



Overview of Developments in the City of Bay City
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Saginaw Bay Watershed – (SB)

- Tributary to the Saginaw Bay – the river flows north
- Includes more than 175 inland lakes
- Contains about 7,000 miles of rivers and streams within 6 counties (Arenac, Bay, Huron, Iosco, Saginaw and Tuscola)
- Annual tonnage of all commodities: 2003 - 5,388,634 2007 – 4,334,877, 8th largest in the state of Michigan. Detroit's tonnage: 2007-14,785,000
- Home to more than 90 fish species and 138 endangered or threatened species
- Significant agricultural and industrial resources supporting Michigan economy
- Agricultural practices impact the sediment loading
- Federal dredging costs exceed \$1 million per year
- Contamination issues: metals, nutrients, petroleum hydrocarbons, PCBs, DDT and other persistent organic compounds; sediment, storm water quality and bacteria contamination
- Designated Great Lakes Area of Concern
- The Great Lakes Restoration Initiative agency is awaiting an application from the Saginaw Bay Watershed representatives seeking up to \$10 million in funding to fix the ongoing problems

Uptown at RiversEdge – (SB)

- This 48 acre prime waterfront property was acquired by the City, which formerly housed Bay Aggregate. Those operations were moved at the City's expense to the mouth of the Saginaw River in 2002. Overall the property acquisition and relocation of Bay Aggregate cost \$17 million.
City of Bay City - \$10 million
USEPA - \$5 million
HUD Special Purpose Grant - \$2 million
- The following year, a mixed-use redevelopment plan was created for the property for residential, commercial, recreational, and cultural uses by the Weitzman Group and the Urban Land Institute.
- In 2007, Tall Ship Celebration: Bay City secured a Purchase Option on the northerly 8.3 acres proposing to construct a \$10-15 million Maritime Heritage Center.
- In an effort to combine resources to develop the southern portion of the property, City officials, local developers, and financial representatives have joined together to form a public-private partnership to market this valuable piece of property.

Veterans Memorial Park- (JB)

- This park is one of the primary regional destinations in the community providing passive recreation, group picnics, boating and an increasing number of special events (concerts, Tall Ships, Fireworks Festival, etc.)
- However, the area was never designed for special events and lacks many amenities required to support them.

- To address these shortcomings, the City completed a new Master Plan for the park area.
- The plan indicates a \$6.8 million investment to create a state-of-the-art amphitheater that will become Mid-Michigan's own version of the DTE Energy Music Theatre.
- Additional amenities include enhanced landscaping, paving, lighting and other upgrades to make this a world-class park.

Doubletree Hotel Bay City Riverfront – (SB)

- \$34.5 million was invested into this full-service hotel and conference center, which opened in 2004.
- 150 guest rooms and suites
- 15,000 sq. ft. meeting space and free parking for 400 vehicles
- A mix of creative financing was used to develop the property:
 - \$15.4 million – Tax Exempt Bonds
 - \$8.9 million – HUD Special Purpose Grant
 - \$2.5 million – HUD 108 Loan
 - \$1.5 million – MEDC Community Development Block Grant
 - \$1.5 million – MDEQ Site Reclamation Grant
 - \$640,000 – Great Lakes Center Foundation Loan
 - \$255,000 – MEDC Urban Land Assembly Loan

Wenonah Park – (JB)

- The downtown park was developed in the early 1900s and was considered the front yard for the grand Wenonah Hotel that filled the block where the Delta College Planetarium and Learning Center is now located.
- Because the park is a prominent neighbor to the Doubletree Hotel and the focus of many activities and events, the City of Bay City and DDA began discussions on the need upgrades and redesign of the Park and its facilities.
- The Park was last updated in the 1980s.
- A Redevelopment Plan was commissioned, which the City Commission approved in 2006.
- First phase of the project involves enhancing the walkway along the river made of brick laid out in a wave pattern, creating a center step-down area for access by smaller vessels, and establishing a better connection between people and the water.
- Along the walkway will be benches, café tables, and twin light fixtures.
- Financing for Phase One:
 - \$600,000 – DDA
 - \$500,000 – Natural Resources Trust Fund
 - \$110,000 – Kantzler Foundation
 - \$40,000 – Russell H. & Maxine E. Smith Charitable Foundation

Delta College Planetarium & Learning Center – (JB)

- Built in the mid 1990s on the site of the former Wenonah Hotel.
- The award-winning facility houses a state-of-the-art planetarium/theater complex with a rooftop observatory, seven classrooms, a computer lab, and a gift shop.
- This structure brings numerous visitors to our community each year and provides comprehensive programs with school districts throughout mid-Michigan.
- On average 600 Delta College students attend classes at this location each week.
- The building's eye-catching design is intended to mimic the nature of objects in space.

The Mill End Lofts – (SB)

- Formerly “The World’s Most Unusual Store”, the Mill End building was recently purchased by a group of local investors who plan to invest approximately \$8 million to develop a 4-story mixed-use structure.
- The developers envision retail and parking on the main floor, 30 residential units ranging in size from 600 to 1,500 sq. ft., and a roof top garden.
- Due to the blighted condition of the building, the existing structure will be demolished.
- A Commercial Redevelopment District is established and the developers plan to pursue Brownfield incentives.

