

MARQUETTE CHARTER TOWNSHIP



DDA PROJECT PRIORITIES | 2022

Adopted – August 9, 2022

Amended – May 9, 2023, October 24, 2023, February 7, 2024

TABLE OF CONTENTS

BACKGROUND AND PURPOSE	2
a. Purpose of the Downtown Development Authority Act	2
b. Creation of the Marquette Charter Township Downtown Development Authority	2
c. Basis for the Project Priorities	2
GENERAL PROJECT PRIORITIES FOR THE MARQUETTE CHARTER TOWNSHIP DDA	3
PROJECT PRIORITIES	3
a. Designation of Boundaries for the Project Priorities	3
b. Legal Description of the Project Area	4
c. Location and Extent of Existing Streets and other Facilities	5
d. Existing Public and Private Land Uses within the Project Area	5
e. Existing Improvements to be Demolished, Repaired, or Altered	6
f. Location, Extent, Character, and Estimated Cost of Improvements	6
g. Statement of the Construction or Stages of Construction Planned	8
h. Parts of the Project Area to be Left as Open Space	9
i. Portions of the Project Area to Sell, Donate, Exchange, or Lease	9
j. Desired Zoning Changes and Changes in Streets	9
k. Estimate of the Cost of Development, Proposed Method of Financing	9
l. Designation of Person(s) to Benefit from Improvements	9
m. Procedures for Bidding Conveyance of Property	9
n. Estimate of Number of Persons Residing in Project Area	10
o. Plan for Establishing Priority for the Relocation of Persons Displaced	10
p. Provision for the Costs of Relocation	10
q. A Plan for Compliance with Act 227 of PA of 1972	10
r. Other Material found to be Pertinent	10
APPENDIX	13
a. Marquette Township DDA Bylaws	14
b. DDA Member Roster 2022	20
c. Maps	
1. DDA/Project Area Boundary	21
2. Zoning Map	22
3. Future Land Use Map	23
d. Marquette Township DDA Resident Survey and Results	24

BACKGROUND AND PURPOSE

a. Purpose of the Downtown Development Authority Act

Act 197 of Public Acts of 1975, replaced by Act 57 of 2018 (Tax Increment Financing Act) effective January 1, 2019, of the State of Michigan, commonly referred to as the Downtown Development Authority Act, was created in part to correct and prevent deterioration of business districts; to promote economic growth and revitalization; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation of the authority; to authorize the levy and collection of taxes, the issuance of bonds, and the use of tax increment financing in the accomplishment of specific downtown 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 downtown districts of Michigan communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary, and organizational tools to revitalize downtown districts either through public-initiated projects or in concert with privately motivated development projects. The way downtown development authorities choose to make use of these tools does, of course, depend on the problems and opportunities facing each particular downtown district and the development priorities sought by the community in the revitalization of its business area.

b. Creation of the Marquette Charter Township Downtown Development Authority

On April 8, 1986, Marquette Charter Township adopted Ordinance #040886 which established the Marquette Charter Township Downtown Development Authority and designated its boundaries. This ordinance was subsequently amended by Ordinance #052196 on May 21, 1996, which redesignated the DDA boundaries, and by Ordinance #061918-2 on June 19, 2018, which also redesignated the DDA boundaries.

It is the mission of the Downtown Development Authority (DDA) to act as the principal planning, policy, and program development body which provides advice to the Marquette Charter Township Board on issues affecting the development of the activities within the DDA boundaries.

c. Basis for the Project Priorities

Public Act 57 of 2018, the Tax Increment Financing Act, provides the legal mechanisms for local officials to address the need for economic development in the business district. In Marquette Charter Township, the DDA district incorporates the properties as shown in below Map 1: Downtown Development Authority District.

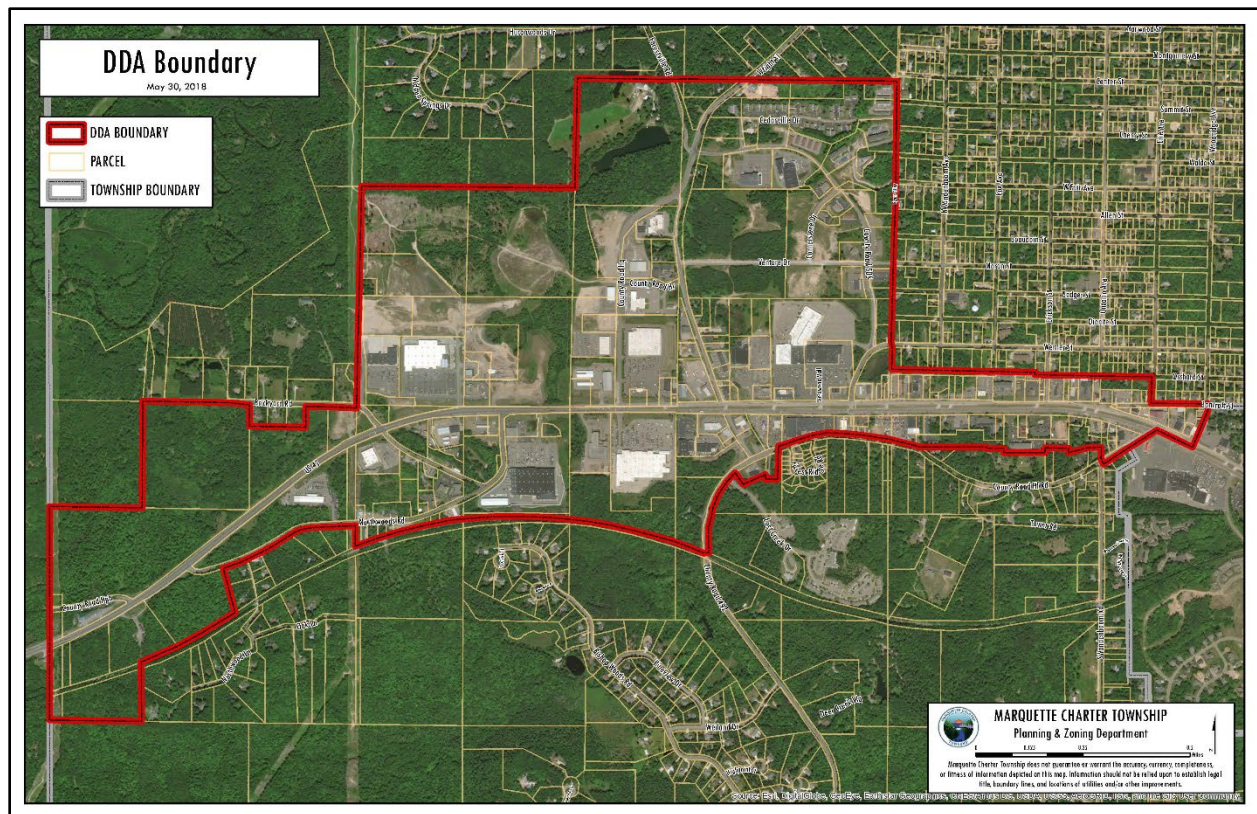
For purposes of designating a project priority district and for establishing a tax increment financing plan, the Act refers to a “downtown district” that is specifically designated by ordinance of the governing body of the municipality and a “business district” as being an area in the downtown of a municipality zoned and used principally for business. Tax increment financing (TIF) can be used to provide the necessary funds for project implementation. A tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a downtown district. The legal basis or support for the Tax Increment Plan and Project Priorities Plan are

identified in Public Act 57 of 2018. The DDA does not anticipate utilizing TIF structures to finance improvements within the DDA.

