

**ENVIRONMENTAL ASSESSMENT  
FOR CDBG-FUNDED PROJECTS**

Recommended format per 24 CFR 58.36, revised January 2014  
[Previously recommended EA formats are obsolete].

**Project Identification: Downtown Rental Rehabilitation**

**Preparer: Heather Tykoski**

**Responsible Entity: City of Ludington**

**Month/Year: April/ 2020**

# ENVIRONMENTAL ASSESSMENT

**Responsible Entity:** City of Ludington

[24 CFR 58.2(a)(7)]

**Certifying Officer:** Mitch Foster

[24 CFR 58.2(a)(2)]

**Project Name:** Downtown Rental Rehabilitation

**Project Location:** Ludington, MI 49431

**Estimated total project cost:** \$1,275,445.00

**Grant Recipient:** City of Ludington

[24 CFR 58.2(a)(5)]

**Recipient Address:** 400 S Harrison Street

**Project Representative:** Heather Tykoski

**Telephone Number:** 231-845-6237

**Conditions for Approval:** (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

**FINDING:** [58.40(g)]

**Finding of No Significant Impact**  
(The project will not result in a significant impact on the quality of the human environment.)

**Finding of Significant Impact**  
(The project may significantly affect the quality of the human environment.)

**Preparer Signature:**  **Date:** May 5, 2020  
**Name/Title/Agency:** Heather Tykoski Community Development Director

**RE Approving Official Signature:**  **Date:** May 5, 2020  
**Name/Title/Agency:** Mitch Foster, City Manager, City of Ludington

**Statement of Purpose and Need for the Proposal:** [40 CFR 1508.9(b)]

The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. The City of Ludington has a significant lack of affordable housing, as this study identified. City Council has made it a goal to address this need and to be sure the City has adequate housing stock for all residents.

**Description of the Proposal:** Include all contemplated actions, which logically are either geographically, or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

Project name: Downtown Rental Rehabilitation

Project type: Housing

Project description: The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis. Adding and continuing to add affordable units in the Downtown area addresses the overwhelming need of affordable housing in the Ludington Area. The City council has identified housing for all residents as a goal.

This project will put 12 units on the market, 8 new and 4 rehabilitated. This allows for 12 quality affordable housing units to be accessible to those who need this bracket of housing.

327 S James Street is a two-story building in Downtown Ludington. The first floor has two retail units one is a retail store and the other is currently vacant, the second floor is a vacant space that was completely cleared and gutted prior to this project. 4 apartment units will be created in this space. 3 units will be updated for low to moderate income individuals and one unit will be market rate. There will be \$240,000 in CDBG (\$60,000 per unit) and a private match amount of \$203,464 (\$50,866 per unit)

119 W Ludington Ave is a two-story building in Downtown Ludington. The first floor is a retail store, the second floor is a vacant space that was completely cleared and gutted by a former owner. 4 apartment units will be created in this space. 3 units will be updated for low to moderate income individuals and one unit will be market rate. There will be \$240,000 in CDBG (\$60,000 per unit) and a private match amount of \$295,781 (\$73,945.25 per unit)

212 W Ludington Ave is a two-story building in Downtown Ludington. The first floor is a seasonal retail store, the second floor consists of 4 apartments (2 occupied, 2 vacant) that are in desperate need of updating. 3 units will be updated for low to moderate income individuals and one unit will be market rate. Both current tenants qualify and will remain in the building pre and post construction. Notice have bene sent and additional non displacement activities will continue to address tenant rights and needs during this project. There will be \$168,600 in CDBG (\$60,000 per unit) and a private match amount of \$56,200 (\$14,050 per unit)

The buildings in question have been used largely for commercial purposes on the first floor and office or apartments on the second floors. This program will allow property owners to reenergize those second stories, making them financially viable to their property and provide a community benefit of affordable housing the Downtown area. The downtown area is an important factor because many services are within walking distance of this area. Grocery stores, restaurants, professional services, entertainment, quality parks, and public beaches are all in or adjacent to the downtown area.

**Existing Conditions and Trends:** Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The Project buildings are located in the traditional Downtown area. Conditions are that of a small-scale rural downtown. If this project is not completed the upper floors will most likely remain vacant or in disrepair and will not contribute to the success of the building or the surrounding downtown area.

327 S James Street is a two-story building in Downtown Ludington. The first floor has two retail units one is a retail store and the other is currently vacant, the second floor is a vacant space that was completely cleared and gutted prior to this project.

119 W Ludington Ave is a two-story building in Downtown Ludington. The first floor is a retail store, the second floor is a vacant space that was completely cleared and gutted by a former owner.

212 W Ludington Ave is a two-story building in Downtown Ludington. The first floor is a seasonal retail store, the second floor consists of 4 apartments (2 occupied, 2 vacant) that are in desperate need of updating.

# Statutory Checklist

Federal Laws and Authorities listed at Sec. 58.5

Downtown  
Rental  
Rehabilitation

**Project Name and Identification No.**

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	
							Provide compliance documentation. Additional material may be attached.
Historic Properties					X		See <a href="http://www.michigan.gov/shposection106">www.michigan.gov/shposection106</a> A section 106 Review has been submitted and consultation with SHPO is underway. SHPO recommendations will be adhered to in project specifications and bidding documents. See attached SHPO response and additional information.
Floodplain Management (HUD 8-step decision-making process must be used if project is located in/impacts floodplain)	X						See <a href="http://www.fws.gov/ipac">www.fws.gov/ipac</a> Not in 100 yr Floodplain. See supporting map April 21, 2020
Wetlands Protection (HUD 8-step decision-making process must be used if project is located in/impacts wetlands)	X						See <a href="http://www.fws.gov/wetlands/Data/Mapper.html">www.fws.gov/wetlands/Data/Mapper.html</a> No wetlands observed in the project area boundaries. <a href="http://www.mcgi.state.mi.us/mgd/pdmaps/Wetlands/CGI_Mason_prelim_wi_75136_7.pdf">http://www.mcgi.state.mi.us/mgd/pdmaps/Wetlands/CGI_Mason_prelim_wi_75136_7.pdf</a> See attached printed version of these maps
Coastal Zone Management	X						See <a href="http://www.mi.gov/coastalmanagement">www.mi.gov/coastalmanagement</a> <a href="http://www.fws.gov/ipac">www.fws.gov/ipac</a> Area is not adjacent to any coastal zone. (DEQ PIF) See DEQ map high risk erosion areas. Printed April 21, 2020
Water Quality	X						See <a href="https://geopub.epa.gov/DWWWidgetApp/">https://geopub.epa.gov/DWWWidgetApp/</a> See DEQ groundwater inventory mapping project -see map attached
Endangered Species	X						See <a href="http://www.fws.gov/ipac">www.fws.gov/ipac</a> This project will not disrupt any species. The project is located in an Urban area with no identifiable endangered species habitats as described in the County distribution list by FWS for Mason County. Identified species habitats are not conducive to the Urban Area, none have been spotted in this defined geographic project boundary per certifying officer. See attached list and map April 21, 2020
Wild and Scenic Rivers	X						See <a href="http://www.fws.gov/ipac">www.fws.gov/ipac</a> There are no wild or scenic rivers in the defined project boundary. See map April 21, 2020
Air Quality	X						See <a href="https://www.epa.gov/outdoor-air-quality-data/air-quality-index-report">https://www.epa.gov/outdoor-air-quality-data/air-quality-index-report</a> This is project will increase residential units, in an area with current residential units, the project will improve the current conditions by replacing unused upper stories and those in need of updating. See printed report 2019 printed April 21, 2020. 2020 report not available
Farmlands Protection	X						There is no farmland area in the City of Ludington. See Ludington City Zoning <a href="https://www.ludington.mi.us/229/Planning-Zoning">https://www.ludington.mi.us/229/Planning-Zoning</a> and attached HUD worksheet for 7 CFR Part 658
Thermal/Explosive	X						There are no thermal or explosive materials on the site. See HUD worksheet and supporting documentation

Noise Control	X						This is a Downtown Area and city center. Activities will not increase current noise levels. See HUD noise worksheet.
Airport Clear Zones	X						Project is not in an airport clear zone. See attached maps showing distances greater than 2500 feet
Contamination/Toxic Sites	X						There are no contaminated sites. See HUD Worksheet
Environmental Justice	X						The rehabilitated apartments will increase much needed housing stock in the City of Ludington. All applicable Fair Housing laws will be followed when filling the units. 51% of units will be dedicated to Low/Mod persons per the program guidelines.

\* Attach evidence that required actions have been taken.

# Statutory Checklist

Federal Laws and Authorities listed at Sec. 58.6 and  
Permits, Licenses, Forms of Compliance Under Other Laws - Federal, State and Local

**Project Name and Identification No.**

Downtown  
Rental  
Rehabilitation

Other Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency	Approvals, Permits Obtained*	Conditions and/or Mitigation Actions	Provide compliance documentation. Additional material may be attached.
<b>Federal Requirements</b>								
Flood Insurance - 58.6(a)	X							Not in 100 yr Floodplain. See supporting map documentation. <a href="http://www.masoncounty.net/departments/building/floodplain-flood-hazard-areas.html">www.masoncounty.net/departments/building/floodplain-flood-hazard-areas.html</a>
Coastal Barriers - 58.6(c)	X							Area is not adjacent to any coastal zone. See DEQ map high risk erosion areas.
Airport Clear Zone Notification - 58.6(d)	X							Project is not in an airport clear zone, per certifying officer. See attached HUD worksheet and map outlining distance from airport to project area is included.
Water Quality	X							The Project area is tied to city services. A copy of the City's Annual Water Quality report can be found Here: <a href="https://www.ludington.mi.us/282/Water-Treatment-Plant">https://www.ludington.mi.us/282/Water-Treatment-Plant</a>
Solid Waste Disposal	X							The City of Ludington has a contract for solid waste disposal With Republic Services.
Fish and Wildlife	X							No impact. The Project is a renovation project in a Downtown Area. Now wildlife or fish will be impacted by this project. See attached map and endangered species listing.
Stormwater	X							The Project area is tied to city services.
<b>State Statutes</b>	Use the Michigan Department of Environmental Quality's Environmental Permit Checklist to determine which, if any, state statutes apply ( <a href="http://www.michigan.gov/documents/deq/deq-oea-cau-permits-epq3580_415019_7.pdf">http://www.michigan.gov/documents/deq/deq-oea-cau-permits-epq3580_415019_7.pdf</a> ). Document any relevant state statute compliance below.							

**Prepared by:** \_\_\_\_\_ **Title** \_\_\_\_\_

## Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	2	The project area is zoned for residential uses on second stories in the Downtown and is a permitted principal use.
Compatibility and Urban Impact	2	The project will benefit the city by creating more housing units in the City.
Slope	2	Project will not change the current building footprint therefore no changes to the land or environment will occur.
Erosion	1	The project will only upgrade interior spaces therefore there is no erosion control needed.
Soil Suitability	1	The project will only upgrade interior spaces therefore soil will not be disturbed.
Hazards and Nuisances including Site Safety	1	All measures will be taken during construction to ensure site safety. In the long term the project will benefit the neighborhood by reinvigorating an abandoned building
Energy Consumption	2	The project will utilize energy efficient lighting, and appliances.

<b>Noise - Contribution to Community Noise Levels</b>	1	Noise levels will not alter the Downtown residential neighborhood
<b>Air Quality</b> Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	Project will not contribute to or increase pollution levels
<b>Environmental Design</b> Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	Project includes upgrading the interior upper stories of buildings. The exterior will not be affected detrimentally. Windows and staircases will be done in such a way to compliment the building and design and adhere to SHPO guidelines.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	2	Project will provide additional housing, and improve living conditions.
Displacement	1	Temporary relocation will follow all HUD protocols. Documentation has been submitted.
Employment and Income Patterns	2	Project does not involve employment. However, it provides much needed housing for the local workforce.

### Community Facilities

<b>and Services</b>	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	No School in project area. Primary and Secondary Schools located within 1 mile of project area
Commercial Facilities	2	A Grocery store is located next to and within 1 block of 2 buildings. The other building is 5 blocks from the grocery store but only one block from a convenience store in the downtown. Shopping and restaurants are on adjacent blocks to all buildings.
Health Care	1	Spectrum Health Ludington Hospital, a full-service facility, is located approximately one mile from the project area.
Social Services	1	Several churches and both County and City government offices are located within 1 mile of the project area
Solid Waste	1	The City of Ludington has a contract for solid waste disposal with Republic Services.
Waste Water	1	The Project area is tied to city services.
Storm Water	1	The Project area is tied to city services.
Water Supply	1	The Project area is tied to city services.
Public Safety - Police	2	The City of Ludington Police Department is located within 1 mile of two buildings and one block from the third.
- Fire	1	The Ludington Fire Department is located within 1 mile of the project
- Emergency Medical	1	Spectrum Health Ludington Hospital, a full-service facility, is located within one mile from the project area. the area is also covered by first responders and ambulance service
Open Space and Recreation - Open Space	1	Waterfront Park is adjacent to the project area. Two other City parks are located within 1-2 miles of the project area. Lake Michigan and the City beach area are located within 1 mile of the Western Border of the project area
- Recreation	1	walking, biking, boating and fishing are all available within or adjacent to the project area. All accessible areas are public property with no entry fees.
- Cultural Facilities	1	Several cultural facilities including the Ludington Area Center for the Arts, Sandcastles Children's Museum, and the Ludington Library are located within the Downtown Area and only blocks from the project buildings. The Ludington sculpture park, the North breakwater Lighthouse, and the Maritime Museum are all located within 1-2 miles of the project area
Transportation	1	The project area is serviced by Ludington Mass Transit Authority.

<b>Natural Features</b>	<b>Code</b>	<b>Source or Documentation</b>
Water Resources	1	The project will not affect groundwater (DEQ PIF)
Surface Water	1	Municipal storm water system will carry site water runoff.
Unique Natural Features and Agricultural Lands	1	No unique natural features or agricultural lands.
Vegetation and Wildlife	1	No Impact

<b>Other Factors</b>	<b>Code</b>	<b>Source or Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Not in 100 yr Floodplain. See letter dated 7/8/1977 & 10/10/2007 and supporting map documentation

Coastal Barrier Resources Act/Coastal Barrier Improvement Act [§58.6(c)]	1	Area is not adjacent to any coastal zone. (DEQ PIF) See DEQ map high risk erosion areas
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	Project is not in an airport clear zone, per certifying office
Other Factors		

## Summary of Findings and Conclusions

### ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

No project modifications and/or alternatives were necessary since it is not believed that any aspect of the project will negatively impact the environment. Any testing performed in the tiered review that shows the presence of lead, asbestos or any other environmental or man-made contaminants on the project site, will trigger alterations to any work specifications to completely remove, or encapsulate those contaminants so as to no longer be a danger to the health and safety of anyone in or near that specific project site.

#### **No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

It is not believed that any aspect of the project will negatively impact the environment. However small adjustments to proposed architectural renderings will be considered as long as each option does not violate or change any findings in this environmental review and assessment. If it were not for the CDBG funds being awarded the project would not happen. If this project were not to move forward, some individuals and families would be unable to locate safe, affordable housing in the city of Ludington. The program will also help to drive additional infrastructure improvements in the surrounding Downtown neighborhood.

#### **MITIGATION MEASURES RECOMMENDED** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

It is not believed that any aspect of the project will negatively impact the environment, however temporary measures may include road closure and alley closures during peak construction times to accommodate vehicles as well as materials.

#### **ADDITIONAL STUDIES PERFORMED**

(Attach studies or summaries)

Lead Assessment and Asbestos testing will be performed on all properties applying for funding through this initiative. Those tests and subsequent results will be part of the Tiered review. The project will be required to complete an asbestos evaluation, and a lead assessment, as well as a Section 106 review by SHPO in order to mitigate any potential environmental impacts or issues with the project locations within the project area.

**LIST OF SOURCES, AGENCIES AND PERSONS CONSULTED [40 CFR 1508.9(b)]**

West Michigan Shoreline Regional Development Commission  
ATTN: Erin Kuhn Executive Director  
316 Morris Avenue, Suite 340  
Muskegon, MI 49440

US Environmental Protection Agency  
77 West Jackson Blvd.  
Chicago, IL 60604

US Environmental Protection Agency  
Office of the Administrator 1101A  
1200 Pennsylvania Avenue, N.W.  
Washington, DC 20460

Department of Technology Management and Budget  
State Budget Offices  
Lewis Cass Bldg, 2<sup>nd</sup> floor  
320 S. Walnut Street  
PO Box 30026  
Lansing, MI 48913

Mason County Health Department  
Health Hazards  
916 Diana St.  
Ludington, MI 49431

Fabian Knizacky  
Mason County Courthouse  
304 E. Ludington Ave.  
Ludington, MI 49431

Keith E. Hernandez Director, CPD  
U.S Department of Housing & Urban Development Detroit Field Office  
Patrick V. McNamara Federal Building  
477 Michigan Avenue 17<sup>th</sup> Floor  
Detroit, MI 48226-2592

Michigan Department of Environmental Quality  
Director: Liesl Eichler Clark

Constitution Hall  
525 West Allegan  
P.O. Box 30473  
Lansing, MI 48909  
Lac du Flambeau Band of Lake Superior Chippewa Indians  
of the Lac du Flambeau Reservation of Wisconsin  
Melinda Young, Tribal Preservation Officer  
Henry Butch St. Germaine, Chairman  
PO Box 67 Lac du Flambeau, WI 54538

Grand Traverse Band of Ottawa and Chippewa Indians  
Chairperson: Thurlow Samuel McClellan  
2605 N. W. Bayshore Dr.  
Suttons Bay, MI 49682

Little River Band of Ottawa Indians  
Ogema: Larry Romanelli  
THPO: Jay Sam  
2608 Government Center Dr.  
Manistee, MI 49660

Little Traverse Bay Bands of Odawa Indians  
Chairperson: Regina Gasco-Bentley  
THPO: Wesley Andrews  
Government Center  
7500 Odawa Circle  
Harbor Springs, MI 49740

Sault Ste. Marie Tribe of Chippewa Indians  
Chair: Aaron Payment  
Cultural Repatriation Specialist: Colleen Medicine  
523 Ashmun St.  
Sault Ste. Marie, MI 49783

Menominee Indian Tribe of Wisconsin  
Chairwoman: Joan Delabreau  
Tribal Historic Preservation Officer: David Grignon  
PO Box 910  
Keshena, WI 54135-0910

Miami Tribe of Oklahoma  
Chief: Douglas Lankford  
THPO: Diane Hunter  
PO Box 1326 Miami, OK 74355

Red Lake Band of Chippewa Indians, Minnesota  
Chairperson: Darrell Seki

THPO: Kade Ferris  
PO Box 274  
Red Lake, MN 56671

9&10 NEWS  
1 Broadcast Way  
CADILLAC, MI 49601

WPBN-WTOM  
TV 7&4  
8513 East Traverse Hwy  
Traverse City, MI 49685

Synergy Media Inc.  
5941 W US 10  
Ludington, MI 49431

Ludington Daily News  
Attn: David Bossick, Editor  
202 N Rath Ave.  
Ludington, MI 49431

### STATE HISTORIC PRESERVATION OFFICE Application for Section 106 Review

SHPO Use Only					
<input type="checkbox"/>	IN	Received Date	___ / ___ / ___	Log In Date	___ / ___ / ___
<input type="checkbox"/>	OUT	Response Date	___ / ___ / ___	Log Out Date	___ / ___ / ___
		Sent Date	___ / ___ / ___		

Submit one copy for each project for which review is requested. This application is required. Please type. Applications must be complete for review to begin. Incomplete applications will be sent back to the applicant without comment. Send only the information and attachments requested on this application. Materials submitted for review cannot be returned. Due to limited resources we are unable to accept this application electronically.

#### I. GENERAL INFORMATION

THIS IS A NEW SUBMITTAL     THIS IS MORE INFORMATION RELATING TO ER# 20-451

- a. Project Name: Downtown Rental Rehabilitation Project
- b. Project Address (if available): 119 W Ludington Ave.
- c. Municipal Unit: City of Ludington County: Mason
- d. Federal Agency, Contact Name and Mailing Address (If you do not know the federal agency involved in your project please contact the party requiring you to apply for Section 106 review, not the SHPO, for this information.): Department of Housing and Urban Development, Community Planning and Development McNamara Federal Building 477 Michigan Avenue, Detroit, MI 48226 Carmen E. Reveron, HUD Detroit Area Office, 313-226-7900 ext 8194 | Carmen.e.reveron@hud.gov
- e. State Agency (if applicable), Contact Name and Mailing Address: Madelaine Clapp
- f. Senior Program Specialist (CDBG) Michigan Economic Development Corporation 300 N. Washington Square Lansing, MI 48913 Office: 517.335.0109 clappm1@michigan.org
- g. Consultant or Applicant Contact Information (if applicable) including mailing address: Heather LV Tykoski, 400 S Harrison Street Ludington, MI 49431 231.758.0269 htykoski@ci.ludington.mi.us

#### II. GROUND DISTURBING ACTIVITY (INCLUDING EXCAVATION, GRADING, TREE REMOVALS, UTILITY INSTALLATION, ETC.)

DOES THIS PROJECT INVOLVE GROUND-DISTURBING ACTIVITY?  YES  NO (If no, proceed to section III.)

Precise project location map (preferably USGS 7.5 min Quad with quad name, date, and location) with previously recorded archaeological sites visible (this site information is available to qualified archaeologists at the SHPO Office) Portions, photocopies of portions, and electronic USGS maps are acceptable as long as the location is clearly marked.

- a. USGS Quad Map Name:
- b. Township:            Range:            Section:
- c. Site plan showing limits of proposed excavation. Description of width, length and depth of proposed ground disturbing activity:
- d. Previous land use and disturbances:
- e. Current land use and conditions:
- f. Did you check the State Archaeological Site Files located at the SHPO?  YES  NO

#### III. PROJECT WORK DESCRIPTION AND AREA OF POTENTIAL EFFECTS (APE)

**Note: Every project has an APE.**

- a. Provide a detailed written description of the project (plans, specifications, Environmental Impact Statements (EIS), Environmental Assessments (EA), etc. **cannot** be substituted for the written description): The entire Upper Level of the building is unoccupied and completely unfinished. It is completely open and void of finish with the exception of wood casing around the existing windows. Construction includes: permits, rough

#### IV. IDENTIFICATION OF HISTORIC PROPERTIES

- a. List and date **all** properties 50 years of age or older located in the APE. **The Section 106 Above-Ground Resources inventory form is the preferred format for providing this information and a completed form should be included as an attachment to this application.** If the property is located within a National Register eligible, listed or local district it is only necessary to identify the district: 119 W Ludington Ave.
- b. Describe the steps taken to identify whether or not any **historic** properties exist in the APE and include the level of effort made to carry out such steps: No Historic Districts exist in this area, no property are listed on the State or Federal register of historic places that are a part of or adjacent to the APE properties. The Register of Historic places (Federal and State) do not contain any properties listed or adjacent to the APE.
- c. Based on the information contained in "b", please choose one:
- Historic Properties Present in the APE
- No Historic Properties Present in the APE
- d. Describe the condition, previous disturbance to, and history of any historic properties located in the APE: This building has been under extensive repairs since the purchase in 2018. The Commercial spaces have been completely remodeled and the upper floor has been completely gutted.
- 

#### V. PHOTOGRAPHS

**Note: All photographs must be keyed to a localized map.**

- a. Provide photographs of the site itself.
- b. Provide photographs of all properties 50 years of age or older located in the APE (faxed or photocopied photographs are not acceptable).
- 

#### VI. DETERMINATION OF EFFECT

**Note: you must provide a statement explaining/justifying your determination. Include statement as an attachment if necessary.**

- No historic properties affected based on [36 CFR § 800.4(d)(1)], **please provide the basis for this determination.**
- No Adverse Effect [36 CFR § 800.5(b)] on historic properties, **explain why the criteria of adverse effect, 36 CFR Part 800.5(a)(1), were found not applicable.**
- Adverse Effect [36 CFR § 800.5(d)(2)] on historic properties, **explain why the criteria of adverse effect, [36 CFR Part 800.5(a)(1)], were found applicable.**

***Please print and mail completed form and required information to:  
State Historic Preservation Office, Cultural Resources Management Section  
Michigan Economic Development Corporation  
300 North Washington Square, Lansing, MI 48913***

MICHIGAN STATE DEPARTMENT OF  
DEVELOPMENT CORPORATION

February 27, 2020

HEATHER TYKOSKI  
CITY OF LUDINGTON  
400 S HARRISON STREET  
LUDINGTON MI 49431

RE: ER20-451 119 W Ludington Avenue, Ludington Downtown Rental Rehabilitation Project,  
City of Ludington, Mason County (HUD)

Dear Ms. Tykoski:

We have received your request for review of the above-cited undertaking at the location noted above. The information that you have sent has prompted us to ask for additional details. Please send the following information so that we may complete our review:

- The subject property is located within the Ludington Downtown Historic District, which appears to meet the criteria for listing in the National Register of Historic Places. Therefore, we request that you submit plans and specifications of the proposed work.

**Please note that the Section 106 review process cannot proceed until we are able to consider the information requested above. This letter does not clear the project. If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at 517-335-2721 or by email at GrennellB@michigan.gov. Please reference our project number in all communication with this office regarding this undertaking. Thank you for your cooperation.**

Sincerely,



Brian G. Grennell  
Cultural Resource Management Coordinator

for Brian D. Conway  
State Historic Preservation Officer

REM:BGG

Copy: Madelaine Clapp, MEDC

STATE HISTORIC PRESERVATION OFFICE

300 North Washington Square | Lansing, MI 48913 | 888.522.0103





# Nordlund and Associates Inc.

Consulting Engineers and Surveyors since 1972

James T. Nordlund Sr. PE PS \* James T. Nordlund Jr., PE \* Holly Mulherin, PE. Craig Stapley PS

March 21, 2019

Construction Cost Estimate  
119 West Ludington Avenue  
Ludington, Michigan

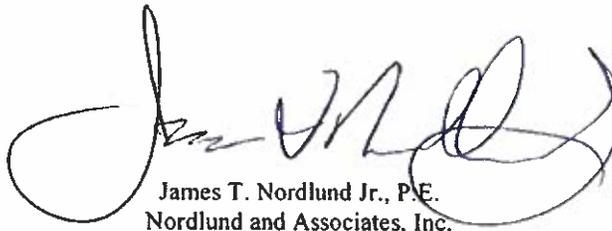
I was requested to provide a construction cost estimate for the renovation of four (4) second floor apartment units located at 119 West Ludington Avenue, Ludington, Michigan.

Major work items include:

1. Reconstruction of the stairway to meet current codes, including asbestos and lead inspection and abatement.
2. Construction of a new load bearing wall from roof-basement to carry current floor and roof loads
3. Construction of four (4) new apartments – one (1) laundry room and corridor.
4. Installation of new windows, exterior doors and interior doors
5. Reconstruction of three (3) existing skylights
6. New wood flooring throughout
7. New non-load bearing apartment partition walls
8. New HVAC, Plumbing and Electrical Service and fixtures.
9. Roof Inspection and Repair
10. Parapet Cap and Flashing Repair

The cost estimate is presented on the attached spreadsheet. The cost is based on the 2018 National Construction Estimator and a thorough review of the proposed project plans. It is my professional opinion that the construction cost for the work as proposed in the project plans and outlined on the spreadsheet is \$545,964.

If you have any questions, please do not hesitate to contact me at any time.



James T. Nordlund Jr., P.E.  
Nordlund and Associates, Inc.



813 E Ludington Avenue  
Ludington, Michigan 49431  
(231) 843 3485 \* (231) 843 7676 Fax  
email: [Ludington@nordlundandassociates.com](mailto:Ludington@nordlundandassociates.com)

[www.nordlundandassociates.com](http://www.nordlundandassociates.com)

267 River Street  
Manistee, Michigan 49660  
(231) 723-6460 \* (231) 723 6643 Fax  
email: [Manistee@nordlundandassociates.com](mailto:Manistee@nordlundandassociates.com)

<b>119 W Ludington</b>			
<b>Ludington, Michigan - Engineer's Opinion of Cost:</b>			
<b>Asbestos and Lead Abatement Report</b>			
Asbestos & Lead Report		\$	1,000
Asbestos & Lead Abatement		\$	6,000
<b>Entrance &amp; Stairway</b>			
Add Drywall for 2 hr fire rating on exit stairway/hallway	1600 sf	\$ 1.50	\$ 2,400
Finish and Paint drywall	4000 sf	\$ 2.00	\$ 8,000
Add Drywall to entry ceiling	720 sf	\$ 2.00	\$ 1,440
Finish and Paint drywall Ceilings	720 sf	\$ 3.00	\$ 2,160
New Floor in Entrance	320 sf	\$ 7.50	\$ 2,400
New Entrance Door on Lud. Ave	1 ea		\$ 5,000
Fire Door to basement	1 ea		\$ 500
New Stair Treads, Nosings	42 ea	\$ 185.00	\$ 7,770
Newells	10 ea	\$ 120.00	\$ 1,200
Handrail w/ Balusters	96 lf	\$ 55.00	\$ 5,280
Lighting Fixtures			\$ 1,200
<b>Roof:</b>			
Inspect and Repair Roof			\$ 1,000
Parapet & Flashing Repairs	244 lf	\$ 6.00	\$ 1,464
Roof Repairs			\$ 2,500
Repair Duct Penetration			\$ 1,500
<b>Interior Structural:</b>			
Repair Duct Penetration of 2nd Floor			\$ 400
Repair Flooring -	200 sf	\$ 2.50	\$ 500
Add 3/4" Hardwood Floor Throughout	3004 sf	\$ 7.50	\$ 22,528
<b>Reconfigure Load Path from roof - ceiling to Basement</b>			
Structural Engineering			\$ 1,500
Add two new LVL Type Beams above the Stairway Wall			\$ 4,800
Add Posts all the way to basement			\$ 1,600
Knee-Wall to Transfer Roof Load to new Load Path			\$ 3,200

Structural repairs to Ceiling Joist - Roof Joist System			
Repair damaged - modified 2x14 ceiling + roof joists w/ LVL's. Assume 15% damaged	24 ea	\$ 200.00	\$ 4,800.00
Strengthen corridor to support 100 psf per code.	125 sf	\$ 20.00	\$ 2,500.00
Windows/Doors			
Custom 32x96 Windows:	12	\$ 2,250.00	\$ 27,000
Apartment Entry Doors	5	\$ 650.00	\$ 3,250
Interior Doors	12	\$ 250.00	\$ 3,000
Closet Doors	4	\$ 250.00	\$ 1,000
Interior Walls:			
Fur-out Ex. Walls for Drywall			\$ 1,500
New Interior Walls	7200 sf	\$ 4.00	\$ 28,800
Insulate Interior Walls	7200 sf	\$ 0.80	\$ 5,760
1/2" Drywall - Interior Walls	7200 sf	\$ 1.20	\$ 8,640
Prime Interior Walls	7200	\$ 1.00	\$ 7,200
Paint Walls, Trim	7200 sf	\$ 0.90	\$ 6,480
Finish Carpentry (Trim)			\$ 7,500
Interior Doors	12	\$ 250.00	\$ 4,000
Ceilings			
Fur-out Ceilings for Drywall			\$ 2,000
5/8" Ceilings	3000	\$ 2.00	\$ 6,000
R49 Ceiling Insulation	3000	\$ 2.50	\$ 7,500
Paint Ceiling	3000	\$ 1.35	\$ 4,050
Rebuild skylights	4	\$ 5,500	\$ 22,000
Kitchens - Granite - Sink - Fridge - Dishwasher - Range - Microwave			
Unit #1			\$ 20,000
Unit #2			\$ 20,000
Unit #3			\$ 20,000
Unit #4			\$ 20,000
Bathroom - Tile Floor - Fixtures - Tub/Toilet Exhaust Fan - Granite Vanity - Sink			
Unit #1			\$ 8,000
Unit #2			\$ 8,000
Unit #3			\$ 8,000
Unit #4			\$ 8,000



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MICHIGAN ECONOMIC  
DEVELOPMENT CORPORATION

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February 27, 2020

HEATHER TYKOSKI  
CITY OF LUDINGTON  
400 S HARRISON STREET  
LUDINGTON MI 49431

RE: ER20-451 119 W Ludington Avenue, Ludington Downtown Rental Rehabilitation Project,  
City of Ludington, Mason County (HUD)

Dear Ms. Tykoski:

We have received your request for review of the above-cited undertaking at the location noted above. The information that you have sent has prompted us to ask for additional details. Please send the following information so that we may complete our review:

- The subject property is located within the Ludington Downtown Historic District, which appears to meet the criteria for listing in the National Register of Historic Places. Therefore, we request that you submit plans and specifications of the proposed work.

**Please note that the Section 106 review process cannot proceed until we are able to consider the information requested above. This letter does not clear the project.** If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at 517-335-2721 or by email at GrennellB@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for your cooperation.

Sincerely,



Brian G. Grennell  
Cultural Resource Management Coordinator

for Brian D. Conway  
State Historic Preservation Officer

REM:BGG

Copy: Madelaine Clapp, MEDC

STATE HISTORIC PRESERVATION OFFICE

300 North Washington Square | Lansing, MI 48913 | 888.522.0103

## STATE HISTORIC PRESERVATION OFFICE Application for Section 106 Review

<b>SHPO Use Only</b>					
<input type="checkbox"/>	IN	Received Date	___ / ___ / ___	Log In Date	___ / ___ / ___
<input type="checkbox"/>	OUT	Response Date	___ / ___ / ___	Log Out Date	___ / ___ / ___
		Sent Date	___ / ___ / ___		

Submit one copy for each project for which review is requested. This application is required. Please type. Applications must be complete for review to begin. Incomplete applications will be sent back to the applicant without comment. Send only the information and attachments requested on this application. Materials submitted for review cannot be returned. Due to limited resources we are unable to accept this application electronically.

### I. GENERAL INFORMATION

THIS IS A NEW SUBMITTAL       THIS IS MORE INFORMATION RELATING TO ER#

- a. Project Name: Downtown Rental Rehabilitation Project
- b. Project Address (if available): 119 W Ludington Ave.
- c. Municipal Unit: City of Ludington County: Mason
- d. Federal Agency, Contact Name and Mailing Address (If you do not know the federal agency involved in your project please contact the party requiring you to apply for Section 106 review, not the SHPO, for this information.): Department of Housing and Urban Development, Community Planning and Development McNamara Federal Building 477 Michigan Avenue, Detroit, MI 48226 Carmen E. Reveron, HUD Detroit Area Office, 313-226-7900 ext 8194 | Carmen.e.reveron@hud.gov
- e. State Agency (if applicable), Contact Name and Mailing Address: Madelaine Clapp
- f. Senior Program Specialist (CDBG) Michigan Economic Development Corporation 300 N. Washington Square Lansing, MI 48913 Office: 517.335.0109 clappm1@michigan.org
- g. Consultant or Applicant Contact Information (if applicable) *including mailing address*: Heather LV Tykoski, 400 S Harrison Street Ludington, MI 49431 231.758.0269 htykoski@ci.ludington.mi.us

### II. GROUND DISTURBING ACTIVITY (INCLUDING EXCAVATION, GRADING, TREE REMOVALS, UTILITY INSTALLATION, ETC.)

DOES THIS PROJECT INVOLVE GROUND-DISTURBING ACTIVITY?  YES  NO (If no, proceed to section III.)

Precise project location map (preferably USGS 7.5 min Quad with quad name, date, and location) with previously recorded archaeological sites visible (this site information is available to qualified archaeologists at the SHPO Office) Portions, photocopies of portions, and electronic USGS maps are acceptable as long as the location is clearly marked.