Jennison Place Condominiums & Studio 23/The Arts Center – (SB)

- This is the first project to provide condominium living in downtown Bay City. Conceived in the early 1990's; it took eight years to become reality. In 1998, a unit could be purchased for \$157,000. Today, the units are selling for over \$300,000.
- Originally designed by Albert-Kahn, two additional stories were added to the building and six riverfront townhouses were erected near the waters edge.
- The successful development now houses Studio 23/The Art Center and its gallery, administrative offices, and classrooms on the first floor and 20 condominium units on the upper floors.
- The parking lot just north of the building is the roof for the condominium complex's covered parking. This structure was financed by selling bonds, which are being paid by the DDA.

Third Street Waterfall Park – (SB)

- The catalyst project for Bay City's Cool City designation in 2004 ... this \$935,000 park was developed on the site of an abandoned bridge approach and parking lot, which followed after the Third Street Bridge collapsed and fell into the river.
- The design includes a performance space which has become the location for “Fridays at the Falls” concerts hosting hundreds who enjoy free, casual entertainment.
- Financing included:
 - \$100,000 – Cool Cities grant
 - \$670,000 – Bay City DDA
 - \$150,000 – MDEQ Waterfront Grant
 - \$15,000 – Bay City Noon Rotary Club

The Boathouse – (SB)

- This 35 unit \$18 million condominium project was completed in 2005.

- Two additional stories were added to the formerly empty boathouse and the structure was transformed into a high quality living complex with heated parking, exercise room, docking and boat slips, a library and views of both the river and downtown.
- Financing included the Obsolete Property Rehabilitation Act, a special amendment to the act for the new construction, and the Brownfield Redevelopment program.
- 21 units have been sold to date with prices ranging from 390,000 to over \$1 million.

Surath – (SB)

- In the late 1970’s, the City acquired through the use of condemnation 12.71 acres of prime waterfront land with approximately 1,200 feet of river frontage.
- The primary purpose for the acquisition was the needed right-of-way to construct the Liberty Bridge.
- Located in the heart of the Midland Street Historic Business District known for its historic architecture and vibrant entertainment venues.
- The entire parcel is a qualified Brownfield Site.
- Potential uses are high-rise condominiums and/or upscale restaurants.
- The City is currently seeking a developer.

Iron Bridge at Wheelers Landing

- This seven acre site is planned for a 68-unit residential condominium project at an investment of \$15 million. To date, 4 units have been completed.
- Historically the property was used as a ship yard and more recently by the Army Corps of Engineers as a river dredge spoils deposit site.
- The Brownfield Plan provides the developer reimbursable expenses associated with the site in an amount not to exceed \$750,000.

Wind Turbines – (SB)

Bay Carbon

- Recognizing this new technology was at the community’s doorstep, this spring the City amended its Zoning Ordinance to include rules and regulations for wind energy conversion systems.
- Bay Carbon, a manufacturing firm which supplies graphite components to the wind and solar industry, was the first company in Bay City to “flip the switch” on the first, active wind turbine and use in its own backyard on July 17th.
- Two 40’, 5-kilowatt turbines were installed at an estimated cost of \$5,000 as a pilot test.
- Costs per kWh:
 - * Small wind turbine – 15 to 20 cents
 - * Large wind turbine – 10 to 14 cents
 - * Bay City Electric Department – 6 cents

DEQ

- This year, the new DEQ Saginaw Bay district office received gold certification from the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Program, making it the first LEED gold certified government building in Michigan.

- Additionally, a 147' tall, 50-kilowatt wind turbine system will be installed and operational within the coming months to provide reductions in electrical expenses.
- Estimated cost for the turbine is \$245,000.

Bay Aggregate Relocation – (SB)

- In 2003, Port-Fisher, LLC, owner of Bay Aggregate, purchased this parcel containing 97 acres formerly owned and operated by The Dow Chemical Company and Amoco Oil Company, who used it for bulk storage of petroleum fuels.
- The purpose of the acquisition was to relocate their operations from the existing Uptown at RiversEdge site and to enable the company to continue to take freight and barge deliveries of aggregate materials used to manufacture ready mix concrete.
- The brownfield project was approved to enable the project investors, Bay Aggregate and Port-Fisher, to qualify for Single Business Tax Credits for their eligible investments at the new location. The company invested approximately \$10 Million.

Saginaw Rear Range Lighthouse – (JB)

- Located 2/3 of a mile from the mouth of the Saginaw River, the building was constructed in 1876.
- The building had to be constructed in that exact location to line up with the front range lights, which was necessary to keep ships aligned as they navigated the shipping channel.
- “Range Lights” allow mariners to line up two lights, one behind the other and when they are in alignment (when one beacon is above the other) they know they are in the center of the shipping channel.
- In 1960 the channel was changed to the northeast and the lights were turned off at the lighthouse.
- Thereafter, the structure, which is on the National Register of Historic Places, served as the Coast Guard Station until 1980 when a new building was constructed in Essexville.
- Since 1999, members of the Saginaw River Marine Historical Society have volunteered to restore the structure.
- Work is on-going today.

Karn Weadock Generating Complex – SB)

- Consumers Energy plans are to expand the complex near Bay City by building a new 821-megawatt advanced clean coal power plant and begin commercial operation in 2017.
- The expansion is projected to cost in excess of \$2 billion and provide significant economic development benefits for Michigan and the region.
 - * \$1.2 billion net economic impact on Michigan
 - * Create 1,800 construction jobs at peak, over 100 permanent jobs when the plant is operational, and 2,500 indirect jobs.
- The complex is Consumers Energy’s largest power production site using 3 million tons of coal, 1.6 billion cubic feet of natural gas, and 23 million gallons of fuel oil per year.
- Consumers Energy filed an application with the Securities & Exchange Commission and the Michigan Department of Environmental Quality in 2007. The DEQ expects the review to last throughout 2009.