GENERAL PROJECT PRIORITIES FOR THE MARQUETTE CHARTER TOWNSHIP DDA

The need for establishing the Marquette Charter Township Development District (referred to as “Project Area” and/or “DDA”) is founded on the basis that the future success of the Township’s efforts to revitalize its commercial area will depend, in large measure, on the readiness and ability of its public corporate entity to initiate public improvements that strengthen the commercial area, and to encourage and participate in, where feasible, 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.

Shown below is Map 1: DDA District map, which also serves as the Project Area.



PROJECT PRIORITIES PLAN

a. The designation of boundaries of the project area in relation to highways, streets, streams, or otherwise.

The Project Area boundary is located within the jurisdictional limits of the Charter Township of Marquette and the Marquette Charter Township Downtown Development Authority (DDA). Marquette Charter Township established the DDA pursuant to Public Act 197 of 1975, through adoption and publication of Ordinance #040886. This ordinance was subsequently amended by Ordinance #052196 on May 21, 1996 which redesignated the DDA boundaries, and by Ordinance #061918-2 on June 19, 2018, which also redesignated the DDA boundaries.

The Project Area contains the entire area of the DDA boundary, and is illustrated above and are generally described as incorporating all public and private real estate as illustrated in Map 1. The DDA District/Project Area has 288 parcels of property with a 2022 taxable valuation of \$106,706,217.

b. Legal Description of the Project Area

The boundaries of the DDA/Project Area are as follows:

Township Forty-Eight (T48N), Range Twenty-Five West (R25W)

- Section 16 Properties located south of Orchard Street and the abandoned right-of-way formerly known as Orchard Street, bounded on the west by the western boundary of Section 16, and on the east by Erie Avenue right-of-way.
- Section 17 The south half (S ½) of Section 17, the southeast quarter of the northwest quarter (SE ¼ of NW ¼) and the south half (S ½) of the northeast quarter (NE ¼)
- Section 18 The east half (E ½) of the southeast quarter (SE ¼)
- Section 19 The north half (N ½) of the southwest quarter (SW ¼), excepting those parcels contained within the Assessor’s Plat of Northwood Lane Acres; that portion of the north half (N ½) of Section 19 lying north of the Iron Ore Heritage Trail (formerly the Soo Line Railroad), except the northwest quarter of the northwest quarter (NW ¼ of the NW ¼) and excepting that land compromised by the following parcels:
- | | |
|------------------|------------------|
| 52-08-019-011-10 | 52-08-019-011-20 |
| 52-08-019-011-22 | 52-08-019-011-24 |
| 52-08-019-023-10 | 52-08-019-023-15 |
| 52-08-019-023-20 | 52-08-019-023-30 |
- Section 20 Property lying north of the Iron Ore Heritage Trail (formerly the Soo Line Railroad) and west of County Road 492; all property lying east of County Road 492 and north of County Road HF (Brookton Road); and a parcel lying south and east of County Road 492 and Brookton Road in the northwest quarter of the northeast quarter (NW ¼ of NE ¼) beginning 790.1 feet south and 213.5 feet west of the northeast corner; thence south 90.25 feet; thence south 66°35’ west 301.4 feet; thence north 35°55’ west 185.9 feet to County Road 492; thence northeasterly along the right-of-way 446.6 feet; thence south 163.3 feet to the point of beginning, said parcel otherwise known as Parcel 52-08-020-028-00.
- Section 21 All of Section 21, excepting that portion of Section 21 lying south of County Road HF (Brookton Road), and further excepting land compromised by the following parcels:
- | | |
|------------------|------------------|
| 52-08-021-024-00 | 52-08-021-024-02 |
| 52-08-021-037-00 | 52-08-021-037-15 |
| 52-08-021-038-00 | |

The boundaries of the DDA/project Area are depicted in Map 1. To the extent of any deviation, discrepancy, or difference between the legal descriptions of the boundaries and the map, the legal descriptions shall be controlling.

c. The location and extent of existing streets and other public facilities within the project area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the project area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the project area.

The following is a list of existing streets within the DDA/Project Area. There are approximately 8.1 miles of roads within the DDA/Project Area.

Street Name	From	To	Distance (mi)
US-41	Western Township Line	Brookton Rd/Eastern Township Line	2.8
Northwoods Rd	US-41	US-41	0.9
County Rd 492	US-41	Forestville Rd*	0.6
County Rd HQ	Wright St	County Rd 492	0.2
Wright St	US-41	County Rd 492	1.0
Venture Dr	Wright St	Commerce Dr*	0.5
Cornerstone Dr	Venture Dr	Commerce Dr	0.2
Commerce Dr	Brookton Rd	County Rd 492	0.8
Werner	Commerce	Brookton/County Rd 492	0.2
County Rd 492 South	Lost Creek Dr*	Forest Ridge Rd*	0.1
Brickyard Rd	Northwoods Rd	Brickyard Rd*	0.4
Forestville Rd	Wright St	Huron Woods Dr*	0.2
County Rd HPB	US-41	Western Township Line	0.2
Total Distance			8.1 miles
*nearest cross street			

The project area is mostly serviced with township water and sanitary sewer, as well as electrical and gas services.

d. Existing Public and Private Land Uses within the Project Area

Existing land uses within the DDA/Project Area are comprised of public and private uses. These land uses include retail businesses, offices, Township facilities, and residential properties. Collectively, these land uses create a mixed-use business district.

Public Land Uses-

Public land uses in the project area include the Marquette Charter Township Administration offices and Community Room, the Marquette Charter Township Fire Department Hall, Schwemwood Park, and the US Fish and Wildlife Facility on Cornerstone Dr.

Private Land Uses-

- a. Residential- Based on parcel information, there are 26 residential parcels either occupied or vacant comprising 238.530 acres of land.
- b. Commercial- Based on parcel information, there are 132 parcels that are classified as having some form of commercial use, either occupied or vacant, composing 389.421 acres of land.

Recreational Uses-

Recreational uses within the project area consist of Schwemwood Park and the Iron Ore Heritage Trail. Other notable features include the US-41 Underpass which provides a non-motorized route across the highway, and Trail 14, a snowmobile trail that transverses the township north/south towards Big Bay.

Semi-public Uses-

Quasi-public uses within the project area include North Iron Church located at 3020 US-41 West, MarqTran (public transportation), located at 1325 Commerce Dr., and the Alger-Marquette Community Action Board (AMCAB) located at 1125 Commerce Dr.

Educational Uses-

Educational uses within the project area include Northstar Montessori Academy located at 3030 Wright St.

Vacant Land Uses-

There are 28 vacant parcels within the project area totaling 181.628 acres, of which 164.262 acres is commercial and 17.366 acres is residential.

e. A description of existing improvements in the project area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

See Section D above. At this time, no existing improvements in the development area are proposed to be demolished, repaired, or altered.

f. The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

See Table 2 below.