- a. USGS Quad Map Name:
- b. Township:            Range:            Section:
- c. Site plan showing limits of proposed excavation. Description of width, length and depth of proposed ground disturbing activity:
- d. Previous land use and disturbances:
- e. Current land use and conditions:
- f. Did you check the State Archaeological Site Files located at the SHPO?  YES  NO

### III. PROJECT WORK DESCRIPTION AND AREA OF POTENTIAL EFFECTS (APE)

**Note: Every project has an APE.**

- a. Provide a detailed written description of the project (plans, specifications, Environmental Impact Statements (EIS), Environmental Assessments (EA), etc. **cannot** be substituted for the written description): The entire Upper Level of the building is unoccupied and completely unfinished. It is completely open and void of finish with the exception of wood casing around the existing windows. Construction includes: permits, rough

framing, materials, electrical, plumbing, mechanical, insulation, drywall, paint, cabinets and countertops, fixtures, flooring electrical, plumbing, HVAC , fire suppression/fire separation or partition walls. Construction will include all necessary interior remodeling to bring the building up to code and to a finished nature suitable and ready to rent to tenants.

- b. Provide a localized map indicating the location of the project; road names must be included and legible.
- c. On the above-mentioned map, identify the APE.
- d. Provide a written description of the APE (physical, visual, auditory, and sociocultural), the steps taken to identify the APE, and the justification for the boundaries chosen. Interior remodeling is the only work to take place therefore the APE consists only of the property at 119 W Ludington Ave. Visually the site includes the existing building. This will be the only area disturbed by the construction..

#### IV. IDENTIFICATION OF HISTORIC PROPERTIES

- a. List and date all properties 50 years of age or older located in the APE. The Section 106 Above-Ground Resources inventory form is the preferred format for providing this information and a completed form should be included as an attachment to this application. If the property is located within a National Register eligible, listed or local district it is only necessary to identify the district: 119 W Ludington Ave.
  - b. Describe the steps taken to identify whether or not any historic properties exist in the APE and include the level of effort made to carry out such steps: No Historic Districts exist in this area, no properties are listed on the State or Federal register of historic places that are a part of or adjacent to the APE properties. The Register of Historic places (Federal and State) do not contain any properties listed or adjacent to the APE.
  - c. Based on the information contained in "b", please choose one:
    - Historic Properties Present in the APE
    - No Historic Properties Present in the APE
  - d. Describe the condition, previous disturbance to, and history of any historic properties located in the APE: This building has been under extensive repairs since the purchase in 2018. The Commercial spaces have been completely remodeled and the upper floor has been completely gutted.
- 

#### V. PHOTOGRAPHS

**Note: All photographs must be keyed to a localized map.**

- a. Provide photographs of the site itself.
  - b. Provide photographs of all properties 50 years of age or older located in the APE (faxed or photocopied photographs are not acceptable).
- 

#### VI. DETERMINATION OF EFFECT

**Note: you must provide a statement explaining/justifying your determination.  
Include statement as an attachment if necessary.**

- No historic properties affected based on [36 CFR § 800.4(d)(1)], please provide the basis for this determination.
- No Adverse Effect [36 CFR § 800.5(b)] on historic properties, explain why the criteria of adverse effect, 36 CFR Part 800.5(a)(1), were found not applicable.
- Adverse Effect [36 CFR § 800.5(d)(2)] on historic properties, explain why the criteria of adverse effect, [36 CFR Part 800.5(a)(1)], were found applicable.

***Please print and mail completed form and required information to:  
State Historic Preservation Office, Cultural Resources Management Section  
Michigan Economic Development Corporation  
300 North Washington Square, Lansing, MI 48913***

119 W Ludington Ave. 106 REVIEW

Map of APE



119 W Ludington Ave. Exterior photos









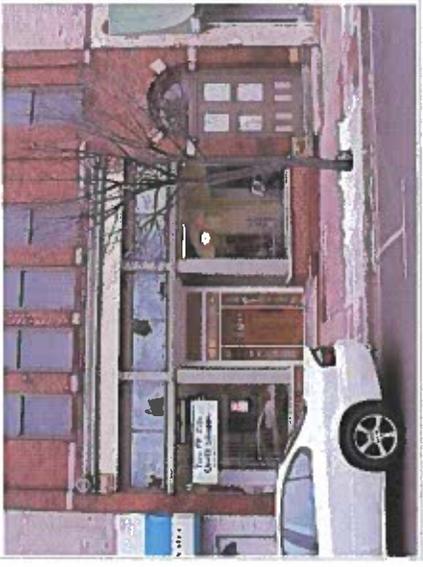
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
BREWSTER HOLDING LLC	RIEMER REAL ESTATE INVEST	299,500	11/02/2018	WD	ARMS LENGTH	18R06303	PTA	100.0
KVALVAAG LARS	BREWSTER HOLDING LLC	233,000	01/20/2017	WD	ARMS LENGTH	17R00461	PTA	100.0
WOLF DUANE & NIA	KVALVAAG LARS	178,850	12/05/2012	LC	ARMS LENGTH	17R00460	PTA	100.0
		65,000	08/01/1989	WD	ARMS LENGTH	436:385	PTA	0.0

Property Address: 119 W LUDINGTON AVE  
 School: LUDINGTON AREA SCHOOLS  
 Class: 201 COMMERCIAL Zoning: CBD ( Building Permit(s) Sign, New/Repair/Replace 05/15/2019 PB19-0054  
 P.R.E. 0%  
 MAP #: 2020 Est TCV Tentative Commercial, Add/Alter/Repa 03/08/2019 PB19-0016  
 2020 Est TCV Tentative Commercial, Add/Alter/Repa 02/15/2019 PB19-0007  
 Land Value Estimates for Land Table DDA.DDA COMMERCIAL 02/21/2017 PB170108 COMPLETE

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIEMER REAL ESTATE INVESTMENTS LLC 5959 LAWDALE ST LUDINGTON MI 49431	Dirt Road	36.00	140.00	1.0000	1.0000	500	100		18,000
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2020	Tentative	Tentative	Tentative			Tentative
2019	9,000	113,300	122,300			122,300S
2018	9,000	109,100	118,100			118,100S
2017	9,000	92,800	101,800			89,944C

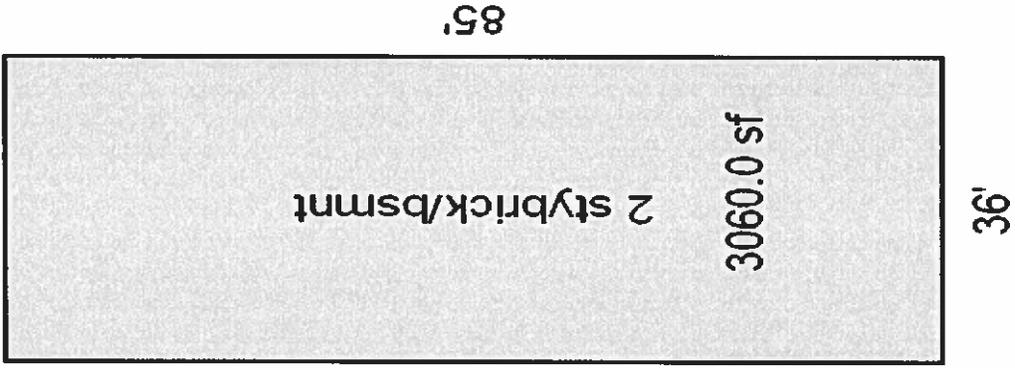
ORIGINAL PLAT W 10 FT OF LOT 3 & E 26 FT OF LOT 4 BLOCK 34.  
 Comments/Influences  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 STANDARD 36.00 140.00 1.0000 1.0000 500 100 18,000  
 36 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 18,000  
 Land Improvement Cost Estimates Rate Size % Good Cash Value  
 Description Commercial Local Cost Land Improvements Rate Size % Good Arch Mult Cash Value  
 CITY WATER/SEWER 2,050.00 1 66 100 1,353  
 Total Estimated Land Improvements True Cash Value = 1,353



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Ludington, County of Mason, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Sketch by Apex Medina™

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

**STATE HISTORIC PRESERVATION OFFICE  
Application for Section 106 Review**

SHPO Use Only				
<input type="checkbox"/> IN	Received Date	___ / ___ / ___	Log In Date	___ / ___ / ___
<input type="checkbox"/> OUT	Response Date	___ / ___ / ___	Log Out Date	___ / ___ / ___
	Sent Date	___ / ___ / ___		

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**I. GENERAL INFORMATION**

THIS IS A NEW SUBMITTAL       THIS IS MORE INFORMATION RELATING TO ER# 20-452

- a. Project Name: Downtown Rental Rehabilitation Project
- b. Project Address (if available): 212 W Ludington Ave.
- c. Municipal Unit: City of Ludington County: Mason
- d. Federal Agency, Contact Name and Mailing Address (If you do not know the federal agency involved in your project please contact the party requiring you to apply for Section 106 review, not the SHPO, for this information.): Department of Housing and Urban Development, Community Planning and Development McNamara Federal Building 477 Michigan Avenue, Detroit, MI 48226 Carmen E. Reveron, HUD Detroit Area Office, 313-226-7900 ext 8194 | Carmen.e.reveron@hud.gov
- e. State Agency (if applicable), Contact Name and Mailing Address: Madelaine Clapp
- f. Senior Program Specialist (CDBG) Michigan Economic Development Corporation 300 N. Washington Square Lansing, MI 48913 Office: 517.335.0109 clappm1@michigan.org
- g. Consultant or Applicant Contact Information (if applicable) including mailing address: Heather LV Tykoski, 400 S Harrison Street Ludington, MI 49431 231.758.0269 htykoski@ci.ludington.mi.us

**II. GROUND DISTURBING ACTIVITY (INCLUDING EXCAVATION, GRADING, TREE REMOVALS, UTILITY INSTALLATION, ETC.)**

DOES THIS PROJECT INVOLVE GROUND-DISTURBING ACTIVITY?  YES  NO (If no, proceed to section III.)

Precise project location map (preferably USGS 7.5 min Quad with quad name, date, and location) with previously recorded archaeological sites visible (this site information is available to qualified archaeologists at the SHPO Office) Portions, photocopies of portions, and electronic USGS maps are acceptable as long as the location is clearly marked.

- a. USGS Quad Map Name:
- b. Township:                  Range:                  Section:
- c. Site plan showing limits of proposed excavation. Description of width, length and depth of proposed ground disturbing activity:
- d. Previous land use and disturbances:
- e. Current land use and conditions:
- f. Did you check the State Archaeological Site Files located at the SHPO?  YES  NO

**III. PROJECT WORK DESCRIPTION AND AREA OF POTENTIAL EFFECTS (APE)**

**Note: Every project has an APE.**

- a. Provide a detailed written description of the project (plans, specifications, Environmental Impact Statements (EIS), Environmental Assessments (EA), etc. **cannot** be substituted for the written description): The second floor has 4 apartment units that require a complete remodel. Upgrades include all systems in the units; electrical, HVAC, plumbing. The remodel will encompass a complete over-hall including drywall, appliances,

#### IV. IDENTIFICATION OF HISTORIC PROPERTIES

- a. List and date all properties 50 years of age or older located in the APE. The Section 106 Above-Ground Resources inventory form is the preferred format for providing this information and a completed form should be included as an attachment to this application. If the property is located within a National Register eligible, listed or local district it is only necessary to identify the district: 212 W Ludington Ave.
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  - c. Based on the information contained in "b", please choose one:
    - Historic Properties Present in the APE
    - No Historic Properties Present in the APE
  - d. Describe the condition, previous disturbance to, and history of any historic properties located in the APE: This building has been under repair to the commercial area, building systems, and lower level since its purchase in 2016.
- 

#### V. PHOTOGRAPHS

**Note: All photographs must be keyed to a localized map.**

- a. Provide photographs of the site itself.
  - b. Provide photographs of all properties 50 years of age or older located in the APE (faxed or photocopied photographs are not acceptable).
- 

#### VI. DETERMINATION OF EFFECT

**Note: you must provide a statement explaining/justifying your determination. Include statement as an attachment if necessary.**

- No historic properties affected based on [36 CFR § 800.4(d)(1)], **please provide the basis for this determination.**
- No Adverse Effect [36 CFR § 800.5(b)] on historic properties, **explain why the criteria of adverse effect, 36 CFR Part 800.5(a)(1), were found not applicable.**
- Adverse Effect [36 CFR § 800.5(d)(2)] on historic properties, **explain why the criteria of adverse effect, [36 CFR Part 800.5(a)(1)], were found applicable.**

***Please print and mail completed form and required information to:  
State Historic Preservation Office, Cultural Resources Management Section  
Michigan Economic Development Corporation  
300 North Washington Square, Lansing, MI 48913***

DEVELOPMENT CORPORATION

February 27, 2020

HEATHER TYKOSKI  
CITY OF LUDINGTON  
400 S HARRISON STREET  
LUDINGTON MI 49431

RE: ER20-452 212 W Ludington Avenue, Ludington Downtown Rental Rehabilitation Project,  
City of Ludington, Mason County (HUD)

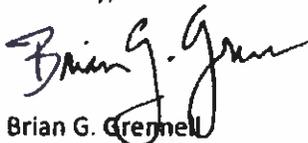
Dear Ms. Tykoski:

We have received your request for review of the above-cited undertaking at the location noted above. The information that you have sent has prompted us to ask for additional details. Please send the following information so that we may complete our review:

- The subject property is located within the Ludington Downtown Historic District, which appears to meet the criteria for listing in the National Register of Historic Places. Therefore, we request that you submit plans and specifications of the proposed work.

**Please note that the Section 106 review process cannot proceed until we are able to consider the information requested above. This letter does not clear the project. If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at 517-335-2721 or by email at GrennellB@michigan.gov. Please reference our project number in all communication with this office regarding this undertaking. Thank you for your cooperation.**

Sincerely,



Brian G. Grennell  
Cultural Resource Management Coordinator

for Brian D. Conway  
State Historic Preservation Officer

REM:BGG

Copy: Madelaine Clapp, MEDC

STATE HISTORIC PRESERVATION OFFICE

300 North Washington Square Lansing, MI 48913 888.522.0103



# - Coastline Construction LLC -

208 South Madison St, Ludington MI 9431 – 231.907.2359 – Lic #2101156056

Mr Adam,

Thank you for your request for proposal for Renovation Construction at 212 West Ludington Avenue – Upstairs Apartments. Attached you will find the estimate and cost breakdown based on our site visit and your provided project scope. The below is an estimate based on current materials and labor rates. Final numbers can/will vary based on material allowances and project irregularities.

Per provided project scope, we have estimated reconstruction of four apartment units and a common hallway/stairwell, in two phases, completing two units at a time, and hallway/stairs last. Current floorplan will remain unchanged except where/if necessary. All walls/floor/ceiling/etc surfaces will be removed and replaced. All Kitchens and baths will be completely redone. Hardwood and Tile surfaces throughout. All current utility lines, HVAC, plumbing, and fixtures, will be replaced. Expected timeframe to completion would be 100-130days per two unit portion of the project.

Cost Estimate Break Down	
Demolition--Rough-Cleanup - Construction on 4 Units	\$78,900.00
HVAC	\$22,200.00
Plumbing	\$19,200.00
Electrical	\$10,700.00
Kitchens	\$58,600.00
Baths	\$21,000.00
Stairwell and Hallway	\$10,200.00
Permits\Engineering Fees	\$4,000.00
<b>Total</b>	<b>\$224,800.00</b>

Please feel free to reach out to us with any questions or concerns. Financing options, project scheduling, and/or construction alternatives can always be discussed at any time. I can be contacted by phone at 231.907.2359. Thank you again for your interest:

**Brian May**  
Coastline Construction LLC  
208 S. Madison St  
Ludington MI 4931  
231-907-2359

May 10, 2019

## Heather Tykoski

---

**From:** Jason Adam <jason\_a\_adam@hotmail.com>  
**Sent:** Friday, April 24, 2020 2:55 PM  
**To:** Heather Tykoski  
**Subject:** Fw: SHPO re-review - 212 West Ludington Ave  
**Attachments:** 212 West Ludington Ave Floorplan Current.pdf

Heather, the contractor is suggesting the following for all windows: Pella 250 series vinyl window with brown exterior and white interior. Glass is double pane with argon gas and low-e protection. Both glass panes would be clear with no grilles present.

Attached is a clearer floorplan.

Please let me know what else you need from me.

---

**From:** Matthew 6 Construction LLC <matthew6constructionllc@gmail.com>  
**Sent:** Thursday, April 23, 2020 6:10 PM  
**To:** Jason Adam <jason\_a\_adam@hotmail.com>  
**Subject:** RE: SHPO re-review - 212 West Ludington Ave

Sounds good sir! Pella 250 series vinyl window with brown exterior and white interior. Glass is double pane with argon gas and low-e protection. Both glass panes would be clear with no grilles present. Thank you and please let me know if you need anything else!

Have a great evening!

Sent from [Mail](#) for Windows 10

**From:** [Jason Adam](#)  
**Sent:** Thursday, April 23, 2020 3:02 PM  
**To:** [Matthew 6 Construction LLC](#)  
**Subject:** Re: SHPO re-review - 212 West Ludington Ave

Honestly man, just shoot me like a spec. The series/model/whatever. If theyre all in that series, I'm fine with that for now. I dont really need the pamphlet. I know Pella is a good window. Think I just need to send them the window we'll be using.

---

**From:** Matthew 6 Construction LLC <matthew6constructionllc@gmail.com>  
**Sent:** Thursday, April 23, 2020 8:17 AM  
**To:** Jason Adam <jason\_a\_adam@hotmail.com>  
**Subject:** RE: SHPO re-review - 212 West Ludington Ave

Hi Jason,

Good to hear from you and I hope this finds you doing well! No problem on the roofing, I completely understand how life changed and we are all adapting as best we can. I have a information pamphlet on the Pella windows we normally

# Pella® 250 Series VINYL

Exceptional vinyl performance and style.



Dual- and Triple-Pane Products, \$\$



## Stronger window frames.

 Offering a higher quality look and **52% stronger window frames than ordinary vinyl.**<sup>1</sup> Available with Pella's exclusive weather repel system.

## Exceptionally energy efficient.

 Upgraded triple-pane glass windows are on average **62% more energy efficient than single-pane windows.**<sup>2</sup> Add foam insulation for increased energy performance.

## Enhanced security and privacy.

 Get additional peace of mind with optional AutoLock window hardware and innovative, integrated flush footbolt and blinds-between-the-glass on patio doors.



Pella 250 Series double-hung window

### WINDOW STYLES

Specialty shapes, special sizes and fixed configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG



SLIDING

### PATIO DOOR STYLES

Special sizes and multiple configurations are also available.



SLIDING

<sup>1</sup> See inside front cover for disclosures.



# Colors & Finishes PELLA® 250 SERIES

## FRAME COLORS

Create a signature look with solid-color and dual-color frames. Dual-color frames allow you to choose a different color for the exterior with a White interior.

### SOLID-COLOR:



### DUAL-COLOR FRAMES:



<sup>1</sup> Based on the force required to bend a window frame profile.

<sup>2</sup> Window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2000 sq. foot existing single-story home when comparing a Pella 250 Series vinyl window with InsulShield Advanced Low-E triple-pane glass with argon to a single paned wood or vinyl window. The range of energy efficiency will vary from 54% to 77% and will vary by location. Your actual savings will vary. The average window energy efficiency is based on a national average of 94 modeled cities across the country with an adjustment based on population. For more details see [pella.com/methodology](http://pella.com/methodology).

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MICHIGAN ECONOMIC  
DEVELOPMENT CORPORATION

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February 27, 2020

HEATHER TYKOSKI  
CITY OF LUDINGTON  
400 S HARRISON STREET  
LUDINGTON MI 49431

RE: ER20-452 212 W Ludington Avenue, Ludington Downtown Rental Rehabilitation Project,  
City of Ludington, Mason County (HUD)

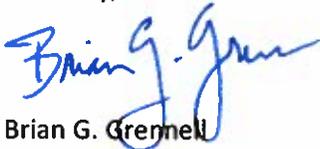
Dear Ms. Tykoski:

We have received your request for review of the above-cited undertaking at the location noted above. The information that you have sent has prompted us to ask for additional details. Please send the following information so that we may complete our review:

- The subject property is located within the Ludington Downtown Historic District, which appears to meet the criteria for listing in the National Register of Historic Places. Therefore, we request that you submit plans and specifications of the proposed work.

**Please note that the Section 106 review process cannot proceed until we are able to consider the information requested above. This letter does not clear the project.** If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at 517-335-2721 or by email at GrennellB@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for your cooperation.

Sincerely,



Brian G. Grennell  
Cultural Resource Management Coordinator

for Brian D. Conway  
State Historic Preservation Officer

REM:BGG

Copy: Madelaine Clapp, MEDC

STATE HISTORIC PRESERVATION OFFICE

300 North Washington Square | Lansing, MI 48913 | 888.522.0103

## STATE HISTORIC PRESERVATION OFFICE Application for Section 106 Review

<b>SHPO Use Only</b>			
<input type="checkbox"/> IN	Received Date ____ / ____ / ____	Log In Date ____ / ____ / ____	
<input type="checkbox"/> OUT	Response Date ____ / ____ / ____	Log Out Date ____ / ____ / ____	
	Sent Date ____ / ____ / ____		

Submit one copy for each project for which review is requested. This application is required. Please type. Applications must be complete for review to begin. Incomplete applications will be sent back to the applicant without comment. Send only the information and attachments requested on this application. Materials submitted for review cannot be returned. Due to limited resources we are unable to accept this application electronically.

### I. GENERAL INFORMATION

THIS IS A NEW SUBMITTAL       THIS IS MORE INFORMATION RELATING TO ER#

- a. Project Name: Downtown Rental Rehabilitation Project
- b. Project Address (if available): 212 W Ludington Ave.
- c. Municipal Unit: City of Ludington County: Mason
- d. Federal Agency, Contact Name and Mailing Address (If you do not know the federal agency involved in your project please contact the party requiring you to apply for Section 106 review, not the SHPO, for this information.): Department of Housing and Urban Development, Community Planning and Development  
McNamara Federal Building 477 Michigan Avenue, Detroit, MI 48226 Carmen E. Reveron, HUD Detroit Area Office, 313-226-7900 ext 8194 | Carmen.e.reveron@hud.gov
- e. State Agency (if applicable), Contact Name and Mailing Address: Madelaine Clapp
- f. Senior Program Specialist (CDBG) Michigan Economic Development Corporation 300 N. Washington Square  
Lansing, MI 48913 Office: 517.335.0109 clappm1@michigan.org
- g. Consultant or Applicant Contact Information (if applicable) *including mailing address*: Heather LV Tykoski, 400 S Harrison Street Ludington, MI 49431 231.758.0269 htykoski@ci.ludington.mi.us

### II. GROUND DISTURBING ACTIVITY (INCLUDING EXCAVATION, GRADING, TREE REMOVALS, UTILITY INSTALLATION, ETC.)

DOES THIS PROJECT INVOLVE GROUND-DISTURBING ACTIVITY?  YES  NO (If no, proceed to section III.)

Precise project location map (preferably USGS 7.5 min Quad with quad name, date, and location) with previously recorded archaeological sites visible (this site information is available to qualified archaeologists at the SHPO Office) Portions, photocopies of portions, and electronic USGS maps are acceptable as long as the location is clearly marked.

- a. USGS Quad Map Name:
- b. Township:            Range:            Section:
- c. Site plan showing limits of proposed excavation. Description of width, length and depth of proposed ground disturbing activity:
- d. Previous land use and disturbances:
- e. Current land use and conditions:
- f. Did you check the State Archaeological Site Files located at the SHPO?  YES  NO

### III. PROJECT WORK DESCRIPTION AND AREA OF POTENTIAL EFFECTS (APE)

**Note: Every project has an APE.**

- a. Provide a detailed written description of the project (plans, specifications, Environmental Impact Statements (EIS), Environmental Assessments (EA), etc. **cannot** be substituted for the written description): The second floor has 4 apartment units that require a complete remodel. Upgrades include all systems in the units; electrical, HVAC, plumbing. The remodel will encompass a complete over-hall including drywall, appliances,

cabinetry, non-load bearing walls may potentially be relocated, all fixtures, fire suppression/fire separation, paint doors, windows, trim, re-dywall and or flooring in common area/Stairwell. Construction will include all necessary interior remodeling to bring the building up to code and to a finished nature suitable and ready to rent to tenants. .

- b. Provide a localized map indicating the location of the project; road names must be included and legible.
- c. On the above-mentioned map, identify the APE.
- d. Provide a written description of the APE (physical, visual, auditory, and sociocultural), the steps taken to identify the APE, and the justification for the boundaries chosen. Interior remodeling is the only work to take place therefore the APE consists only of the property at 212 W Ludington Ave. Visually the site includes the existing building. This will be the only area disturbed by the construction..

#### IV. IDENTIFICATION OF HISTORIC PROPERTIES

- a. List and date **all** properties 50 years of age or older located in the APE. **The Section 106 Above-Ground Resources inventory form is the preferred format for providing this information and a completed form should be included as an attachment to this application.** If the property is located within a National Register eligible, listed or local district it is only necessary to identify the district: 212 W Ludington Ave.
- b. Describe the steps taken to identify whether or not any **historic** properties exist in the APE and include the level of effort made to carry out such steps: No Historic Districts exist in this area, no properties are listed on the State or Federal register of historic places that are a part of or adjacent to the APE properties. The Register of Historic places (Federal and State) do not contain any properties listed or adjacent to the APE.
- c. Based on the information contained in "b", please choose one:
- Historic Properties Present in the APE
- No Historic Properties Present in the APE
- d. Describe the condition, previous disturbance to, and history of any historic properties located in the APE: This building has been under repair to the commercial area, building systems, and lower level since its purchase in 2016.
- 

#### V. PHOTOGRAPHS

**Note: All photographs must be keyed to a localized map.**

- a. Provide photographs of the site itself.
- b. Provide photographs of all properties 50 years of age or older located in the APE (faxed or photocopied photographs are not acceptable).
- 

#### VI. DETERMINATION OF EFFECT

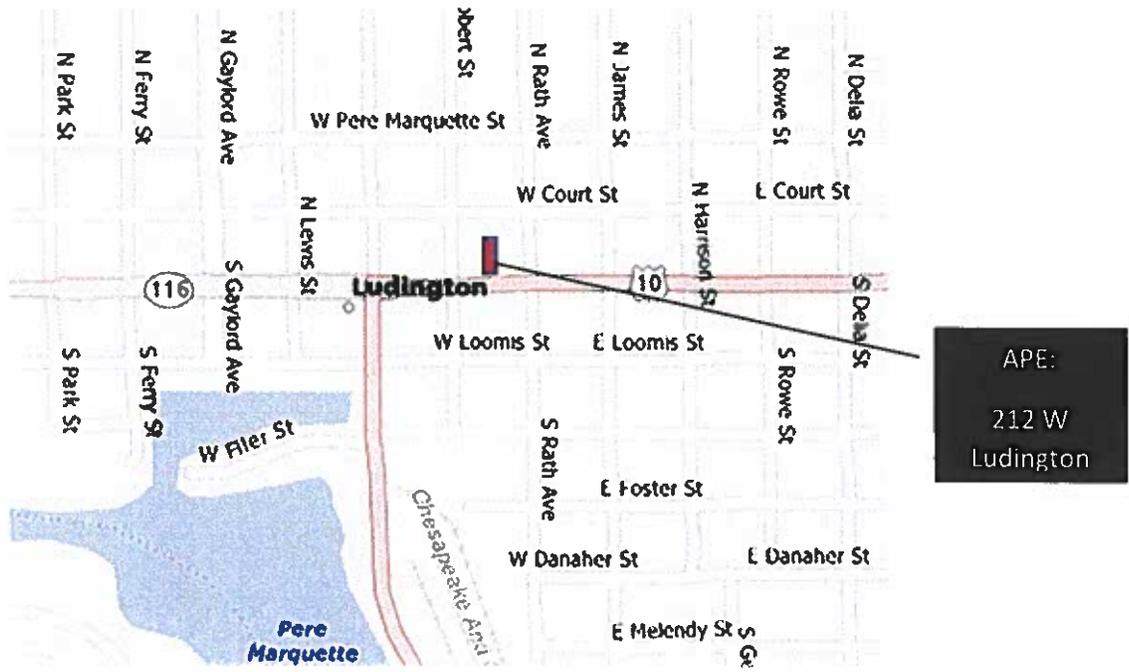
**Note: you must provide a statement explaining/justifying your determination.  
Include statement as an attachment if necessary.**

- No historic properties affected based on [36 CFR § 800.4(d)(1)], **please provide the basis for this determination.**
- No Adverse Effect [36 CFR § 800.5(b)] on historic properties, **explain why the criteria of adverse effect, 36 CFR Part 800.5(a)(1), were found not applicable.**
- Adverse Effect [36 CFR § 800.5(d)(2)] on historic properties, **explain why the criteria of adverse effect, [36 CFR Part 800.5(a)(1)], were found applicable.**

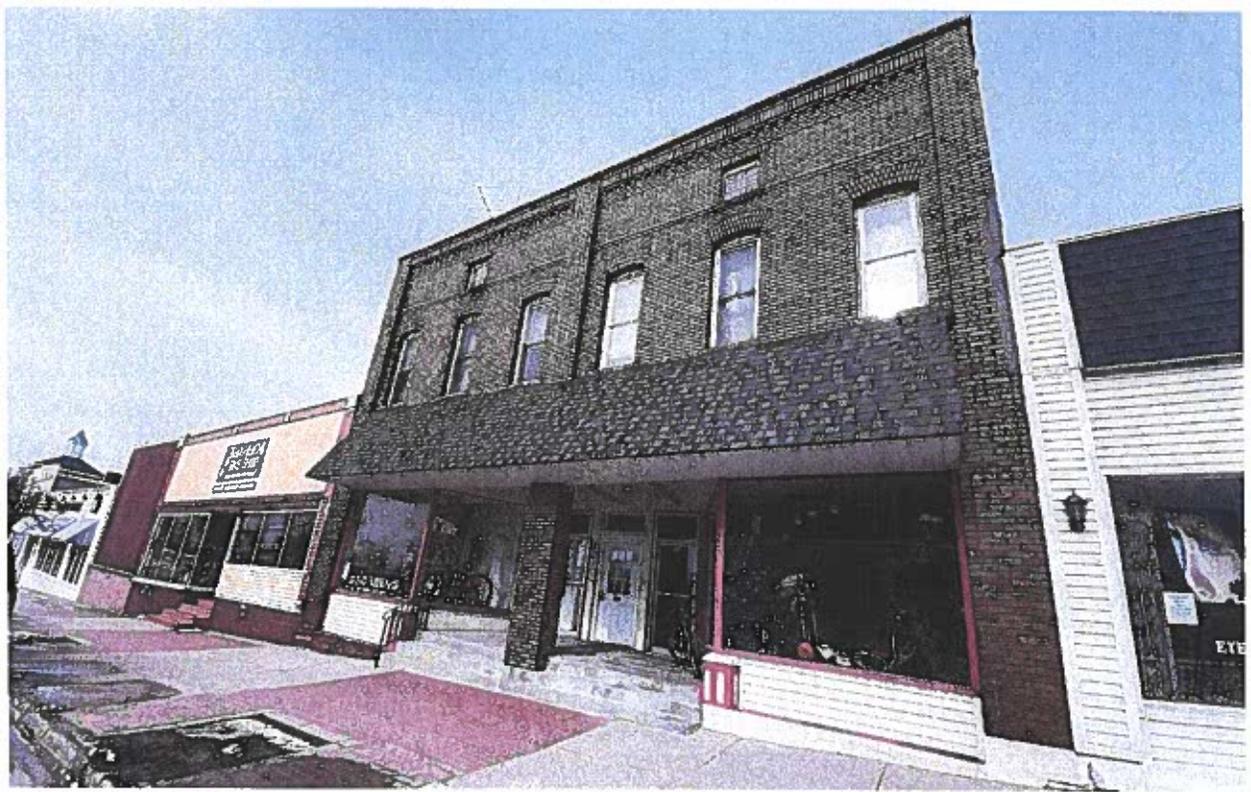
***Please print and mail completed form and required information to:  
State Historic Preservation Office, Cultural Resources Management Section  
Michigan Economic Development Corporation  
300 North Washington Square, Lansing, MI 48913***

212 S JAMES STREET 106 REVIEW

Map of APE



212 W Ludington Ave. Exterior photos





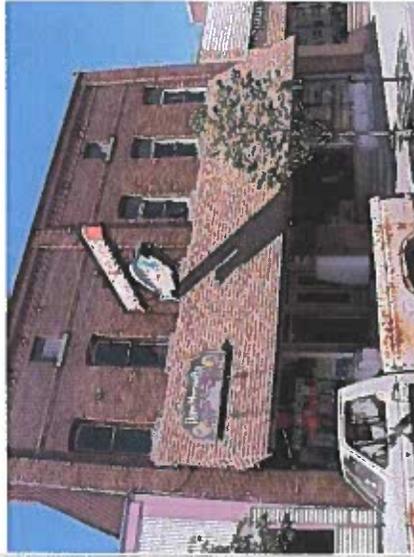


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ADAM JASON A/JAMIE M	212 WEST LUDINGTON LLC	0	12/17/2018	QC	STOCK TRANSFER	18R06764	PTA	0.0
STEINBACH & STEINBACH LLC	ADAM JASON A/JAMIE M	225,000	03/08/2016	WD	ARMS LENGTH	16R01583	PTA	100.0
PATTERSON RICHARD/EDITH	STEINBACH & STEINBACH LLC	156,000	04/30/2001	WD	ARMS LENGTH	531-2273	PTA	100.0
WIGGINS ELAINE M & THOMAS	PATTERSON RICHARD/EDITH	99,000	03/17/2000	WD	ARMS LENGTH	511/1174	PTA	100.0
Property Address		Class: 201 COMMERCIAL Zoning: CBD ( Building Permit(s)		Date		Number		Status
212 W LUDINGTON AVE		School: LUDINGTON AREA SCHOOLS		Sign, New/Repair/Replace		07/26/2011		PB110142 COMPLETE
Owner's Name/Address		P.R.E. 0%		Sign, New/Repair/Replace		11/29/2007		PB071949
212 WEST LUDINGTON LLC		MAP #: SLU		Sign, New/Repair/Replace		06/29/2007		PB071882
212 W LUDINGTON AVE		2020 Est		RES. MULTI-FAMILY		05/03/2001		PB010989
LUDINGTON MI 49431		Vacant		Land Value Estimates for Land Table DDA.DDA COMMERCIAL				

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
212 WEST LUDINGTON LLC	Dirt Road	44.00	144.00	1.0000	1.0000	500	100	STANDARD	22,000	
212 W LUDINGTON AVE	Gravel Road	44 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	22,000
LUDINGTON MI 49431	Paved Road	Land Improvement Cost Estimates							Cash Value	
	Storm Sewer	Description							Cash Value	
	Water	Commercial Local Cost Land Improvements							Cash Value	
	Sewer	Description							Cash Value	
	Electric	CITY WATER/SEWER							Cash Value	
	Gas	Rate							Cash Value	
	Curb	2,050.00							Cash Value	
	Street Lights	Size & Good							Cash Value	
	Standard Utilities	Rate							Cash Value	
	Underground Utils.	Size & Good Arch Mult							Cash Value	
	Topography of Site	1							Cash Value	
	Level	Total Estimated Land Improvements True Cash Value =							Cash Value	
	Rolling								Cash Value	
	Low								Cash Value	
	High								Cash Value	
	Swamp								Cash Value	
	Wooded								Cash Value	
	Pond								Cash Value	
	Waterfront								Cash Value	
	Ravine								Cash Value	
	Wetland								Cash Value	
	Flood Plain								Cash Value	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2020	Tentative	Tentative	Tentative			Tentative
2019	11,000	83,800	94,800			85,504C
2018	11,000	72,500	83,500			83,500S
2017	11,000	71,000	82,000			82,000S

