,712	\$ 1,834,516	\$ 1,204,016	\$ 1,950,878	\$ 1,453,478	\$ 9,144,664
12	12/31/2033	\$ 13,392,477	\$ 6,546,377	\$ 386,423	\$ 144,423	\$ 1,862,034	\$ 1,231,534	\$ 1,980,141	\$ 1,482,741	\$ 9,405,074
13	12/31/2034	\$ 13,593,364	\$ 6,747,264	\$ 392,219	\$ 150,219	\$ 1,889,965	\$ 1,259,465	\$ 2,009,843	\$ 1,512,443	\$ 9,669,391
14	12/31/2035	\$ 13,797,264	\$ 6,951,164	\$ 398,102	\$ 156,102	\$ 1,918,314	\$ 1,287,814	\$ 2,039,991	\$ 1,542,591	\$ 9,937,671
15	12/31/2036	\$ 14,004,223	\$ 7,158,123	\$ 404,074	\$ 162,074	\$ 1,947,089	\$ 1,316,589	\$ 2,070,591	\$ 1,573,191	\$ 10,209,976
16	12/31/2037	\$ 14,214,287	\$ 7,368,187	\$ 410,135	\$ 168,135	\$ 1,976,295	\$ 1,345,795	\$ 2,101,649	\$ 1,604,249	\$ 10,486,366
17	12/31/2038	\$ 14,427,501	\$ 7,581,401	\$ 416,287	\$ 174,287	\$ 2,005,940	\$ 1,375,440	\$ 2,133,174	\$ 1,635,774	\$ 10,766,902
18	12/31/2039	\$ 14,643,913	\$ 7,797,813	\$ 422,531	\$ 180,531	\$ 2,036,029	\$ 1,405,529	\$ 2,165,172	\$ 1,667,772	\$ 11,051,645
19	12/31/2040	\$ 14,863,572	\$ 8,017,472	\$ 428,869	\$ 186,869	\$ 2,066,569	\$ 1,436,069	\$ 2,197,649	\$ 1,700,249	\$ 11,340,660
20	12/31/2041	\$ 15,086,526	\$ 8,240,426	\$ 435,302	\$ 193,302	\$ 2,097,568	\$ 1,467,068	\$ 2,230,614	\$ 1,733,214	\$ 11,634,010
21	12/31/2042	\$ 15,312,824	\$ 8,466,724	\$ 441,832	\$ 199,832	\$ 2,129,031	\$ 1,498,531	\$ 2,264,073	\$ 1,766,673	\$ 11,931,760
22	12/31/2043	\$ 15,542,516	\$ 8,696,416	\$ 448,459	\$ 206,459	\$ 2,160,967	\$ 1,530,467	\$ 2,298,034	\$ 1,800,634	\$ 12,233,976
23	12/31/2044	\$ 15,775,654	\$ 8,929,554	\$ 455,186	\$ 213,186	\$ 2,193,381	\$ 1,562,881	\$ 2,332,505	\$ 1,835,105	\$ 12,540,726
24	12/31/2045	\$ 16,012,288	\$ 9,166,188	\$ 462,014	\$ 220,014	\$ 2,226,282	\$ 1,595,782	\$ 2,367,493	\$ 1,870,093	\$ 12,852,077
25	12/31/2046	\$ 16,252,473	\$ 9,406,373	\$ 468,944	\$ 226,944	\$ 2,259,676	\$ 1,629,176	\$ 2,403,005	\$ 1,905,605	\$ 13,168,098
26	12/31/2047	\$ 16,496,260	\$ 9,650,160	\$ 475,978	\$ 233,978	\$ 2,293,571	\$ 1,663,071	\$ 2,439,050	\$ 1,941,650	\$ 13,488,859
27	12/31/2048	\$ 16,743,704	\$ 9,897,604	\$ 483,118	\$ 241,118	\$ 2,327,975	\$ 1,697,475	\$ 2,475,636	\$ 1,978,236	\$ 13,814,432
28	12/31/2049	\$ 16,994,859	\$ 10,148,759	\$ 490,365	\$ 248,365	\$ 2,362,895	\$ 1,732,395	\$ 2,512,770	\$ 2,015,370	\$ 14,144,889
29	12/31/2050	\$ 17,249,782	\$ 10,403,682	\$ 497,720	\$ 255,720	\$ 2,398,338	\$ 1,767,838	\$ 2,550,462	\$ 2,053,062	\$ 14,480,302
30	12/31/2051	\$ 17,508,529	\$ 10,662,429	\$ 505,186	\$ 263,186	\$ 2,434,313	\$ 1,803,813	\$ 2,588,719	\$ 2,091,319	\$ 14,820,747