TABLE 2

Project Name	Scope of Project including timeframe	Probable Estimate of Cost
Non-motorized path- Wright Street Connector	Installation of non-motorized pathway/sidewalk on Wright Street from US-41 to Venture. This would provide a connection from the recently installed pathway along US-41 to the existing pathway/sidewalk installed on Venture Drive in 2018 through a Safe Routes 2 School grant. Expected timeframe, pending funding source, is 3 years.	\$175,000
Non-motorized path- Commerce Drive Connector	Installation of non-motorized pathway/sidewalk on Commerce Drive from US-41 to Werner St. This would provide a connection from the recently installed pathway along US-41 to the existing pathway/sidewalk installed on Commerce Drive in 2018 through a Safe Routes 2 School grant. Expected timeframe, pending funding source, is 3 years.	\$75,000
Non-motorized pathway connector- Iron Ore Heritage Trail Spur (Cox Farm Trail)	The Iron Ore Heritage Trail (IOHT) is a multi-jurisdictional trail that transverses the DDA south of US-41. Developing a spur/connector trail (Cox Farm Trail) from a cluster of hotels, restaurants, and services to existing non-motorized infrastructure along south property lines south of US-41, connecting with and following Brookton Rd/CR 492 west to the Commerce Dr and US-41 signaled intersection, and continuing west along CR 492 to the established IOHT trailhead at Schwemwood Park would facilitate further use of the trail and activity within the DDA district. Expected time frame, pending funding source, is 3 years.	\$250,000
US-41 Median Beautification	Beautification of the median separating east- and west-bound traffic on US-41 would provide for a more inviting and appealing corridor experience. Sustainable, native, and/or low maintenance vegetation could be utilized to provide for long-term viability. Coordination with Michigan Dept. of Transportation would be needed. Expected time frame, pending funding source is 3-5 years.	\$100,000
Non-motorized pathway connection to City of Marquette	In 2021, MDOT directed a US-41 reconstruction project which provided non-motorized pathways on a portion of the US-41 corridor. The DDA desires to facilitate extension of the non-motorized pathway to connect to similar infrastructure in the City of Marquette, providing a continuous pathway parallel to US-41 from the Township to the City. Pending funding sources and redevelopment of	\$250,000

	private property parallel to the corridor, expected timeframe is 10 years.	
Regional Park Property Acquisition	Township staff is, at the time of writing, working towards acquiring a 16-acre parcel on Venture Drive through the Michigan Natural Resources Trust Fund Grant Program. If acquired, the property would be designated for recreational use in perpetuity. Required match will consist of in-kind donation from seller. Expected timeframe to acquire property is 1.5 to 2 years from application to acquisition.	\$1,600,000
Regional Park Development	If acquired, development of the property (referenced in the item immediately above) would commence in conjunction with and/or after an extensive public input process. Numerous regional partners are expected to partake. Funding associated with the DDA could be utilized as match funding for various grants. Anticipated developments include, but are not limited to: outdoor amphitheater, dog park, pickleball/tennis courts, soccer fields, disc golf course, restroom facilities. Expected timeframe is development would commence upon successful acquisition and is expected to continue for 5-10 years.	TBD
Event Space	Dedicated Event space for events such as a farmer's market, flea market, festivals, etc. has been desired by residents, and this could take many different forms as far as facilities, location, and size of space. Expected time frame, pending funding source is 3-5 years.	TBD
Lighting along US-41	Lighting along US-41 would increase appeal and safety of the non-motorized and motorized users of the corridor. Coordination with Michigan Dept. of Transportation would be needed. Expected time frame, pending funding source, is 3-5 years.	TBD
Wright St/County Rd 492 and Forestville Rd/Commerce Dr intersection improvements	The Wright St/County Rd 492 and Forestville Rd/Commerce Dr intersection lies within the DDA boundary and is recognized as one of the most dangerous intersections in the county. Safety and circulation improvements to the intersection, including non-motorized aspects, could spur further residential and commercial development in the DDA project area. Coordination with the Marquette County Road Commission would be needed. Expected time frame, pending funding sources, is 3-5 years.	\$1,300,000- \$5,000,000
<i>*to be determined pending project planning and economic factors</i>		

g. A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

See Table 2 above.

h. A description of any parts of the development area to be left as open space and the use contemplated for the space.

In reference to the public improvements outlined, open space within the DDA district/Project Area will be confined to rights-of-way, plazas, and parks within the district. Existing park property in the DDA district/Project Area will remain as open space.

At the time of writing, Township administration has been actively working with a property owner within the DDA to acquire via a Michigan Natural Resources Trust Fund Grant a 16-acre parcel. The parcel would be set aside for recreational use in perpetuity should the grant application be successful and the parcel acquired.

i. A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

There are no parcels that the DDA plans to acquire, sell, donate, exchange, or lease as part of this Project Priorities Plan.

Marquette Charter Township owns a roughly 5-acre parcel within the DDA district/Project Area boundary that it is actively trying to sell to a private party. The property is located at 170 County Road 492 (also known as Brookton Rd.), south of US-41.

j. A description of desired zoning changes and changes in streets, street levels, intersections, or utilities.

The Project Priorities Plan proposes no zoning changes within the DDA district/Project Area. The Township's current Zoning Map is included in the appendix of this plan. As development occurs, the DDA desires that zoning be changed in accordance with the Marquette Charter Township Master Plan. The DDA and Marquette Township do desire to improve non-motorized infrastructure along the US-41 corridor, which comprises the heart of the DDA district.

k. An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

The estimated total cost for the proposed development is to be determined pending project planning and economic factors. Projects will only be undertaken as the DDA and Township have the capacity to pay for them. Financing for the public improvement projects as outlined in Table 2 would/could be provided through a variety of means, including:

- public and private grants
- donations received by the DDA
- millage rate up to 2 mills as authorized by state statute
- money obtained from other sources approved by the Marquette Charter Township Board or the DDA, including development agreements
- any other funding source authorized by law

l. Designation of the 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 pursuant to this Project Priorities Plan will remain in public ownership for the public benefit.

m. The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express 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 in any manner to those persons.

At present, there are no agreements for property conveyance between the Marquette Charter Township DDA and Marquette Charter Township or any person(s), natural or corporation. The Project Priorities Plan utilizes a voluntary acquisition strategy to acquire property within the Project Area. Acquisition of such property would be on a negotiated basis between the DDA and the interested party.

Any such sale, lease, or exchange shall be conducted by the DDA pursuant to requirements specified in Act 57 of 2018. If needed, more detailed procedures will be developed prior to the transactions, in accordance with applicable Township policy and Michigan state law.

n. Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced.

Based upon a review of the properties within the DDA Project Area, it is estimated that there are approximately 19 single-family residential properties and 7 multi-family residential properties within the Project Area. The Project Priorities Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the Downtown Development Authority district and Project Area.

o. A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

The Project Priorities Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance with Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

p. 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, Public Law 91-646, 42 USC 4601.

The Project Priorities Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance with Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

q. A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

Act 227 of Public Acts of 1972 is an Act to provide financial assistance, advisory services, and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property. This Act requires procedures and policies comparable to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Because the Project Priorities Plan does not require the acquisition of property and displacement of persons, a plan for compliance with Act 227 is not addressed.

r. Other material that the authority, local public agency, or governing body considers pertinent.

Appendix

**Marquette Charter Township
Downtown Development Authority
BY-LAWS**

Section 1. Name and Area.

- A. This Downtown Development Authority (DDA) shall be known as the Marquette Township Downtown Development Authority.
- B. The area served by the Marquette Township DDA shall be the boundaries outlined in Marquette Township Ordinance No. 061918-2 of August 27, 2018, amending Ordinance No. 053196 as part of Ordinance No. 040886 establishing the DDA.

Section 2. Authority, Mission, and Functions.

- A. The Marquette Charter Township Downtown Development Authority, hereafter referred to as the Authority, shall exercise the authority granted it by the Marquette Charter Township Board.
- B. It is the mission of the Authority to act as the principal planning, policy, and program development body which provides advice to the Marquette Charter Township Board on issues affecting the development of the activities within the DDA boundaries. Activities of the Authority will include those duties and responsibilities set forth in Act 57 P.A. of 2018, as amended and as codified at MCL 125.4201, et seq.

Section 3. Membership.