2/5/01 SLU RESIDENTIAL ON 2ND FLOOR



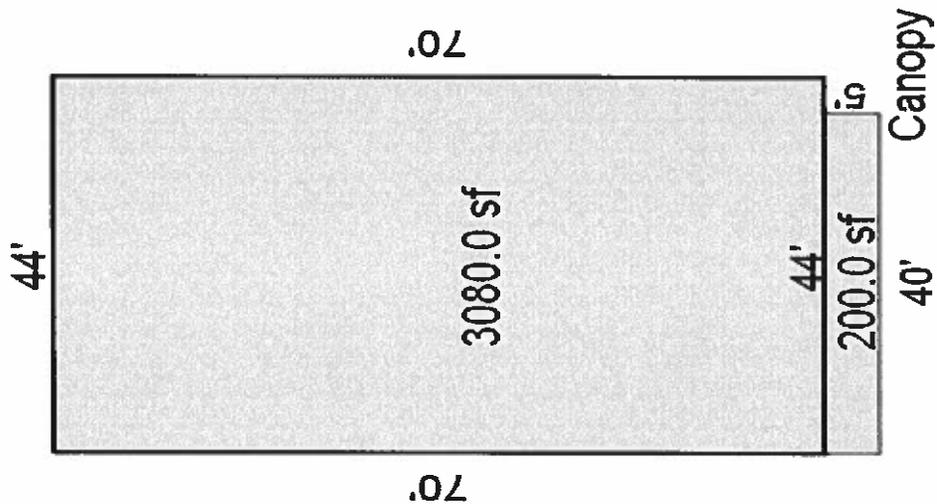
Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Ludington, County of Mason, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<<<< Calculator Cost Computations >>>>>>	
Class: D Quality: Average Stories: 2 Story Height: 10 Perimeter: 228 Overall Building Height: 18		Base Rate for Upper Floors = 95.12 Storage Basement Basement, Base Rate for Basement = 35.54 (Basement Fireproofing Rate = 0.00)	
Construction Cost High Above Ave. X Ave. Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Package Heating & Cooling 100 Ave. SqFt/Story: 3080 Ave. Perimeter: 228 Has Elevators:		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.24 100% (10) Heating system: Package Heating & Cooling Cost/SqFt: 17.74 100% Combined Heating System adjustment: 21.98 100% Bsmnt Heating system: No Heating or Cooling Cost/Sqft: 0.00 Adjusted Square Foot Cost for Upper Floors = 117.10 Adjusted Square Foot Cost for Basement = 35.54	
Area: 3080 Perimeter: 228 Type: Storage Basement Heat: No Heating or Cooling		Total Floor Area: 3,080 Base Cost New of Upper Floors = 360,667 Basement Area: 3,080 Base Cost New of Basement = 109,463	
Area #1: (No Rates) Type #1: Office Area #2: (No Rates) Type #2: Office		Reproduction/Replacement Cost = 470,130 Overall %Good: 46 /100/100/100/46.0 Total Depreciated Cost = 216,260	
* Sprinkler Info * Area: Type: Average		Unit in Place Items Rate Quantity Arch %Good Depr.Cost EYEBROW 200 1.00 86 3,760	
(1) Excavation/Site Prep:		ECF (DDA-COMMERCIAL) 0.750 => TCV of Bldg: 1 = 165,015 Replacement Cost/Floor Area= 154.06 Est. TCV/Floor Area= 53.58	
(2) Foundation: Footings		(11) Electric and Lighting:	
X Poured Conc Brick/Stone Block		Outlets: Fixtures:	
(3) Frame:		X Few Average X Few Average Many Unfinished Many Average Unfinished Typical Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer	
(4) Floor Structure:		(13) Roof Structure: Slope=0	
(5) Floor Cover:		(14) Roof Cover:	
(6) Ceiling:		Thickness Bsmnt Insul.	
(7) Interior:		(39) Miscellaneous:	
(8) Plumbing:		(40) Exterior Wall:	
Many Above Ave. Average Typical Total Fixtures Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners		(40) Exterior Wall:	
(9) Sprinklers:		Thickness Bsmnt Insul.	
(10) Heating and Cooling:		(40) Exterior Wall:	
X Gas Coal Hand Fired Oil Stoker Boiler		Thickness Bsmnt Insul.	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apex Medina™

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

## STATE HISTORIC PRESERVATION OFFICE Application for Section 106 Review

SHPO Use Only			
<input type="checkbox"/> IN	Received Date	____ / ____ / ____	Log In Date
<input type="checkbox"/> OUT	Response Date	____ / ____ / ____	Log Out Date
	Sent Date	____ / ____ / ____	

*Submit one copy for each project for which review is requested. This application is required. Please type. Applications must be complete for review to begin. Incomplete applications will be sent back to the applicant without comment. Send only the information and attachments requested on this application. Materials submitted for review cannot be returned. Due to limited resources we are unable to accept this application electronically.*

### I. GENERAL INFORMATION

THIS IS A NEW SUBMITTAL       THIS IS MORE INFORMATION RELATING TO ER# 20-450

- a. Project Name: Downtown Rental Rehabilitation Project
- b. Project Address (if available): 327 S James Street
- c. Municipal Unit: City of Ludington County: Mason
- d. Federal Agency, Contact Name and Mailing Address (*If you do not know the federal agency involved in your project please contact the party requiring you to apply for Section 106 review, not the SHPO, for this information.*): Department of Housing and Urban Development, Community Planning and Development McNamara Federal Building 477 Michigan Avenue, Detroit, MI 48226 Carmen E. Reveron, HUD Detroit Area Office, 313-226-7900 ext 8194 | Carmen.e.reveron@hud.gov
- e. State Agency (if applicable), Contact Name and Mailing Address: Madelaine Clapp
- f. Senior Program Specialist (CDBG) Michigan Economic Development Corporation 300 N. Washington Square Lansing, MI 48913 Office: 517.335.0109 clappm1@michigan.org
- g. Consultant or Applicant Contact Information (if applicable) *including mailing address*: Heather LV Tykoski, 400 S Harrison Street Ludington, MI 49431 231.758.0269 htykoski@ci.ludington.mi.us

### II. GROUND DISTURBING ACTIVITY (INCLUDING EXCAVATION, GRADING, TREE REMOVALS, UTILITY INSTALLATION, ETC.)

DOES THIS PROJECT INVOLVE GROUND-DISTURBING ACTIVITY?  YES  NO (If no, proceed to section III.)

Precise project location map (preferably USGS 7.5 min Quad with quad name, date, and location) with previously recorded archaeological sites visible (this site information is available to qualified archaeologists at the SHPO Office) Portions, photocopies of portions, and electronic USGS maps are acceptable as long as the location is clearly marked.

- a. USGS Quad Map Name:
- b. Township:                  Range:                  Section:
- c. Site plan showing limits of proposed excavation. Description of width, length and depth of proposed ground disturbing activity:
- d. Previous land use and disturbances:
- e. Current land use and conditions:
- f. Did you check the State Archaeological Site Files located at the SHPO?  YES  NO

### III. PROJECT WORK DESCRIPTION AND AREA OF POTENTIAL EFFECTS (APE)

**Note: Every project has an APE.**

- a. Provide a detailed written description of the project (plans, specifications, Environmental Impact Statements (EIS), Environmental Assessments (EA), etc. **cannot** be substituted for the written description): Construction includes: North side ceiling and roof load structure; removal of floor and subfloor; installation of floor joists; fire protection between upper and lower level; installation of subfloor; Exterior walls and doors; walls include

#### IV. IDENTIFICATION OF HISTORIC PROPERTIES

- a. List and date **all** properties 50 years of age or older located in the APE. **The Section 106 Above-Ground Resources inventory form is the preferred format for providing this information and a completed form should be included as an attachment to this application.** If the property is located within a National Register eligible, listed or local district it is only necessary to identify the district: 327 S James Street
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- c. Based on the information contained in "b", please choose one:
- Historic Properties Present in the APE
- No Historic Properties Present in the APE
- d. Describe the condition, previous disturbance to, and history of any historic properties located in the APE: This building has been under extensive repairs since the purchase in 2014. The Commercial spaces have been completely remodeled and the upper floor has been completely gutted with some fire separation work started on the south side.
- 

#### V. PHOTOGRAPHS

**Note: All photographs must be keyed to a localized map.**

- a. Provide photographs of the site itself.
- b. Provide photographs of all properties 50 years of age or older located in the APE (faxed or photocopied photographs are not acceptable).
- 

#### VI. DETERMINATION OF EFFECT

**Note: you must provide a statement explaining/justifying your determination. Include statement as an attachment if necessary.**

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***Please print and mail completed form and required information to:  
State Historic Preservation Office, Cultural Resources Management Section  
Michigan Economic Development Corporation  
300 North Washington Square, Lansing, MI 48913***

DEVELOPMENT CORPORATION

February 27, 2020

HEATHER TYKOSKI  
CITY OF LUDINGTON  
400 S HARRISON STREET  
LUDINGTON MI 49431

RE: ER20-450 327 S James Street, Ludington Downtown Rental Rehabilitation Project, City of  
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Dear Ms. Tykoski:

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**Please note that the Section 106 review process cannot proceed until we are able to consider the information requested above. This letter does not clear the project. If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at 517-335-2721 or by email at GrennellB@michigan.gov. Please reference our project number in all communication with this office regarding this undertaking. Thank you for your cooperation.**

Sincerely,



Brian G. Grennell  
Cultural Resource Management Coordinator

for Brian D. Conway  
State Historic Preservation Officer

REM:BGG

Copy: Madelaine Clapp, MEDC

STATE HISTORIC PRESERVATION OFFICE

300 North Washington Square Lansing, MI 48913 888.522.0103

# GENERAL SPEC LIST; 327 SOUTH JAMES; LUDINGTON, MI 49431

---

## STRUCTURE REPAIR

- 1.75 x 5.5 LVL- approximately 280'
- 1.75 x 14 LVL - approximately 480'
- 112 - 11 7/8 @ 22' - 360 TJI's
- 2 x 12's; 2 x 4's; lumber - see engineer's drawing

## FIRE PROTECTION PLAN (FPP)

- Intumescent paint for bottom of TJI's
- 1.75 x 1.5 fire treated cleats per engineer's drawing
- 5/8 " drywall per FPP and engineer's drawing
- 3" minimum Rock Wool Safe and Sound insulation per engineer's drawing
- Batt fiberglass insulation per engineer's drawing
- 3/4" OSB T&G subfloor per engineer's drawing

This in in addition to the sprinkler system per engineer's FPP

## UPPER LEVEL EXTERIOR WALLS

Rough framing per engineer's drawing

## EXTERIOR REAR STAIRWAY

- Treated lumber and balusters per engineer's drawing
- 36" Exterior door

## HALLWAY

Doors

- 3 - 30" prehung doors; brand, design, options and hardware TBD
- 1 - 24" prehung door; brand, design, options and hardware TBD

Insulation

- Rockwool Safe and Sound

Floor

- Carpet

Ceiling and Walls

- Drywall - all material shall be approved manufacture installed per code

## UNIT 1

Doors - brand, design, options and hardware TBD.

- 1 - 36" fire rated entrance door
- 5 - 30" prehung doors
- 4 - 24" slab door
- 1 - 48" bifold or french doors

Cabinets - brand, design, options and hardware TBD.

Kitchen

- 1 - 36 "base sink cabinet
- 20' of base cabinet/drawers
- 9' upper cabinets

Countertops

Kitchen

- Quartz or Formica - grade, design TBD

Master Bathroom

## GENERAL SPEC LIST; 327 SOUTH JAMES; LUDINGTON, MI 49431

- 1 - 36" vanity with top- brand, design, options and hardware TBD
- 1 - Standard tub - brand, design, options and hardware TBD
  - Tile or tub surround
- 1 - Toilet; brand TBD

### Main Bathroom

- 1 - 48" vanity - brand, design, options and hardware TBD
- 1 - 42" shower base with surround or tile
- 1 - Glass shower door(s)
- 1 - Toilet; brand TBD

### Trim

- Base - 1x6 mdf or finger joint primed
- Window and Door casing - 1x4 with backband; mdf or finger joint primed
- Shoe molding - mdf or finger joint primed

### Ceilings

- Drywall - all material shall be approved manufacture installed per code

### Walls

- Drywall- all material shall be approved manufacture installed per code

### Floors

- ¾" wood; locking engineered wood; vinyl plank

### Closets

- Material and shelving TBD

### Insulation - Rockwool Safe 'n' Sound

- Between living room and bedroom
- Bathroom walls
- Between Unit 1 and 3
- Between Unit 1 and 2

### HVAC

#### Furnace

- Mini split or gas- brand, design, BTU's TBD

#### Water Heater

- On demand - brand, design, BTU's TBD

### UNIT 2

#### Doors - brand, design, options and hardware TBD

- 1 - 36" 2 panel fire rated entrance door
- 6 - 30" prehung doors
- 2 - 36" prehung doors

#### Cabinets - brand, design, options and hardware TBD.

##### Kitchen

- 1 - 36 "base sink cabinet
- 12' of base cabinet/drawers
- 7' of upper cabinets

##### Countertops

##### Kitchen

- Quartz or Formica - grade, design TBD

# GENERAL SPEC LIST; 327 SOUTH JAMES; LUDINGTON, MI 49431

## Main Bathroom

- 1 - 36" vanity with top- brand, design, options and hardware TBD
- 1 - Standard tub - brand, design, options and hardware TBD
  - Tile or tub surround
- 1 - Toilet; brand TBD

## Bathroom off common space

- 1 - 42" vanity with top- brand, design, options and hardware TBD
- 1 - 42" shower base with surround or tile
- 1 - glass shower door(s)

## Trim

- Base - 1x6 mdf or finger joint primed
- Window and Door casing - 1x4 with backband; mdf or finger joint primed
- Shoe molding - mdf or finger joint primed

## Ceilings

- Drywall - all material shall be approved manufacture installed per code

## Walls

- Drywall- all material shall be approved manufacture installed per code

## Floors

- ¾" wood; locking engineered wood; vinyl plank

## Closets

- Material and shelving TBD

## Insulation - Rockwool Safe 'n' Sound

- Between living room and bedroom
- Bathroom walls
- Between Unit 4 and 2
- Between Unit 2 and 1
- Between closet and common washer/dryer

## HVAC

### Furnace

- Mini split or gas furnace- brand, design, BTU's TBD

### Water Heater

- On demand - brand, design, BTU's TBD

## UNIT 3

### Doors - brand, design, options and hardware TBD.

- 36" 2 panel fire rated entrance door
- 30" prehung 2 panel doors
- 30" 2 panel slab with either barn door hardware or hidden track

### Cabinets - brand, design, options and hardware TBD.

#### Kitchen

- 1- 33" sink base cabinet
- 1 - 36" base corner cabinet
- 1- 36" blind base cabinet
- 1 - 15" drawer base cabinet
- 3 - Upper cabinets

# GENERAL SPEC LIST; 327 SOUTH JAMES; LUDINGTON, MI 49431

## Countertops

### Kitchen

Formica - grade, design TBD

## Bathroom

- 1 - 36" vanity with top- brand, design, options and hardware TBD
- 1 – 48" shower base with surround or tile
- Glass shower door(s)
- 1 - Toilet; brand TBD

## Trim

- Base - 1x6 mdf or finger joint primed
- Window and door casing - 1x4 with backband; mdf or finger joint primed
- Shoe molding - mdf or finger joint primed

## Ceilings

- Drywall - all material shall be approved manufacture installed per code
- Exposed LVL's

## Walls

- Drywall- all material shall be approved manufacture installed per code

## Insulation - Rockwool Safe 'n' Sound

- Between living room and bedroom
- Bathroom walls
- Between Unit 3 and 1

## Floors

- ¾" wood; locking engineered wood; vinyl plank

## HVAC

### Furnace

- Mini split– brand, design, BTU's TBD

### Water Heater

- On demand – brand, design, BTU's TBD

## UNIT 4

### Doors - brand, design, options and hardware TBD.

- 1-36" 2 panel fire rated entrance door
- 3- 30" prehung doors
- 24" prehung door

### Cabinets - brand, design, options and hardware TBD.

- 1-33" sink base cabinet
- 1 - 36" base corner cabinet
- 1 - base blind cabinet
- 1 - 24" base drawer cabinet
- 3 - upper cabinets

## Countertops

### Kitchen

- Formica - grade, design TBD

# **GENERAL SPEC LIST; 327 SOUTH JAMES; LUDINGTON, MI 49431**

---

## **Bathroom**

- 1 - 36" vanity with top- brand, design, options and hardware TBD
- 1 - 48" shower base with surround or tile
- 1 - Glass shower door(s)
- 1 - Toilet; brand TBD

## **Trim**

- Base - 1x6 mdf or finger joint primed
- Window and door casing 1x4 with backband; mdf or finger joint primed
- Shoe molding; mdf or finger joint primed

## **Ceilings**

- Drywall - all material shall be approved manufacture installed per code
- Exposed LVL's

## **Walls**

- Drywall - all material shall be approved manufacture installed per code

## **Floors**

- ¾" wood; locking engineered wood; vinyl plank

## **Insulation - Rockwool Safe 'n' Sound**

- Between living room and bedroom
- Bathroom walls
- Between Unit 4 and 2
- Between closet and common washer/dryer

## **HVAC**

### **Furnace**

- Mini split- brand, design, BTU's TBD

### **Water Heater**

- On demand - brand, design, BTU's TBD

## **GENERAL**

**FIRE PROTECTION** - Fire suppression/fire separation or partition walls; FPP for structure per engineer's drawings; water supply upgrade to building

**INSULATION** - Foam; Cellulose; Fiberglass

## **ELECTRIC**

- Main Feed upgrade to include four (4) additional meters.
- Furnish and install all material, equipment, permits and labor to provide complete electric systems.

## **PLUMBING**

- Water upgrade to the building
- Furnish and install all material, equipment, permits and labor to provide complete plumbing systems.

## **GAS**

- Natural gas entry upgrade TBD by DTE Energy

# GENERAL SPEC LIST; 327 SOUTH JAMES; LUDINGTON, MI 49431

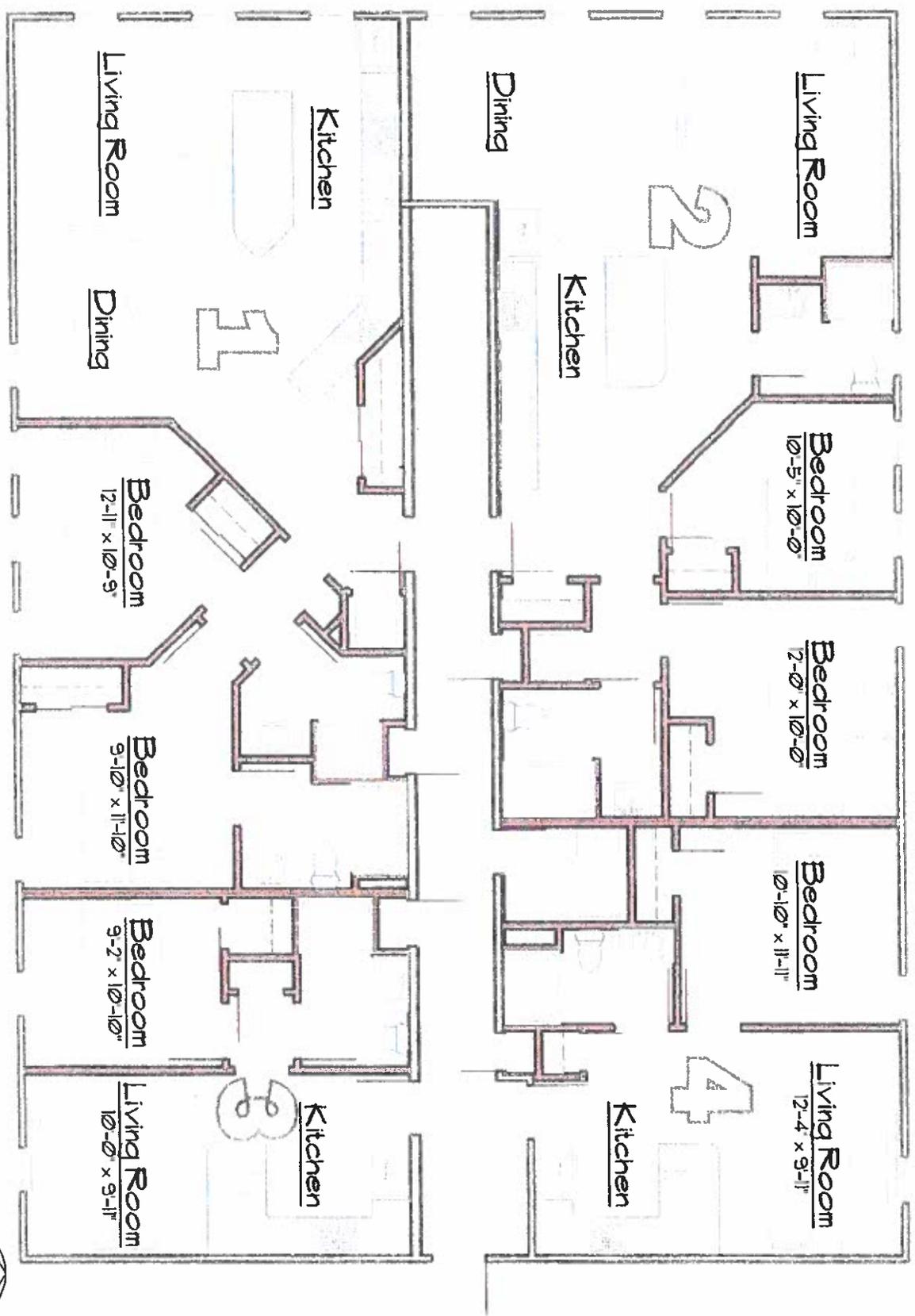
## PAINTING

- Prime all areas of drywall walls and ceilings
- One finish paint coat on ceilings; color and type TBD
- Two coats of finish paint on walls; color and type TBD
- Prepping and finish paint with two coats of paint on all base trims, door casings, doors

## LIGHTS

- Recessed; pendant; ceiling

3271 South Jones' Building 411

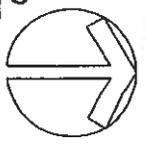


# Upper Level Floor Plan

Scale: 1/8" = 1-0"

OPTION 1

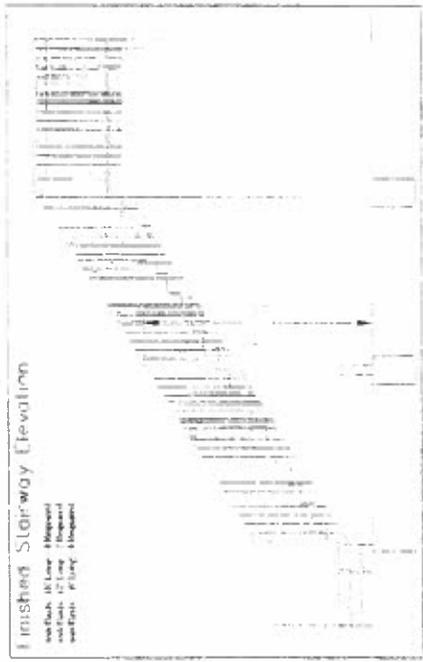
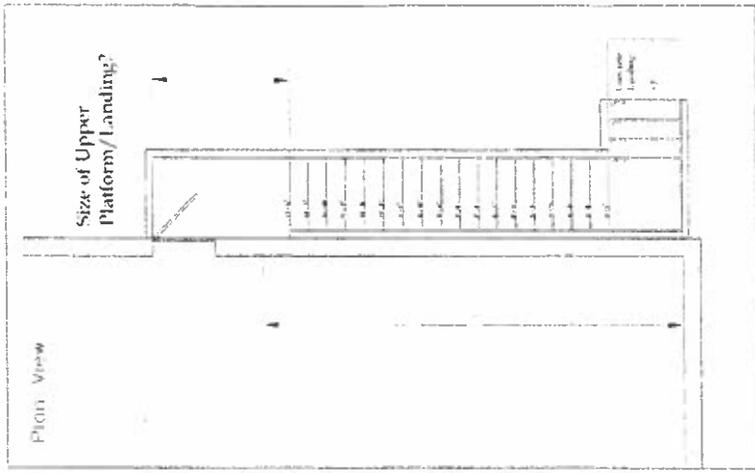
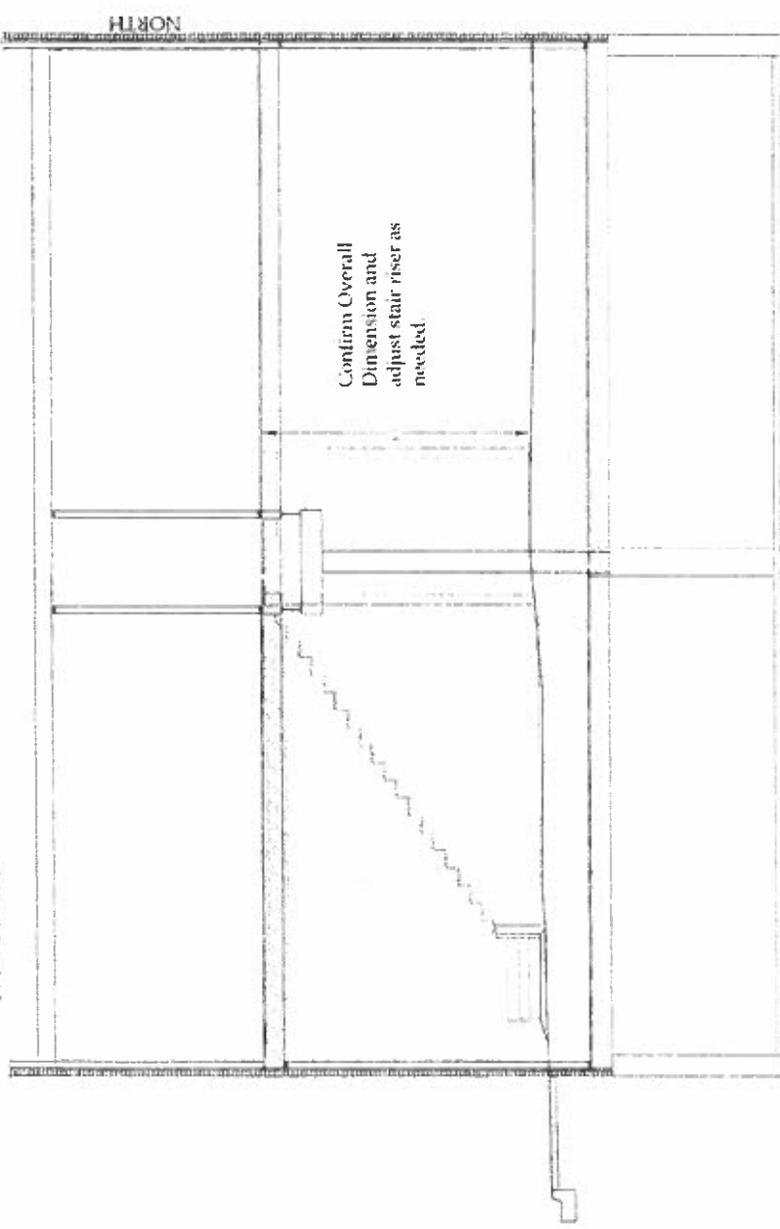
R-Ship



Friday, March 20, 2020 north

REQUIRED LEGAL STAIRCASE AS PER OF BLDG; 327 S. James Ludington MI

East Elevation



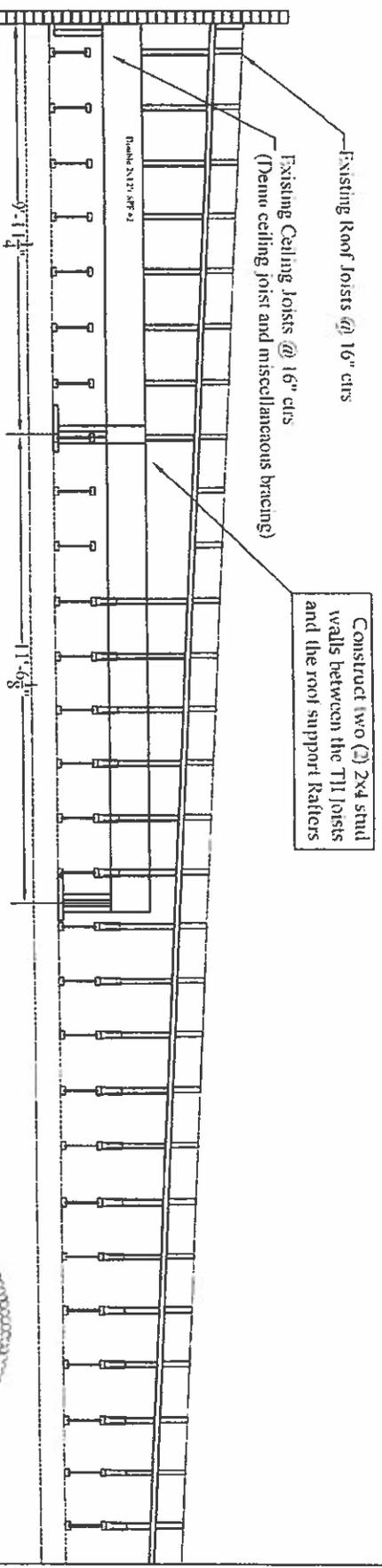
**INA**  
 NORDLUND & ASSOCIATES, INC.  
 Professional Engineers, Surveyors & Planners, Inc. 1922  
 1100 East Main Street  
 Ludington, Michigan 49634  
 Phone: 231.335.1111  
 Fax: 231.335.1112  
 E-mail: ina@ina.com

Project: TCR, Inc. et al., N.J.E.  
 L.P. # 100  
 November 2014

Prepared Building, assembling, at  
 1335-1 1 of

3201 South Avenue, Birmingham, AL

# Structural Repairs to the Roof and 2nd Level Floors



Install TJI Series 290 @ 24" (Possible) centers. Bottom of joist - 9'2" above floor height.

Remove existing floor boards and install TJI Series 290 @ 16" centers. Install adjacent to existing 2x12 joists

- Roof Repairs:**
1. Establish an 10' - 12' maximum work area where the TJI's are to be installed
  2. Install Double 2x12 w/ 4" Spacers at - third points - adjust as needed to match existing joists splices
  3. Demolish the ex. ceiling joists and other support boards in the "airtie" space
  4. Install double 1.75 x 5.5 LVL against exterior wall for support. GRK to existing studs (Double 1.75 = 3.5" - which will fit 2x4 fire-rated wall)
  5. Install Triple 1.75 x 14 LVL @ 10' - 12' centers (Oriented North-South)
  6. Install two (2) 2x4 stud walls in the attic extending up from the top of the Double 2x12 w/ 4" Spacers to base of existing roof joists. (Does not require sheathing - to be located at - third-points to distribute loading and support roof joists)
  7. Install Series 290 "T" Joist (or Stronger) at the desired level of the ceiling. (5 & 2)
  8. Install the TJI's in accordance with the MFR's recommendations - including bearing widths, bracing and any other criteria
  9. Notify Engineer of any conflicts - so that these drawings may be revised

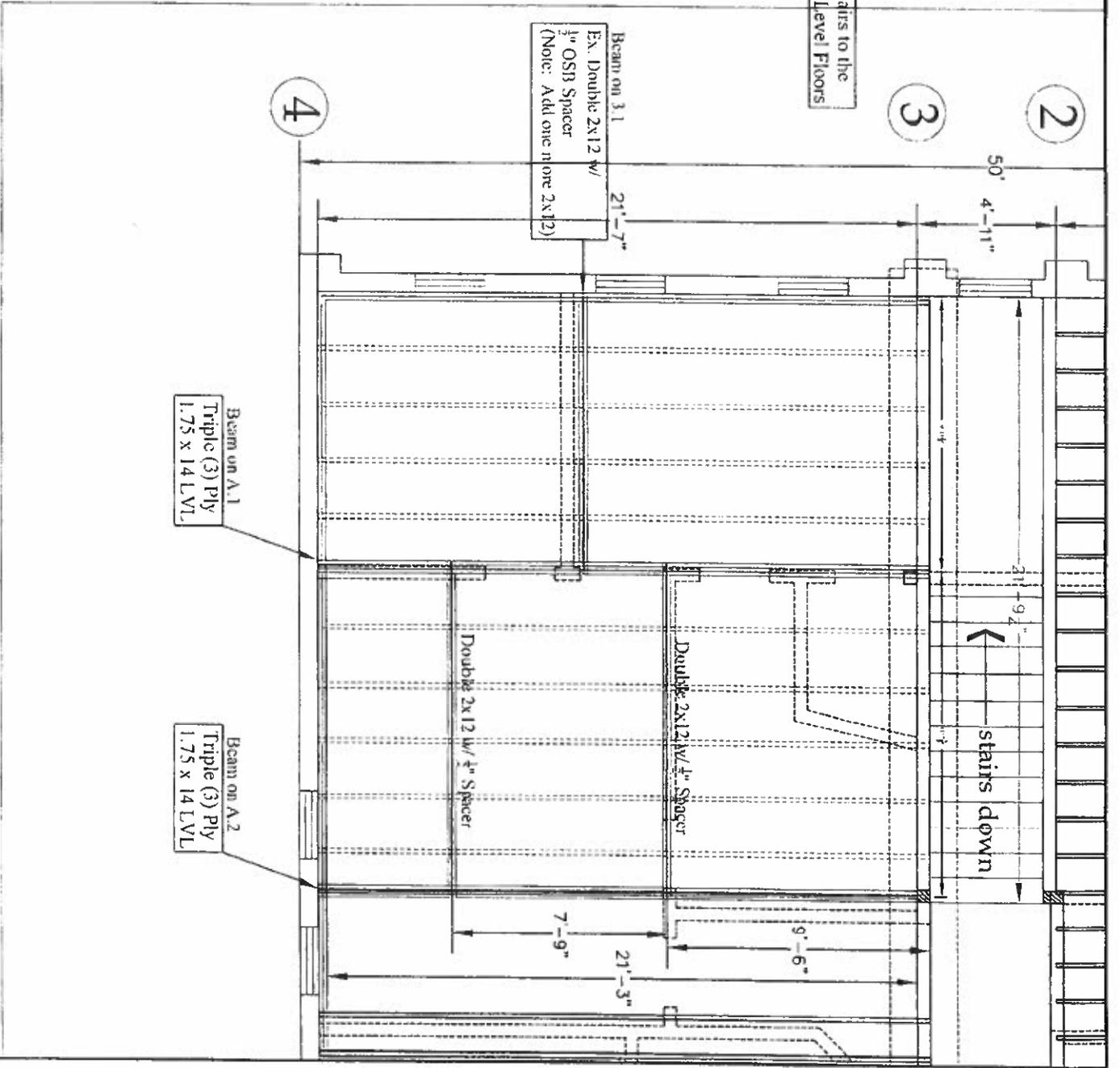
**Floor Joist Repairs:**

1. Establish an 8' maximum work area where the TJI's are to be installed.
2. Remove the existing floor to expose the top of the floor/ceiling joists.
3. Clean out the joist cavity between the ceiling (bottom) and joists (sides) with a shop-vac.
4. Confirm that the ledger board on the south wall is structurally sound. If needed - replace it with 2x4's to provide a minimum 3" wide bearing.
5. Install new Fire-Painted "1" joist, Clear, Drywall Cap, Rockwool insulation layer, Batt Insulation in joist cavity per Detail
6. Install sub flooring (3/4" T & G OSB or Plywood)



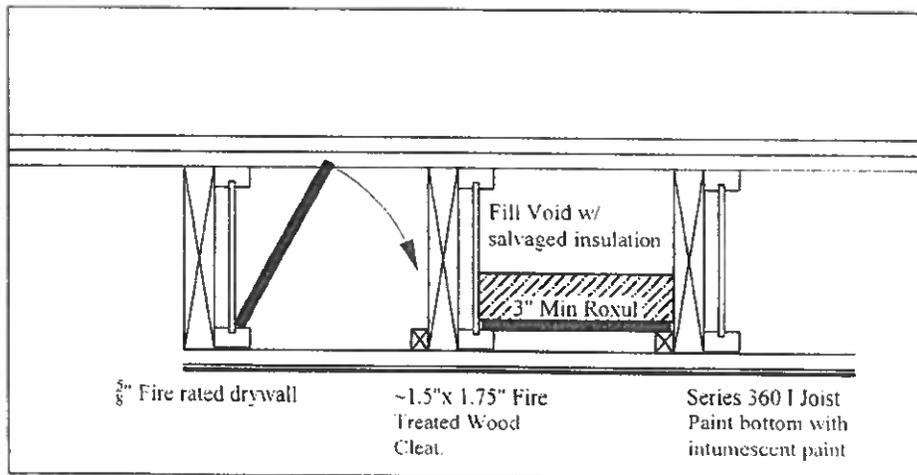
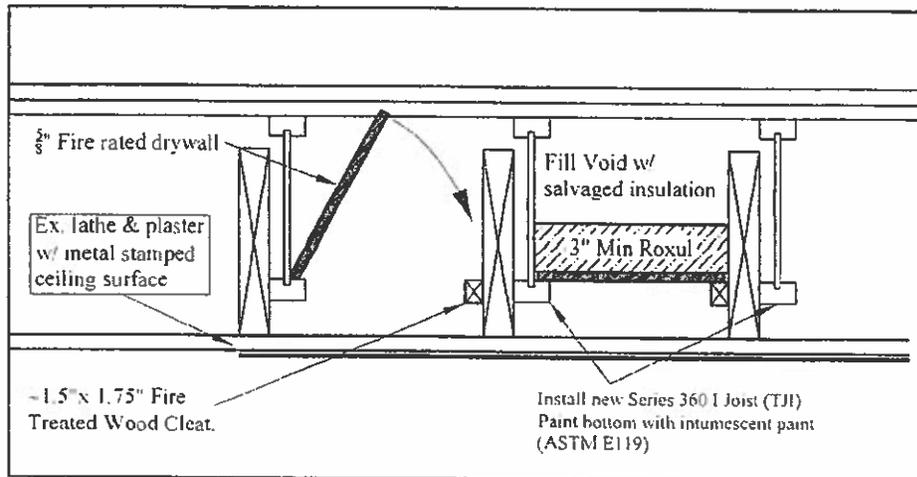
327 South James Street  
 Ludington, Michigan  
 2/13/18

Structural Repairs to the  
 Roof and 2nd Level Floors



327 South James Street  
Ludington, Michigan  
2/13/18

1 hour  
Fire Protection Detail  
Ceiling Mercantile/Floor Residential



Fire Protection:

1. Owner to install an automatic sprinkler system prior to the use of the 2nd floor as a residential space. System to be installed throughout the entire building.
2. Per Michigan Building Code - Table 508.4: Mercantile (Lower Level) - Residential (Future Upper Level) requires a 1 hour (Fire) Separation if the entire building is sprinkled.