County of Alpena										ACCollege	City		Total	Accum
Operating	Library	Ambulance	Jail	OPF#1	OPF#2	Veterans	Recreation			Operating	Operating	Extra Voted	Capture	Capture
4.7936	0.9985	1.4979	0.9986	0.5386	0.0105	0.2097	0.4993			2.4957	16.1066	1.0000		
\$ 32,324	\$ 6,733	\$ 10,101	\$ 6,734	\$ 3,632	\$ 71	\$ 1,414	\$ 3,367	\$ 16,829	\$ 108,609	\$ 6,743	\$ 196,555	\$ 196,555		
\$ 33,399	\$ 6,957	\$ 10,437	\$ 6,958	\$ 3,753	\$ 73	\$ 1,461	\$ 3,479	\$ 17,389	\$ 112,223	\$ 6,968	\$ 203,096	\$ 399,651		
\$ 34,491	\$ 7,184	\$ 10,778	\$ 7,185	\$ 3,875	\$ 76	\$ 1,509	\$ 3,593	\$ 17,957	\$ 115,891	\$ 7,195	\$ 209,734	\$ 609,385		
\$ 35,599	\$ 7,415	\$ 11,124	\$ 7,416	\$ 4,000	\$ 78	\$ 1,557	\$ 3,708	\$ 18,534	\$ 119,614	\$ 7,426	\$ 216,473	\$ 825,858		
\$ 36,724	\$ 7,650	\$ 11,476	\$ 7,650	\$ 4,126	\$ 80	\$ 1,607	\$ 3,825	\$ 19,120	\$ 123,394	\$ 7,661	\$ 223,312	\$ 1,049,170		
\$ 37,866	\$ 7,887	\$ 11,832	\$ 7,888	\$ 4,255	\$ 83	\$ 1,656	\$ 3,944	\$ 19,714	\$ 127,230	\$ 7,899	\$ 230,254	\$ 1,279,425		
\$ 39,024	\$ 8,129	\$ 12,194	\$ 8,130	\$ 4,385	\$ 85	\$ 1,707	\$ 4,065	\$ 20,317	\$ 131,123	\$ 8,141	\$ 237,300	\$ 1,516,725		
\$ 40,201	\$ 8,374	\$ 12,562	\$ 8,375	\$ 4,517	\$ 88	\$ 1,759	\$ 4,187	\$ 20,930	\$ 135,075	\$ 8,386	\$ 244,452	\$ 1,761,177		
\$ 41,394	\$ 8,622	\$ 12,935	\$ 8,623	\$ 4,651	\$ 91	\$ 1,811	\$ 4,312	\$ 21,551	\$ 139,086	\$ 8,635	\$ 251,711	\$ 2,012,889		
\$ 42,606	\$ 8,875	\$ 13,313	\$ 8,876	\$ 4,787	\$ 93	\$ 1,864	\$ 4,438	\$ 22,182	\$ 143,157	\$ 8,888	\$ 259,079	\$ 2,271,968		
\$ 43,836	\$ 9,131	\$ 13,698	\$ 9,132	\$ 4,925	\$ 96	\$ 1,918	\$ 4,566	\$ 22,822	\$ 147,289	\$ 9,145	\$ 266,558	\$ 2,538,526		
\$ 45,084	\$ 9,391	\$ 14,088	\$ 9,392	\$ 5,066	\$ 99	\$ 1,972	\$ 4,696	\$ 23,472	\$ 151,484	\$ 9,405	\$ 274,149	\$ 2,812,674		
\$ 46,351	\$ 9,655	\$ 14,484	\$ 9,656	\$ 5,208	\$ 102	\$ 2,028	\$ 4,828	\$ 24,132	\$ 155,741	\$ 9,669	\$ 281,853	\$ 3,094,527		
\$ 47,637	\$ 9,923	\$ 14,886	\$ 9,924	\$ 5,352	\$ 104	\$ 2,084	\$ 4,962	\$ 24,801	\$ 160,062	\$ 9,938	\$ 289,673	\$ 3,384,200		
\$ 48,943	\$ 10,195	\$ 15,294	\$ 10,196	\$ 5,499	\$ 107	\$ 2,141	\$ 5,098	\$ 25,481	\$ 164,448	\$ 10,210	\$ 297,611	\$ 3,681,811		