- A. The membership of the Authority shall consist of nine (9) members, consisting of the Township Supervisor and eight (8) members that are not officers or trustees of the Township Board for staggered terms of four (4) years appointed by the Marquette Charter Township Supervisor, subject to approval of the Marquette Charter Township Board. Of the nine (9) members, not less than five (5) members shall have an interest in property located within the Downtown District, or shall be members, trustees, principals, or employees of a legal entity having an interest in property located in the Downtown District.
- B. Each member of the Authority shall be administered and subscribe to the constitutional oath of office.

Section 4. Officers.

At the first regular meeting of each year the Authority shall elect from its membership a Chairperson, Vice-Chairperson, and a Secretary.

Section 5. Duties of the Officers.

- A. Chairperson. The Chairperson shall preside at all meetings, appoint committees, call special meetings, executes documents of the Authority, and see that all actions of the Authority are properly taken and perform such duties as may be ordered by the Authority.
- B. Vice-Chairperson. The Vice-Chairperson shall act in the capacity of Chairperson in his/her absence and in the event the office of the Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the unexpired term and the Authority shall elect a successor to the office of Vice-Chairperson for the unexpired term at the next scheduled meeting.
- C. Secretary. The Secretary or his/her designee shall be responsible for the minutes of each meeting. All communications, petitions, and reports not otherwise delivered to the Director shall be addressed to the Authority and delivered or mailed to the Secretary. The Secretary or their designee shall inform the Authority of all correspondence. The Secretary shall execute documents in the name of the Authority at the direction of the Authority when a second signature is necessary, be a custodian of the Authority's records, and perform such duties as the Authority.

Section 6. Director.

- A. The Marquette Charter Township Manager shall serve as Director of the Authority at the pleasure of the Authority. If the Director is absent, disabled or deemed unable to serve in office, the Authority may designate a qualified person as acting director to perform the duties of the office. A member of the Authority or the Township Board is not eligible to hold the position of director.
- B. The Director shall be the Chief Executive office of the Authority. Subject to the approval of the Authority, the Director shall supervise, and be responsible for, the preparation of plans and the performance of the functions of the Authority in the manner prescribed by law. The Director shall attend the meetings of the Authority, and shall render to the Authority and to the Township Board a regular report covering the activities and financial condition of the Authority.
- C. All communications, petitions, and reports shall be addressed to the Authority and delivered or mailed to the Director. The Director or his/her designee shall inform the Authority of all correspondence relating to business of the Authority, shall attend to such correspondence, and shall deliver copies of such correspondence and documents to the Secretary.

- D. Before entering upon the duties of the office, the Director shall take and subscribe to the constitutional oath, and filed with the Township Clerk.

Section 7. Treasurer.

- A. The Township Treasurer shall serve as Treasurer of the Authority.
- B. The Treasurer or his/her designee shall be responsible for the payment of all warrants as prepared by the Township Clerk on behalf of the Authority. The Treasurer shall execute financial documents in the name of the Authority and perform such duties as the Authority may determine and as may be provided by law. The Treasurer shall establish a separate fund which shall be kept in a depository bank account or accounts in a bank(s) approved by the Township Treasurer and provide to the Authority a record of bank deposits and accounts each month.

Section 8. Payment of Claims, Accounting, Audit or Records, Administrative Fees.

- A. Any claim for payment shall be considered by the Authority at a regular or special meeting, and any claim approved for payment by the Authority shall be presented to the Township Clerk who shall prepare and execute a warrant for each payment to the Treasurer.
- B. The Township Clerk shall maintain a copy of each claim and warrant by fund and account as prescribed by law, and provide to the Authority a financial report of all accounts each month.
- C. An audit of all financial records and accounts shall be conducted each year by a certified public accountant as determined by the Township Board, and at the expense of the Authority.
- D. The Authority shall refund the Township for administrative services in an amount as may mutually be agreed upon annually. Administrative costs as a result of special projects shall be determined in a separate manner.

Section 9. Meetings.

- A. Meetings will normally be on a quarterly basis. The day, time, and meeting place will be determined by a consensus of the Authority at the first meeting of the calendar year. All meetings will be posted and conducted in compliance with the Open Meetings Act, MCL 15.261 et seq.
- B. Special meetings shall be called at the request of the Chairperson or any two (2) members of the Authority. Notice of the special meeting shall be given by the Secretary, in writing, to the members of the Authority at least forty-eight (48) hours prior to such meeting and shall state the purpose, day, time, and location of the meeting.

- C. Five (5) members of the Authority shall constitute a quorum for the transaction of business and the taking of official action for all matters before the Authority. Whenever a quorum is not present at a regular or special meeting, those present may adjourn the meeting to another day or hold the meeting for the purpose of considering such matters as are on the agenda. No action taken at such a meeting shall be final or official unless ratified and confirmed at a subsequent meeting at which a quorum is present.
- D. Order of Business. The following procedure will normally be observed; however, it may be rearranged by the Chairperson for individual items, if necessary, for the expeditious conduct of business:
1. Meeting Called to Order by Chairperson.
 2. Roll Call.
 3. Approval of the Agenda.
 4. Approval of Previous Meeting Minutes.
 5. Bills Payable.
 6. Privileged Comment.
 7. Public Comment.
 8. Unfinished Business.
 9. New Business.
 10. Reports.
 11. Announcements.
 12. Public Comment.
 13. Additional Comments Board Members Wish to Present.
 14. Adjournment.

No new agenda items will be discussed two hours after the start of the meeting, other than adjournment.

- E. Motion shall be restated by the Secretary before a vote is taken. The name of the maker and supporter of a motion shall be recorded.
- F. Voting shall be by voice and shall be recorded by yeas and nays. Roll call votes will be recorded only upon request by a member of the Authority. The Chair shall vote last.
- G. No member of the Authority shall have the power to bind the Authority nor act in its behalf, nor use its name, unless official sanction is granted by the Authority at a duly called regular or special meeting.
- H. Any member of the Authority who shall feel that they have a conflict of interest on any matter that is on the Authority agenda shall voluntarily excuse themselves, and give the reason of conflict. The Authority shall determine if a conflict does exist, either actual or apparent, and if so determined by vote shall excuse the member, requiring the member to temporarily vacate their seat, and refrain from discussing and voting on said items as an Authority member.

- I. Parliamentary procedure in meetings shall be governed by Robert's Rules of Order in all cases not otherwise provided for in these By-Laws. If any requirement of these Bylaws conflict with specific law, statute, or Township Ordinance, that law, statute, or ordinance supersedes these Bylaws.

Section 10. Committees.

The Chairperson, upon approval of the Authority, shall appoint various standing committees and task force committees when the occasion arises.

Section 11. Member's Absence.

- A. Whenever a member of the Authority fails to attend three (3) consecutive regular scheduled meetings and the absences are unexcused pursuant to 11(b), the Secretary shall submit to the Township Board a written memorandum of the attendance record of such member, which may be considered cause for termination of membership on the Authority. Pursuant to notice and after having been given an opportunity to be heard, a member of the Authority may be removed for cause by the Township Board. Removal of Authority member is subject to review by the Circuit Court in accordance with MCL 125.4204 94). If an Authority member is removed, the Chairperson will notify the member of his/her termination. The Township Supervisor shall then appoint a new member to serve out the unexpired term, subject to approval of the Township Board and consistent with Section 3 of these Bylaws.
- B. Each member of the Authority who has knowledge of the fact that they will not be able to attend a scheduled meeting of the Authority shall notify the Chairperson and/or the assigned Township Staff at the earliest possible opportunity and, in any event, 2 hours prior to the scheduled meeting. Failure to do so will cause absence to be unexcused unless in the opinion of the Chairperson a greater consideration exists.

Section 12. Amendments.