The 1 hour fire separation to be provided by the following:

- A. Only the bottom of the existing 2x12's will be exposed to a fire in the lower level. The char rate of the existing 2x12 joists wood is approximately 1.5 inches per hour. It will take ~1.0 hours for the fire to destroy the bottom 1.5" of the 2x12 joist.
- B. Install a cleat to one side of the 2x12 joists. 1.75" tall x 1.5" wide (ripped 2x4). The cleat will be fire treated lumber. The top of the cleat will be level with the bottom flange of the "I" Joist. Due to the deflection of the existing floor joists - the distance from the bottom of the joist will be avariable.
- C. Install the Series ~~230~~ 360 I Joists (11.875" tall). Install blocking (plywood) between the web of the "I" Joist and the existing (sagged) 2x12 joist - and bridging at mid-span. Install fire resistant (intumescent) paint on the bottom and sides of the bottom chord of the "I" Joists.
- D. A layer of 5/8" fire rated drywall is to be placed on top of the "I" Joist bottom flange and on top of the cleat installed previously. Do not nail it to the flange/cleat. No joint compound need to be installed.
- E. Trim and install a layer of 3" minimum Roxul (Safe & Sound). Alternate the joints in the drywall/roxul so that they are staggered by at least 16"
- F. Fill the remainder of the void with salvaged batt insulation.
- G. Install 3/4" flooring on top of the "I" Joists.



327 South James Street  
 Ludington, Michigan  
 2/13/18



Install as End Bearing  
 Condition or install a pair of  
 L90 Joist Clips (Simpson)

Floor Loading:  
 40 psf Live Load  
 10 psf Dead Load  
 Moment = 3904 ft-#

21'-6"

New floor "P" joists to be installed. Existing joists to

Blocking:  
 Adjust CRK Location to  
 account for sag of 2x12

$$\frac{(21.67)^2 \times (1.33 \times 50)}{8} = 3903.5$$

$$\text{Deflection} = \frac{22.5 \times (1.33 \times 50) \times (21.67)^4}{B} + \frac{2.67 \times (1.33 \times 50) \times (21.67)^2}{d \times 10^6}$$

$$B = 419 \times 10^6$$

$$d = 11.875$$

$$\text{Deflection} = \frac{22.5 \times 66.7 \times 21.67^4}{419 \times 10^6} + \frac{2.67 \times 66.7 \times 21.67^2}{11.875 \times 10^6} = 0.86"$$



Install blocking @ third-points  
 throughout 22' span  
 Use 2" x 6" x 12"  
 Plywood/OSB. Four CRK's  
 (3/16" x 4")

---

MICHIGAN ECONOMIC  
DEVELOPMENT CORPORATION

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February 27, 2020

HEATHER TYKOSKI  
CITY OF LUDINGTON  
400 S HARRISON STREET  
LUDINGTON MI 49431

RE: ER20-450 327 S James Street, Ludington Downtown Rental Rehabilitation Project, City of  
Ludington, Mason County (HUD)

Dear Ms. Tykoski:

We have received your request for review of the above-cited undertaking at the location noted above. The information that you have sent has prompted us to ask for additional details. Please send the following information so that we may complete our review:

- The subject property is located within the Ludington Downtown Historic District, which appears to meet the criteria for listing in the National Register of Historic Places. Therefore, we request that you submit plans and specifications of the proposed work.

**Please note that the Section 106 review process cannot proceed until we are able to consider the information requested above. This letter does not clear the project.** If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at 517-335-2721 or by email at GrennellB@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for your cooperation.

Sincerely,



Brian G. Grennell  
Cultural Resource Management Coordinator

for Brian D. Conway  
State Historic Preservation Officer

REM:BGG

Copy: Madelaine Clapp, MEDC

STATE HISTORIC PRESERVATION OFFICE

300 North Washington Square | Lansing, MI 48913 | 888.522.0103

---

## STATE HISTORIC PRESERVATION OFFICE Application for Section 106 Review

<b>SHPO Use Only</b>					
<input type="checkbox"/>	IN	Received Date	____ / ____ / ____	Log In Date	____ / ____ / ____
<input type="checkbox"/>	OUT	Response Date	____ / ____ / ____	Log Out Date	____ / ____ / ____
		Sent Date	____ / ____ / ____		

Submit one copy for each project for which review is requested. This application is required. Please type. Applications must be complete for review to begin. Incomplete applications will be sent back to the applicant without comment. Send only the information and attachments requested on this application. Materials submitted for review cannot be returned. Due to limited resources we are unable to accept this application electronically.

### I. GENERAL INFORMATION

THIS IS A NEW SUBMITTAL       THIS IS MORE INFORMATION RELATING TO ER#

- a. Project Name: Downtown Rental Rehabilitation Project
- b. Project Address (if available): 327 S James Street
- c. Municipal Unit: City of Ludington County: Mason
- d. Federal Agency, Contact Name and Mailing Address (If you do not know the federal agency involved in your project please contact the party requiring you to apply for Section 106 review, not the SHPO, for this information.): Department of Housing and Urban Development, Community Planning and Development  
McNamara Federal Building 477 Michigan Avenue, Detroit, MI 48226 Carmen E. Reveron, HUD Detroit Area Office, 313-226-7900 ext 8194 | Carmen.e.reveron@hud.gov
- e. State Agency (if applicable), Contact Name and Mailing Address: Madelaine Clapp
- f. Senior Program Specialist (CDBG) Michigan Economic Development Corporation 300 N. Washington Square  
Lansing, MI 48913 Office: 517.335.0109 clappm1@michigan.org
- g. Consultant or Applicant Contact Information (if applicable) *including mailing address*: Heather LV Tykoski, 400 S Harrison Street Ludington, MI 49431 231.758.0269 htykoski@ci.ludington.mi.us

### II. GROUND DISTURBING ACTIVITY (INCLUDING EXCAVATION, GRADING, TREE REMOVALS, UTILITY INSTALLATION, ETC.)

DOES THIS PROJECT INVOLVE GROUND-DISTURBING ACTIVITY?  YES  NO (If no, proceed to section III.)

Precise project location map (preferably USGS 7.5 min Quad with quad name, date, and location) with previously recorded archaeological sites visible (this site information is available to qualified archaeologists at the SHPO Office) Portions, photocopies of portions, and electronic USGS maps are acceptable as long as the location is clearly marked.

- a. USGS Quad Map Name:
- b. Township:                      Range:                      Section:
- c. Site plan showing limits of proposed excavation. Description of width, length and depth of proposed ground disturbing activity:
- d. Previous land use and disturbances:
- e. Current land use and conditions:
- f. Did you check the State Archaeological Site Files located at the SHPO?  YES  NO

### III. PROJECT WORK DESCRIPTION AND AREA OF POTENTIAL EFFECTS (APE)

**Note: Every project has an APE.**

- a. Provide a detailed written description of the project (plans, specifications, Environmental Impact Statements (EIS), Environmental Assessments (EA), etc. **cannot** be substituted for the written description): Construction includes: North side ceiling and roof load structure; removal of floor and subfloor; installation of floor joists; fire protection between upper and lower level; installation of subfloor; Exterior walls and doors; walls include

**drywall and insulation; Interior partitions; doors; casework, i.e. cabinets, counters, closet shelves; wall finishes; floor finishes; ceiling finishes; plumbing fixtures; plumbing distribution; heating and cooling; lighting and branch wiring; communication and security; sprinklers; complete upgrade of electrical, gas, water service and fire suppression/fire separation or partition walls; exterior stair construction; this is a requirement by the engineer and building inspector as the legal stairs for the tenants. Construction will include all necessary interior remodeling to bring the building up to code and to a finished nature suitable and ready to rent to tenants.**

- b. Provide a localized map indicating the location of the project; road names must be included and legible.**
- c. On the above-mentioned map, identify the APE.**
- d. Provide a written description of the APE (physical, visual, auditory, and sociocultural), the steps taken to identify the APE, and the justification for the boundaries chosen. Interior remodeling is the only work to take place with the exception of a rear exterior staircase required by the building code for egress, therefore the APE consists only of the property at 327 S James Street. Visually the site includes the existing building. This will be the only area disturbed by the construction..**

#### IV. IDENTIFICATION OF HISTORIC PROPERTIES

- a. List and date all properties 50 years of age or older located in the APE. The Section 106 Above-Ground Resources inventory form is the preferred format for providing this information and a completed form should be included as an attachment to this application. If the property is located within a National Register eligible, listed or local district it is only necessary to identify the district: 327 S James Street
- b. Describe the steps taken to identify whether or not any historic properties exist in the APE and include the level of effort made to carry out such steps: No Historic Districts exist in this area, no properties are listed on the State or Federal register of historic places that are a part of or adjacent to the APE properties. The Register of Historic places (Federal and State) do not contain any properties listed or adjacent to the APE.
- c. Based on the information contained in "b", please choose one:
- Historic Properties Present in the APE
- No Historic Properties Present in the APE
- d. Describe the condition, previous disturbance to, and history of any historic properties located in the APE: This building has been under extensive repairs since the purchase in 2014. The Commercial spaces have been completely remodeled and the upper floor has been completely gutted with some fire separation work started on the south side.
- 

#### V. PHOTOGRAPHS

**Note: All photographs must be keyed to a localized map.**

- a. Provide photographs of the site itself.
- b. Provide photographs of all properties 50 years of age or older located in the APE (faxed or photocopied photographs are not acceptable).
- 

#### VI. DETERMINATION OF EFFECT

**Note: you must provide a statement explaining/justifying your determination.  
Include statement as an attachment if necessary.**

- No historic properties affected based on [36 CFR § 800.4(d)(1)], please provide the basis for this determination.
- No Adverse Effect [36 CFR § 800.5(b)] on historic properties, explain why the criteria of adverse effect, 36 CFR Part 800.5(a)(1), were found not applicable.
- Adverse Effect [36 CFR § 800.5(d)(2)] on historic properties, explain why the criteria of adverse effect, [36 CFR Part 800.5(a)(1)], were found applicable.

***Please print and mail completed form and required information to:  
State Historic Preservation Office, Cultural Resources Management Section  
Michigan Economic Development Corporation  
300 North Washington Square, Lansing, MI 48913***

# 327 S JAMES STREET 106 REVIEW

## Map of APE



## 327 S James Exterior photos









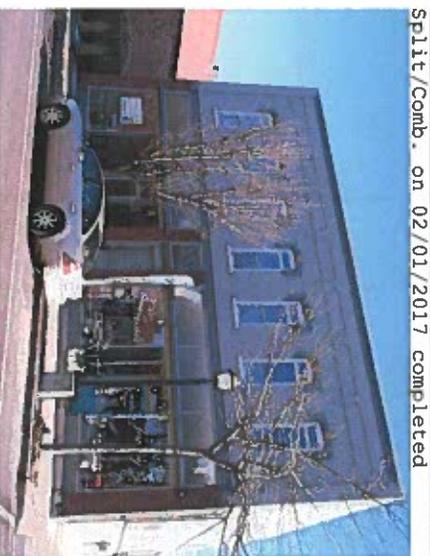
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pct. Trans.
BLUE RIBBON LLC	SHIP R LLC/ PATH R LLC/AR	0	12/11/2014	WD	STOCK TRANSFER	15R00412	PTA	0.0

Property Address	Class: COMM OPRA EXPIRED	Zoning: MC (*)	Building Permit(s)	Date	Number	Status
327 S JAMES ST	School: LUDINGTON AREA SCHOOLS		Commercial, Add/Alter/Repa	10/31/2016	PB160070	CHECK NEXT
	P.R.E. 0%		Commercial, Add/Alter/Repa	04/30/2015	PB150283	COMPLETE
	MAP #:					

Owner's Name/Address	2020 Est TCV Tentative
SHIP R LLC/ PATH R LLC/ARATA LLC 327 S JAMES ST LUDINGTON MI 49431	Land Value Estimates for Land Table JAMES.MARITIME COMMERCIAL

Taxpayer's Name/Address	Public Improvements	Land Value	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SHIP R LLC/ PATH R LLC/ARATA LLC 2000 W STOLL DEWITT MI 48820	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		STANDARD	50.00	105.42	1.0000	1.0000	650	100		32,500
			50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	32,500

Tax Description  
 ORIGINAL PLAT S 50 FT OF LOTS 6 & 7 BLOCK 43. \* 327 S JAMES ST.  
 Split on 02/01/2017 into 051-981-011-01, 051-982-011-01;  
 Comments/Influences  
 Split/Comb. on 02/01/2017 completed



Topography of Site  
 Level Rolling  
 Low High  
 Landscaped  
 Swamp  
 Wooded Pond  
 Waterfront Ravine  
 Wetland  
 Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2020	Tentative	Tentative	Tentative			Tentative
			2019	16,300	28,300	44,600			31,890C
			2018	16,300	25,900	42,200			31,890C
			2017	15,000	24,200	39,200			31,890C

Desc. of Bldg/Section: Shopping Centers - Mixed w/Residential Units

Calculator Cost Computations

>>>>

Calculator Occupancy: Shopping Centers - Mixed w/Residential Units

Class: C Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 244

<<<<

Class: C  
 Floor Area: 3,600  
 Gross Bldg Area: 3,600  
 Stories Above Grd: 1  
 Average Sty Hght: 12  
 Bsmnt Wall Hght

Base Rate for Upper Floors = 68.19  
 (10) Heating system: Forced Air Furnace Cost/SqFt: 6.85 100%  
 Adjusted Square Foot Cost for Upper Floors = 75.04  
 Total Floor Area: 3,600 Base Cost New of Upper Floors = 270,144

Depr. Table : 2.25%  
 Effective Age : 54  
 Physical %Good: 37  
 Func. %Good : 65  
 Economic %Good: 100

Reproduction/Replacement Cost = 270,144  
 Overall %Good: 37 /100/65 /100/24.1  
 Total Depreciated Cost = 64,970

Year Built Remodeled  
 Overall Bldg Height

Area: Perimeter:  
 Type: Heat: Hot Water, Radiant Floor  
 \*\*\* Basement Info \*\*\*  
 ECF (JAMES ST - MC ZONE)  
 Replacement Cost/Floor Area= 75.04 0.760 => TCV of Bldg: 1 = 49,377  
 Est. TCV/Floor Area= 13.72

Comments:  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

\* Mezzanine Info \*  
 \* Sprinkler Info \*

(1) Excavation/Site Prep:  
 Area:  
 Type: Low

(7) Interior:  
 (8) Plumbing:  
 Many Above Ave. Average Typical Few None  
 Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets  
 Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(2) Foundation:  
 X Poured Conc Brick/Stone Block

(11) Electric and Lighting:  
 Outlets: Few Average Many Unfinished Typical  
 Fixtures: Few Average Many Unfinished Typical

(3) Frame:  
 (4) Floor Structure:

(13) Roof Structure: Slope=0  
 (14) Roof Cover:

(5) Floor Cover:  
 (9) Sprinklers:

(40) Exterior Wall:  
 Thickness Bsmnt Insul.

(6) Ceiling:  
 (10) Heating and Cooling:  
 Gas Oil Coal Stoker Hand Fired Boiler

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



STEVE MILLER, MAYOR  
MITCH FOSTER, CITY MANAGER  
DEBORAH LUSKIN, CITY CLERK  
TOM EZDEBSKI, CITY TREASURER

*Community Development Department*  
**CITY OF LUDINGTON**

400 S HARRISON STREET  
LUDINGTON, MI 49431  
(231) 845-6237 FX (231) 845-1146  
[WWW.LUDINGTON-MI.GOV](http://WWW.LUDINGTON-MI.GOV)

March 25, 2020

West Michigan Shoreline Regional Development Commission  
ATTN: Erin Kuhn, Executive Director  
P.O. Box 387  
Muskegon, MI 49443-0387

RE: 2020 CDBG Downtown Rental Rehab Project

Dear Ms. Kuhn:

This correspondence is written to notify you that the City of Ludington has received a 2020 CDBG Program Grant for \$720,000.00. Project funds will be used for downtown rental rehabilitation.

Rental rehab funds will be provided to landlords who agree to rent restrictions and tenant restrictions for the affordability period.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by May 4th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L. Tykoski  
Community Development Director

## Heather Tykoski

---

**From:** Kuhn, Erin <EKuhn@wmsrdc.org>  
**Sent:** Monday, April 13, 2020 3:02 PM  
**To:** Heather Tykoski  
**Subject:** RE: Letters for upcoming grant projects

Thanks Heather.

Erin Kuhn, Executive Director  
WMSRDC  
316 Morris Avenue, Suite 340  
Muskegon, MI 49440  
231-722-7878 extension 18

---

**From:** Heather Tykoski [mailto:[htykoski@ci.ludington.mi.us](mailto:htykoski@ci.ludington.mi.us)]  
**Sent:** Monday, April 13, 2020 2:52 PM  
**To:** Kuhn, Erin  
**Subject:** Letters for upcoming grant projects

**WARNING:** This email originated outside of the Muskegon County email system!  
**DO NOT CLICK** links if the sender is unknown.  
**NEVER** provide your User ID or Password.

Hi Erin,

I appears I put an incorrect address on letters I sent to you regarding 2 upcoming CDBG projects in the City of Ludington. I am attaching those here for your comment. I will also re- mail the originals that were returned.

Thank you!



STEVE MILLER, MAYOR  
MITCH FOSTER, CITY MANAGER  
DEBORAH LUSKIN, CITY CLERK  
TOM EZDEBSKI, CITY TREASURER

**Community Development Department**  
**CITY OF LUDINGTON**

400 S HARRISON STREET  
LUDINGTON, MI 49431  
(231) 845-6237 FX (231) 845-1146  
[WWW.LUDINGTON-MI.GOV](http://WWW.LUDINGTON-MI.GOV)

April 14, 2020

West Michigan Shoreline Regional Development Commission  
ATTN: Erin Kuhn, Executive Director  
316 Morris Avenue, Suite 340  
Muskegon, MI 49440

RE: 2020 CDBG Downtown Rental Rehab Project

Dear Ms. Kuhn:

This correspondence is written to notify you that the City of Ludington has received a 2020 CDBG Program Grant for \$720,000.00. Project funds will be used for downtown rental rehabilitation.

Rental rehab funds will be provided to landlords who agree to rent restrictions and tenant restrictions for the affordability period.

If you have any questions, do not hesitate to contact me at 231-845-6237. Your timely response, outlining any concerns or endorsing the project as presented, is appreciated, as completion of our environmental review is pending your written reply. If no comments are received by May 4th, the City will assume that your agency is in agreement with the program as outlined above.

Sincerely,

Heather L-V Tykoski  
Community Development Director



STEVE MILLER, MAYOR  
MITCH FOSTER, CITY MANAGER  
DEBORAH LUSKIN, CITY CLERK  
TOM EZDEBSKI, CITY TREASURER

*Community Development Department*  
**CITY OF LUDINGTON**

400 S HARRISON STREET  
LUDINGTON, MI 49431  
(231) 845-6237 FX (231) 845-1146  
[WWW.LUDINGTON-MI.GOV](http://WWW.LUDINGTON-MI.GOV)

March 25, 2020

US Environmental Protection Agency  
77 West Jackson Blvd.  
Chicago, IL 60604

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March 25, 2020

US Environmental Protection Agency  
Office of the Administrator 1101A  
1200 Pennsylvania Avenue, N.W.  
Washington, DC 20460

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March 25, 2020

Department of Technology Management and Budget  
State Budget Offices  
Lewis Cass Bldg, 2nd floor  
320 S. Walnut Street  
PO Box 30026  
Lansing, MI 48913

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March 25, 2020

Mason County Health Department  
Health Hazards  
916 Diana St.  
Ludington, MI 49431

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March 25, 2020

Fabian Knizacky  
Mason County Courthouse  
304 E. Ludington Ave.  
Ludington, MI 49431

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March 25, 2020

Keith E. Hernandez Director, CPD  
U.S Department of Housing & Urban Development Detroit Field Office  
Patrick V. McNamara Federal Building  
477 Michigan Avenue 17th Floor  
Detroit, MI 48226-2592

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March 25, 2020

Michigan Department of Environmental Quality  
Director: Liesl Eichler Clark  
Constitution Hall  
525 West Allegan  
P.O. Box 30473  
Lansing, MI 48909

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March 25, 2020

Lac du Flambeau Band of Lake Superior Chippewa Indians  
of the Lac du Flambeau Reservation of Wisconsin  
Melinda Young, Tribal Preservation Officer  
Henry Butch St. Germaine, Chairman  
PO Box 67 Lac du Flambeau, WI 54538

RE: 2020 CDBG Downtown Rental Rehab Project

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March 25, 2020

Grand Traverse Band of Ottawa and Chippewa Indians  
Chairperson: Thurlow Samuel McClellan  
2605 N. W. Bayshore Dr.  
Suttons Bay, MI 49682

RE: 2020 CDBG Downtown Rental Rehab Project

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March 25, 2020

Little River Band of Ottawa Indians

Ogema: Larry Romanelli

THPO: Jay Sam

2608 Government Center Dr.

Manistee, MI 49660

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March 25, 2020

Little Traverse Bay Bands of Odawa Indians  
Chairperson: Regina Gasco-Bentley  
THPO: Wesley Andrews  
Government Center  
7500 Odawa Circle  
Harbor Springs, MI 49740

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March 25, 2020

Sault Ste. Marie Tribe of Chippewa Indians  
Chair: Aaron Payment  
Cultural Repatriation Specialist: Colleen Medicine  
523 Ashmun St.  
Sault Ste. Marie, MI 49783

RE: 2020 CDBG Downtown Rental Rehab Project

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[WWW.LUDINGTON-MI.GOV](http://WWW.LUDINGTON-MI.GOV)

March 25, 2020

Menominee Indian Tribe of Wisconsin  
Chairwoman: Joan Delabreau  
Tribal Historic Preservation Officer: David Grignon  
PO Box 910  
Keshena, WI 54135-0910

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March 25, 2020

Miami Tribe of Oklahoma  
Chief: Douglas Lankford  
THPO: Diane Hunter  
PO Box 1326 Miami, OK 74355

RE: 2020 CDBG Downtown Rental Rehab Project

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Community Development Director



## Miami Tribe of Oklahoma

3410 P St. NW, Miami, OK 74354 • P.O. Box 1326, Miami, OK 74355  
Ph: (918) 541-1300 • Fax: (918) 542-7260  
[www.miamination.com](http://www.miamination.com)



Via email: [htykoski@ci.ludington.mi.us](mailto:htykoski@ci.ludington.mi.us)

Heather L-V Tykoski  
City of Ludington  
Community Development Department  
400 S. Harrison St.  
Ludington, MI 49431

Re: City of Ludington Downtown Rental Rehab Project – Comments of the Miami Tribe of Oklahoma

Dear Ms. Tykoski:

Aya, kikwehsitoole – I show you respect. My name is Diane Hunter, and I am the Tribal Historic Preservation Officer for the Federally Recognized Miami Tribe of Oklahoma. In this capacity, I am the Miami Tribe's point of contact for all Section 106 issues.

Thank you for informing us of the planned CDBG projects in Ludington, Michigan. I have reviewed the information provided, and for all projects that involve ground disturbance, I request additional notification with specific details of the project, including project description, location information, maps, and any archaeological reports conducted at the site. I have no further need to consult on any of the projects that do not involve any ground disturbance.

As Ludington, Michigan is within the aboriginal homelands of the Miami Tribe, if any human remains or Native American cultural items falling under the Native American Graves Protection and Repatriation Act (NAGPRA) or archaeological evidence is discovered during any phase of any of these projects, the Miami Tribe requests immediate consultation with the entity of jurisdiction for the location of discovery. In such a case, please contact me at 918-541-8966 or by email at [dhunter@miamination.com](mailto:dhunter@miamination.com) to initiate consultation.

Respectfully,

*Diane Hunter*

Diane Hunter  
Tribal Historic Preservation Officer



STEVE MILLER, MAYOR  
MITCH FOSTER, CITY MANAGER  
DEBORAH LUSKIN, CITY CLERK  
TOM EZDEBSKI, CITY TREASURER

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March 25, 2020

Red Lake Band of Chippewa Indians, Minnesota  
Chairperson: Darrell Seki  
THPO: Kade Ferris  
PO Box 274  
Red Lake, MN 56671

RE: 2020 CDBG Downtown Rental Rehab Project

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March 25, 2020

9&10 NEWS  
1 Broadcast Way  
CADILLAC, MI 49601

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March 25, 2020

WPBN-WTOM  
TV 7&4  
8513 East Traverse Hwy  
Traverse City, MI 49685

RE: 2020 CDBG Downtown Rental Rehab Project

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March 25, 2020

Synergy Media Inc.  
5941 W US 10  
Ludington, MI 49431

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March 25, 2020

Ludington Daily News  
Attn: David Bossick, Editor  
202 N Rath Ave.  
Ludington, MI 49431

RE: 2020 CDBG Downtown Rental Rehab Project

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Heather L-V Tykoski  
Community Development Director

Mailing List For Interested Parties  
City of Ludington Rental Rehabilitation Community Development Block Grant

Person/Agency

West Michigan Shoreline Regional Development Commission  
ATTN: Erin Kuhn Executive Director  
P.O. Box 387  
Muskegon, MI 49443-0387

US Environmental Protection Agency  
77 West Jackson Blvd.  
Chicago, IL 60604

US Environmental Protection Agency  
Office of the Administrator 1101A  
1200 Pennsylvania Avenue, N.W.  
Washington, DC 20460

Department of Technology Management and Budget  
State Budget Offices  
Lewis Cass Bldg, 2<sup>nd</sup> floor  
320 S. Walnut Street  
PO Box 30026  
Lansing, MI 48913

Mason County Health Department  
Health Hazards  
916 Diana St.  
Ludington, MI 49431

Fabian Knizacky  
Mason County Courthouse  
304 E. Ludington Ave.  
Ludington, MI 49431

Keith E. Hernandez Director, CPD  
U.S Department of Housing & Urban Development Detroit Field Office  
Patrick V. McNamara Federal Building  
477 Michigan Avenue 17<sup>th</sup> Floor  
Detroit, MI 48226-2592

Michigan Department of Environmental Quality  
Director: Liesl Eichler Clark  
Constitution Hall  
525 West Allegan  
P.O. Box 30473  
Lansing, MI 48909

Lac du Flambeau Band of Lake Superior Chippewa Indians  
of the Lac du Flambeau Reservation of Wisconsin  
Melinda Young, Tribal Preservation Officer  
Henry Butch St. Germaine, Chairman  
PO Box 67 Lac du Flambeau, WI 54538

Grand Traverse Band of Ottawa and Chippewa Indians  
Chairperson: Thurlow Samuel McClellan  
2605 N. W. Bayshore Dr.  
Suttons Bay, MI 49682

Little River Band of Ottawa Indians  
Ogema: Larry Romanelli  
THPO: Jay Sam  
2608 Government Center Dr.  
Manistee, MI 49660

Little Traverse Bay Bands of Odawa Indians  
Chairperson: Regina Gasco-Bentley  
THPO: Wesley Andrews  
Government Center  
7500 Odawa Circle  
Harbor Springs, MI 49740

Sault Ste. Marie Tribe of Chippewa Indians  
Chair: Aaron Payment  
Cultural Repatriation Specialist: Colleen Medicine  
523 Ashmun St.  
Sault Ste. Marie, MI 49783

Menominee Indian Tribe of Wisconsin  
Chairwoman: Joan Delabreau  
Tribal Historic Preservation Officer: David Grignon  
PO Box 910  
Keshena, WI 54135-0910

Miami Tribe of Oklahoma  
Chief: Douglas Lankford  
THPO: Diane Hunter  
PO Box 1326 Miami, OK 74355

Red Lake Band of Chippewa Indians, Minnesota  
Chairperson: Darrell Seki  
THPO: Kade Ferris  
PO Box 274  
Red Lake, MN 56671

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Traverse City, MI 49685

Synergy Media Inc.  
5941 W US 10  
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Ludington Daily News  
Attn: David Bossick, Editor  
202 N Rath Ave.  
Ludington, MI 49431

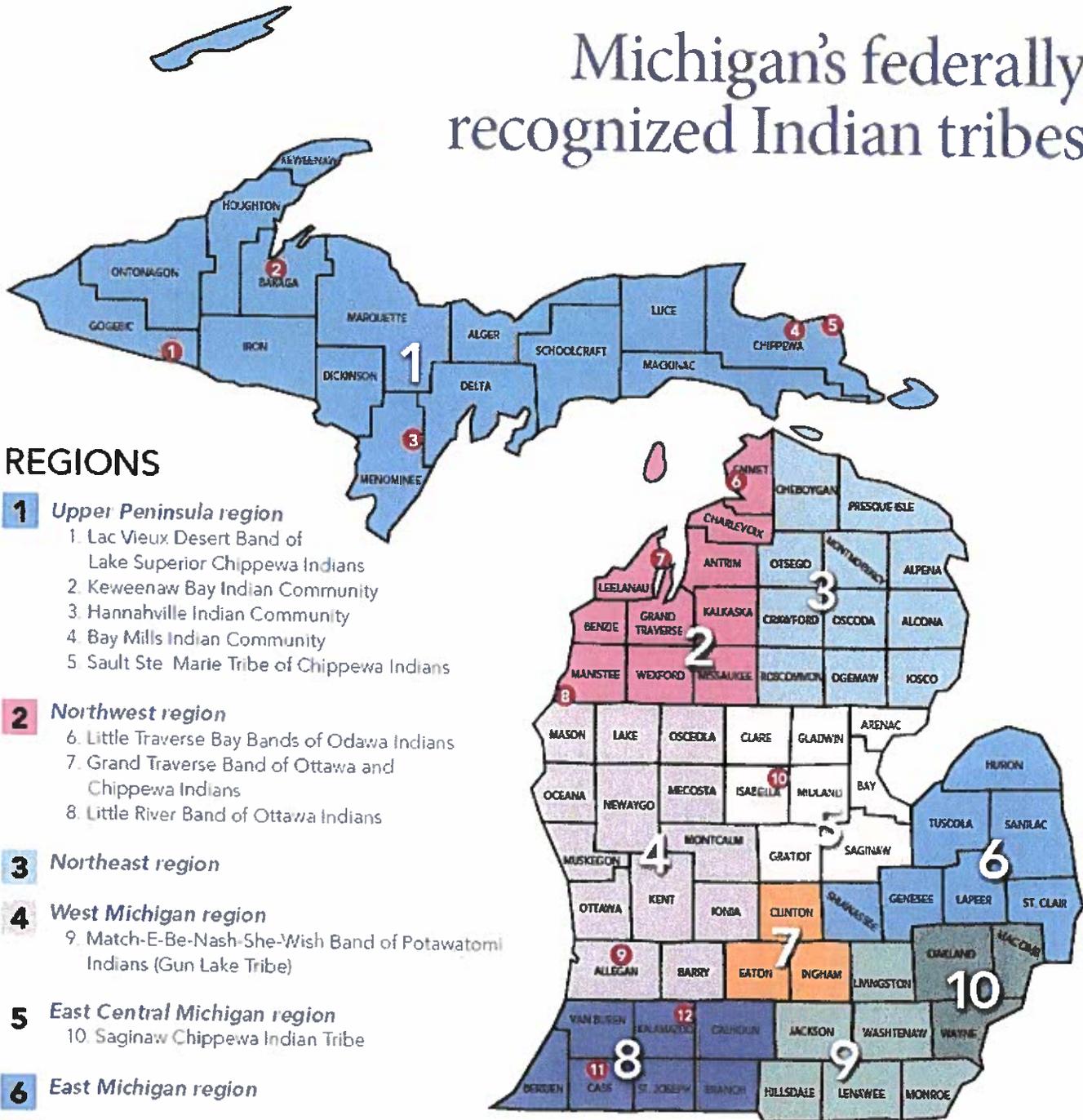
Date of Distribution: March 25, 2020

Signed: \_\_\_\_\_

Title: Community Development Director



# Michigan's federally recognized Indian tribes



## REGIONS

- 1 Upper Peninsula region**
  - 1. Lac Vieux Desert Band of Lake Superior Chippewa Indians
  - 2. Keweenaw Bay Indian Community
  - 3. Hannahville Indian Community
  - 4. Bay Mills Indian Community
  - 5. Sault Ste. Marie Tribe of Chippewa Indians
- 2 Northwest region**
  - 6. Little Traverse Bay Bands of Odawa Indians
  - 7. Grand Traverse Band of Ottawa and Chippewa Indians
  - 8. Little River Band of Ottawa Indians
- 3 Northeast region**
- 4 West Michigan region**
  - 9. Match-E-Be-Nash-She-Wish Band of Potawatomi Indians (Gun Lake Tribe)
- 5 East Central Michigan region**
  - 10. Saginaw Chippewa Indian Tribe
- 6 East Michigan region**
- 7 South Central region**
- 8 Southwest region**
  - 11. Pokagon Band of Potawatomi Indians
  - 12. Nottawaseppi Huron Band of Potawatomi Indians
- 9 Southeast Michigan region**
- 10 Detroit Metro region**

2569-130107



PURE MICHIGAN®

**Bay Mills Indian Community**

**Chairperson: Levi Carrick, Sr.**

**12140 W. Lakeshore Dr.**

**Brimley, MI 49715**

**(P) 906-248-3241 (F) 906-248-3283 <http://www.baymills.org/>**

**Grand Traverse Band of Ottawa and Chippewa Indians**

**Chairperson: Thurlow Samuel McClellan**

**2605 N. W. Bayshore Dr.**

**Suttons Bay, MI 49682**

**(P) 231-534-7103 (F) 231-534-7010 <http://gtbindians.org/>**

**Hannahville Potawatomi Indian Community**

**Chairperson: Kenneth Meshigaud**

**N-14911 Hannahville, B-1 Rd.**

**Wilson, MI 49896-9717**

**(P) 906-466-2932 (F) 906-466-2933 <http://hannahville.net/>**

**Keweenaw Bay Indian Community**

**President: Warren C. Swartz Jr.**

**16429 Beartown Rd.**

**Baraga, MI 49908**

**(P) 906-353-6623 <http://www.kbic-nsn.gov/>**

**Lac Vieux Desert Band of Lake Superior**

**Chairperson: James Williams, Jr.**

**Chippewa Indians**

**PO Box 249**

**Watersmeet, MI 49969**

(P) 906-358-4577 (F) 906-358-4785 <http://lvdtribal.com/>

Little River Band of Ottawa Indians

Ogema: Larry Romanelli

2608 Government Center Dr.

Manistee, MI 49660

(P) 888-723-8288 (F) 231-723-8020 <https://www.lrboi-nsn.gov/>

Little Traverse Bay Bands of Odawa Indians

Chairperson: Regina Gasco-Bentley

Government Center

7500 Odawa Circle

Harbor Springs, MI 49740

(P) 231-242-1402 (F) 231-242-1412 <http://www.ltbbodawa-nsn.gov/>

Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians of Michigan (Gun Lake)

Chairperson: Scott Sprague

1743 142nd Ave.

