

First Reading: October 11, 2018
Second Reading: November 8, 2018
Publication: November 18 & 19, 2018
Effective: November 20, 2018

Ordinance 1428
DEFINING DOWNTOWN RENOVATION
AMENDMENT

WHEREAS, Community Development Block Grants and other sources of funding may be available from time to time for redevelopment of slum and blighted areas; and

WHEREAS, it is appropriate to define "blighted area" for purposes of designation of such areas for which funds may be granted for preservation, improvement, and redevelopment in a manner consistent with CDBG program requirements and State law;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Negaunee , duly assembled this 12th day of May , 2016 that the following definition of a "Slum and Blighted Area" is adopted for purposes of designating areas, making application for funds, and expenditure of funds for the improvement, preservation, conservation, or redevelopment of such areas as may be identified by Resolution of Council describing the area and identifying the conditions which meet the standards in the definition.

In accordance with State law, a "Slum and Blighted Area" means any improved or vacant area within identified boundaries located within the territorial limits of the municipality, which meets state law and the following CDBG definition:

Public improvements are in a general state of deterioration in the designated area, or a substantial number of buildings in the designated area are deteriorated or deteriorating, and at least 25% of properties in the area have one or more of the following characteristics:

- Physical deterioration of buildings or improvements
- Abandonment of properties
- Chronic high turnover or vacancy rates in commercial/industrial buildings
- Significant decline in property values or abnormally low property values in relation to other areas in the community; or
- Known or suspected environmental contamination

WHEREUPON, This Ordinance is declared passed and adopted on this 8th day November, 2018

CITY OF NEGAUNEE



By: Don Gladwell, Mayor



By: Judith Iwanski, Its Clerk

1. 201 Iron Street, Deteriorating masonry, High Vacancy
2. 202 Iron Street, Deteriorating masonry, deteriorating wood, dilapidated addition. High Vacancy
3. 205 Iron Street, Deficient electrical
4. 208 Iron Street, Deteriorating masonry, deteriorating wood, abandoned (no utilities), dilapidated façade.
5. 211 Iron Street, Deficient electrical, deteriorated masonry. High Vacancy
6. 212 Iron Street, Deteriorating masonry, deteriorating wood, dilapidated façade.
7. 220 Iron Street, Deteriorating masonry, wood, paint, façade and stucco.
8. 230 Iron Street, Deteriorating masonry, deteriorating wood, deteriorating façade
9. 300 Iron Street, Deteriorating masonry, wood and paint. Deteriorating façade,
10. 304 Iron Street, Deteriorating masonry, wood, paint and façade.
11. 305 Iron Street, Deficient electrical.
12. 308 Iron Street, Deteriorating masonry, deteriorating wood, deteriorating façade,
13. 309 Iron Street, Deteriorating masonry, deteriorating steel entry doors.
14. 318 Iron Street, Deteriorating masonry, wood and paint. High Vacancy
15. 319 Iron Street, Deteriorating masonry, wood and paint.
16. 320 Iron Street, Deteriorating masonry, wood and paint.
17. 323 Iron Street, Deteriorating masonry, wood and paint.
18. 324 Iron Street, Deteriorating masonry, deteriorating wood, abandoned (no utilities), dilapidated façade, structural concerns.
19. 327 Iron Street, Deteriorating masonry, wood and paint.
20. 331 Iron Street, Deteriorating masonry, wood and paint.
21. 332 Iron Street, Deteriorating masonry, wood and paint. 334 Iron Street, Deteriorating masonry, wood and paint.
22. 400 Iron Street, Deteriorating masonry, wood and paint. Façade damage (many years).
23. 403 Iron Street, Deteriorating masonry, wood and paint.
24. 405 Iron Street, Deteriorating masonry, wood and paint.
25. 426 Iron Street. Deteriorating masonry, wood and paint. High Vacancy
26. 428 Iron Street. Deteriorating masonry, wood and paint.
27. 432 Iron Street, Deteriorating masonry, wood and paint.
28. 440 Iron Street, Deteriorating masonry, wood and paint. High Vacancy
29. 442 Iron Street, Deteriorating masonry, wood and paint. High Vacancy
30. 501 Iron Street, Deteriorating masonry, wood, stucco and paint.
31. 511 Iron Street, Deteriorating masonry, wood and paint.
32. 521 Iron Street, Partially collapsed building. Abandoned (no utilities).
33. 216 Jackson Street, Deteriorating masonry, wood and paint. High Vacancy
34. 224 Jackson Street, Deteriorating masonry, wood, stucco and paint. High Vacancy
35. 401 Jackson Street, Deteriorating masonry, wood and paint. High Vacancy possibly abandoned (no utilities).
36. 319 Case Street, Negaunee City Hall, Deteriorating masonry.
37. 200 South Pioneer Ave, Negaunee Fire Department, Deteriorating masonry, wood and paint.
- 38. 207 S. Pioneer – Deteriorating masonry, deteriorating wood structure, deteriorating façade. (ADD)**
- 39. 334 Iron St. – Deteriorating masonry, deteriorating façade. (ADD)**

**#1428 Resolution
Declaring Slum and Blighted Area**

WHEREAS, the City of Negaunee is concerned about the economic viability of a slum and blighted area within its corporate limits, and

WHEREAS, the slum and blighted area projects a negative visual image of the community, and

WHEREAS, the economic, social, physical, and cultural well-being of the City is adversely affected by the conditions of this slum and blighted area, and

WHEREAS, there exists the opportunity to improve, preserve, and re-develop this slum and blighted area to the benefit of the community, and

WHEREAS, the slum and blighted area qualifies under the provisions of ordinance number 1428 passed in Council on May 12, 2016

WHEREAS, the following detrimental conditions have been identified which qualify the area under State law and Community Development Block Grant Program requirements:

- 1) Public Improvements are in a general state of deterioration; or
- 2) At least 25% of the buildings are deteriorated or deteriorating, and have the following characteristics: ***(check one or more boxes that apply)***
 - Physical deterioration of buildings or improvements
 - Abandonment of properties
 - Chronic high turnover or vacancy rates in commercial/industrial buildings
 - Significant decline in property values or abnormally low property values in relation to other areas of the community
 - Known or suspected environmental contamination.