\$ 50,267	\$ 10,471	\$ 15,708	\$ 10,472	\$ 5,648	\$ 110	\$ 2,199	\$ 5,236	\$ 26,171	\$ 168,900	\$ 10,486	\$ 305,667	\$ 3,987,478		
\$ 51,612	\$ 10,751	\$ 16,128	\$ 10,752	\$ 5,799	\$ 113	\$ 2,258	\$ 5,376	\$ 26,871	\$ 173,418	\$ 10,767	\$ 313,844	\$ 4,301,323		
\$ 52,977	\$ 11,035	\$ 16,554	\$ 11,036	\$ 5,952	\$ 116	\$ 2,318	\$ 5,518	\$ 27,582	\$ 178,004	\$ 11,052	\$ 322,144	\$ 4,623,467		
\$ 54,363	\$ 11,324	\$ 16,987	\$ 11,325	\$ 6,108	\$ 119	\$ 2,378	\$ 5,662	\$ 28,303	\$ 182,659	\$ 11,341	\$ 330,569	\$ 4,954,036		
\$ 55,769	\$ 11,617	\$ 17,427	\$ 11,618	\$ 6,266	\$ 122	\$ 2,440	\$ 5,809	\$ 29,035	\$ 187,384	\$ 11,634	\$ 339,120	\$ 5,293,156		
\$ 57,196	\$ 11,914	\$ 17,873	\$ 11,915	\$ 6,426	\$ 125	\$ 2,502	\$ 5,958	\$ 29,778	\$ 192,180	\$ 11,932	\$ 347,799	\$ 5,640,954		
\$ 58,645	\$ 12,216	\$ 18,325	\$ 12,217	\$ 6,589	\$ 128	\$ 2,565	\$ 6,108	\$ 30,532	\$ 197,048	\$ 12,234	\$ 356,608	\$ 5,997,563		
\$ 60,115	\$ 12,522	\$ 18,785	\$ 12,523	\$ 6,754	\$ 132	\$ 2,630	\$ 6,262	\$ 31,298	\$ 201,988	\$ 12,541	\$ 365,550	\$ 6,363,112		
\$ 61,608	\$ 12,833	\$ 19,251	\$ 12,834	\$ 6,922	\$ 135	\$ 2,695	\$ 6,417	\$ 32,075	\$ 207,003	\$ 12,852	\$ 374,625	\$ 6,737,737		
\$ 63,123	\$ 13,148	\$ 19,724	\$ 13,150	\$ 7,092	\$ 138	\$ 2,761	\$ 6,575	\$ 32,864	\$ 212,093	\$ 13,168	\$ 383,837	\$ 7,121,574		
\$ 64,660	\$ 13,469	\$ 20,205	\$ 13,470	\$ 7,265	\$ 142	\$ 2,829	\$ 6,735	\$ 33,664	\$ 217,260	\$ 13,489	\$ 393,187	\$ 7,514,761		
\$ 66,221	\$ 13,794	\$ 20,693	\$ 13,795	\$ 7,440	\$ 145	\$ 2,897	\$ 6,898	\$ 34,477	\$ 222,504	\$ 13,814	\$ 402,677	\$ 7,917,438		
\$ 67,805	\$ 14,124	\$ 21,188	\$ 14,125	\$ 7,618	\$ 149	\$ 2,966	\$ 7,063	\$ 35,301	\$ 227,826	\$ 14,145	\$ 412,309	\$ 8,329,747		
\$ 69,413	\$ 14,459	\$ 21,690	\$ 14,460	\$ 7,799	\$ 152	\$ 3,037	\$ 7,230	\$ 36,138	\$ 233,228	\$ 14,480	\$ 422,086	\$ 8,751,834		
\$ 71,045	\$ 14,799	\$ 22,200	\$ 14,800	\$ 7,982	\$ 156	\$ 3,108	\$ 7,400	\$ 36,988	\$ 238,712	\$ 14,821	\$ 432,010	\$ 9,183,844		
\$ 1,510,298	\$ 314,593	\$ 471,937	\$ 314,624	\$ 169,694	\$ 3,308	\$ 66,069	\$ 157,312	\$ 786,309	\$ 5,074,634	\$ 315,065	\$ 9,183,844			
16.4%	3.4%	5.1%	3.4%	1.8%	0.0%	0.7%	1.7%	8.6%	55.3%	3.4%				