These By-Laws may be amended at any regular or special meeting on passage by a quorum of the members providing the following procedures have been met:

1. A proposed amendment to the By-Laws shall be signed by a member of the Authority and be presented in writing to the Authority at a regular scheduled meeting prior to the scheduled meeting at which the proposed amendment is to be heard.
2. The Secretary shall give at least forty-eight (48) hours written notice to each member of the Authority prior to the scheduled meeting at which the proposed amendment is to be heard.

Section 13. Review.

The Secretary shall distribute these By-Laws to each Authority member in January of each even-numbered year for review.

Section 14. Effective Date.

These By-Laws shall take effect immediately on passage by a quorum of the membership.

Ayes: 7 Nays: 0 Abstain: 0 Absent: 1

Date Adopted: December 8, 2020

Todd Noordyk
Chairperson

- Amendment: March 8, 2004*
- Amendment: July 11, 2005*
- Reviewed March 1, 2010*
- Reviewed August 11, 2015*
- Amendment: December 8, 2020*

Marquette Charter Township Downtown Development Authority Committee Roster

The Marquette Township Development Authority (DDA) is a Committee with up to 9 members. The terms for the 8 supervisor-appointed with board approval is 4 years.

Robert Sved – Chairperson

Term of Office ends – 12/31/2023

Michael Springer – Vice Chairperson

Term of Office ends – 12/31/2024

Dan Shanahan – Secretary

Term of Office ends – no term end (Fire Dept Representative)