Dorr, MI 49323

(P) 616-681-8830 (F) 616-681-8836 <http://www.mbpi.org/>

Nottawaseppi Huron Band of Potawatomi

Chairperson: Jamie Stuck

1485 Mno-Bmadzewen Way

Fulton, MI 49052

(P) 269-729-5151 (F) 269-729-5920 <http://www.nhbpi.com>

Pokagon Band of Potawatomi

Chairperson: John Warren

58620 Sink Rd.

Dowagiac, MI 49047

(P) 269-782-6323 (F) 269-782-9625 (Toll-Free) 800-517-0777 <http://www.pokagonband-nsn.gov/>

Saginaw Chippewa Indian Tribe

Chairperson: Frank Cloutier

7070 E. Broadway

Mt. Pleasant, MI 48858

(P) 989-775-4000 (F) 989-775-4131 <http://www.sagchip.org/>

Sault Ste. Marie Tribe of Chippewa Indians

Chair: Aaron Payment

523 Ashmun St.

Sault Ste. Marie, MI 49783

(P) 906-635-6050 (F) 906-635-4969 <http://www.saulttribe.com/>

## Coastal Barrier Resources (CEST and EA)

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	
References		
<a href="https://www.hudexchange.info/environmental-review/coastal-barrier-resources">https://www.hudexchange.info/environmental-review/coastal-barrier-resources</a>		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

### 1. Is the project located in a CBRS Unit?

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*

Yes → *Continue to Question 2.*

Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see [16 USC 3505](#) for exceptions to limitations on expenditures).

### 2. Indicate your selected course of action.

After consultation with the FWS the project was given approval to continue  
 → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map and documentation of a FWS approval.*

Project was not given approval  
Project cannot proceed at this location.

## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

A map of the Michigan Coastal Barrier is included from the U.S Fish and Wildlife Service interactive map database.

**Are formal compliance steps or mitigation required?**

Yes

No



# U.S. Fish and Wildlife Service Coastal Barrier Resources System

## Ludington, MI Coastal Barrier N



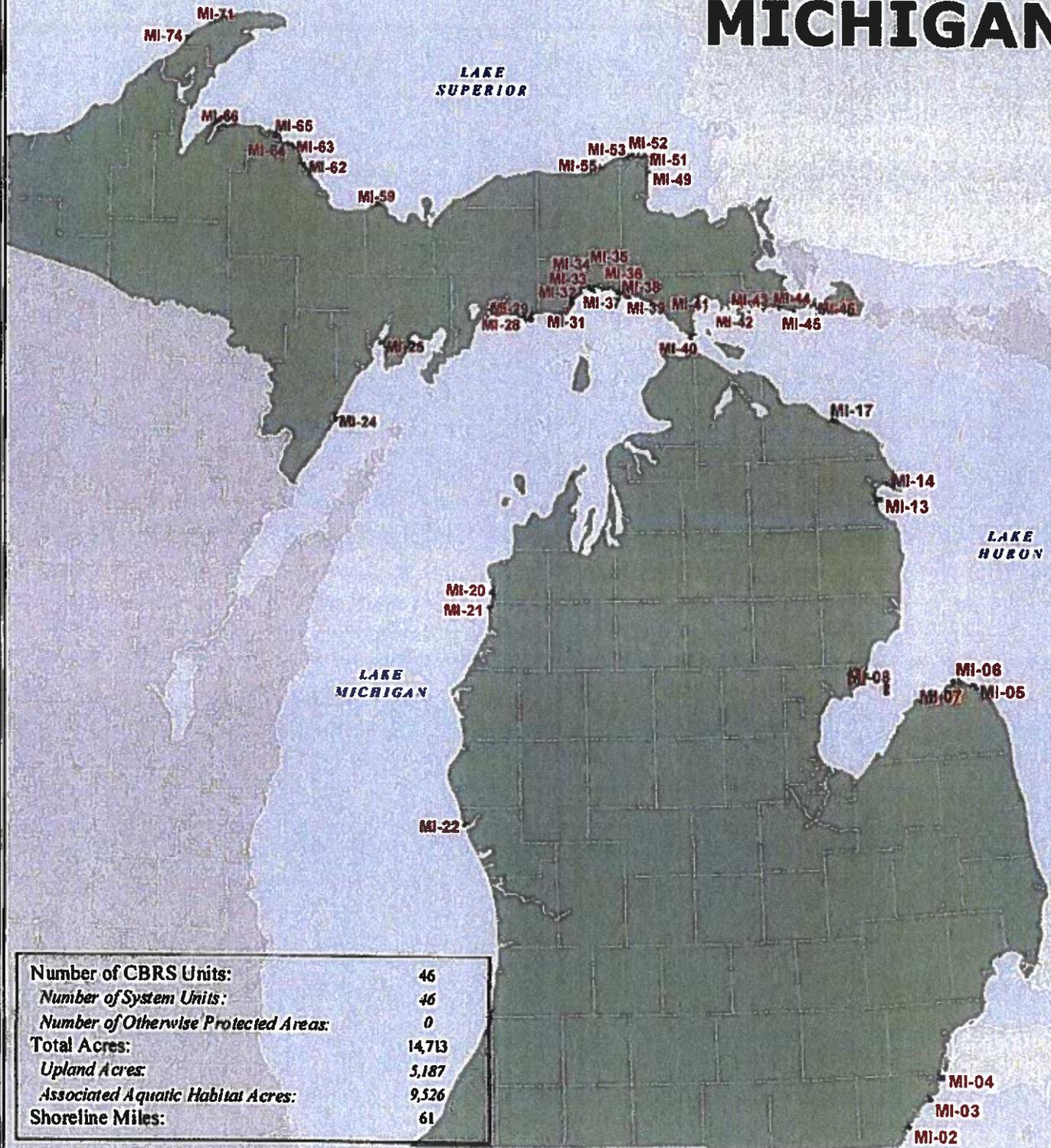
- January 17, 2020
- CBRRS Buffer Zone
  - System Unit
  - CBRRS Units
  - Otherwise Protected Area

This map is for general reference only. The Coastal Barrier Resources System (CBRRS) boundaries depicted on this map are representations of the controlling CBRRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/cbr/maps/index.html>. All CBRRS related data should be used in accordance with the layer metadata found on the CBRRS Mapper website.

The CBRRS Buffer Zone represents the area immediately adjacent to the CBRRS boundary where users are advised to contact the Service for an official determination (<http://www.fws.gov/dnra/Determination.html>) as to whether the property or project site is located "in" or "out" of the CBRRS.

CBRRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRRS Mapper.

# JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM MICHIGAN

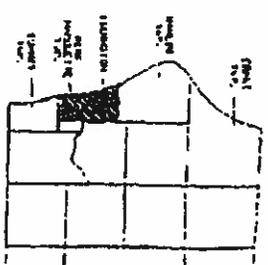


Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at [http://www.fws.gov/habitatconservation/coastal\\_barrier.html](http://www.fws.gov/habitatconservation/coastal_barrier.html).



**PERE MARQUETTE  
TOWNSHIP**

**HIGH RISK EROSION AREAS &  
CRITICAL DUNE AREAS**



**MAP KEY**

- HIGH RISK EROSION AREAS
- CRITICAL DUNE AREAS
- WETLANDS
- WATER FEATURES
- OTHER FEATURES

**NOTES**

- 1. ALL RISK AREAS ARE BASED ON THE 1984 FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF PERE MARQUETTE, MICHIGAN.
- 2. ALL RISK AREAS ARE BASED ON THE 1984 FIRM FOR THE TOWNSHIP OF PERE MARQUETTE, MICHIGAN.
- 3. ALL RISK AREAS ARE BASED ON THE 1984 FIRM FOR THE TOWNSHIP OF PERE MARQUETTE, MICHIGAN.
- 4. ALL RISK AREAS ARE BASED ON THE 1984 FIRM FOR THE TOWNSHIP OF PERE MARQUETTE, MICHIGAN.
- 5. ALL RISK AREAS ARE BASED ON THE 1984 FIRM FOR THE TOWNSHIP OF PERE MARQUETTE, MICHIGAN.

**CRITICAL DUNE AREAS**

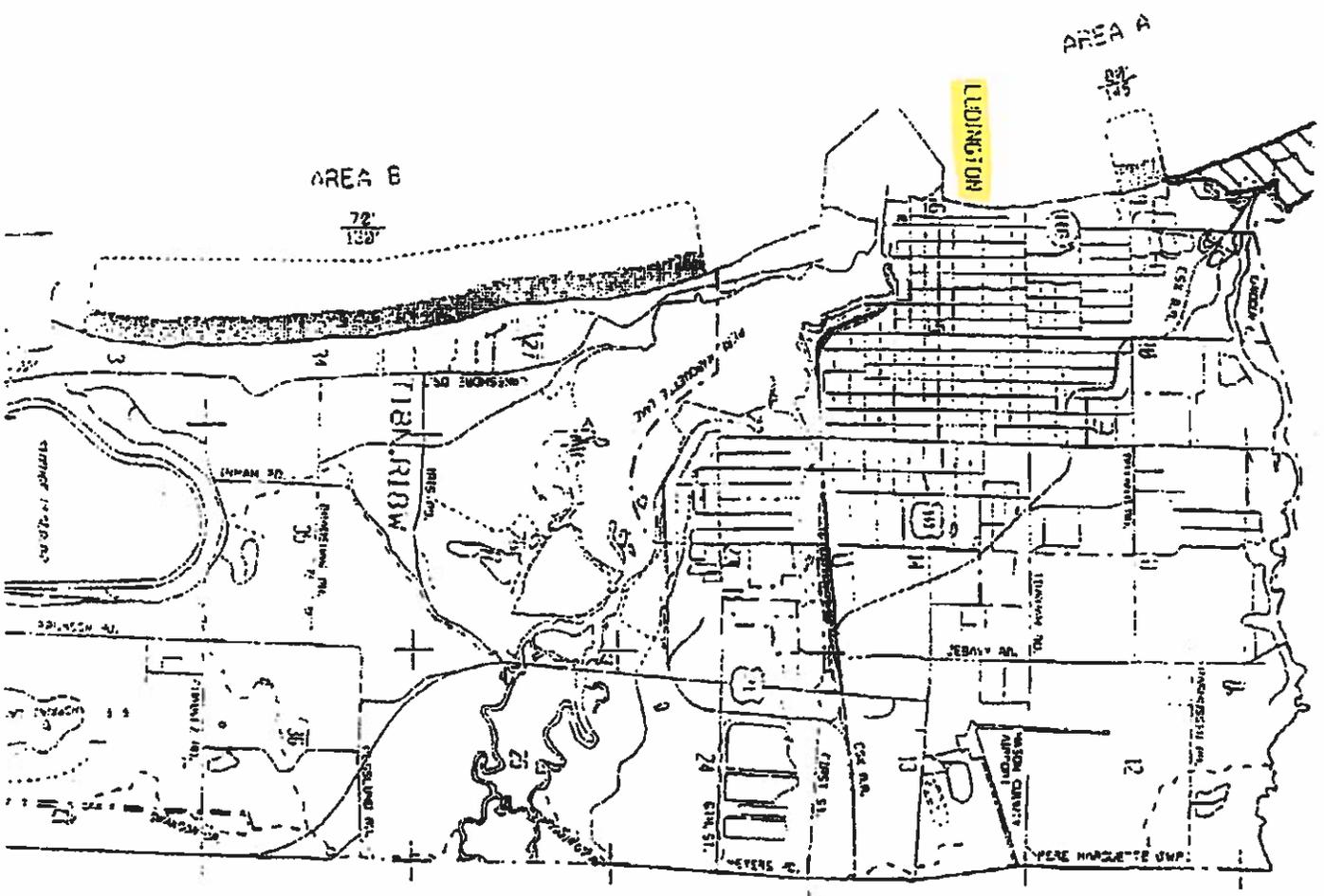
- CRITICAL DUNE AREAS
- 1. ALL CRITICAL DUNE AREAS ARE BASED ON THE 1984 FIRM FOR THE TOWNSHIP OF PERE MARQUETTE, MICHIGAN.
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- 5. ALL CRITICAL DUNE AREAS ARE BASED ON THE 1984 FIRM FOR THE TOWNSHIP OF PERE MARQUETTE, MICHIGAN.

**SLICES**

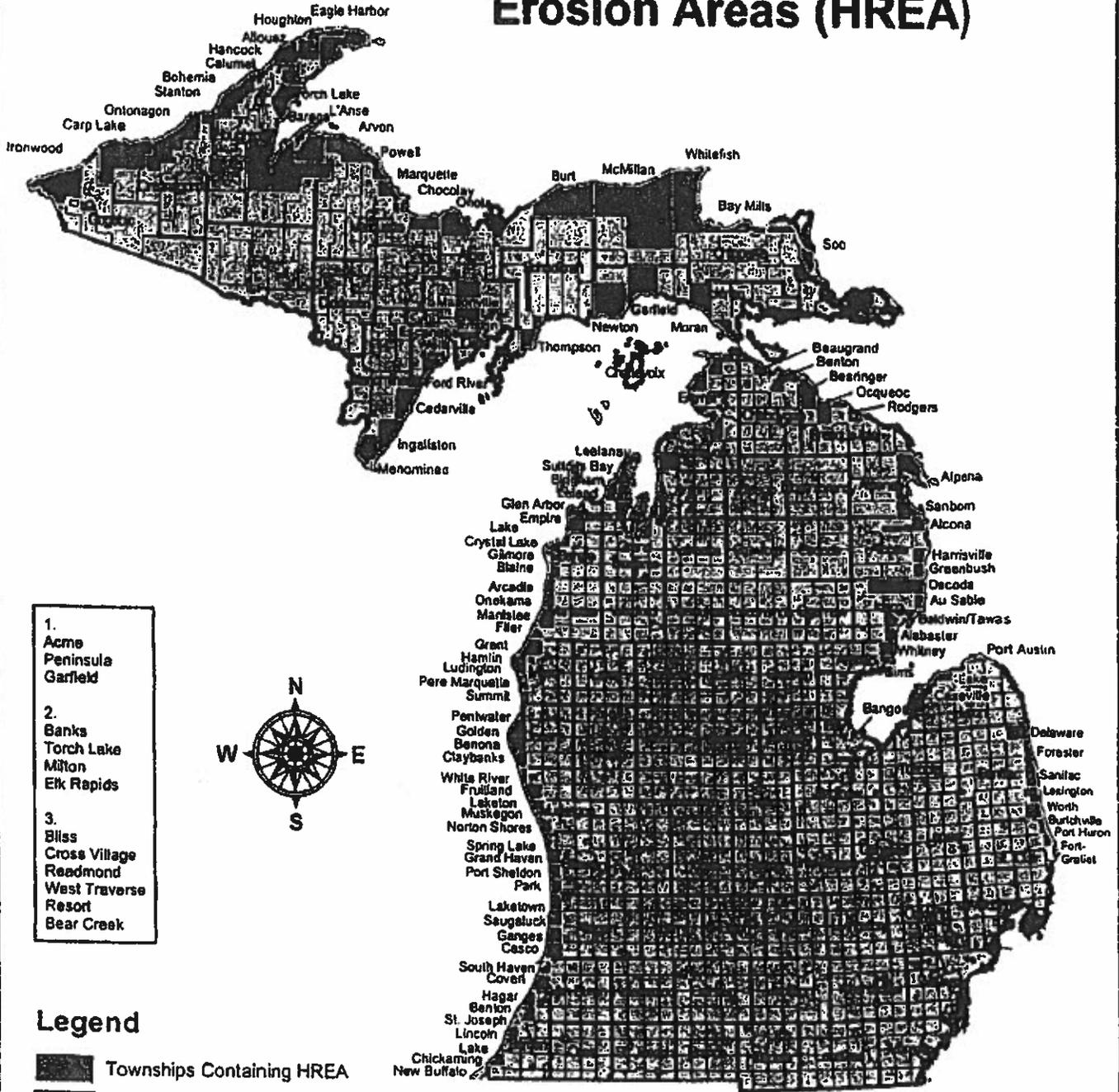
- 1. ALL SLICES ARE BASED ON THE 1984 FIRM FOR THE TOWNSHIP OF PERE MARQUETTE, MICHIGAN.
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- 5. ALL SLICES ARE BASED ON THE 1984 FIRM FOR THE TOWNSHIP OF PERE MARQUETTE, MICHIGAN.

**GLIS**

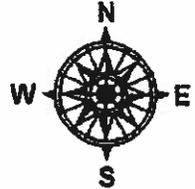
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# Michigan Political Townships Containing High Risk Erosion Areas (HREA)

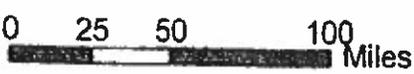


1. Acme  
Peninsula  
Garfield
2. Banks  
Torch Lake  
Milton  
Elk Rapids
3. Bliss  
Cross Village  
Readmond  
West Traverse  
Resort  
Bear Creek



**Legend**

- Townships Containing HREA
- County
- Political Townships



The highlighted areas identify those political townships which contain stretches of shoreland that are designated as High Risk Erosion Area (HREA) under Part 323, Shorelands Protection and Management, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. This map is intended to provide the general distribution of HREAs. Highlighted townships do not necessarily have their entire shoreland designated as HREA. Refer to the detailed township maps for a more detailed view of a specific HREA. Contact the Land and Water Management Division at (517) 241-1515 for more information about the HREA program.

## Wetlands (CEST and EA)

General requirements	Legislation	Regulation
Executive Order 11990 discourages that direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.
<b>References</b>		
<a href="https://www.hudexchange.info/environmental-review/wetlands-protection">https://www.hudexchange.info/environmental-review/wetlands-protection</a>		

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance?**

The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order.

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → *Continue to Question 2.*

**2. Will the new construction or other ground disturbance impact an on- or off-site wetland?**

The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands.

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.  
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.*

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

→ You must determine that there are no practicable alternatives to wetlands development by completing the 8-Step Process.

Provide a completed 8-Step Process as well as all documents used to make your determination, including a map. Be sure to include the early public notice and the final notice with your documentation.

Continue to Question 3.

- 3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

**Which of the following mitigation actions have been or will be taken? Select all that apply:**

- Permeable surfaces
- Natural landscape enhancements that maintain or restore natural hydrology through infiltration
- Native plant species
- Bioswales
- Evapotranspiration
- Stormwater capture and reuse
- Green or vegetative roofs with drainage provisions
- Natural Resources Conservation Service conservation easements
- Compensatory mitigation

**Worksheet Summary**

**Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

There are no wetlands in the Downtown Area in the City of Ludington where the project will take place. This project consists of the rehabilitation of existing buildings therefore there is no ground disturbing activity. Plans and Specifications of each project are included in this review under the Section 106 Review.

See also attached map from: <https://www.mcgi.state.mi.us/wetlands/mcgiMap.html#>

**Are formal compliance steps or mitigation required?**

Yes

No

# EGLE Wetlands Map Viewer

Department of Environment, Great Lakes, and Energy

Map View Search Tools Share

Map Legend Base Maps About

## Map Legend

Legend items you see on the map by using the checkboxes

### Wetland Data

- Wetland (Hydric) Soils
- National Wetlands Inventory 2005
- Potential Wetland Restoration
- Highest Potential - Hydric and Presettlement

- Wetland Overlay
- High Potential - Hydric Soils Only
- Moderate Potential - Presettlement Wetlands Only

Final Wetlands Inventory

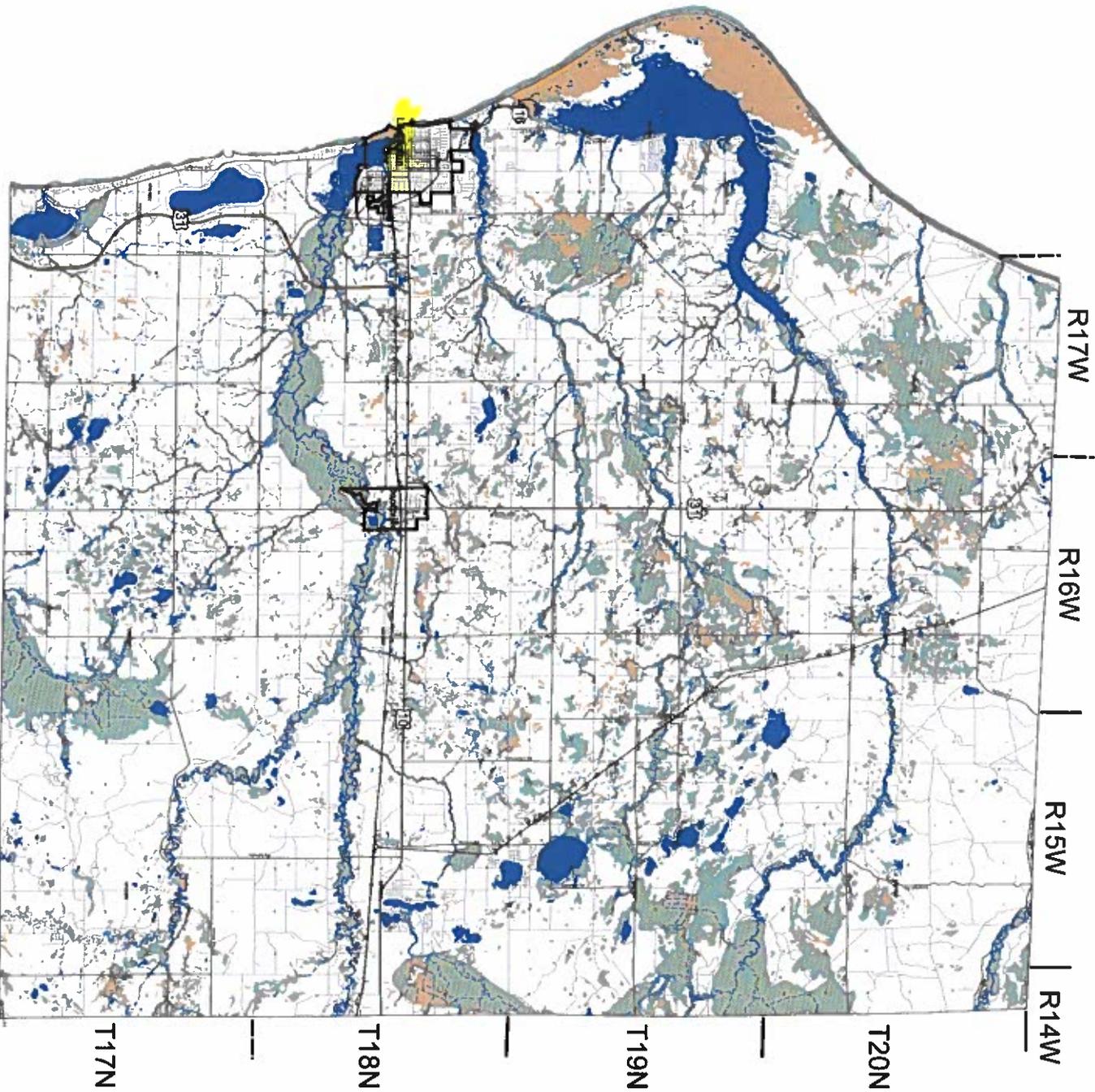
- Wetlands as Identified on NWI and AIRIS maps
- Soil areas which include wetland soils
- Wetlands as Identified on NWI and AIRIS maps and soil areas which include wetland soils

### Stream Data

### Gage Stations

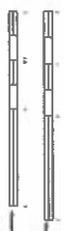


# Mason County Final Wetland Inventory



## Mason County Final Wetland Inventory

The Michigan Department of Environment Quality (MDEQ) Wetland Inventory Map was prepared and approved in accordance with the Michigan Wetland Inventory Act, PA 451-100, which was enacted in 1994. The MDEQ Wetland Inventory Map was prepared and approved in accordance with the Michigan Wetland Inventory Act, PA 451-100, which was enacted in 1994. The MDEQ Wetland Inventory Map was prepared and approved in accordance with the Michigan Wetland Inventory Act, PA 451-100, which was enacted in 1994.



### Legend

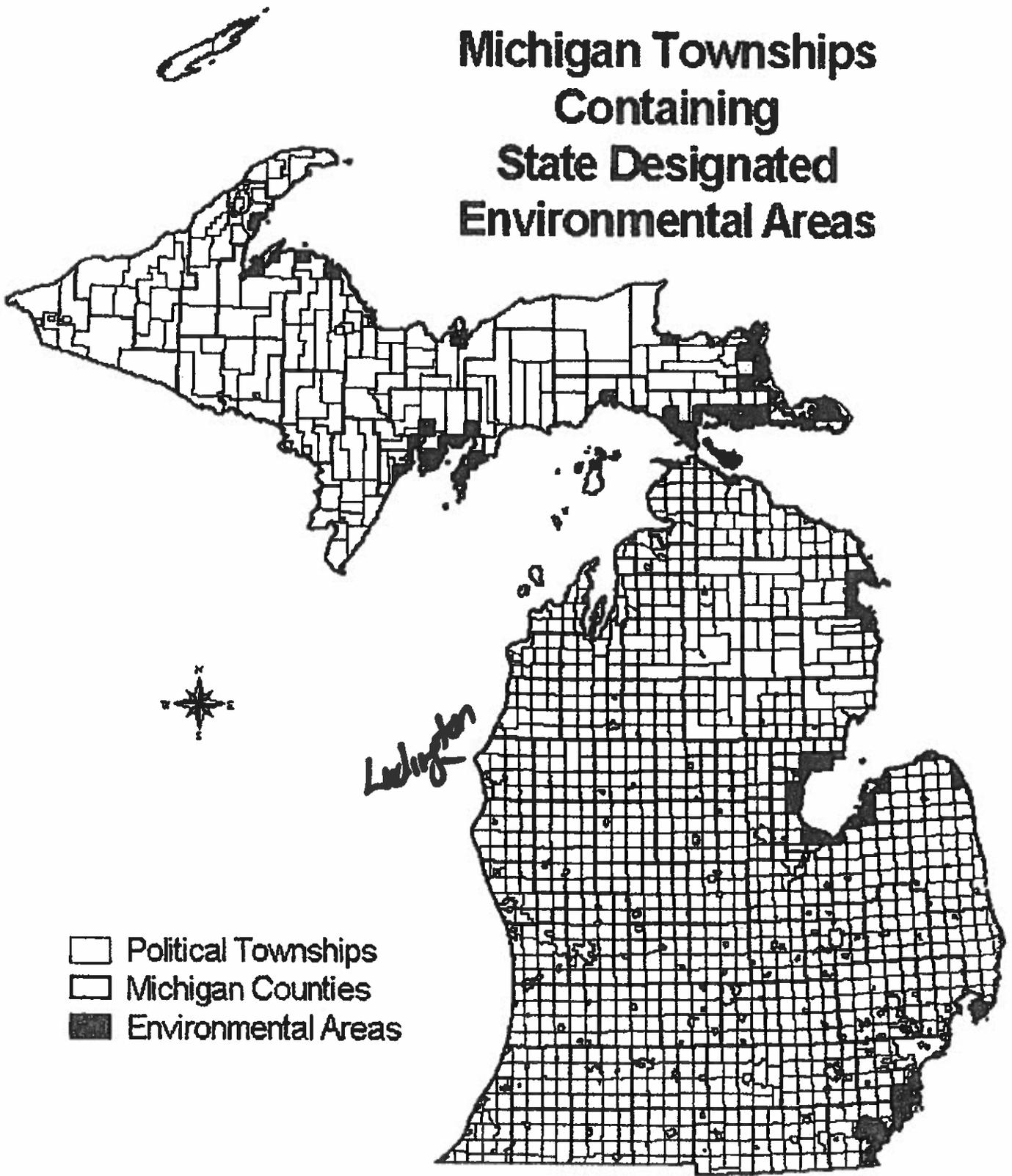
- Interstate Highways
- US Highways
- State Highways
- Railways
- Open Water
- Rivers
- Drains
- Wetlands as identified on NMI and MRIS maps
- Wetlands as identified on NMI and MRIS maps and soil areas which include wetland soils
- Wetlands as identified on NMI and MRIS maps and soil areas which include wetland soils
- County Boundary



Areas shown as wetlands, wetland soils, or open water on this map are potential wetlands and do not constitute a determination of wetland status. The map is for informational purposes only and does not constitute a warranty or representation of any kind. The map is for informational purposes only and does not constitute a warranty or representation of any kind. The map is for informational purposes only and does not constitute a warranty or representation of any kind.



# Michigan Townships Containing State Designated Environmental Areas



## Sole Source Aquifers (CEST and EA)

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149
<b>Reference</b>		
<a href="https://www.hudexchange.info/environmental-review/sole-source-aquifers">https://www.hudexchange.info/environmental-review/sole-source-aquifers</a>		

**1. Does your project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?**

Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

No → *Continue to Question 2.*

**2. Is the project located on a sole source aquifer (SSA)<sup>1</sup>?**

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area.*

Yes → *Continue to Question 3.*

**3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?**

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*

No → *Continue to Question 5.*

**4. Does your MOU or working agreement exclude your project from further review?**

Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

---

<sup>1</sup> A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No → *Continue to Question 5.*

**5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?**

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.*

Yes → *Work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

**6. In order to continue with the project, any threat must be mitigated, and all mitigation must be approved by the EPA. Explain in detail the proposed measures that can be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Michigan Groundwater maps are provided from:

<https://www.egr.msu.edu/igw/GWIM%20Figure%20Webpage/>

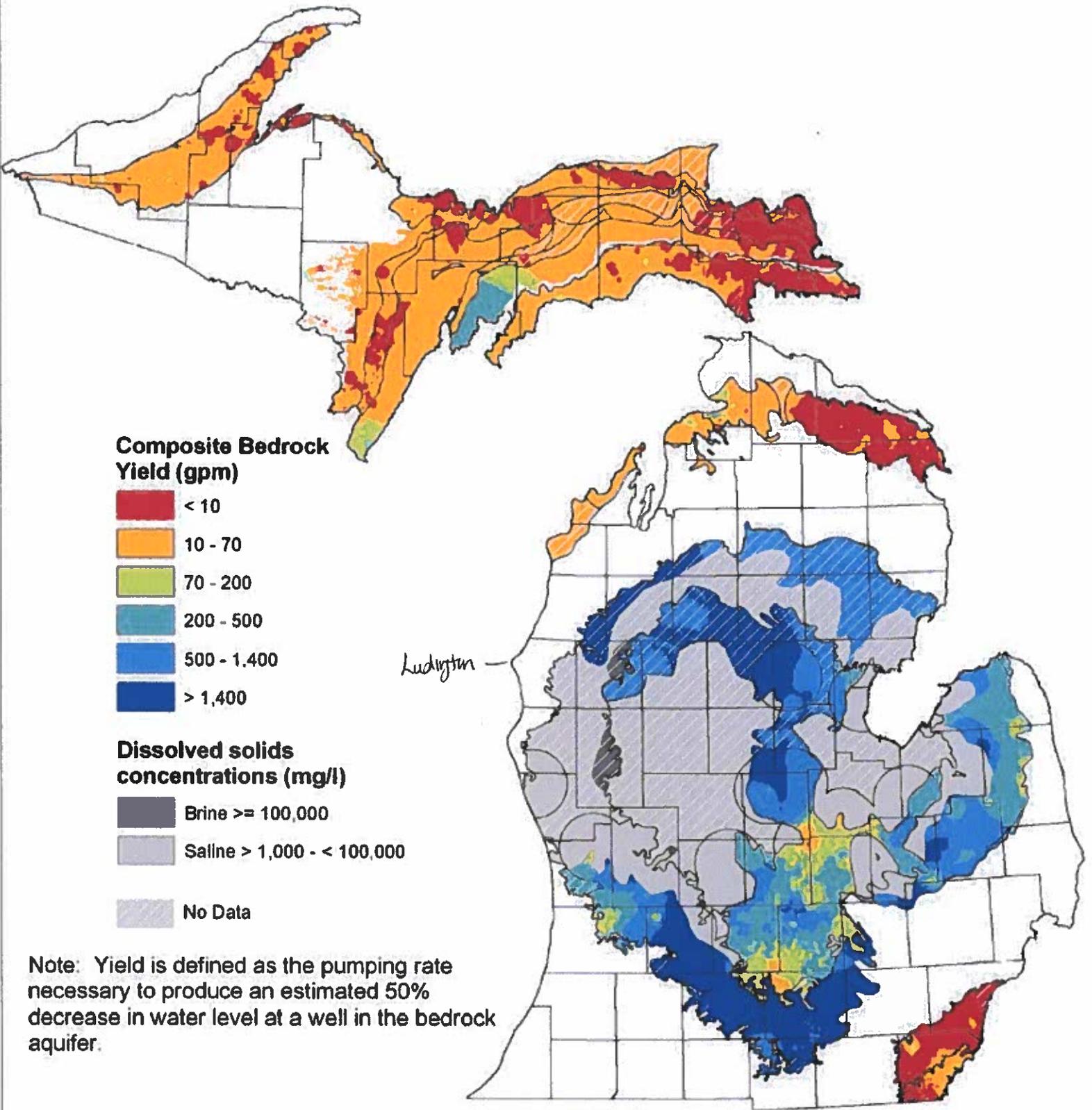
And attached figures of the Great Lakes Basin from: <https://water.usgs.gov/ogw/pubs/WRI004008/>