Note 1 Taxable Value based on City of Alpena report dated 5-26-2022
Appendix

City of Alpena Downstown Development Authority
Tax Increment Forecast with 2022 Boundary Expansion

Growth Rate 1.50%

Base		1981		1985		1988		2004		2022		Capture	Operating	Library	Ambulance	Jail	OPF#1	OPF#2	Veterans	Recreation	Operating	Operating	Extra Voted	Capture	Capture
		\$ 6,846,100		\$ 242,000		\$ 630,500		\$ 497,400		\$ 6,964,212			4.7936	0.9985	1.4979	0.9986	0.5386	0.0105	0.2097	0.4993	2.4957	16.1066	1.0000		
Note 1	12/31/2021	\$ 11,201,299	\$ 4,355,199	\$ 323,199	\$ 81,199	\$ 1,557,382	\$ 926,882	\$ 1,656,165	\$ 1,158,765	\$ 6,964,212															
1	12/31/2022	\$ 11,369,318	\$ 4,523,218	\$ 328,047	\$ 86,047	\$ 1,580,743	\$ 950,243	\$ 1,681,007	\$ 1,183,607	\$ 7,068,675	\$ 104,463	\$ 6,847,579	\$ 32,825	\$ 6,837	\$ 10,257	\$ 6,838	\$ 3,688	\$ 72	\$ 1,436	\$ 3,419	\$ 17,090	\$ 110,291	\$ 6,848	\$ 199,600	\$ 199,600
2	12/31/2023	\$ 11,539,858	\$ 4,693,758	\$ 332,968	\$ 90,968	\$ 1,604,454	\$ 973,954	\$ 1,706,223	\$ 1,208,823	\$ 7,174,705	\$ 210,493	\$ 7,177,996	\$ 34,408	\$ 7,167	\$ 10,752	\$ 7,168	\$ 3,866	\$ 75	\$ 1,505	\$ 3,584	\$ 17,914	\$ 115,613	\$ 7,178	\$ 209,231	\$ 408,831
3	12/31/2024	\$ 11,712,956	\$ 4,866,856	\$ 337,962	\$ 95,962	\$ 1,628,521	\$ 998,021	\$ 1,731,816	\$ 1,234,416	\$ 7,282,326	\$ 318,114	\$ 7,513,369	\$ 36,016	\$ 7,502	\$ 11,254	\$ 7,503	\$ 4,047	\$ 79	\$ 1,576	\$ 3,751	\$ 18,751	\$ 121,015	\$ 7,513	\$ 219,007	\$ 627,839
4	12/31/2025	\$ 11,888,650	\$ 5,042,550	\$ 343,032	\$ 101,032	\$ 1,652,948	\$ 1,022,448	\$ 1,757,793	\$ 1,260,393	\$ 7,391,561	\$ 427,349	\$ 7,853,773	\$ 37,648	\$ 7,842	\$ 11,764	\$ 7,843	\$ 4,230	\$ 82	\$ 1,647	\$ 3,921	\$ 19,601	\$ 126,498	\$ 7,854	\$ 228,930	\$ 856,768
5	12/31/2026	\$ 12,066,980	\$ 5,220,880	\$ 348,177	\$ 106,177	\$ 1,677,743	\$ 1,047,243	\$ 1,784,160	\$ 1,286,760	\$ 7,502,434	\$ 538,222	\$ 8,199,282	\$ 39,304	\$ 8,187	\$ 12,282	\$ 8,188	\$ 4,416	\$ 86	\$ 1,719	\$ 4,094	\$ 20,463	\$ 132,063	\$ 8,199	\$ 239,001	\$ 1,095,769
6	12/31/2027	\$ 12,247,985	\$ 5,401,885	\$ 353,400	\$ 111,400	\$ 1,702,909	\$ 1,072,409	\$ 1,810,922	\$ 1,313,522	\$ 7,614,971	\$ 650,759	\$ 8,549,975	\$ 40,985	\$ 8,537	\$ 12,807	\$ 8,538	\$ 4,605	\$ 90	\$ 1,793	\$ 4,269	\$ 21,338	\$ 137,711	\$ 8,550	\$ 249,223	\$ 1,344,992
7	12/31/2028	\$ 12,431,705	\$ 5,585,605	\$ 358,701	\$ 116,701	\$ 1,728,452	\$ 1,097,952	\$ 1,838,086	\$ 1,340,686	\$ 7,729,195	\$ 764,983	\$ 8,905,928	\$ 42,691	\$ 8,893	\$ 13,340	\$ 8,893	\$ 4,797	\$ 94	\$ 1,868	\$ 4,447	\$ 22,227	\$ 143,444	\$ 8,906	\$ 259,599	\$ 1,604,591
8	12/31/2029	\$ 12,618,180	\$ 5,772,080	\$ 364,081	\$ 122,081	\$ 1,754,379	\$ 1,123,879	\$ 1,865,658	\$ 1,368,258	\$ 7,845,133	\$ 880,921	\$ 9,267,220	\$ 44,423	\$ 9,253	\$ 13,881	\$ 9,254	\$ 4,991	\$ 97	\$ 1,943	\$ 4,627	\$ 23,128	\$ 149,263	\$ 9,267	\$ 270,130	\$ 1,874,721
9	12/31/2030	\$ 12,807,453	\$ 5,961,353	\$ 369,542	\$ 127,542	\$ 1,780,695	\$ 1,150,195	\$ 1,893,642	\$ 1,396,242	\$ 7,962,810	\$ 998,598	\$ 9,633,931	\$ 46,181	\$ 9,619	\$ 14,431	\$ 9,620	\$ 5,189	\$ 101	\$ 2,020	\$ 4,810	\$ 24,043	\$ 155,170	\$ 9,634	\$ 280,819	\$ 2,155,541