Frank Stabile

Term of Office ends – 12/31/2022

Andrew Rickauer

Term of Office ends – 12/31/2023

Bill Gellar

Term of Office ends – 12/31/2023

Lyn Durant

Term of Office ends – 11/19/2024

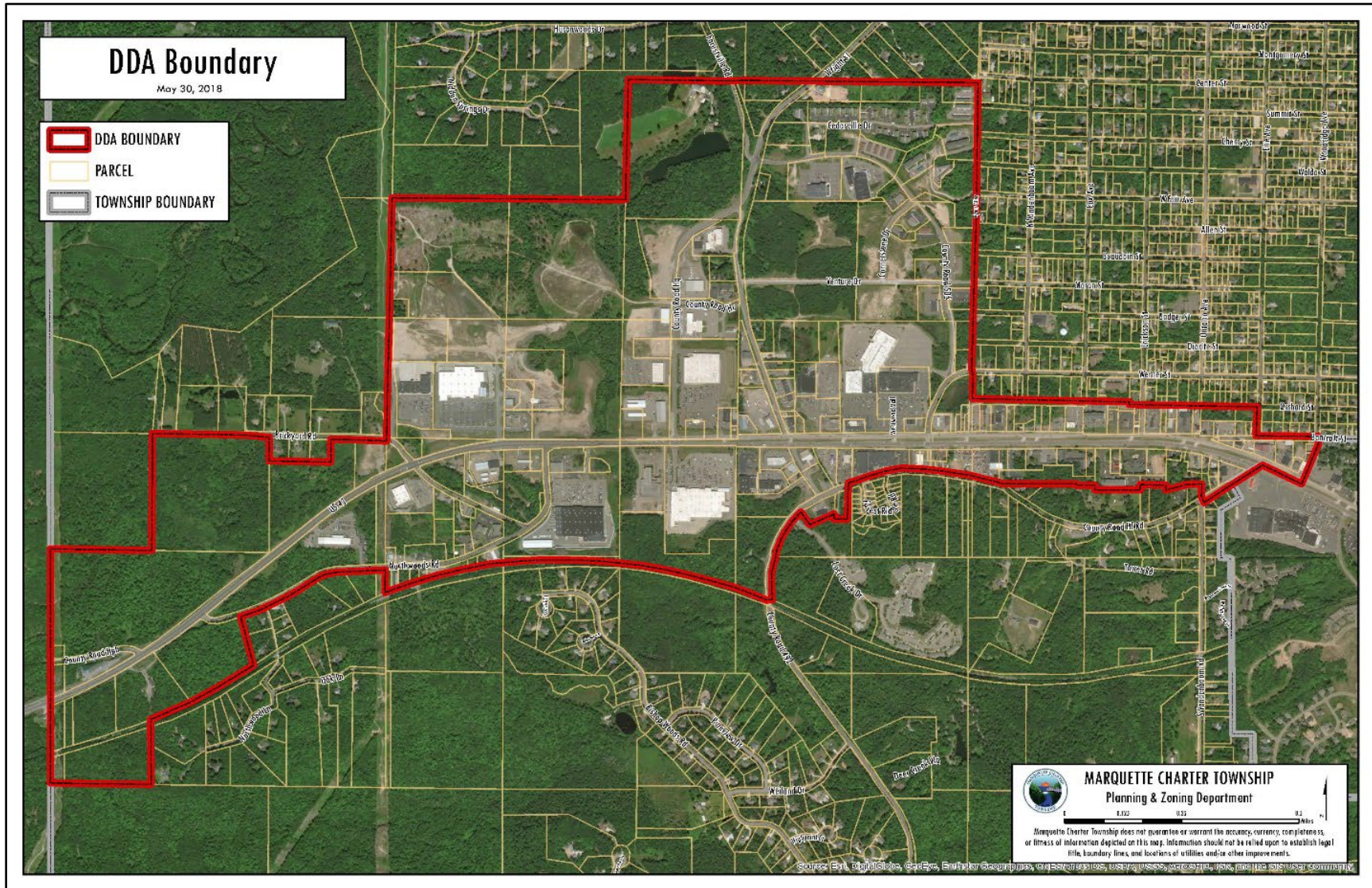
Bill Tibor

Term of Office ends – 12/31/2024

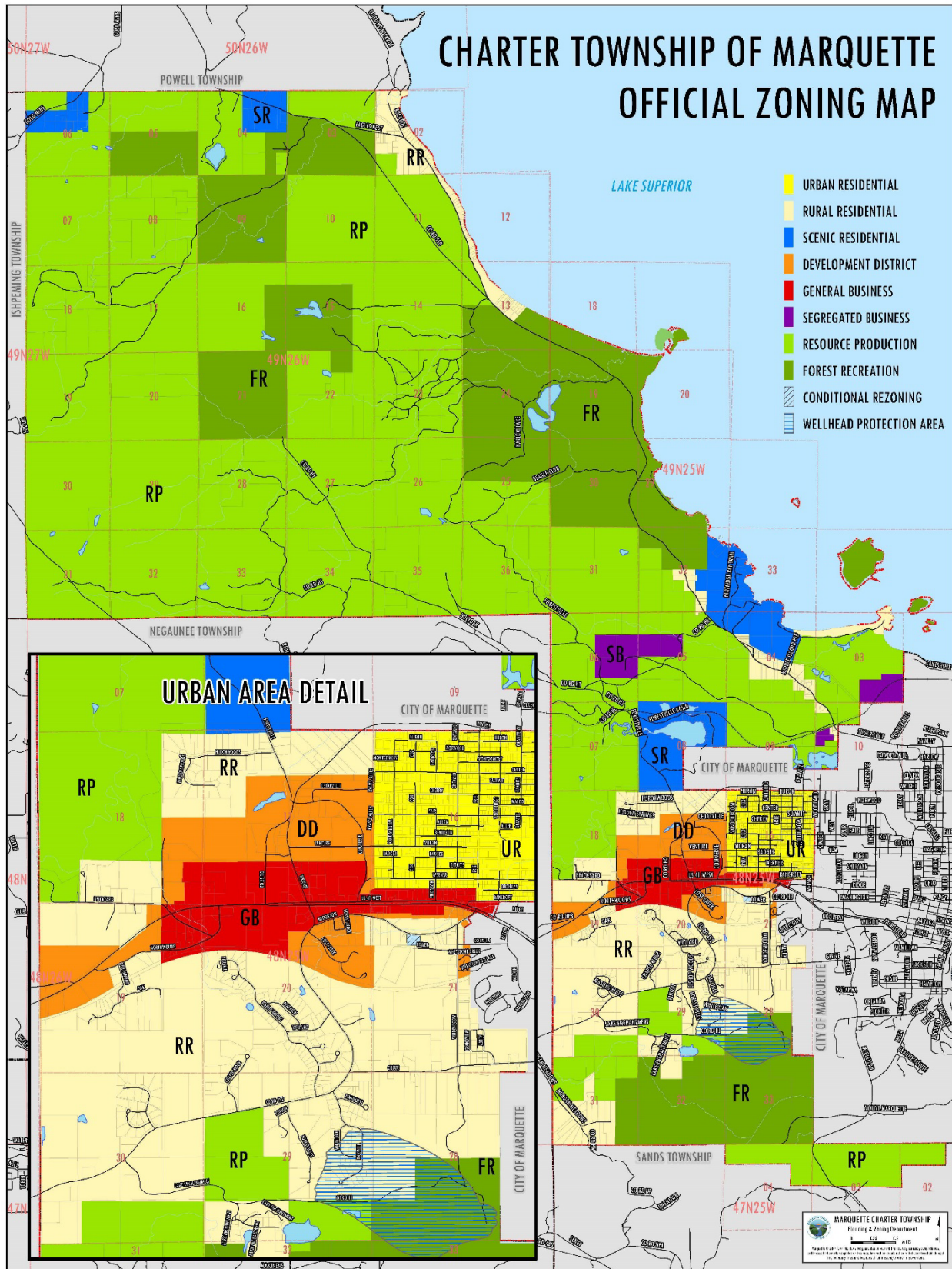
Vacant Seat

Term of Office ends – 12/31/2024

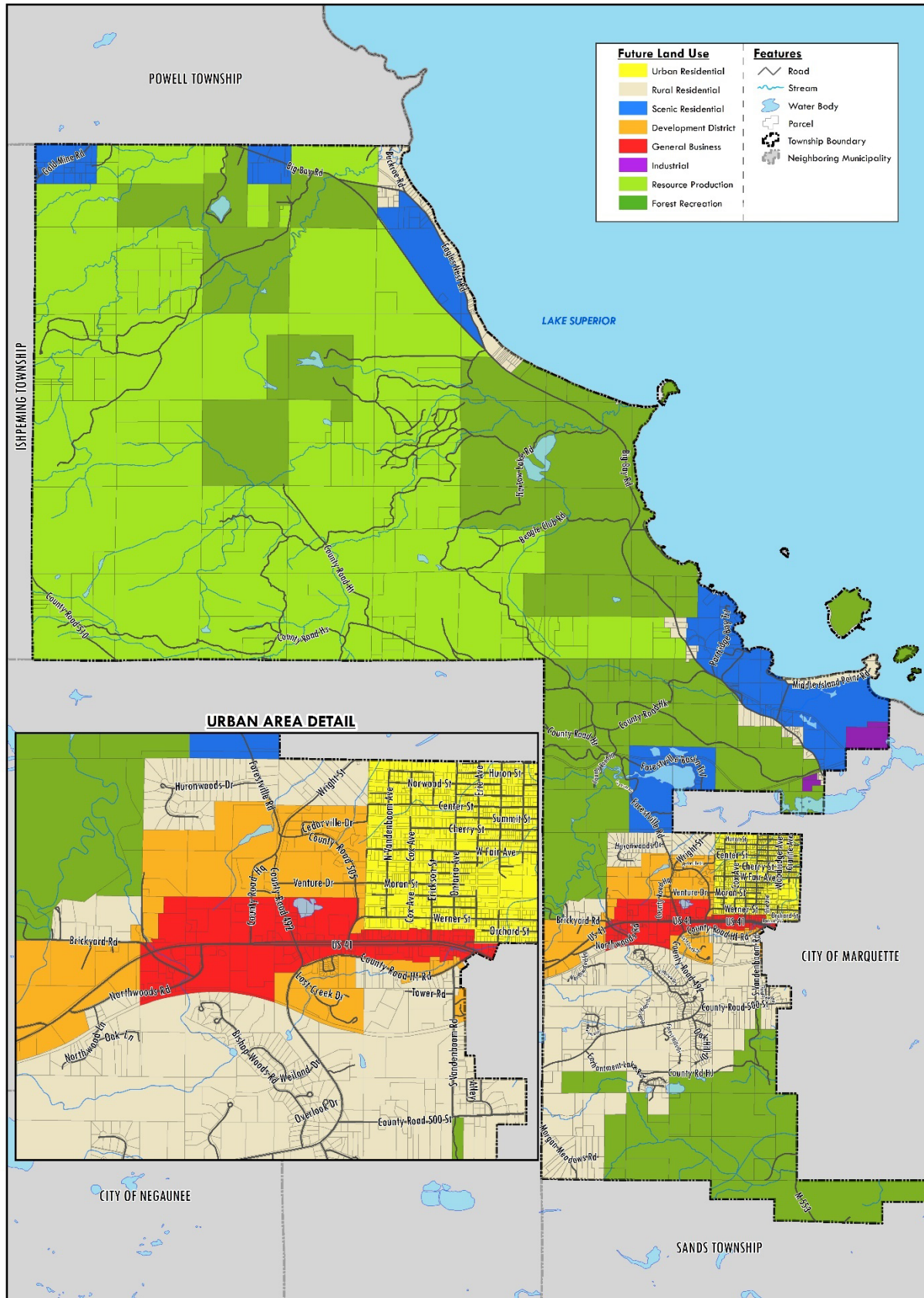
Marquette Township Downtown Development Authority District Map



Marquette Charter Township Official Zoning Map



Future Land Use Map-



MAQUETTE CHARTER TOWNSHIP -FUTURE LAND USE-



Maquette Charter Township does not guarantee or warrant the accuracy, currency, completeness, or timeliness of information depicted on this map. Information should not be relied upon to establish legal title, boundary lines, and locations of utilities and/or other improvements.