**Are formal compliance steps or mitigation required?**

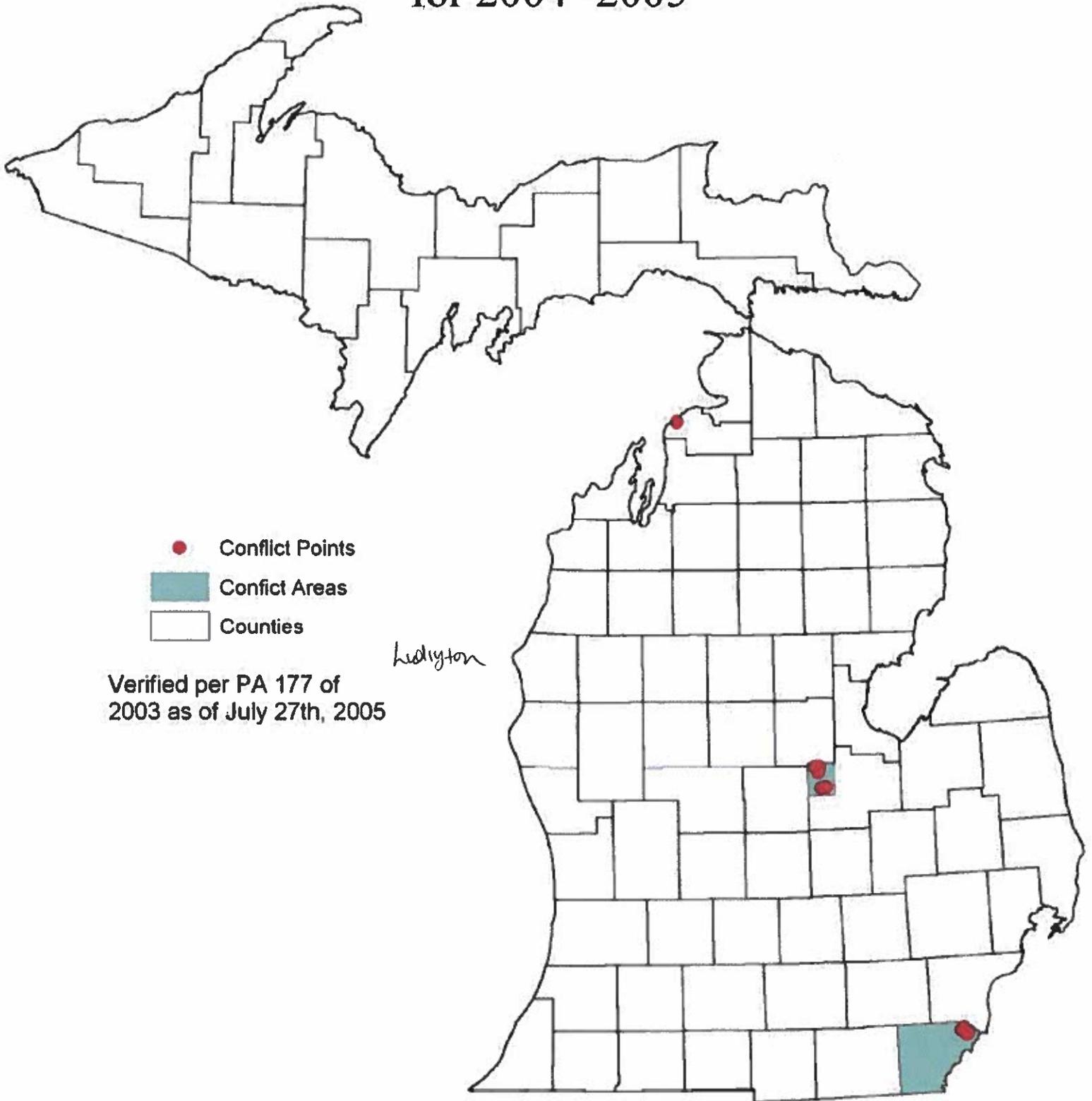
Yes

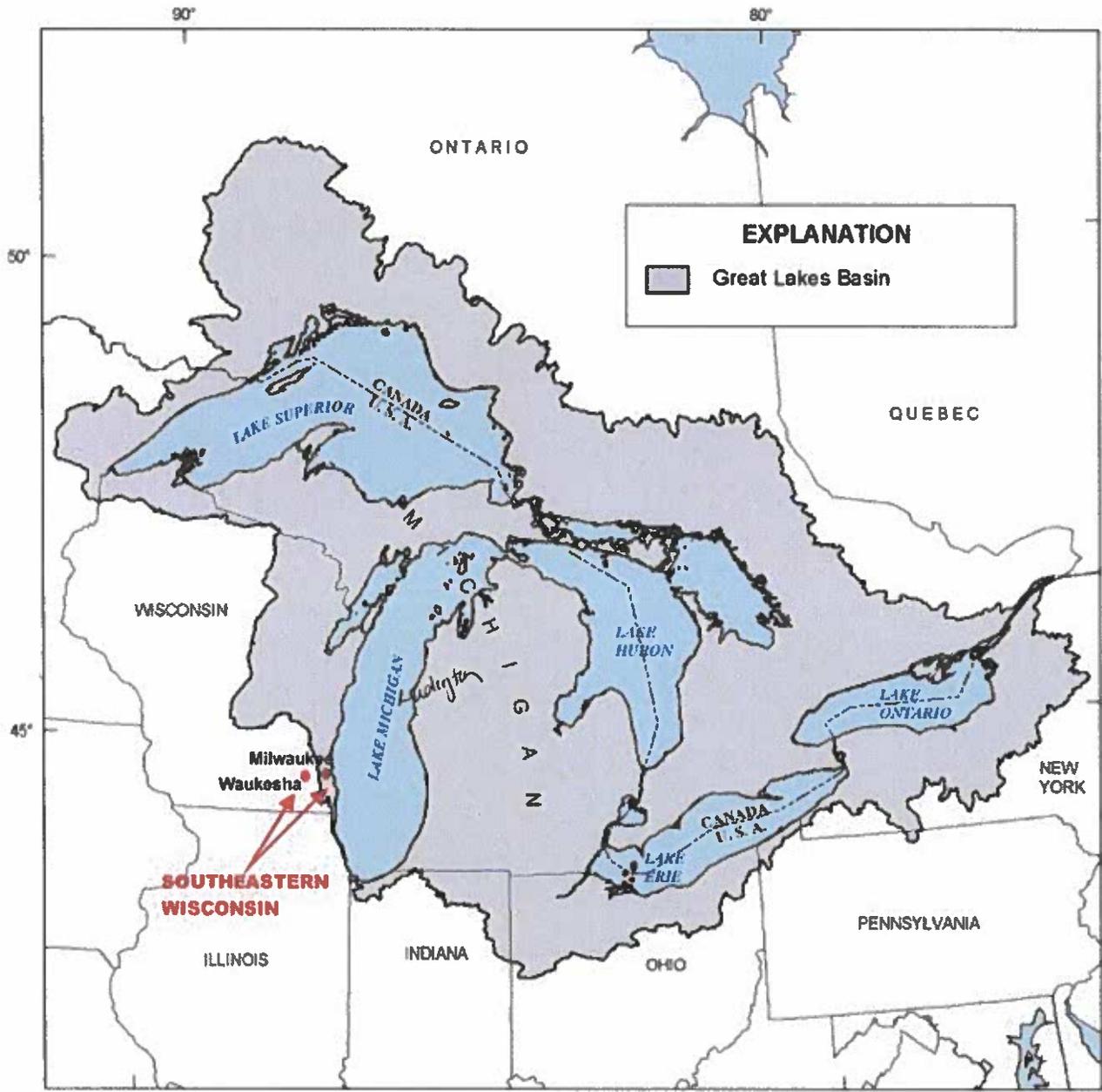
No

# Figure 4 Bedrock Aquifers - Estimated Yield

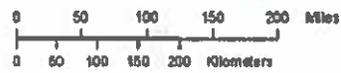


# Figure 9 PA 177 Groundwater Use Conflicts for 2004 -2005





Base from ESRI, 2001, Army Corps of Engineers, 1998, and Environment Canada, 1995



## USGS Groundwater Information

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# The Importance of Ground Water in the Great Lakes Region Water Resources Investigations Report 00 - 4008

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 [Back to Contents](#) | 
 [Next Figure](#) ► |

**Figure 2**

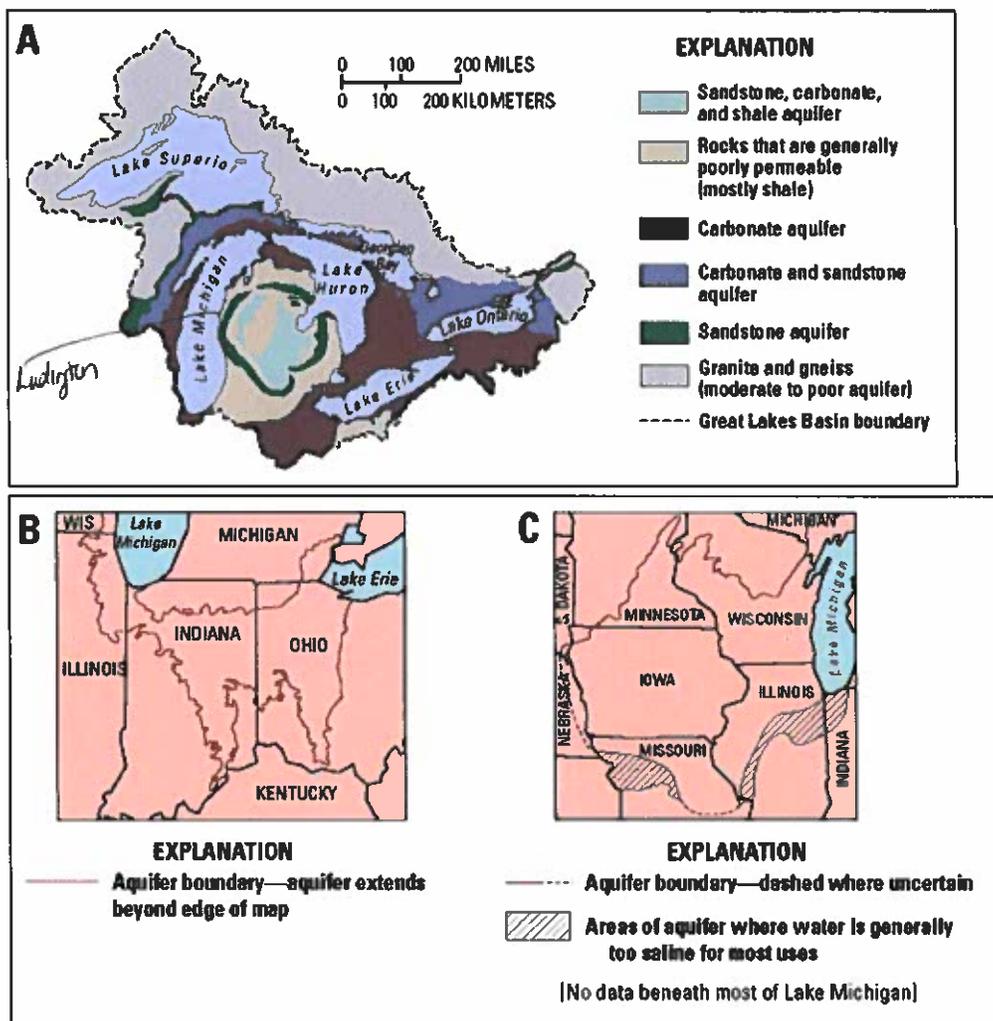


Figure 2. (A) Bedrock aquifers of the Great lakes Basin (modified from Great Lakes Commission, 1975); (B) Approximate extent of the freshwater bearing carbonate aquifer in Ohio, Indiana, Illinois, and parts of Michigan and Wisconsin (modified from Casey, 1996, figure 14); (C) Approximate extent of the sandstone aquifer west of Lake Michigan (modified from Young, 1992, figure 16).

## The Importance of Ground Water in the Great Lakes Region Water Resources Investigations Report 00 - 4008

| [Back to Report](#) | [Back to Contents](#) | [Next Figure](#) ► |

**Figure 4**

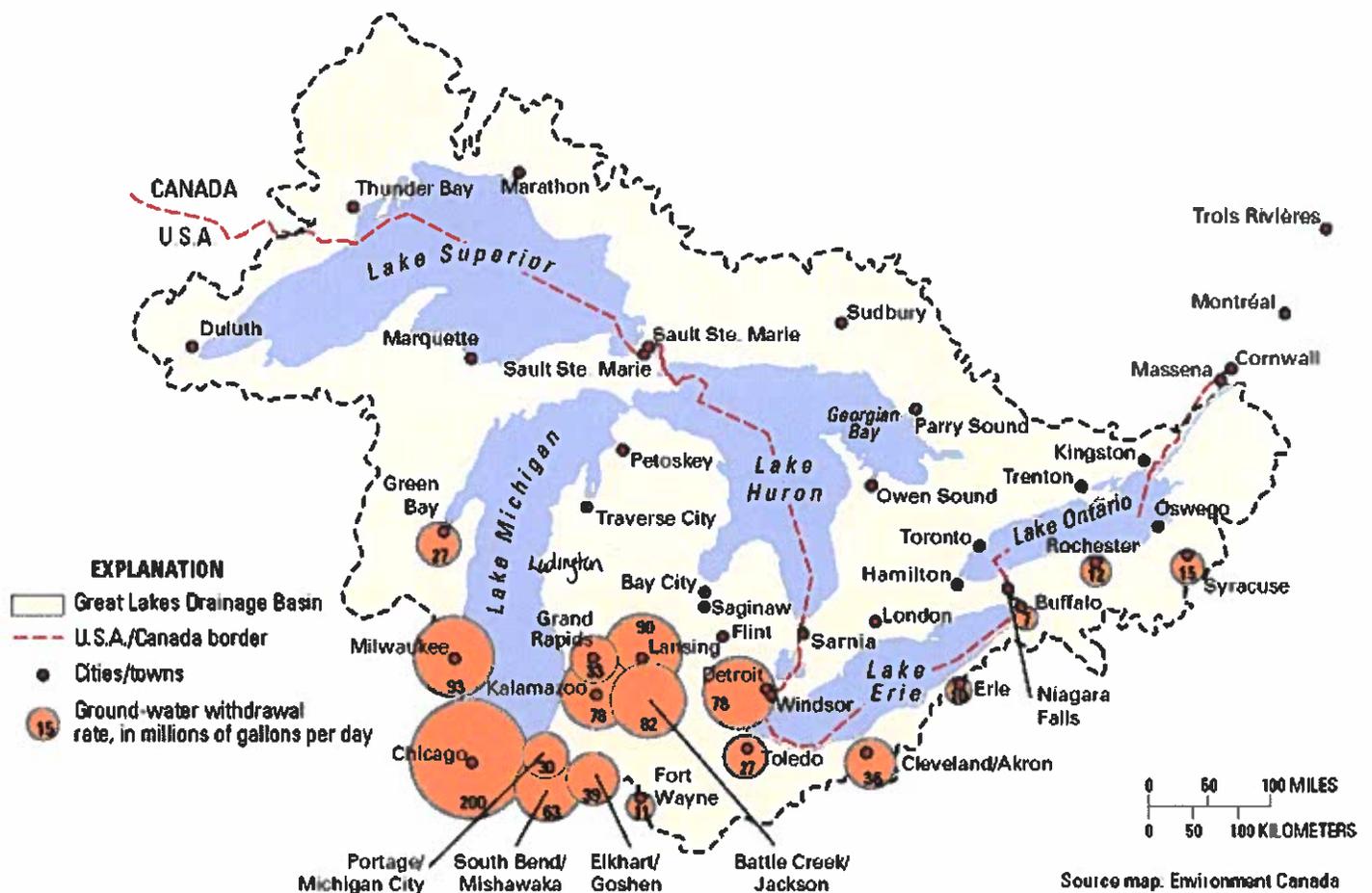


Figure 4. Estimated ground-water withdrawal rates for some major U.S. metropolitan areas (data not available for Canadian areas).

## Endangered Species Act (CEST and EA)

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402
<b>References</b>		
<a href="https://www.hudexchange.info/environmental-review/endangered-species">https://www.hudexchange.info/environmental-review/endangered-species</a>		

### 1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

Explain your determination:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Yes, the activities involved in the project have the potential to affect species and/or habitats. → Continue to Question 2.

### 2. Are federally listed species or designated critical habitats present in the action area?

Obtain a list of protected species from the Services. This information is available on the [FWS Website](#) or you may contact your [local FWS](#) and/or [NMFS](#) offices directly.

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation

*may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.*

Yes, there are federally listed species or designated critical habitats present in the action area. → *Continue to Question 3.*

**3. What effects, if any, will your project have on federally listed species or designated critical habitat?**

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ *Continue to Question 4, Informal Consultation.*

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ *Continue to Question 5, Formal Consultation.*

**4. Informal Consultation is required**

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

**Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?**

Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

- (1) A biological evaluation or equivalent document*
- (2) Concurrence(s) from FWS and/or NMFS*
- (3) Any other documentation of informal consultation*

*Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.*

No, the Service(s) did not concur with the finding. → Continue to Question 5.

**5. Formal consultation is required**

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:

- (1) A biological assessment, evaluation, or equivalent document
- (2) Biological opinion(s) issued by FWS and/or NMFS
- (3) Any other documentation of formal consultation

**6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.**

Mitigation as follows will be implemented:

No mitigation is necessary.

**Explain why mitigation will not be made here:**

**Worksheet Summary**

**Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

[https://www.michigan.gov/mdard/0,4610,7-125-1569\\_16988\\_35287-126817--,00.html](https://www.michigan.gov/mdard/0,4610,7-125-1569_16988_35287-126817--,00.html)

Mason

Karner blue: *Lycaeides melissa samuelis* ( Invertebrate )

[MNFI Species Profile for Michigan - Karner blue](#)

Source: Michigan Natural Features Inventory

<https://mnfi.anr.msu.edu/resources/county-element-data>

FWS data sheets show the State of Michigan. These sites show Mason County specific information. Being that the project is a renovation of an existing building in an urban environment, it is not conducive to the habitat of the species that would be in Mason County.

**Are formal compliance steps or mitigation required?**

Yes

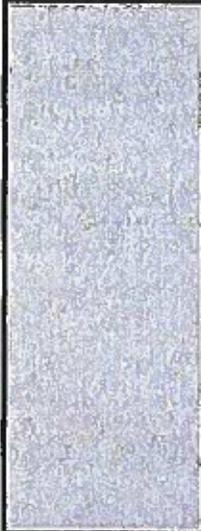
No

Mason County Endangered Species List

<http://www.fws.gov/midwest/endangered/lists/michigan-cty.html>

The project is not located in the endangered species habitat areas.

<b>Mason</b>	Indiana bat ( <i>Myotis sodalis</i> )	Endangered	Summer habitat includes small to medium river and stream corridors with well developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland forests. Caves and mines as hibernacula.
	Piping plover ( <i>Charadrius melodus</i> )	Endangered	Beaches along shorelines of the Great Lakes
	Piping plover ( <i>Charadrius melodus</i> )	Critical Habitat Designated	
	Eastern massasauga ( <i>Sistrurus catenatus catenatus</i> )	Candidate	

	<b>Karner blue butterfly</b> <i>(Lycaeides melissa samuelis)</i>	<b>Endangered</b>	<b>Pine barrens and oak savannas on sandy soils and containing wild lupines (<i>Lupinus perennis</i>), the only known food plant of larvae.</b>
	<b><u>Pitcher's thistle</u></b> <i>(Cirsium pitcheri)</i>	<b>Threatened</b>	<b>Stabilized dunes and blowout areas</b>

Mason	<u>Indiana bat</u> ( <i>Myotis sodalis</i> )	Endangered	Summer habitat includes small to medium river and stream corridors with well developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland forests. Caves and mines as hibernacula.
	<u>Piping plover</u> ( <i>Chordeiles melodus</i> )	Endangered	Beaches along shorelines of the Great Lakes
	<u>Piping plover</u> ( <i>Chordeiles melodus</i> )	Critical Habitat Designated	
	<u>Eastern massasauga</u> ( <i>Sistrurus catenatus</i> )	Candidate	
	<u>Karner blue butterfly</u> ( <i>Lycobates melissa samuelis</i> )	Endangered	Pine barrens and oak savannas on sandy soils and containing wild lupines ( <i>Lupinus perennis</i> ), the only known food plant of larvae.
	<u>Pitcher's thistle</u> ( <i>Cirsium pitcheri</i> )	Threatened	Stabilized dunes and blowout areas

# Michigan

## Federally-listed Endangered and Threatened Species

Updated October 2018

SPECIES	STATUS	COUNTIES	HABITAT
<b>MAMMALS</b>			
Canada lynx ( <i>Lynx canadensis</i> )	Threatened	<b>Current distribution:</b> A Canada lynx was recently documented in the Upper Peninsula. The counties listed here have the highest potential for Lynx presence: Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinac, Marquette, Menominee, Ontonagon, Schoolcraft.	Northern forests
Gray wolf <i>Canis lupus</i>	Endangered	Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Luce, Mackinac, Marquette, Menominee, Ontonagon, Schoolcraft	Northern forested areas
Indiana bat ( <i>Myotis sodalis</i> )	Endangered	Allegan, Barry, Bay, Benzie, Berrien, Branch, Calhoun, Cass, Clinton, Eaton, Genesee, Gratiot, Hillsdale, Ingham, Ionia, Jackson, Kalamazoo, Kent, Lapeer, Leelanau, Lenawee, Livingston, Macomb, Manistee, Mason, Monroe, Montcalm, Muskegon, Oakland, Oceana, Ottawa, Saginaw, St. Joseph, Sanilac, Shiawassee, St. Clair, Tuscola, Van Buren, Washtenaw, and Wayne	Summer habitat includes small to medium river and stream corridors with well developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland forests. Caves and mines as hibernacula.
Northern long-eared bat <i>Myotis septentrionalis</i>	Threatened	Statewide	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests during spring and summer.
<b>BIRDS</b>			
Kirtland's warbler <i>Setophaga kirtlandii</i>	Endangered	Alcona, Alger, Antrim, Baraga, Chippewa, Clare, Crawford, Delta, Grand Traverse, Iosco, Kalkaska, Luce, Marquette, Montmorency, Ogemaw, Oscoda, Otsego, Presque Isle, Roscommon, Schoolcraft	Breeding in young jack pine
Piping plover ( <i>Chradrius melodus</i> )	Endangered	Alger, Alpena, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Leelanau, Luce, Mackinac, Manistee, Mason, Muskegon, Presque Isle, Schoolcraft	Beaches along shorelines of the Great Lakes
Piping plover ( <i>Chradrius melodus</i> )	Critical Habitat	Alger, Benzie, Charlevoix, Cheboygan, Chippewa, Emmet, Iosco, Leelanau, Luce, Mackinac, Mason, Muskegon, Presque Isle, Schoolcraft	Beaches along shorelines of the Great Lakes

SPECIES	STATUS	COUNTIES	HABITAT
Rufa Red knot ( <i>Calidris canutus rufa</i> )	Threatened	<p><b>Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30 for the following counties:</b></p> <p>Alcona, Alger, Allegan, Alpena, Antrim, Arenac, Baraga, Bay, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Gogebic, Grand Traverse, Houghton, Huron, Iosco, Keweenaw, Leelanau, Luce, Mackinac, Macomb, Manistee, Marquette, Mason, Menominee, Monroe, Muskegon, Oceana, Ontonagon, Ottawa, Presque Isle, Sanilac, Schoolcraft, St. Clair, Tuscola, Van Buren, Wayne</p> <p><b>Only actions that occur in large wetland complexes during the Red knot migratory window of MAY 1 - SEPTEMBER 30 for the following counties:</b></p> <p>Midland, Saginaw, Shiawassee</p>	Coastal areas and large wetland complexes
Whooping crane ** ( <i>Grus americanus</i> )	Non-essential experimental population	Allegan, Barry, Berrien, Jackson, Kent, Lenawee, Macomb, Oceana, Ottawa	Open wetlands and lakeshores
<b>REPTILES</b>			
Copperbelly water snake ( <i>Nerodia erythrogaster neglecta</i> )	Threatened	Branch, Calhoun, Cass, Eaton, Hillsdale, St. Joseph	Wooded and permanently wet areas such as oxbows, sloughs, brushy ditches and floodplain woods
Eastern massasauga ( <i>Sistrurus catenatus</i> )	Threatened	Alcona, Allegan, Alpena, Antrim, Arenac, Barry, Berrien, Branch, Calhoun, Cass, Cheboygan, Clare, Clinton, Crawford, Eaton, Emmett, Genesee, Grand Traverse, Hillsdale, Huron, Ingham, Ionia, Iosco, Jackson, Kalamazoo, Kalkaska, Kent, Lake, Lapeer, Lenawee, Livingston, Mackinac, Macomb, Manistee, Mason, Missaukee, Montcalm, Montmorency, Muskegon, Newaygo, Oakland, Oscoda, Presque Isle, Saginaw, St. Joseph, Shiawassee, Van Buren, Washtenaw, Wayne	Graminoid dominated plant communities (fens, sedge meadows, peatlands, wet prairies) open woodlands and shrublands
<b>INSECTS</b>			
Hine's emerald dragonfly ( <i>Somatochlora hineana</i> )	Endangered	Alcona, Alpena, Mackinac, Menominee, Presque Isle	Spring fed wetlands, wet meadows and marshes; calcareous streams & associated wetlands overlying dolomite bedrock
Hungerford's crawling water beetle ( <i>Brychius hungerfordi</i> )	Endangered	Charlevoix, Cheboygan, Crawford, Emmet, Montmorency, Oscoda, Otsego, Presque Isle	Cool riffles of clean, slightly alkaline streams; known to occur in five streams in northern Michigan.
Karner blue butterfly ( <i>Lycaeides melissa samuelis</i> )	Endangered	Allegan, Ionia, Kent, Lake, Mason, Mecosta, Monroe, Montcalm, Muskegon, Newaygo, Oceana	Pine barrens and oak savannas on sandy soils and containing wild lupines ( <i>Lupinus perennis</i> ), the only known food plant of larvae.
Mitchell's satyr ( <i>Neonympha mitchellii mitchellii</i> )	Endangered	Barry, Berrien, Branch, Cass, Jackson, Kalamazoo, St. Joseph, Van Buren, Washtenaw	Fens; wetlands characterized by calcareous soils which are fed by carbonate-rich water from seeps and springs

SPECIES	STATUS	COUNTIES	HABITAT
Poweshiek skipperling ( <i>Oarisma poweshiek</i> )	Endangered  Critical Habitat	Hillsdale, Jackson, Lenawee, Livingston, Oakland, and Washtenaw  Maps of proposed critical habitat in Michigan at <a href="http://www.fws.gov/midwest/endangered/insects/posk/fcHmaps/poskchMI.pdf">www.fws.gov/midwest/endangered/insects/posk/fcHmaps/poskchMI.pdf</a>	Wet prairie and fens
<b>MUSSELS</b>			
Clubshell ( <i>Pleurobema clava</i> )	Endangered	Hillsdale	Found in coarse sand and gravel areas of runs and riffles within streams and small rivers
Northern riffleshell ( <i>Epioblasma torulosa rangiana</i> )	Endangered	Monroe, Sanilac, Wayne	Large streams and small rivers in firm sand of riffle areas; also occurs in Lake Erie
Rayed Bean ( <i>Villosa fabalis</i> )	Endangered	Oakland, St. Clair	Belle, Black, Clinton and Pine Rivers
Snuffbox ( <i>Epioblasma triquetra</i> )	Endangered	Gratiot, Ionia, Kent, Livingston, Oakland, St. Clair, Washtenaw	Small to medium-sized creeks in areas with a swift current and some larger rivers
<b>PLANTS</b>			
American hart's tongue fern ( <i>Asplenium scolopendrium</i> var. <i>americanum</i> = <i>Phyllitis japonica</i> ssp. <i>a.</i> )	Threatened	Chippewa, Mackinac	Cool limestone sinkholes in mature hardwood forest
Dwarf lake iris ( <i>Iris lacustris</i> )	Threatened	Alpena, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Mackinac, Menominee, Presque Isle, Schoolcraft	Partially shaded sandy-gravelly soils on lakeshores
Eastern prairie fringed orchid ( <i>Plantathera leucophaea</i> )	Threatened	Bay, Cheboygan, Clinton, Eaton, Genesee, Gratiot, Huron, Livingston, Monroe, Saginaw, St. Clair, St. Joseph, Tuscola, Washtenaw, Wayne	Mesic to wet prairies and meadows
Houghton's goldenrod ( <i>Solidago houghtonii</i> )	Threatened	Charlevoix, Cheboygan, Chippewa, Crawford, Emmet, Kalkaska, Mackinac, Presque Isle, Schoolcraft	Sandy flats along Great Lakes shores
Lakeside daisy ( <i>Hymenoxys acaulis</i> var. <i>glabra</i> )	Threatened	Mackinac	Dry, rocky prairie grassland underlain by limestone
Michigan monkey-flower ( <i>Mimulus michiganensis</i> )	Endangered	Benzie, Charlevoix, Cheboygan, Emmet, Leelanau, Mackinac	Soils saturated with cold flowing spring water; found along seepages, streams and lakeshores
Pitcher's thistle ( <i>Cirsium pitcheri</i> )	Threatened	Alcona, Alger, Allegan, Alpena, Antrim, Arenac, Benzie, Berrien, Charlevoix, Cheboygan, Chippewa, Delta, Emmet, Grand Traverse, Huron, Iosco, Leelanau, Mackinac, Manistee, Mason, Muskegon, Oceana, Ottawa, Presque Isle, Schoolcraft, Van Buren	Stabilized dunes and blowout areas

SPECIES	STATUS	COUNTIES	HABITAT
Small whorled pogonia ( <i>Isotria medeoloides</i> )	Threatened	Berrien	Dry woodland; upland sites in mixed forests (second or third growth stage)

**FLOODPLAIN & WETLAND REVIEW FOR THE  
8 STEP PROCESS FOR COMPLIANCE WITH FLOODPLAIN MANAGEMENT**

**[24 CFR 55, Executive Orders 11988 & 11990]**

1. Floodplain and Wetland review applies to projects involving ANY of the following-Check all that apply:

- Acquisition of land or buildings
- New Construction
- Substantial Rehabilitation (i.e. modifications and improvements to buildings where rehabilitation costs exceed 50% of the pre-rehab value of the building or where residential density increases more than 20%)
- Expanding the footprint of buildings or structures
- Infrastructure Improvements—Water, Sewer, Drainage, Roads, and Ditches
- Other activities affecting land use:

2. Is the project located in a 100-year floodplain, designated floodway, or results in new construction in a wetland?

Yes  No

[Note: Review the FIRM (Flood Insurance Rate Map) for your project area, or when the project area is not mapped, use other best available information]

If YES, skip to #4

If NO, go on to #3

3. You have determined that the project is NOT located in a floodplain or wetland. Document the determination by completing the following:

Source Documentation: Attach a FEMA Flood Insurance Rate Map (FIRM) and identify the site and project location on the map. Community Name/Number: City of Ludington 260581

FIRM Map Panel and Date of Map Panel: 229 of 425 August 26, 2019

If the area has not been mapped, obtain the best available information from one or more of the following qualified resources: (Check all sources used and attach all documentation received.)

- Michigan Department of Environmental Quality (MDEQ)
- Natural Resources Conservation Service (NRCS)
- Michigan Geographical Information Service (MCGI)
- Other

4. You have determined that your project  is  is not located in a floodplain/wetland.

The HUD 8 Step Process  is  is not required.

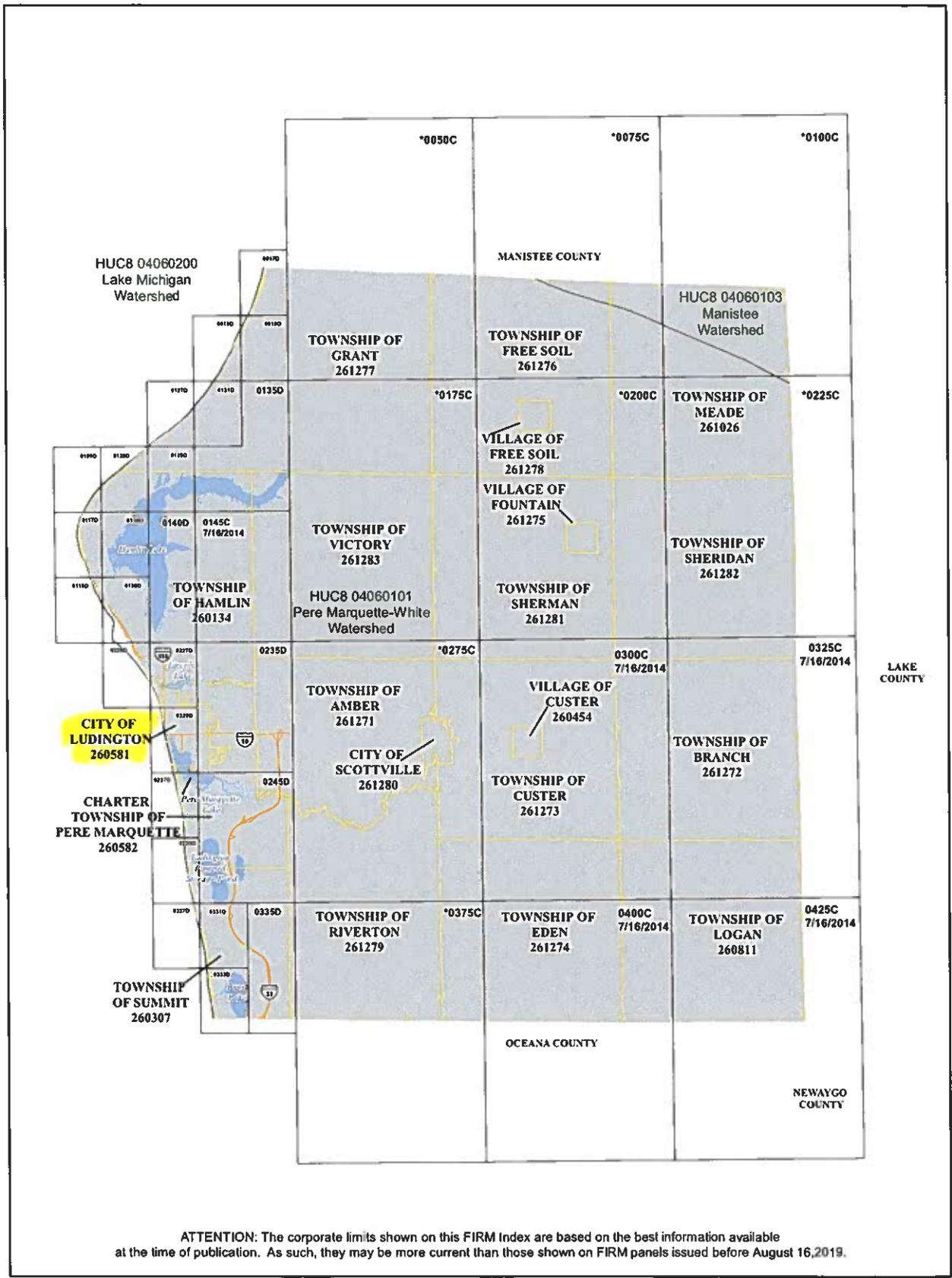
Please sign and date this form. Return with environmental review record documents to the Project Manager.

Signature: \_\_\_\_\_

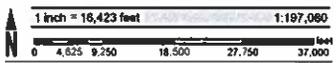


Date: \_\_\_\_\_

5/1/2020



ATTENTION: The corporate limits shown on this FIRM Index are based on the best information available at the time of publication. As such, they may be more current than those shown on FIRM panels issued before August 16, 2019.