10	12/31/2031	\$ 12,999,565	\$ 6,153,465	\$ 375,086	\$ 133,086	\$ 1,807,405	\$ 1,176,905	\$ 1,922,047	\$ 1,424,647	\$ 8,082,252	\$ 1,118,040	\$ 10,006,143	\$ 47,965	\$ 9,991	\$ 14,988	\$ 9,992	\$ 5,389	\$ 105	\$ 2,098	\$ 4,996	\$ 24,972	\$ 161,165	\$ 10,006	\$ 291,669	\$ 2,447,210
11	12/31/2032	\$ 13,194,558	\$ 6,348,458	\$ 380,712	\$ 138,712	\$ 1,834,516	\$ 1,204,016	\$ 1,950,878	\$ 1,453,478	\$ 8,203,486	\$ 1,239,274	\$ 10,383,939	\$ 49,776	\$ 10,368	\$ 15,554	\$ 10,369	\$ 5,593	\$ 109	\$ 2,178	\$ 5,185	\$ 25,915	\$ 167,250	\$ 10,384	\$ 302,681	\$ 2,749,891
12	12/31/2033	\$ 13,392,477	\$ 6,546,377	\$ 386,423	\$ 144,423	\$ 1,862,034	\$ 1,231,534	\$ 1,980,141	\$ 1,482,741	\$ 8,326,538	\$ 1,362,326	\$ 10,767,401	\$ 51,615	\$ 10,751	\$ 16,128	\$ 10,752	\$ 5,799	\$ 113	\$ 2,258	\$ 5,376	\$ 26,872	\$ 173,426	\$ 10,767	\$ 313,859	\$ 3,063,750
13	12/31/2034	\$ 13,593,364	\$ 6,747,264	\$ 392,219	\$ 150,219	\$ 1,889,965	\$ 1,259,465	\$ 2,009,843	\$ 1,512,443	\$ 8,451,436	\$ 1,487,224	\$ 11,156,615	\$ 53,480	\$ 11,140	\$ 16,711	\$ 11,141	\$ 6,009	\$ 117	\$ 2,340	\$ 5,570	\$ 27,844	\$ 179,695	\$ 11,157	\$ 325,204	\$ 3,388,955
14	12/31/2035	\$ 13,797,264	\$ 6,951,164	\$ 398,102	\$ 156,102	\$ 1,918,314	\$ 1,287,814	\$ 2,039,991	\$ 1,542,591	\$ 8,578,208	\$ 1,613,996	\$ 11,551,667	\$ 55,374	\$ 11,534	\$ 17,303	\$ 11,535	\$ 6,222	\$ 121	\$ 2,422	\$ 5,768	\$ 28,829	\$ 186,058	\$ 11,552	\$ 336,720	\$ 3,725,674
15	12/31/2036	\$ 14,004,223	\$ 7,158,123	\$ 404,074	\$ 162,074	\$ 1,947,089	\$ 1,316,589	\$ 2,070,591	\$ 1,573,191	\$ 8,706,881	\$ 1,742,669	\$ 11,952,646	\$ 57,296	\$ 11,935	\$ 17,904	\$ 11,936	\$ 6,438	\$ 126	\$ 2,506	\$ 5,968	\$ 29,830	\$ 192,516	\$ 11,953	\$ 348,408	\$ 4,074,082
16	12/31/2037	\$ 14,214,287	\$ 7,368,187	\$ 410,135	\$ 168,135	\$ 1,976,295	\$ 1,345,795	\$ 2,101,649	\$ 1,604,249	\$ 8,837,484	\$ 1,873,272	\$ 12,359,638	\$ 59,247	\$ 12,341	\$ 18,514	\$ 12,342	\$ 6,657	\$ 130	\$ 2,592	\$ 6,171	\$ 30,846	\$ 199,072	\$ 12,360	\$ 360,271	\$ 4,434,353
17	12/31/2038	\$ 14,427,501	\$ 7,581,401	\$ 416,287	\$ 174,287	\$ 2,005,940	\$ 1,375,440	\$ 2,133,174	\$ 1,635,774	\$ 8,970,047	\$ 2,005,835	\$ 12,772,736	\$ 61,227	\$ 12,754	\$ 19,132	\$ 12,755	\$ 6,879	\$ 134	\$ 2,678	\$ 6,377	\$ 31,877	\$ 205,725	\$ 12,773	\$ 372,312	\$ 4,806,665
18	12/31/2039	\$ 14,643,913	\$ 7,797,813	\$ 422,531	\$ 180,531	\$ 2,036,029	\$ 1,405,529	\$ 2,165,172	\$ 1,667,772	\$ 9,104,597	\$ 2,140,385	\$ 13,192,030	\$ 63,237	\$ 13,172	\$ 19,760	\$ 13,174	\$ 7,105	\$ 139	\$ 2,766	\$ 6,587	\$ 32,923	\$ 212,479	\$ 13,192	\$ 384,534	\$ 5,191,200
19	12/31/2040	\$ 14,863,572	\$ 8,017,472	\$ 428,869	\$ 186,869	\$ 2,066,569	\$ 1,436,069	\$ 2,197,649	\$ 1,700,249	\$ 9,241,166	\$ 2,276,954	\$ 13,617,614	\$ 65,277	\$ 13,597	\$ 20,398	\$ 13,599	\$ 7,334	\$ 143	\$ 2,856	\$ 6,799	\$ 33,985	\$ 219,333	\$ 13,618	\$ 396,940	\$ 5,588,140
20	12/31/2041	\$ 15,086,526	\$ 8,240,426	\$ 435,302	\$ 193,302	\$ 2,097,568	\$ 1,467,068	\$ 2,230,614	\$ 1,733,214	\$ 9,379,784	\$ 2,415,572	\$ 14,049,581	\$ 67,348	\$ 14,029	\$ 21,045	\$ 14,030	\$ 7,567	\$ 148	\$ 2,946	\$ 7,015	\$ 35,064	\$ 226,291	\$ 14,050	\$ 409,531	\$ 5,997,671