INSERT SURVEY QUESTIONS RESULTS IN PDF FORM

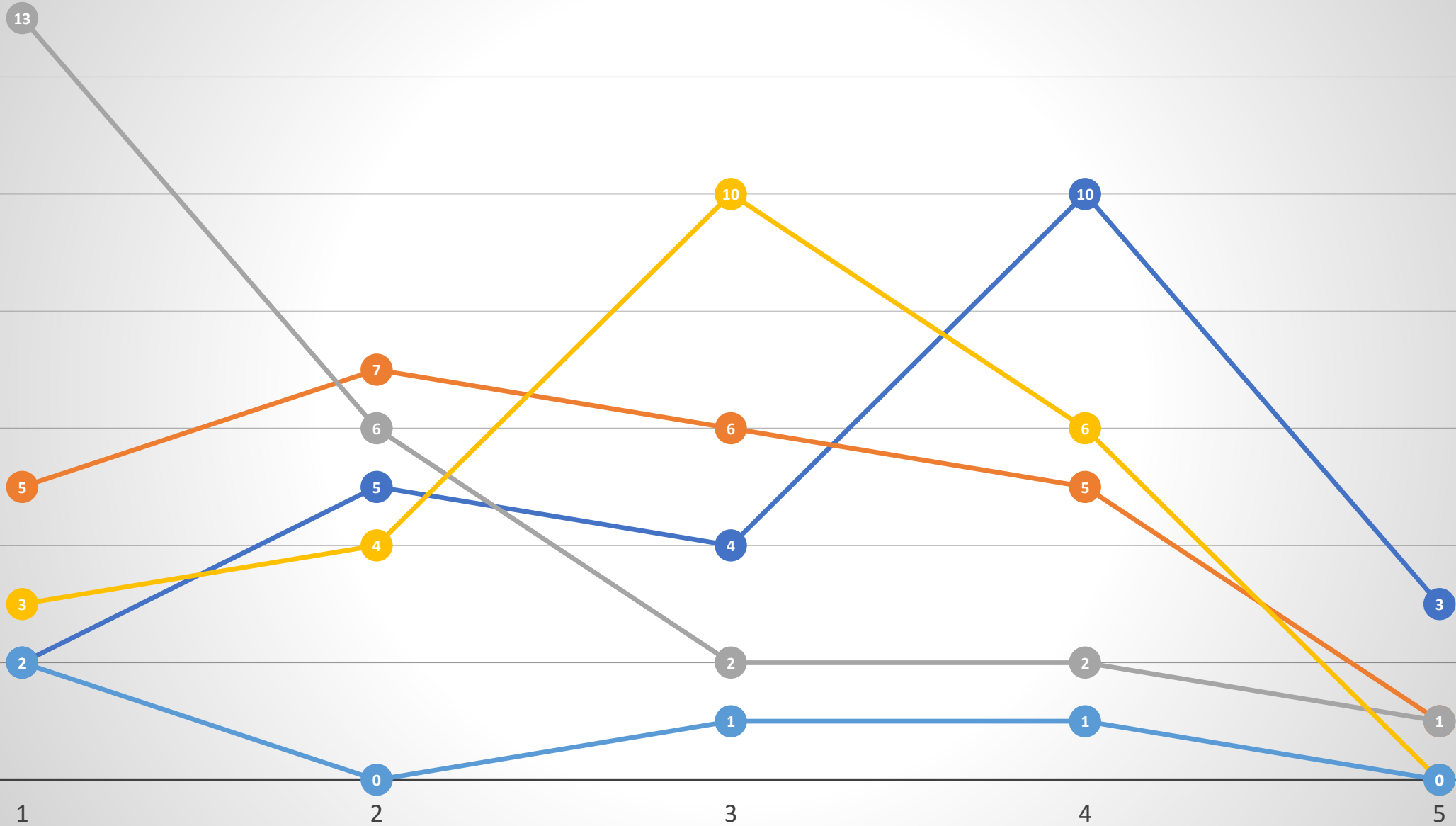
DDA Survey Overview

- 213 Surveys distributed
- 24 responses
- 11% rate of return

Question #1- When creating a master plan, the DDA needs to establish goals within the plan. Please rank the following goals in order of most important to least important. Use 1 for the most important to 4 (or 5) for the least important:

- **Building Community:** Foster community-wide efforts that promote the Marquette Township DDA as a regional hub for significant community events and cultural institutions.
- **Building Places:** Utilize DDA resources to plan, design, and to construct innovative places in the Marquette Township DDA that beautify, complement, enhance, and preserve our architectural integrity.
- **Building Business:** Encourage the highest and best use of property and tenant spaces in the Marquette Township DDA through coordinated development processes, business assistance programs, and strategic acquisition and redevelopment partnerships.
- **Building Organization:** Work with public, private, and non-profit organizations that do business in and around the Marquette Township DDA to assess capacity needs and partner to ensure sustainable growth.
- **Other: (Please Specify)**

Question #1



● Building Community

● Building Places

● Building Business

● Building Organization

● Other

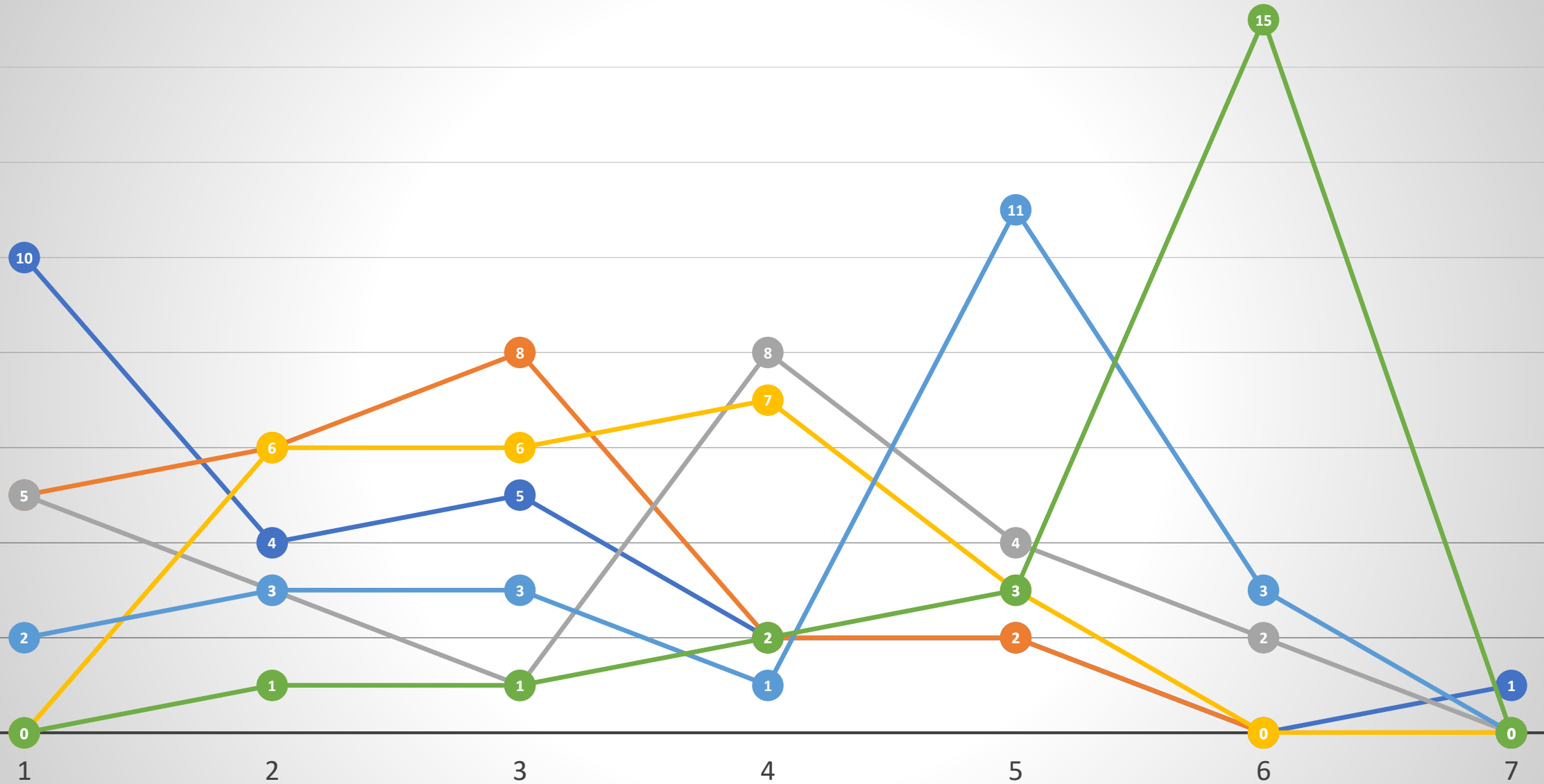
Question #1 'Other' responses

- Keep taxes at an affordable level. No extra millages or special assessments on all to benefit a few. Do whatever you can to fill empty spaces and leaseholds to return Marquette Township to being a hub of business activity.
- Eliminate separate millages to reduce taxes
- Reduce taxes, cut spending
- Clean up junky places