NOW THEREFORE, BE IT RESOLVED, that the following area is designated a "Slum and Blighted Area"

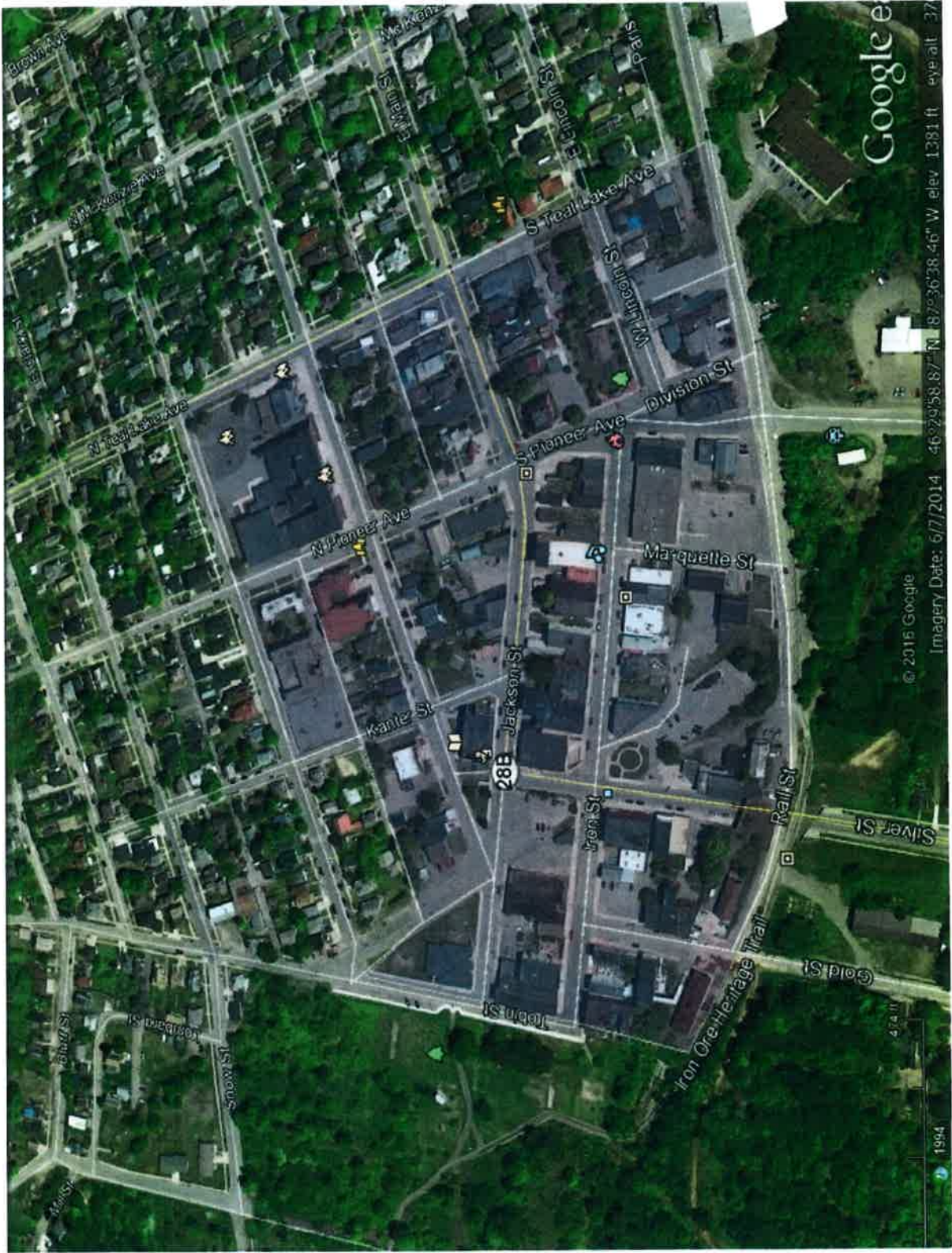
(Include the name of the designated area and describe the location and boundaries)

(Describe and quantify the selected characteristics of the area and quantify the specific conditions causing the blight)

Resolved and agreed upon this
12th Day of May 2016.

Attach the following:

- *Map of the area boundaries*
- *Map showing location of all buildings and public improvements that are deteriorated*
- *Inventory and description of public improvements or*
- *Inventory and description of deteriorated buildings which do not comply with local codes*



Google

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Imagery Date: 6/7/2014 46°29'58.87"N 87°36'28.46"W elev 1381 ft eye alt 37

1994

474 ft

First Reading: April 14, 2016
Second Reading: May 12, 2016
Publication: May 22 & 23, 2016
Effective: May 25, 2016

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WHEREUPON, This Ordinance is declared passed and adopted on this 12th day May 2016

CITY OF NEGAUNEE



By: Dawn Schuhknecht, Its Mayor



By: Judith Iwanski, Its Clerk