21	12/31/2042	\$ 15,312,824	\$ 8,466,724	\$ 441,832	\$ 199,832	\$ 2,129,031	\$ 1,498,531	\$ 2,264,073	\$ 1,766,673	\$ 9,520,481	\$ 2,556,269	\$ 14,488,028	\$ 69,450	\$ 14,466	\$ 21,702	\$ 14,468	\$ 7,803	\$ 152	\$ 3,038	\$ 7,234	\$ 36,158	\$ 233,353	\$ 14,488	\$ 422,312	\$ 6,419,982
22	12/31/2043	\$ 15,542,516	\$ 8,696,416	\$ 448,459	\$ 206,459	\$ 2,160,967	\$ 1,530,467	\$ 2,298,034	\$ 1,800,634	\$ 9,663,288	\$ 2,699,076	\$ 14,933,052	\$ 71,583	\$ 14,911	\$ 22,368	\$ 14,912	\$ 8,043	\$ 157	\$ 3,131	\$ 7,456	\$ 37,268	\$ 240,521	\$ 14,933	\$ 435,284	\$ 6,855,266
23	12/31/2044	\$ 15,775,654	\$ 8,929,554	\$ 455,186	\$ 213,186	\$ 2,193,381	\$ 1,562,881	\$ 2,332,505	\$ 1,835,105	\$ 9,808,237	\$ 2,844,025	\$ 15,384,751	\$ 73,748	\$ 15,362	\$ 23,045	\$ 15,363	\$ 8,286	\$ 162	\$ 3,226	\$ 7,682	\$ 38,396	\$ 247,796	\$ 15,385	\$ 448,450	\$ 7,303,716
24	12/31/2045	\$ 16,012,288	\$ 9,166,188	\$ 462,014	\$ 220,014	\$ 2,226,282	\$ 1,595,782	\$ 2,367,493	\$ 1,870,093	\$ 9,955,361	\$ 2,991,149	\$ 15,843,225	\$ 75,946	\$ 15,819	\$ 23,732	\$ 15,821	\$ 8,533	\$ 166	\$ 3,322	\$ 7,911	\$ 39,540	\$ 255,180	\$ 15,843	\$ 461,814	\$ 7,765,530
25	12/31/2046	\$ 16,252,473	\$ 9,406,373	\$ 468,944	\$ 226,944	\$ 2,259,676	\$ 1,629,176	\$ 2,403,005	\$ 1,905,605	\$ 10,104,691	\$ 3,140,479	\$ 16,308,577	\$ 78,177	\$ 16,284	\$ 24,429	\$ 16,286	\$ 8,784	\$ 171	\$ 3,420	\$ 8,143	\$ 40,701	\$ 262,676	\$ 16,309	\$ 475,379	\$ 8,240,909
26	12/31/2047	\$ 16,496,260	\$ 9,650,160	\$ 475,978	\$ 233,978	\$ 2,293,571	\$ 1,663,071	\$ 2,439,050	\$ 1,941,650	\$ 10,256,261	\$ 3,292,049	\$ 16,780,909	\$ 80,441	\$ 16,756	\$ 25,136	\$ 16,757	\$ 9,038	\$ 176	\$ 3,519	\$ 8,379	\$ 41,880	\$ 270,283	\$ 16,781	\$ 489,147	\$ 8,730,056
27	12/31/2048	\$ 16,743,704	\$ 9,897,604	\$ 483,118	\$ 241,118	\$ 2,327,975	\$ 1,697,475	\$ 2,475,636	\$ 1,978,236	\$ 10,410,105	\$ 3,445,893	\$ 17,260,326	\$ 82,739	\$ 17,234	\$ 25,854	\$ 17,236	\$ 9,296	\$ 181	\$ 3,619	\$ 8,618	\$ 43,077	\$ 278,005	\$ 17,260	\$ 503,121	\$ 9,233,177
28	12/31/2049	\$ 16,994,859	\$ 10,148,759	\$ 490,365	\$ 248,365	\$ 2,362,895	\$ 1,732,395	\$ 2,512,770	\$ 2,015,370	\$ 10,566,257	\$ 3,602,045	\$ 17,746,934	\$ 85,072	\$ 17,720	\$ 26,583	\$ 17,722	\$ 9,558	\$ 186	\$ 3,722	\$ 8,861	\$ 44,291	\$ 285,843	\$ 17,747	\$ 517,305	\$ 9,750,482
29	12/31/2050	\$ 17,249,782	\$ 10,403,682	\$ 497,720	\$ 255,720	\$ 2,398,338	\$ 1,767,838	\$ 2,550,462	\$ 2,053,062	\$ 10,724,751	\$ 3,760,539	\$ 18,240,841	\$ 87,439	\$ 18,213	\$ 27,323	\$ 18,215	\$ 9,825	\$ 192	\$ 3,825	\$ 9,108	\$ 45,524	\$ 293,798	\$ 18,241	\$ 531,702	\$ 10,282,185
30	12/31/2051	\$ 17,508,529	\$ 10,662,429	\$ 505,186	\$ 263,186	\$ 2,434,313	\$ 1,803,813	\$ 2,588,719	\$ 2,091,319	\$ 10,885,622	\$ 3,921,410	\$ 18,742,157	\$ 89,842	\$ 18,714	\$ 28,074	\$ 18,716	\$ 10,095	\$ 197	\$ 3,930	\$ 9,358	\$ 46,775	\$ 301,872	\$ 18,742	\$ 546,315	\$ 10,828,500
Note 1 Taxable Value based on City of Alpena report dated 5-26-2022													\$ 1,780,764	\$ 370,931	\$ 556,452	\$ 370,968	\$ 200,083	\$ 3,901	\$ 77,901	\$ 185,484	\$ 927,122	\$ 5,			