Question #2- What do you think needs to be improved in the Marquette Township DDA today? Please rank the following goals from what you think is the most important, to what you think is the least important (Use “1” as being the most important, “6” being the least):

- **Economic Development** (examples: job opportunities, retail diversity, more businesses, etc.)
- **Transportation Improvements** (examples: traffic calming, pedestrian connectivity, public transportation opportunities, crosswalks, pedestrian crossing signals, sidewalks, etc.)
- **Recreation Improvements** (examples: parks, playground facilities, trails, open space, etc.)
- **Physical Improvements** (examples: building facade updates, more plants and flowers, streetscape amenities such as benches and lighting)
- **Housing Improvements** (examples: additional apartments or home rental opportunities, attainable housing options, etc.)
- **Place-making Improvements** (examples: public art, such as murals and/or sculptures, wayfinding signage, etc.)
- **Other (Please Specify)**

Question #2



● Economic Development

● Transportation Improvements ● Recreation Improvements

● Physical Improvements

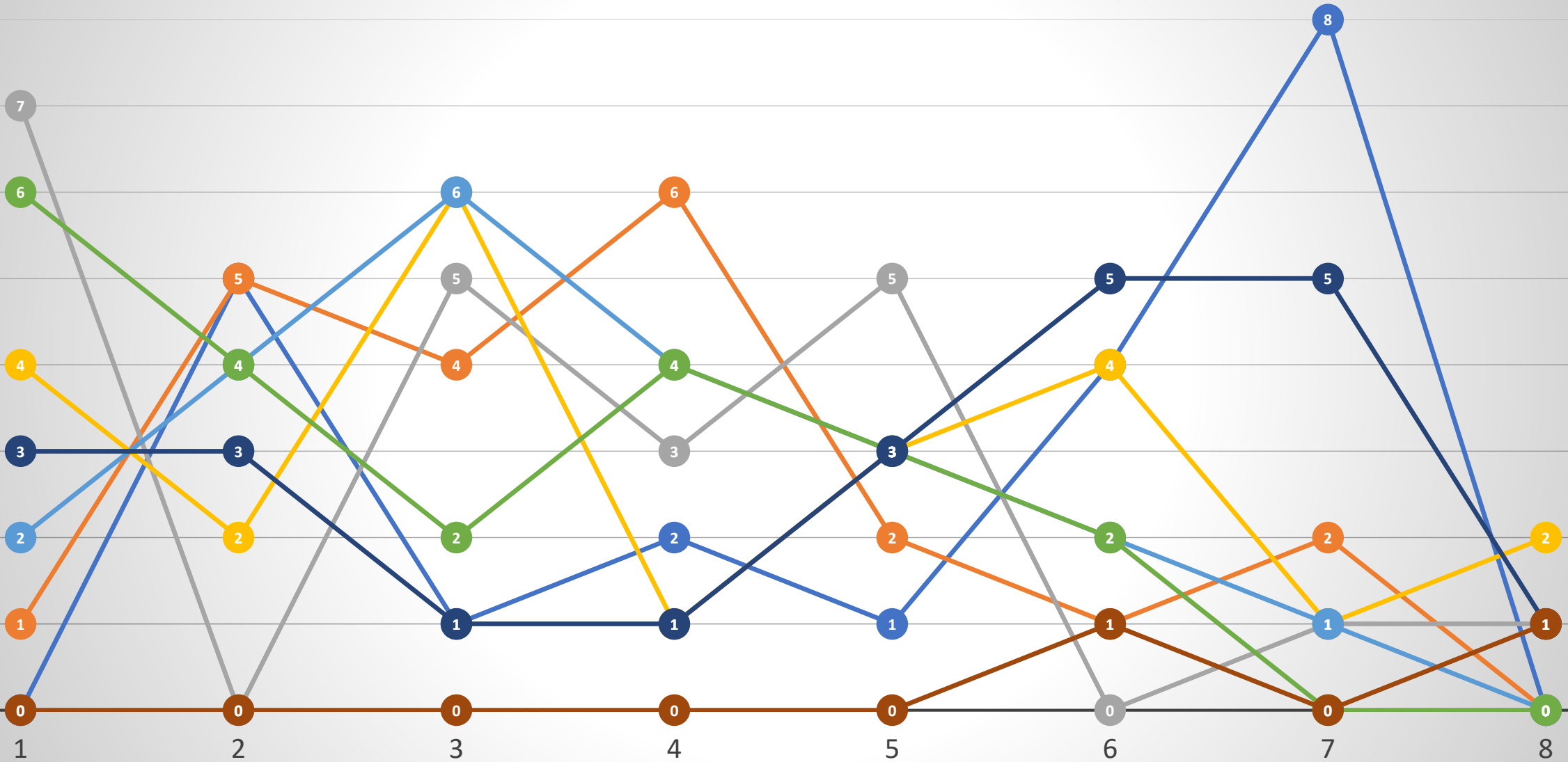
● Housing Improvements

● Place-making Improvements

Question #3- Please rank the following projects from most important to least important (Use “1” as being the most important, “8” being the least).

- Farmer’s Market
- Event or gathering space
- More retail and business development
- Park/Recreation Space
- Beautification/Aesthetic improvements
- Pedestrian safety improvements (pathways, traffic calming, crossing signals, etc.)
- Wayfinding and directional signage
- Other (*please list*)

Question #3



Farmer's Market

Event or gathering space

more retail and business development

Park/Recreation Space

Beautification/Aesthetic improvements

Pedestrian Safety Improvements

Wayfinding and directional signage

Other

Question #3 'Other' responses

- Keep Property Taxes affordable for the little guys/locally-owned, non big-box stores
- Establish Campground

Question #4- Any Additional Comments and/or Ideas on things that need to be preserved, continued, improved upon, or created in Marquette Township's DDA?

- DDA should assist in identifying grants or resources for businesses
- The US-41 (41/28) corridor. Illuminated, safe and well defined accessible, pedestrian pathways to all businesses
- Non-motorized trails, accessing business, and established trail networks & easy access to businesses, using directional signage along with attractive landscaping
- The lack of enforcement of zoning laws
- Intersection at wright and commerce is a nightmare during all hours of the day. The development in the area has caused more traffic and congestion at this intersection. It has become an area of Town I now avoid due to this area.
- Anything that will help increase business. It's tough to deal with rising taxes while we deal with the COVID-19 fallout. Fill empty leaseholds, make the township a "go-to" destination again. Help existing businesses remain sustainable.

Question #4 Continued

- A left turn lane at the light on 41 and commerce when coming to Marquette from the west end. Very difficult to get to businesses in DDA district that are not located right on US-41
- Traffic at Commerce and Wright St. needs to be addressed as it currently keeps potential customers away
- Something such as a round about needs to be put in at the Wright St., Commerce, Forestville intersection. Turns are very dangerous and keeps potential businesses and customers from coming to this location
- Cut spending, reduce taxes, live within smaller budget
- don't 'pack 'em in'- select and encourage appropriate business ventures- NOT CHURCH & Encourage business to host events and the township should assist them and not deny parking at the township center when needed for events & I think it would be nice to enhance utilization of natural space. ie- the pond by the mall (NW of Commerce and Werner) could have a walkway and bench, or the path in the woods at the end of venture by wright street should be enhanced/maintained. Connect Bike Paths
- As a DDA Director in another community, I understand very well the funding of DDA's and I would be strongly opposed to any additional millage additions.