Map Projection:  
 Universal Transverse Mercator Zone 16 North;  
 North American Datum 1983

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT  
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION

\* PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS



**NATIONAL FLOOD INSURANCE PROGRAM**  
 FLOOD INSURANCE RATE MAP INDEX

MASON COUNTY, MICHIGAN ALL JURISDICTIONS

PANELS PRINTED:  
 0017, 0018, 0019, 0109, 0117, 0119, 0127, 0128, 0129, 0131, 0135, 0136, 0138, 0140, 0145, 0226, 0227, 0229, 0235, 0237, 0239, 0245, 0300, 0325, 0327, 0331, 0333, 0335, 0400, 0425



**FEMA**

**PRELIMINARY**  
 MAP NUMBER  
 26105CIN008  
 MAP REVISED

# National Flood Hazard Layer FIRMeTte



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, AE9
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Areas with Reduced Flood Risk due to Levee. See Notes. Zone X
	Areas with Flood Risk due to Levee Zone D

	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMFRS
	Area of Undetermined Flood Hazard Zone D

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

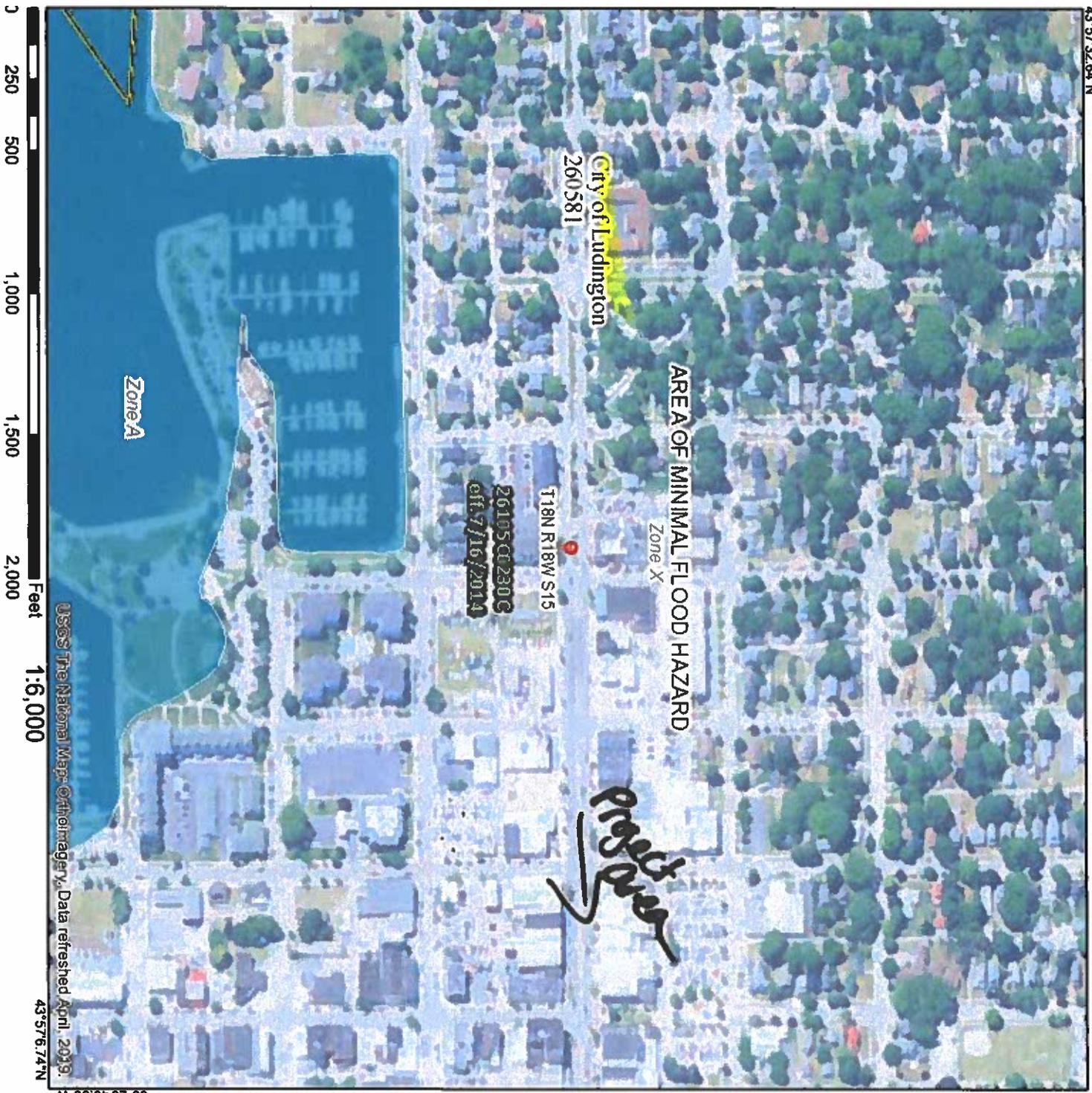
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

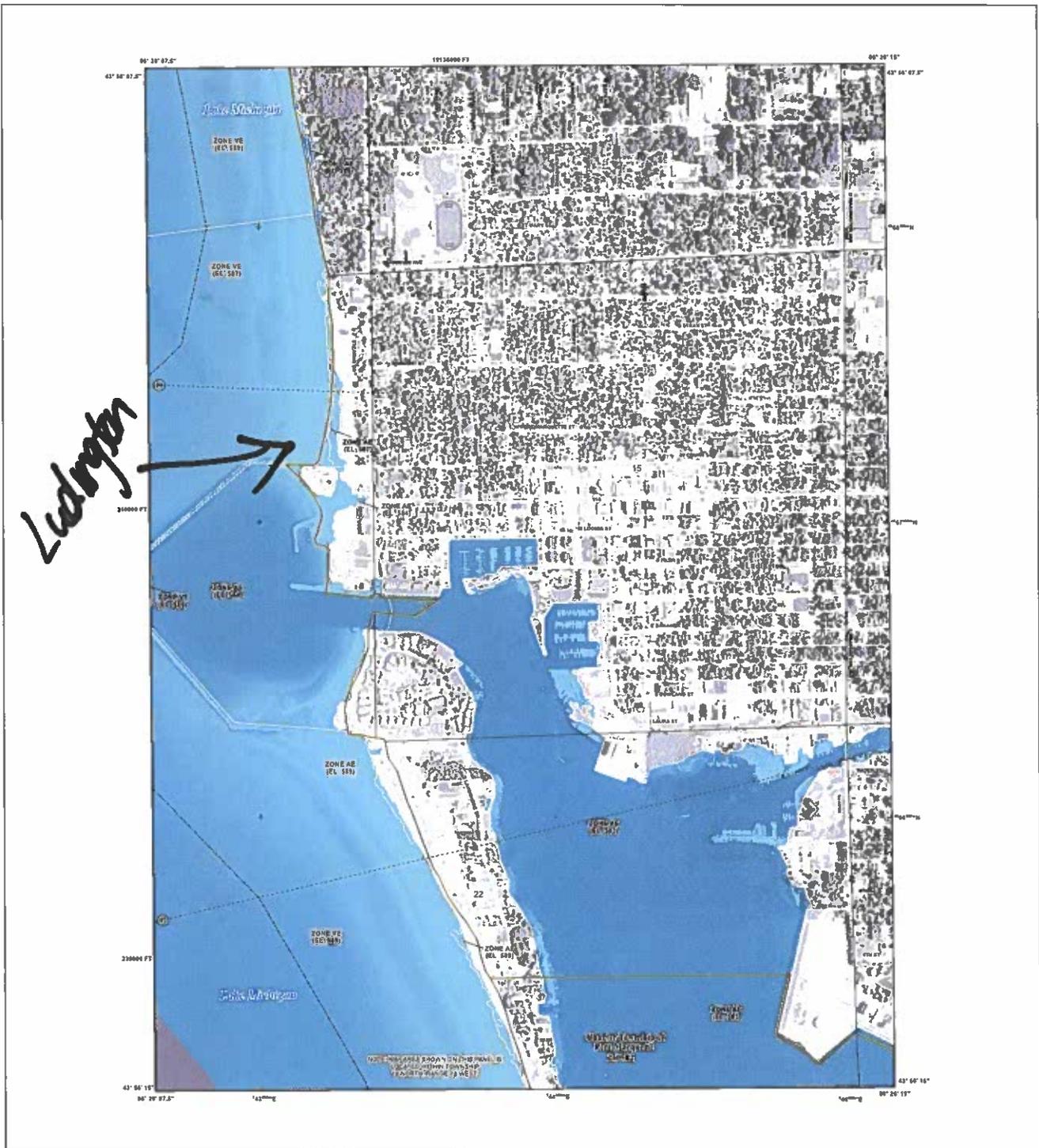
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/21/2020 at 3:52:43 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMeTte panel number, and FIRMeTte effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



Uses The National Map of the Imagery. Data refreshed April, 2019.

43°57'32.64"N 260581 118N R18W S15 26105 01230 C eff 7/16/2014



**FLOOD HAZARD INFORMATION**

SEE FIGURE FOR DETAILED LEGEND AND INDEX MAP FOR PANEL LAYOUT  
**THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)**

	Without Base Flood Elevations (BFE) (Zone VE, VE1)
	With BFE or Depth (Zone VE, VE1)
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile
	Future Conditions 1% Annual Chance Flood Hazard
	Area with Reduced Flood Risk due to Levee See Notes
	Area of Minimal Flood Hazard
	Area of Undetermined Flood Hazard
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	Coastal Transect
	Coastal Transect Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

**NOTES TO USERS**

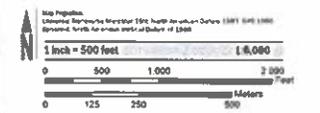
For information and detail not shown on this Flood Hazard Map, consult the Flood Hazard Map of the National Flood Insurance Program (NFIP) in general, please see the FEMA Web Information available at <https://www.fema.gov> or call the FEMA Help Service. Certain areas of high flood risk and potential damage may occur primarily around Levees or other Flood Control Study Areas and other portions of the map. Many of these products can be viewed or printed directly from the website.

Community planning and an adjacent FEMA panel may show a portion of the adjacent panel as well as the current FEMA panel. These may be updated directly from the Web Service Center or the number label above.

For distribution and marketing map data near to the Flood Hazard Map report for this jurisdiction, the information is based on the data available at the community, please refer to the National Flood Insurance Program for additional information.

Resolving issues with the data used provided by the FEMA Flood Hazard Map of the National Flood Insurance Program is the responsibility of the community. For more information, please contact the FEMA Flood Hazard Map of the National Flood Insurance Program at 1-800-425-6842.

**SCALE**



**PANEL LOCATOR**



**NATIONAL FLOOD INSURANCE PROGRAM**

MAKING AMERICA SAFER

MASON COUNTY, MICHIGAN

Map No. 229 of 425

COMMUNITY	NUMBER	PANEL	SUFFIX
MAKING AMERICA SAFER	26063	0229	0
MAKING AMERICA SAFER	26063	0229	0

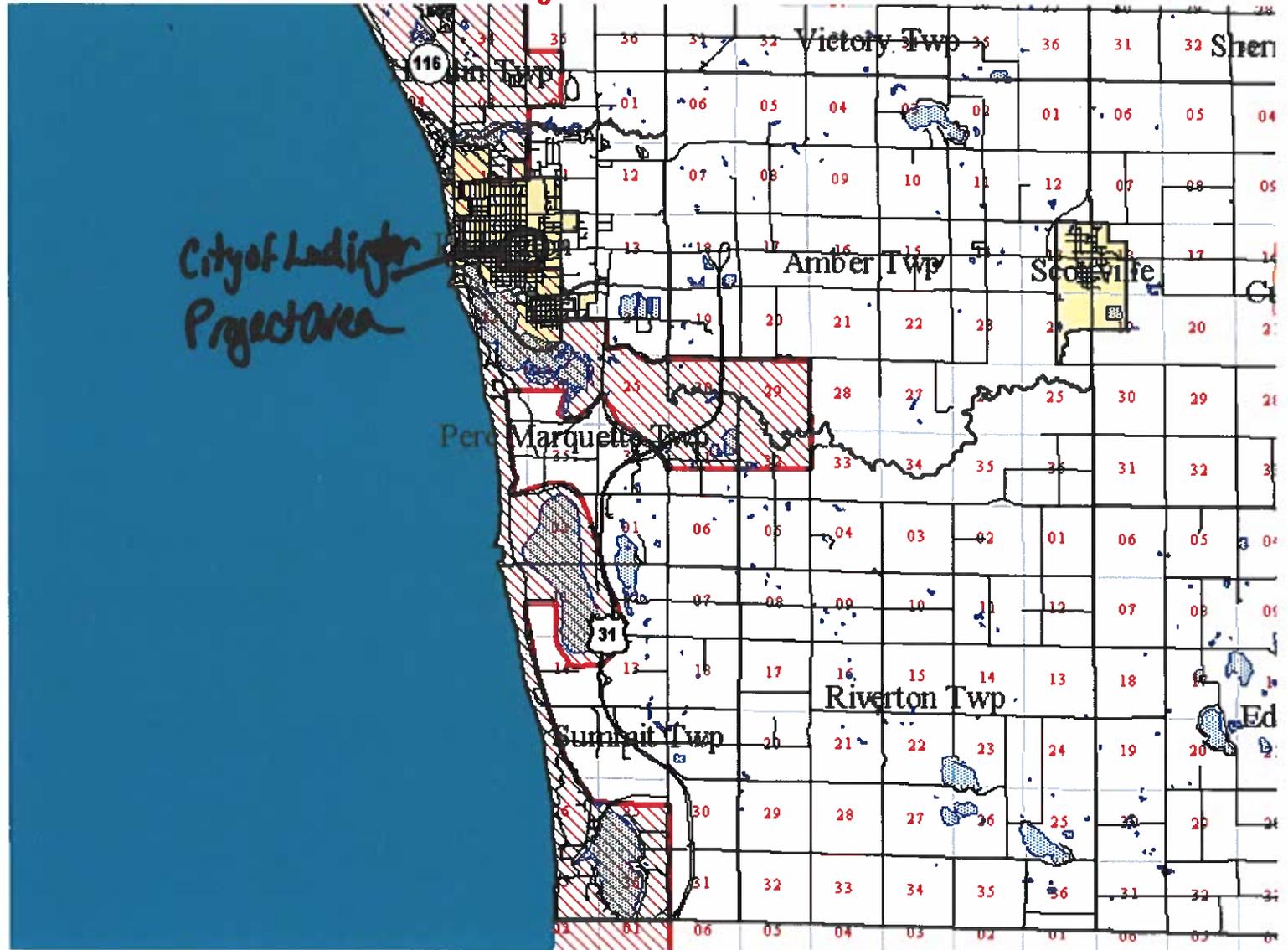
PRELIMINARY

AUGUST 26, 2019

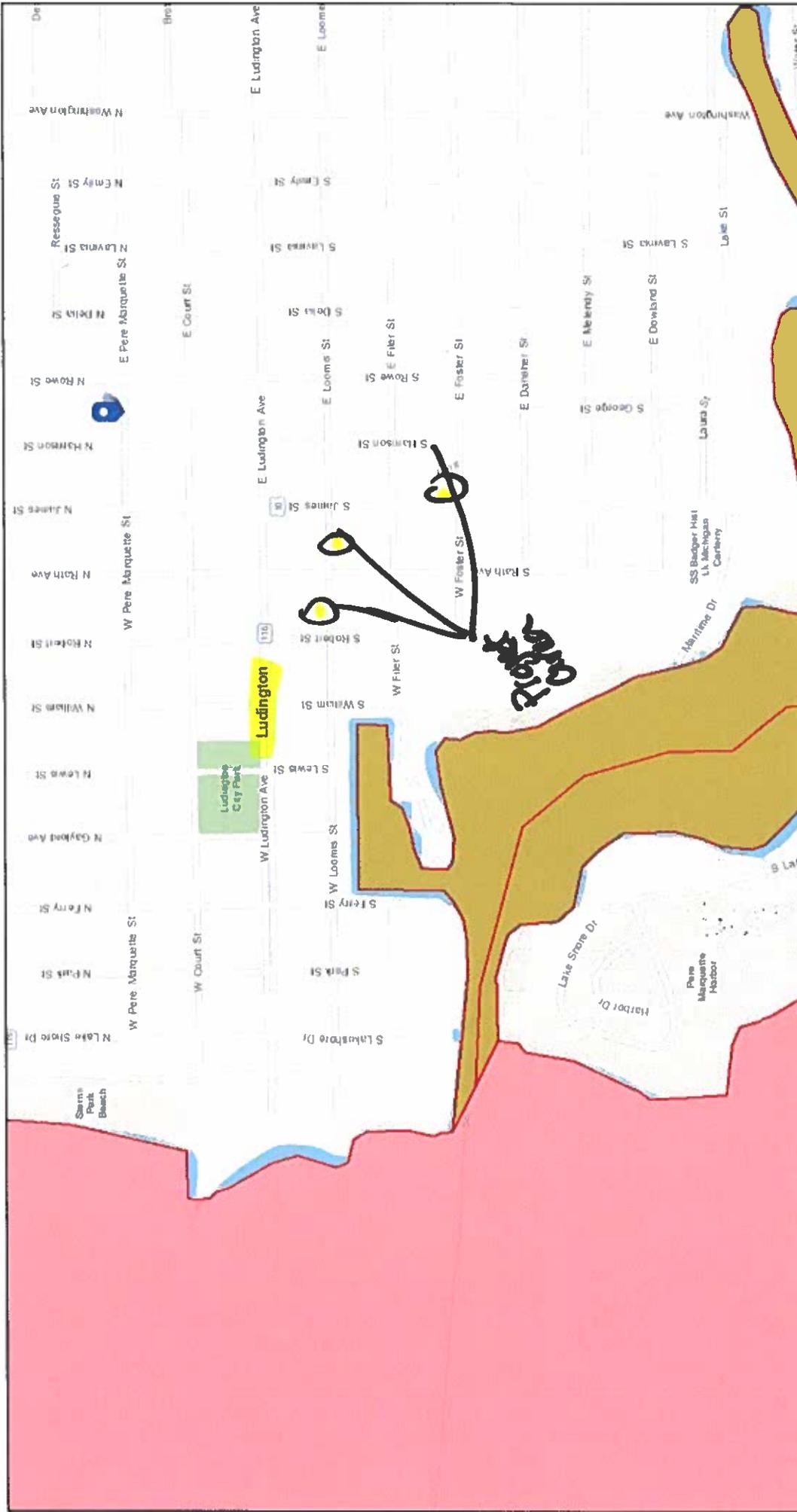
VERSION NUMBER  
2.4.3.5  
MAP NUMBER  
26105C02290  
MAP REVISED

**Mason County**  
**Pere Marquette Township, T18N R18W, T18N R17W and T17N R18W**  
**Ludington, T18N R18W**  
**Amber Township, T18N R17W**  
**Riverton Township, T18N R17W**  
**Summit Township, T17N R18W**

The heavy red line is the **Coastal Zone Management Boundary**  
 The red hatched area is the **Coastal Zone Management Area**



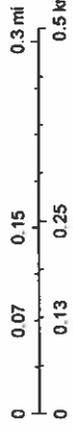
# ArcGIS Web Map



4/21/2020, 3:07:56 PM

- Impaired Waterbodies
- Impaired Streams
- TMDL Waterbodies
- TMDL Streams

1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (C) OpenStreetMap contributors, and the GIS User Community, US EPA Office of Water

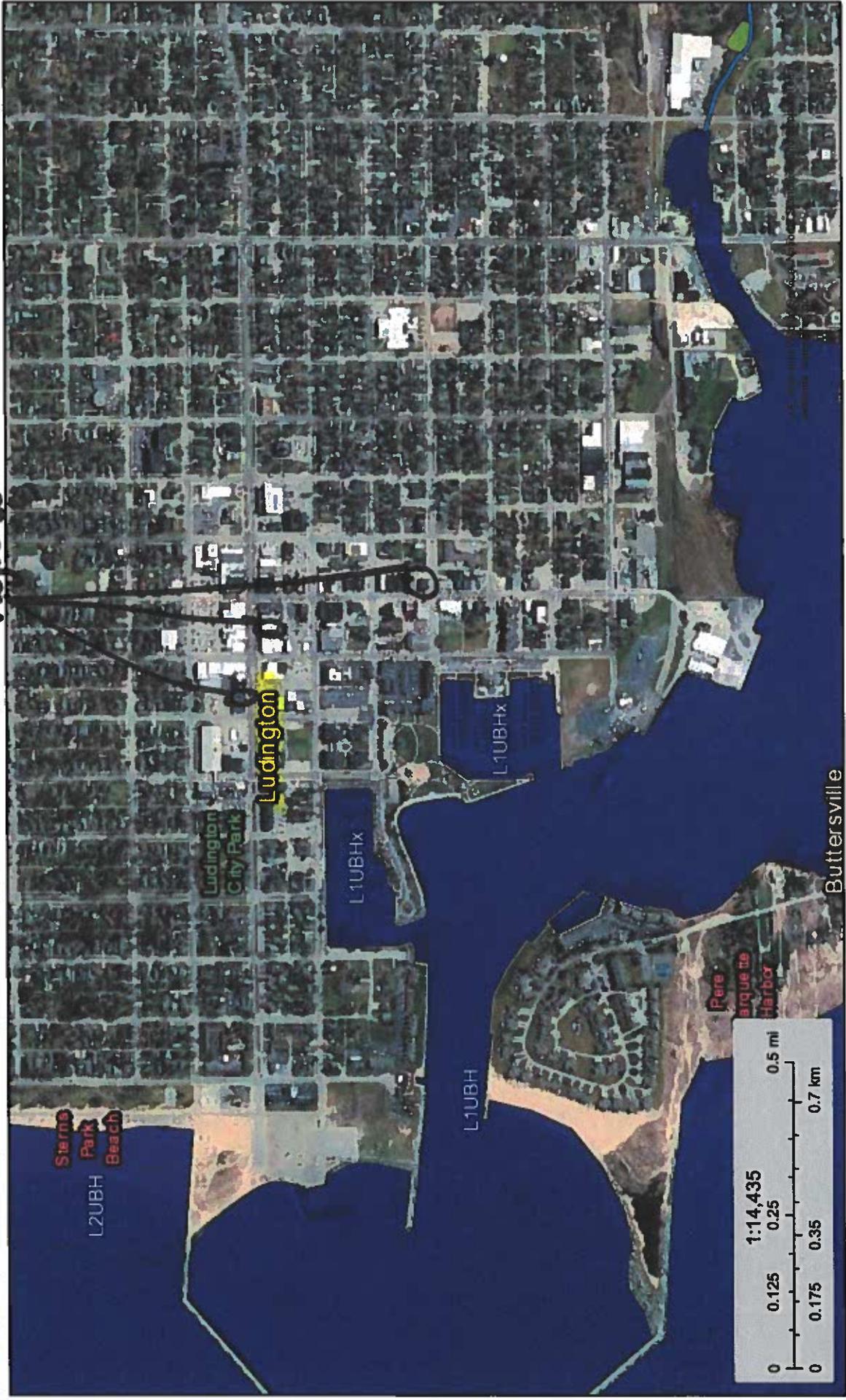


U.S. Fish and Wildlife Service

# National Wetlands Inventory

# Ludington Wetlands Map April 2020

## Project Area



April 21, 2020

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

## Air Quality (CEST and EA)

General Requirements	Legislation	Regulation
<p>The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.</p>	<p>Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))</p>	<p>40 CFR Parts 6, 51 and 93</p>
<b>Reference</b>		
<p><a href="https://www.hudexchange.info/environmental-review/air-quality">https://www.hudexchange.info/environmental-review/air-quality</a></p>		

### Scope of Work

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

→ Continue to Question 2.

No

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

### Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

Follow the link below to determine compliance status of project county or air quality management district:

<http://www.epa.gov/oaqps001/greenbk/>

No, project's county or air quality management district is in attainment status for all criteria pollutants

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

- Yes, project's management district or county is in non-attainment or maintenance status for one or more criteria pollutants.

Describe the findings:

→ Continue to Question 3.

- 3. Determine the estimated emissions levels of your project for each of those criteria pollutants that are in non-attainment or maintenance status on your project area. Will your project exceed any of the *de minimis* or *threshold* emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

- No, the project will not exceed *de minimis* or threshold emissions levels or screening levels

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Explain how you determined that the project would not exceed *de minimis* or threshold emissions.

- Yes, the project exceeds *de minimis* emissions levels or screening levels.

→ Continue to Question 4. Explain how you determined that the project would not exceed *de minimis* or threshold emissions in the Worksheet Summary.

- 4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

**Worksheet Summary**

**Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See EPA Air Quality Index Report for Ludington Michigan- Attached

**Are formal compliance steps or mitigation required?**

Yes

No



CBSA	#Days with AQI	#Days Good	#Days Moderate	#Days Unhealthy for Sensitive Groups	#Days Unhealthy	#Days Very Unhealthy	AQI Max	AQI 90th %ile	AQI Median	#Days CO	#Days NO2	#Days O3	#Days SO2	#Days PM2.5	#Days PM10
Ludington, MI	254	244	10				64	46	35			254			

AirData reports are produced from a direct query of the AQS Data Mart. The data represent the best and most recent information available to EPA from state agencies. However, some values may be absent due to incomplete reporting, and some values may change due to quality assurance activities. The AQS database is updated by state, local, and tribal organizations who own and submit the data.

Readers are cautioned not to rank order geographic areas based on AirData reports. Air pollution levels measured at a particular monitoring site are not necessarily representative of the air quality for an entire county or urban area.

LAST UPDATED ON APRIL 4, 2019



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Airport Runway Clear Zones (CENST) – PARTNER

<https://www.hudexchange.info/environmental-review/airport-hazards>

### 1. Does the project involve the sale or acquisition of developed property?

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → *Continue to Question 2.*

### 2. Is the project in the Runway Protection Zone/Clear Zone (RPZ/CZ)<sup>1</sup>?

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

Yes → *Written notice must be provided to prospective buyers to inform them of the potential hazards from airplane accidents as well as the potential for the property to be purchased as part of an airport expansion project. [A sample notice is available through the HUD Exchange.](#)*

*Provide a map showing that the site within RPZ/CZ. Work with the RE/HUD to provide written notice to the prospective buyers. Continue to the Worksheet Summary below.*

### Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

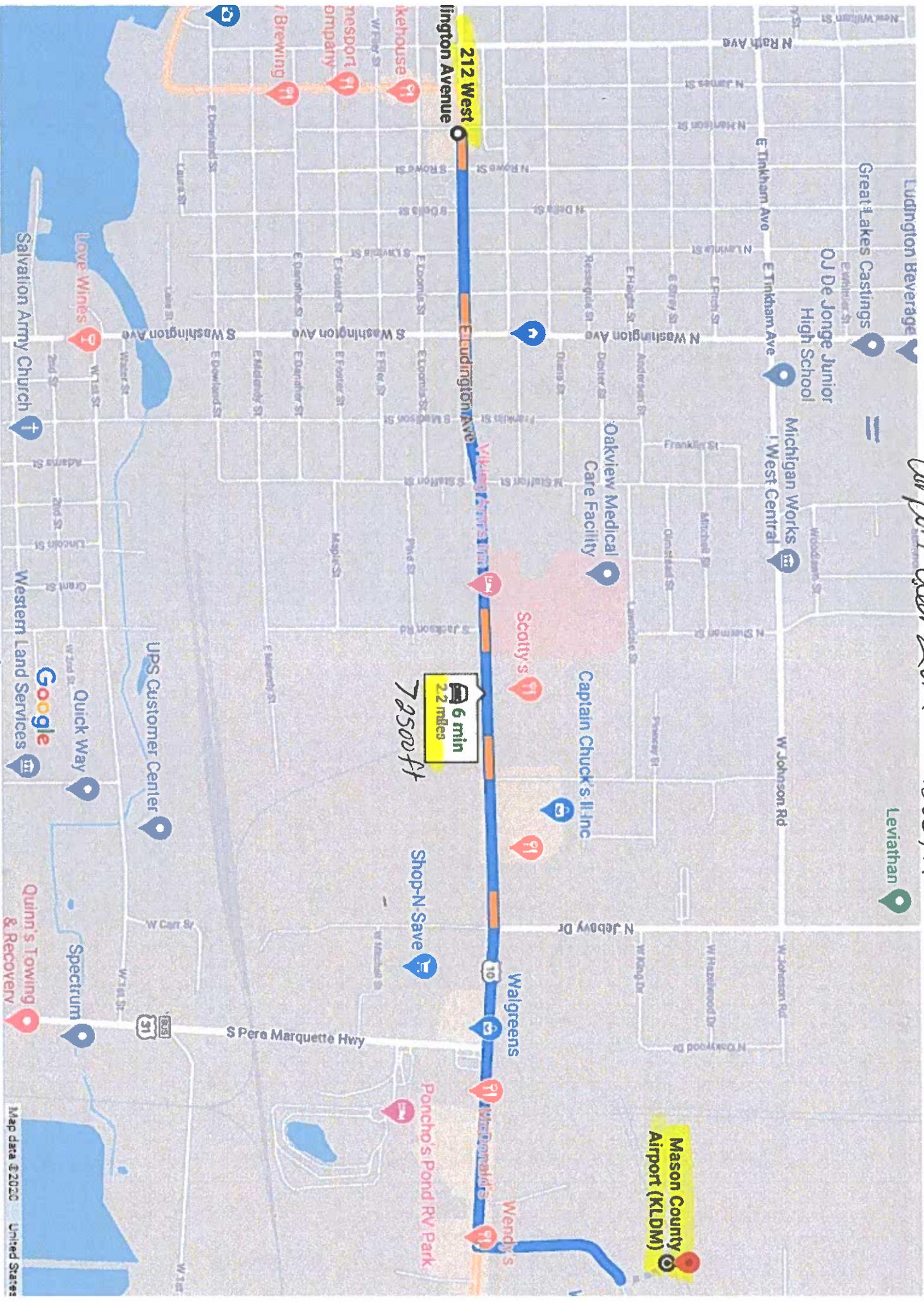
**Include all documentation supporting your findings in your submission to HUD.**

Maps attached showing the project areas distance is greater than 2500 feet

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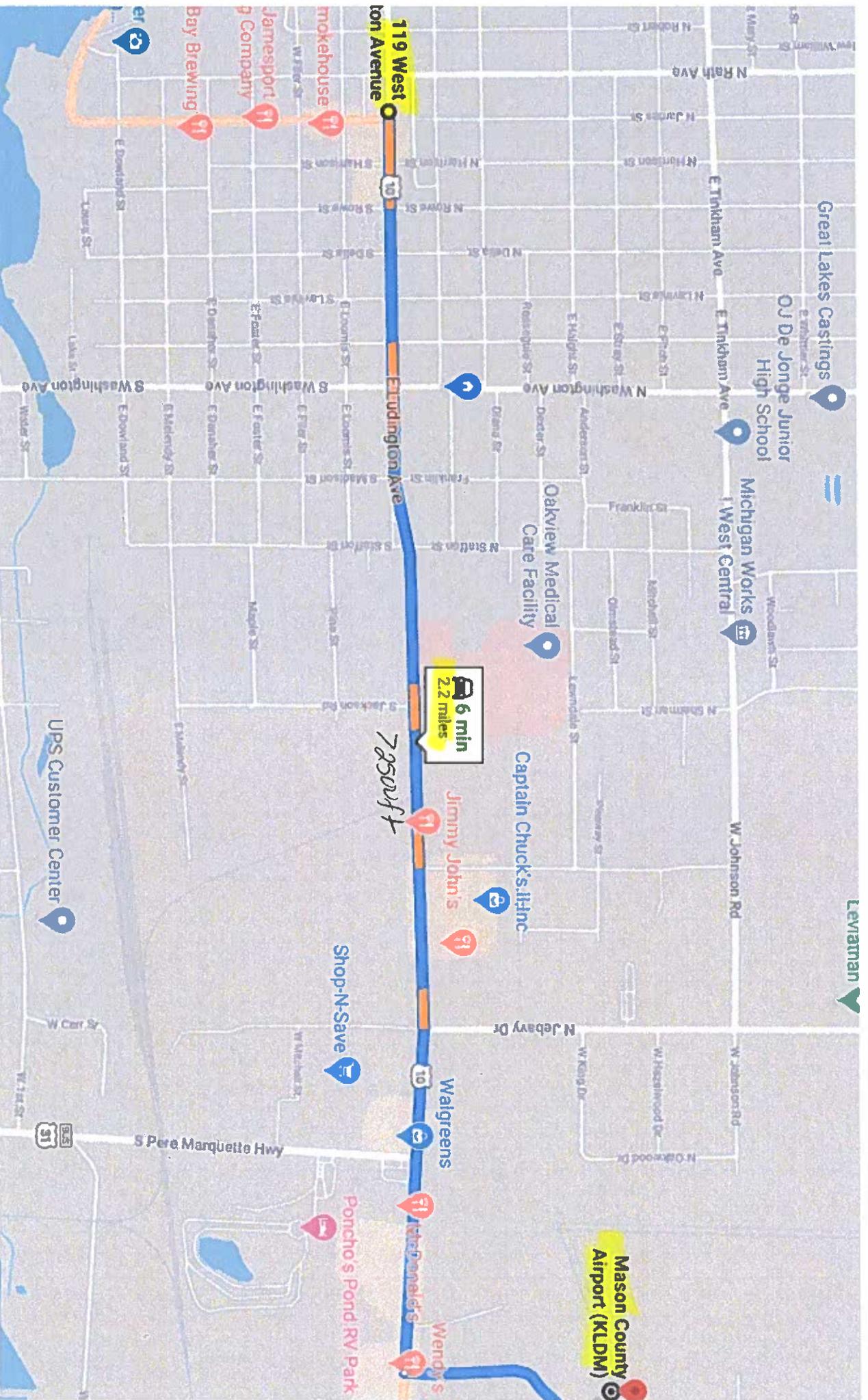
<sup>1</sup> Runway Protection Zone/Clear Zones are defined as areas immediately beyond the ends of runways. The standards are established by FAA regulations. The term in 24 CFR Part 51, Runway Clear Zones, was redefined in FAA’s Airport Design Advisory Circular (AC) 150/5300-13 to refer to Runway Protection Zones for civil airports. See link above for additional information.

Airport Over 2000 < 2500 ft.



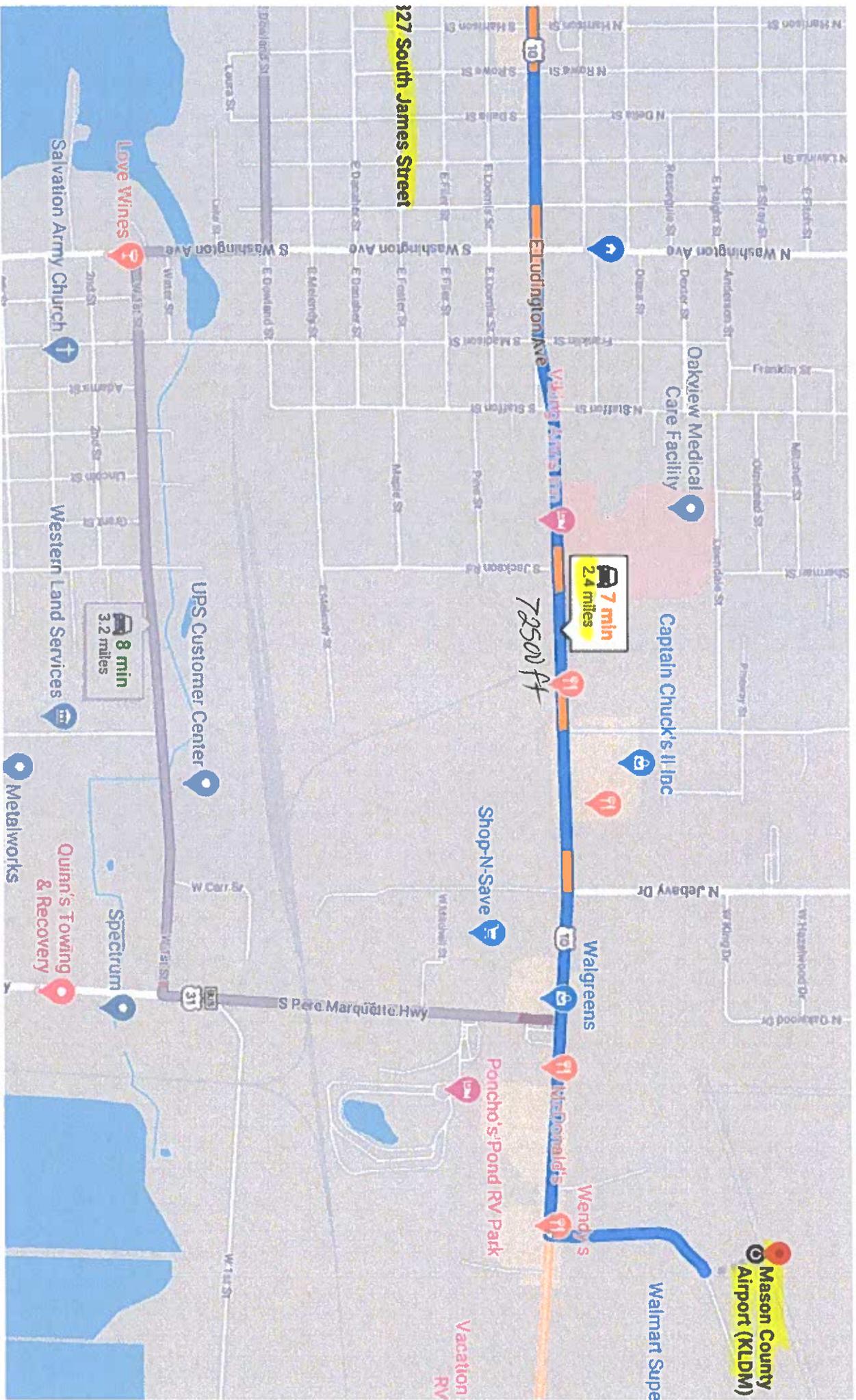
Ludington MI

Airport Dearborn & 2500th



Ludington, MI

Airport Clear Zone 2500 Ft



Ludington MI.