City Hall
208 North First Avenue
Alpena, Michigan 49707
www.alpena.mi.us

Planning, Development, & Zoning

To: Alpena Municipal Council
From: Shannon Smolinski, City Engineering Assistant
cc: Rachel Smolinski, City Manager
Montiel Birmingham, Planning, Development & Zoning Director
Judy Kalmanek, TBRC
Date: October 1, 2022
RE: Thunder Bay River Center Phase I Design Services

The City of Alpena MI, on behalf of the Thunder Bay River Center (TBRC) Board, was awarded the Rural Business Enterprise Grant (RBEG) from Rural Development, an Agency of the USDA, in the amount of \$19,600. The grant funds were previously approved to be coordinated with a City match of \$12,526 from the assigned funds for the TBRC. The funds are to allow the TBRC Board to complete the final 20% of the engineering/architectural plans for Phase I of the Thunder Bay River Center.

The remaining engineering/architectural work was initially reviewed by UP Architects & Engineers out of Sault Ste. Marie, MI. Cost estimates for the remaining work and grant request were based on their projections. We requested updated pricing from UPA&E and they confirmed on September 22nd, that their original quoted price is still valid.

UPA&E has designed other structures for the City, including at Starlite, Woodward, and the proposed Bay View restroom project. Intent is to keep the Phase I design for the TBRC consistent with other local park facilities. UPA&E owns the original design concept for previous projects and will be most capable of providing continuity in design across parks. Additionally, UPE&A's costs are in-line with most recent approved projects.

Therefore, given the above, it is my recommendation to approve UP Architects & Engineers proposal for completion of Phase I of the TBRC design.

Attachment





707 Ashmun Street Sault Ste. Marie, MI 49783

906-635-0511 • 800-867-0511 • Fax: 906-635-0612

[U31-01048]

January 27, 2022

Shannon Smolinski
Engineering Assistant / Harbormaster
City of Alpena
Engineering Department
208 North First Avenue
Alpena, MI 49707

RE: Architectural & Engineering Services for Thunder Bay Watershed Interpretive Center, Alpena, MI

Dear Ms. Smolinski:

Thank you for speaking with me and giving U.P. Engineers & Architects the opportunity to provide a proposal for architectural and engineering services for the proposed Thunder Bay Watershed Interpretive Center in Alpena, MI. Based on our phone conversations and email correspondence it is our understanding that the City of Alpena would like to move forward with Phase I of the subject project which includes the design of a timber pavilion and toilet rooms. It is also our understanding that the City of Alpena would like some updated preliminary cost estimates for design and construction for phase II of the subject project which includes the approximately 15,000 square foot Thunder Bay River Center.

Phase I of the project consists of a 42' x 42' timber pavilion with an addition of two 8' x 8' unisex restrooms. This new building will be utilized as a small, covered learning area along with use of new unisex restrooms and serve as the starting point of the Thunder Bay River Center.

Phase II of the project consists of a 15,000 square foot interpretive center of the Thunder Bay River Watershed located within the Alpena Wildlife Sanctuary. The original cost estimate for this structure was estimated at approximately \$200 per square foot in 2018. Based on our recent past experience and current bidding climate, the construction cost for this project is now estimated at \$250 to \$350 per square foot for the building for a total estimated cost of \$5,250,000-\$6,000,000. An anticipated design fee will be approximately 6% of the project construction cost, at \$280,000.

A detailed proposed scope of work, methodology for completing the scope of work and price proposal for phase I has been attached for your review. Thank you for this opportunity and if you have any questions, please feel free to contact me at your convenience. If you agree to our fees a contract will be prepared for signatures. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremy K. Gagnon', is written over a horizontal line.

Jeremy K. Gagnon
Sault Office Manager

Offices also in:
Houghton
Iron Mountain
Ishpeming
Marinette

U.P. Engineers & Architects, Inc.

www.UPEA.com



PRICE

U.P. Engineers & Architects, Inc. will provide professional Architectural and Engineering services for an approximately 1,900 square foot building for a pavilion and restroom for phase I of the Thunder Bay River Center in Alpena, MI for a lump sum fee of **\$27,000 (Twenty-Seven Thousand Dollars)**. The fee is broken down as follows:

PHASE	FEE
Schematic Design Phase	\$ 5,500
Design Development	\$ 12,000
Construction Documents	\$ 9,500
TOTAL DESIGN FEE	\$ 27,000

Soil Borings, Topographic Survey, Bidding and Construction Administration services can be added as requested.



SCOPE OF SERVICES & METHODOLOGY

The scope of this project involves providing A/E services for an approximately 1900 square foot timber pavilion and two attached unisex restrooms for phase I of the Thunder Bay River Center in Alpena, MI. The proposed project includes the following:

- a. The building will be constructed to include the following:
 - i. 42' x 42' open air timber pavilion
 - ii. Two (2) 8' x 8' unisex bathrooms

The steps UPEA will take to complete this scope of work are as follows:

I. CONCEPTUAL AND SCHEMATIC DESIGN (SD)

UPEA will convene a kick-off meeting hosted in the Sault Ste Marie area for UPEA and virtually for other attendees.

The purpose of this meeting will be to discuss the requirements of the project. Attendees at this meeting will include all primary design and management personnel from UPEA and the Owner. The conceptual and schematic floor plans will be developed from this meeting.

UPEA also included a price for topographic survey and soil borings. If the City of Alpena can provide adequate geotechnical and/or topographic information there will be a reduction in the proposed fee.

II. DESIGN DEVELOPMENT (DD) –

UPEA will review the proposed drawings and prepare design documents that will include the following:

- Site plan showing building location and proposed setbacks. Site plan will also include grading and utility plans and details.
- Architectural Floor Plans
- Architectural Elevations and sections as needed
- Architectural finish schedules
- Mechanical and Plumbing floor plans showing equipment locations and plumbing fixture schedules.
- Electrical floor plans showing equipment locations, major conduit and wire routing and lighting layout and fixture types.

III. CONSTRUCTION DOCUMENTS (CD) –

UPEA will convene a review meeting hosted in the Sault Ste Marie area and also virtually. The purpose of this meeting will be to review the construction documents and to finalize the requirements of the project. Attendees at this meeting will include all primary design and management personnel from UPEA, and the Owner.

UPEA will revise the drawings based on the meeting and prepare drawings for plan review. Construction documents will include the following:

- Project cover sheets that include general information



SCOPE OF SERVICES & METHODOLOGY

- Site plans and details
- Architectural Plan Sheets
- Architectural Sections, Details, and Schedules
- Mechanical and Plumbing floor plans
- Mechanical and Plumbing Details and Schedules
- Electrical Floor Plans showing power and lighting
- Electrical Details and Schedules

UPEA will submit the plans to the proper permitting agents for review (State of Michigan and City of Alpena). All permit fees will be paid by the Owner. Final costs of any construction permits if applicable will be paid by the contractor. UPEA will make changes to the permit documents as required by the agency reviews.

BIDDING AND REVIEW PHASE AND CONSTRUCTION ADMINISTRATION PHASE CAN BE ADDED AS REQUESTED. SCOPE OF WORK IS AS FOLLOWS:

IV. BIDDING AND REVIEW PHASE (BID) –

Not included but a fee can be provided if requested.

V. CONSTRUCTION ADMINISTRATION PHASE (CA)

Not included but a fee can be provided if requested.