WAAS CH 49206 W26A	APP CRS 254°	Rwy ldg 5003 TDZE 646 Apt Elev 646
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# RNAV (GPS) RWY 26

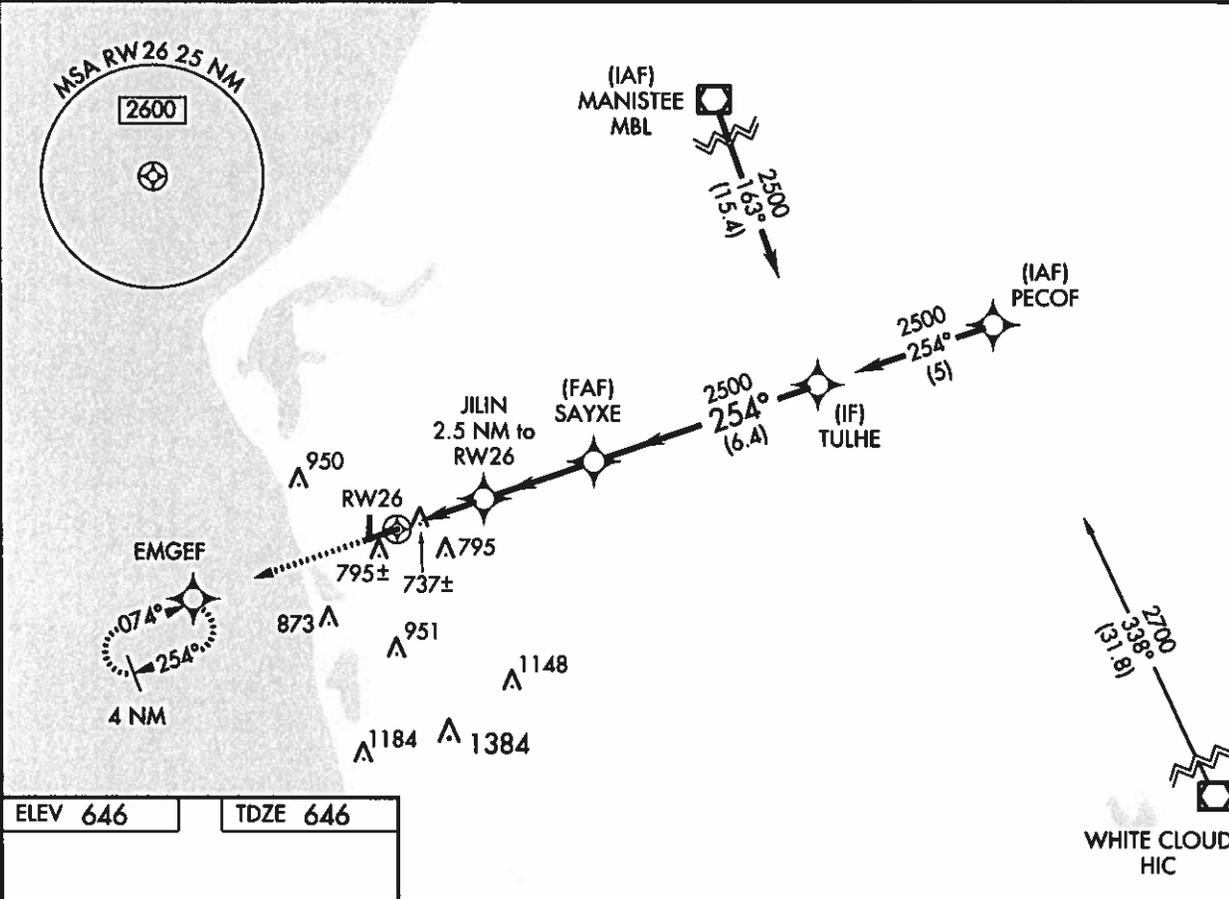
MASON COUNTY (LDM)

RNP APCH.

▼  
▲ Circling Rwy 1, 19 NA at night. Rwy 26 helicopter visibility reduction below ¼ SM NA.  
For uncompensated Baro-VNAV systems, LNAV/VNAV NA below -16°C or above 54°C.

MISSED APPROACH:  
Climb to 2500 direct  
EMGEF and hold.

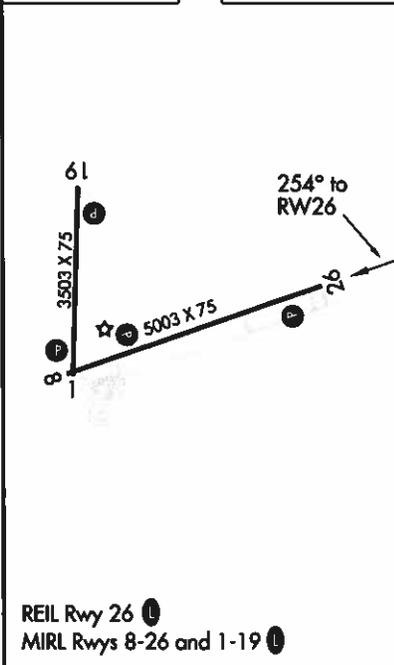
AWOS-3 119.925	MINNEAPOLIS CENTER 120.85 322.35	UNICOM 123.0 (CTAF) ①
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EC-1, 26 MAR 2020 to 23 APR 2020

EC-1, 26 MAR 2020 to 23 APR 2020

ELEV 646	TDZE 646
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2500	EMGEF	VGSi and RNAV glidepath not coincident (VGSi Angle 3.00/TCH 25).			
*LNAV only.	JILIN 2.5 NM to RW26	SAYXE 2500	TULHE 2500	GP 3.00° TCH 40	
*1 NM to RW26		*1480		2500	
RW26		254°		2500	
CATEGORY	A	B	C	D	
LPV DA	975-1¼		329 (400-1¼)		
LNAV/VNAV DA	1020-1¼		374 (400-1¼)		
LNAV MDA	1000-1	354 (400-1)		1000-1¼ 354 (400-1¼)	
CIRCLING	1160-1	514 (600-1)		1200-1½ 554 (600-1½)	1300-2 654 (700-2)

## Farmlands Protection (CEST and EA)

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>
Reference		
<a href="https://www.hudexchange.info/environmental-review/farmlands-protection">https://www.hudexchange.info/environmental-review/farmlands-protection</a>		

**1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

Yes → *Continue to Question 2.*

No

**Explain how you determined that agricultural land would not be converted:**

The Project takes place in the Downtown Area of the City of Ludington. This is an urban setting with no Farmland in the project area or adjacent to it.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.*

**2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?**

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist [http://soils.usda.gov/contact/state\\_offices/](http://soils.usda.gov/contact/state_offices/) for assistance

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes → *Continue to Question 3.*

**3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.**

- Complete form **AD-1006**, "Farmland Conversion Impact Rating" [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1045394.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf) and contact the state soil scientist before sending it to the local NRCS District Conservationist.  
(NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects: [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1045395.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045395.pdf).)
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

**Document your conclusion:**

- Project will proceed with mitigation.

**Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

- Project will proceed without mitigation.

**Explain why mitigation will not be made here:**

No farmland is present therefore not mitigation is needed.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The City of Ludington Downtown area is not zoned for Farmland, nor is any present. The City of Ludington Zoning Ordinance can be found online at:

<https://www.ludington.mi.us/DocumentCenter/View/188/Ludington-Zoning-Ordinance-23-00-PDF?bidId=>

**Are formal compliance steps or mitigation required?**

Yes

No

## Noise (CEST Level Reviews)

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B
<b>References</b>		
<a href="https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control">https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control</a>		

### 1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

→ *Continue to Question 4.*

- Rehabilitation of an existing residential property

NOTE: For modernization projects in all noise zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ *Continue to Question 2.*

- A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

- None of the above

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double glazed windows or extra insulation?

Yes

Indicate the type of measures that will apply (check all that apply):

- Improved building envelope components (better windows and doors, strengthened sheathing, insulation, sealed gaps, etc.)
- Redesigned building envelope (more durable or substantial materials, increased air gap, resilient channels, staggered wall studs, etc.)
- Other

Explain:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below and provide any supporting documentation.

No

→ Continue to Question 3.

3. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Describe findings of the Preliminary Screening:

→ Continue to Question 6.

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

- There are no noise generators found within the threshold distances above.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.

Noise generators were found within the threshold distances.

→ Continue to Question 5.

**5. Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:**

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))

Indicate noise level here:

**Is the project in a largely undeveloped area<sup>1</sup>?**

No

→Your project requires completion of an Environmental Assessment (EA) pursuant to 51.104(b)(1)(i). Elevate this review to an EA-level review.

Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

Yes

→Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Elevate this review to an EIS-level review.

Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

---

<sup>1</sup> A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses and does not have water and sewer capacity to serve the project.

Unacceptable: (Above 75 decibels)

Indicate noise level here:

**Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). You may either complete an EIS or provide a waiver signed by the appropriate authority. Indicate your choice:**

Convert to an EIS

→ Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

Provide waiver

→ Provide an Environmental Impact Statement waiver from the Certifying Officer or the Assistant Secretary for Community Planning and Development per 24 CFR 51.104(b)(2) and noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

**6. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

Mitigation as follows will be implemented:

→ Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures.

Continue to the Worksheet Summary.

No mitigation is necessary.

**Explain why mitigation will not be made here:**

→ *Continue to the Worksheet Summary.*

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The Buildings under renovation will be adding noise mitigation such as insulation and upgraded windows, see building plans attached under 106 review documents. Per this worksheet no further mitigation is needed.

**Are formal compliance steps or mitigation required?**

- Yes  
 No

## Explosive and Flammable Hazards (CEST and EA)

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C
<b>Reference</b>		
<a href="https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities">https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities</a>		

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

→ Continue to Question 2.

Yes

Explain:

→ Go directly to Question 5.

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

Yes

→ Continue to Question 3.

3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "no." For any other type of aboveground storage container within the search area that holds one of the

flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "yes."

No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

Yes

→ Continue to Question 4.

4. Visit HUD's website to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the [electronic assessment tool](#). To document this step in the analysis, please attach the following supporting documents to this screen:

- Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and
- Electronic assessment tool calculation of the required separation distance.

Based on the analysis, is the proposed HUD-assisted project site located at or beyond the required separation distance from all covered tanks?

Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

No

→ Go directly to Question 6.

5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?

Please visit HUD's website for information on calculating Acceptable Separation Distance.

Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

No

→ Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

Continue to Question 6.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location.

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

**Worksheet Summary**

**Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Please see attached maps, email and Acceptable Distance Electronic Assessment Tool print out. 2 tanks are within the 1mile range for review. 800 N Washington is 4,307.18 feet at the closest point, and 200 S Jackson Road is 5,013.69 feet at the closest point.

Both tanks hold 1000 gallons of propane. According to the ADE assessment tool; tanks must be 219.03 ft away to meet blast over pressure, 276.57 ft for thermal radiation for people and 50.28 ft thermal radiation for buildings. Distances for both of these tanks are greater than these minimums. Therefore, no further compliance or mitigation is necessary.

**Are formal compliance steps or mitigation required?**

Yes

No

## Heather Tykoski

---

**From:** Read, Karl (LARA) <ReadK@michigan.gov>  
**Sent:** Tuesday, April 28, 2020 10:39 AM  
**To:** Heather Tykoski  
**Subject:** RE: Ludington above ground storage tanks

Heather,

Here are the AST tanks that are near the location of your project, I'm doubting if any are with in the mile radius we spoke about with the exception of Great Lakes Castings. Please let me know if there is anything else I can do for you. Stay well.

Grand Rental 5061 W US Hwy 10  
Great Lakes Casting 800 N. Washington St.  
Harsco Track Tech 200 S Jackson rd.  
Metal Works 902 4<sup>th</sup> St.  
Poncho Pond RV Park. 53335 W. Wallace.  
Towns Brothers 679S Pere Marquette.  
Whitehall Industries 5175 W 6<sup>th</sup> St.  
Michigan Powers LTD. 5795 W 6<sup>th</sup> St.

---

**From:** Heather Tykoski <htykoski@ci.ludington.mi.us>  
**Sent:** Tuesday, April 28, 2020 9:27 AM  
**To:** Read, Karl (LARA) <ReadK@michigan.gov>  
**Subject:** Ludington above ground storage tanks

**CAUTION: This is an External email. Please send suspicious emails to [abuse@michigan.gov](mailto:abuse@michigan.gov)**

Hi Karl,

Thank you for looking into the above ground storage tanks in the Ludington area for our environmental review. I appreciate it.

## Heather Tykoski

---

**From:** Read, Karl (LARA) <ReadK@michigan.gov>  
**Sent:** Tuesday, April 28, 2020 3:29 PM  
**To:** Heather Tykoski  
**Subject:** RE: Ludington above ground storage tanks

No, they would not be diked.

---

**From:** Heather Tykoski <htykoski@ci.ludington.mi.us>  
**Sent:** Tuesday, April 28, 2020 3:28 PM  
**To:** Read, Karl (LARA) <ReadK@michigan.gov>  
**Subject:** RE: Ludington above ground storage tanks

**CAUTION: This is an External email. Please send suspicious emails to [abuse@michigan.gov](mailto:abuse@michigan.gov)**

Would you know if they are diked or not?

---

**From:** Read, Karl (LARA) <[ReadK@michigan.gov](mailto:ReadK@michigan.gov)>  
**Sent:** Tuesday, April 28, 2020 1:45 PM  
**To:** Heather Tykoski <[htykoski@ci.ludington.mi.us](mailto:htykoski@ci.ludington.mi.us)>  
**Subject:** RE: Ludington above ground storage tanks

They would have Propane in those containers.

---

**From:** Heather Tykoski <[htykoski@ci.ludington.mi.us](mailto:htykoski@ci.ludington.mi.us)>  
**Sent:** Tuesday, April 28, 2020 1:23 PM  
**To:** Read, Karl (LARA) <[ReadK@michigan.gov](mailto:ReadK@michigan.gov)>  
**Subject:** RE: Ludington above ground storage tanks

**CAUTION: This is an External email. Please send suspicious emails to [abuse@michigan.gov](mailto:abuse@michigan.gov)**

Hi Karl,

Sorry to bother you again, but it looks like 2 of the sites are within 1 miles of my project area. Those are:  
Great Lakes Casting 800 N. Washington St.  
Harsco Track Tech 200 S Jackson rd.

Harsco Rail is not operating in that location any longer, so I was not sure if the tank was still filled or if we would know that.

The process now requires that I find out what is actually in those tanks at those locations, so I can run an acceptable Separation distance calculation on them via this HUD site: <https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities/>

It is all Greek to me. Do you happen to know what those 2 locations tanks are storing?

## Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft<sup>2</sup> - hr - people and 10,000 BTU/ft<sup>2</sup> - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

### Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="1000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="219.03"/> ft
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="276.57"/> ft

ASD for Thermal Radiation for Buildings (ASDBPU)	50.28
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

**For mitigation options, please click on the following link: Mitigation Options**  
(</resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/>)

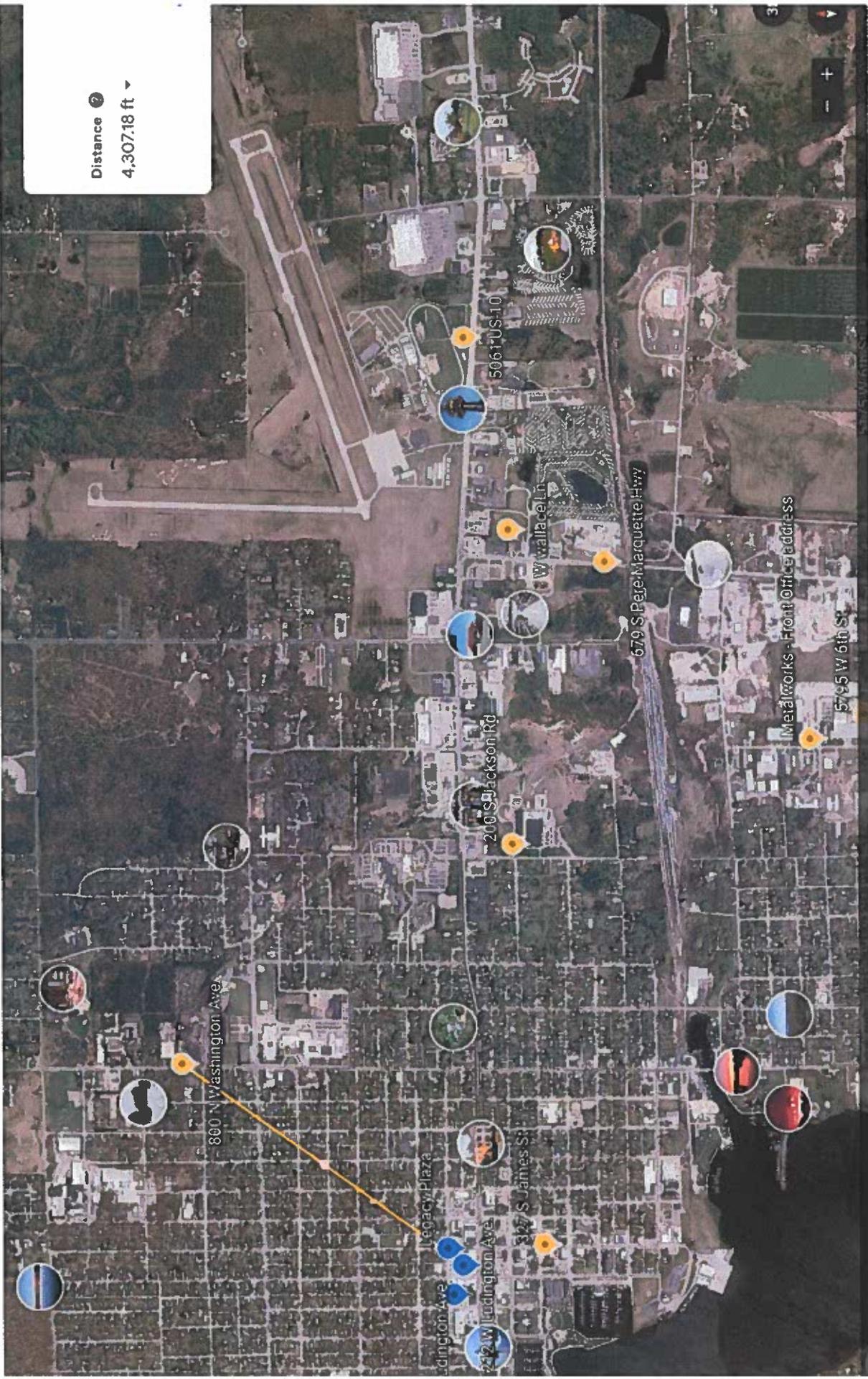
## Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us**  
(<https://www.hudexchange.info/contact-us/>) form.

## Related Information

- ASD User Guide (</resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/>)
- ASD Flow Chart (</resource/3840/acceptable-separation-distance-asd-flowchart/>)

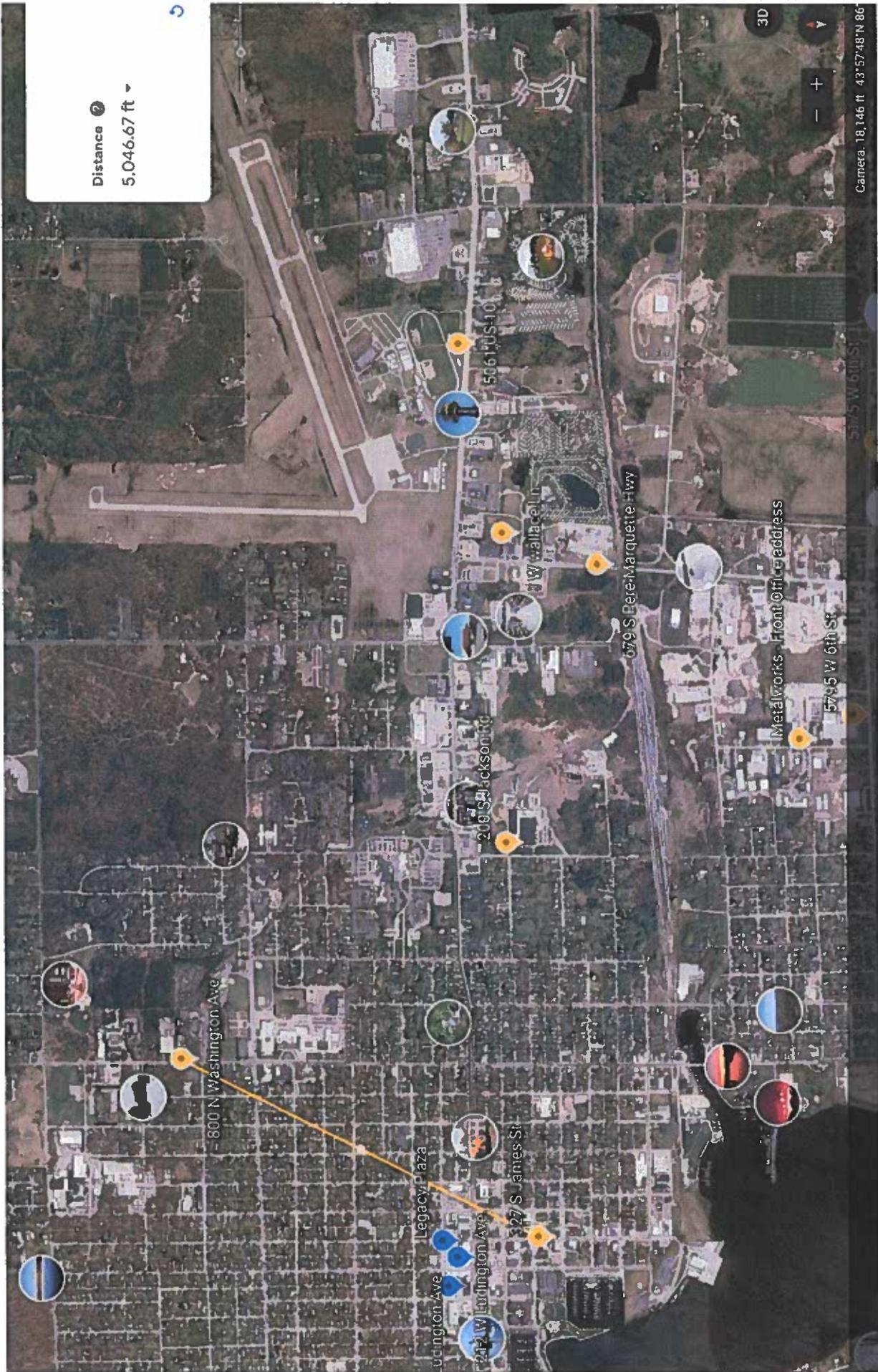


Distance 4,307.18 ft

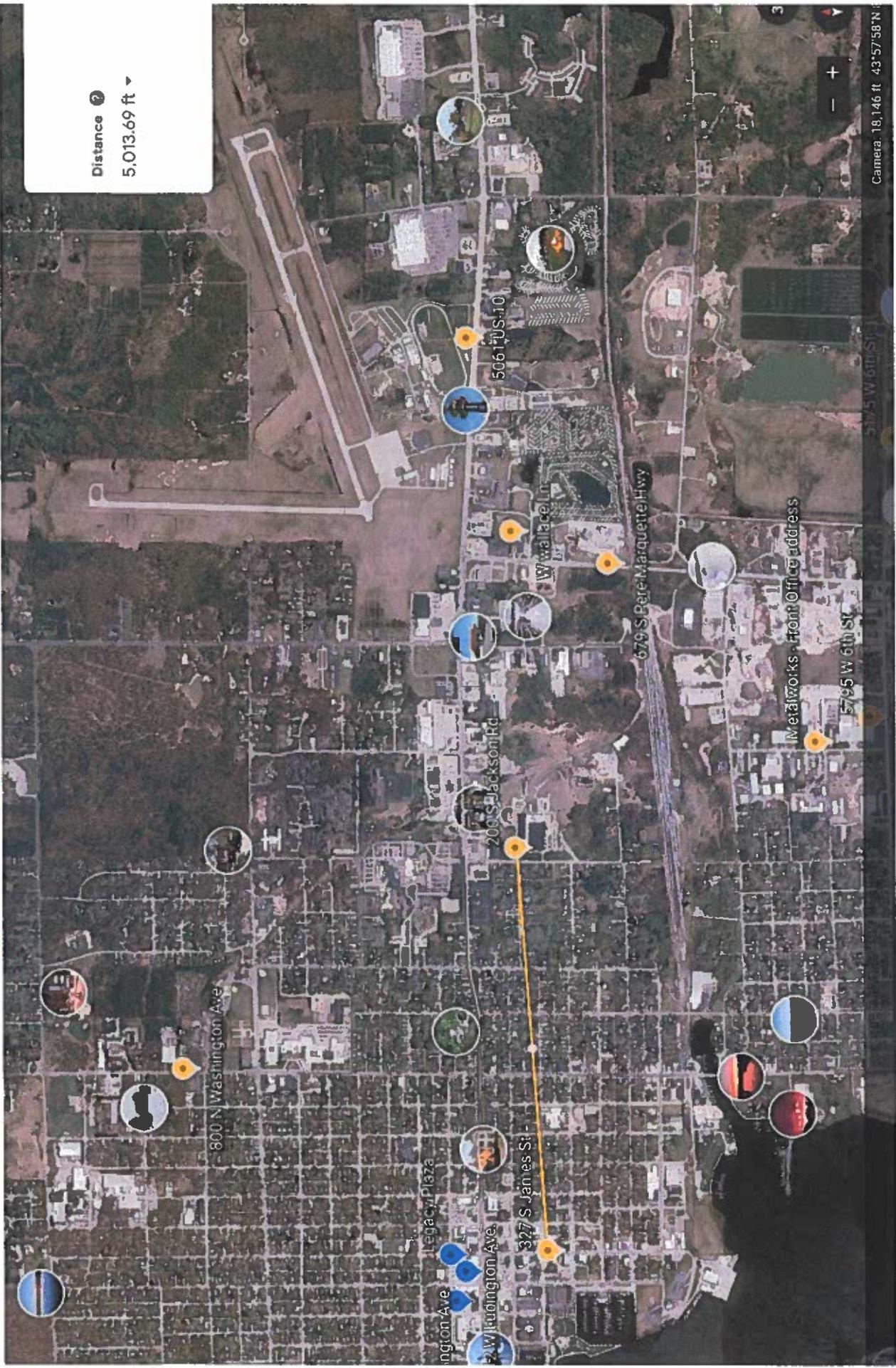


Distance ?  
4,442.93 ft

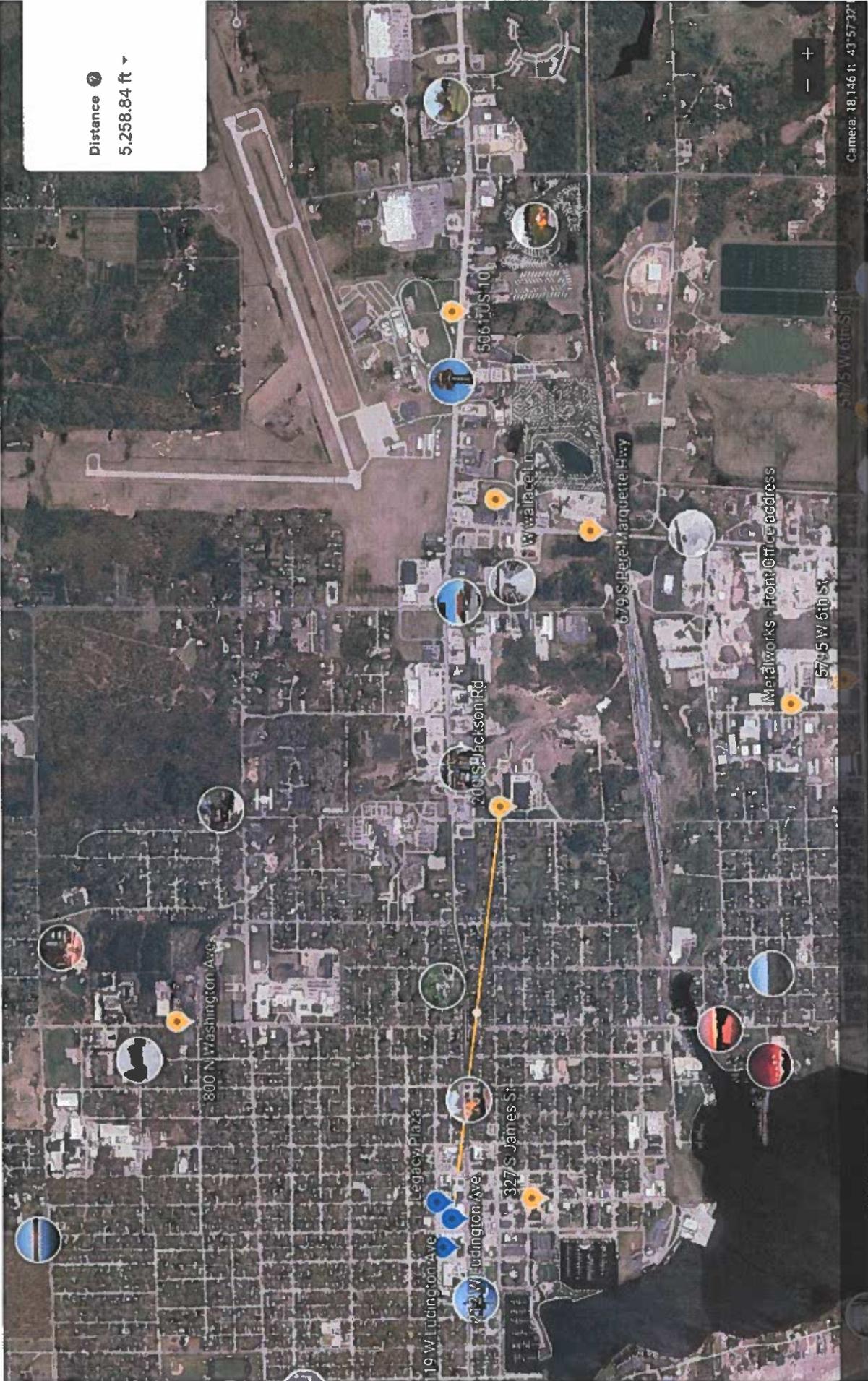
Camera: 18,146 ft 43°57'48\"/>



Distance 5,046.67 ft

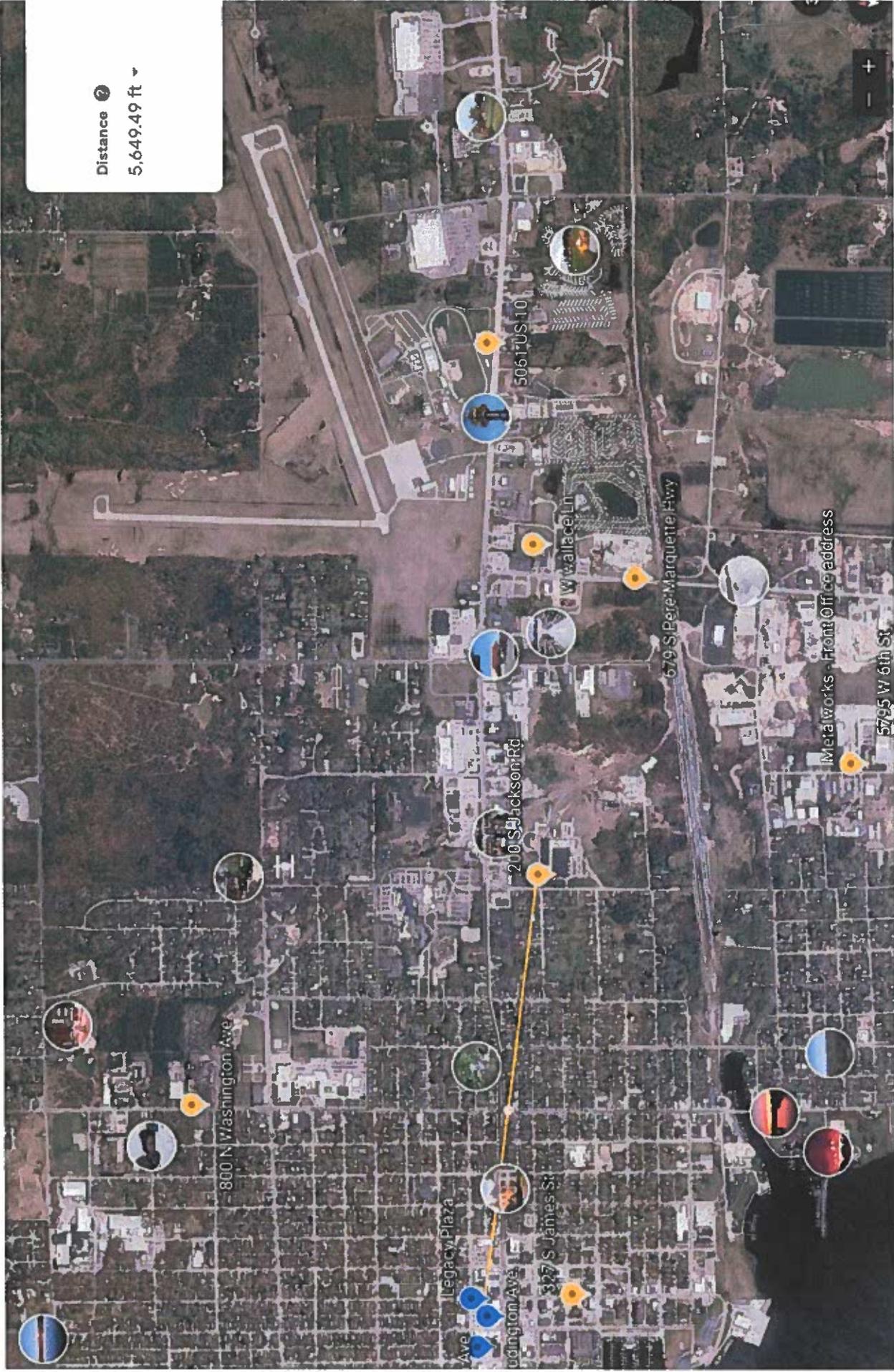


Distance   
5,013.69 ft 

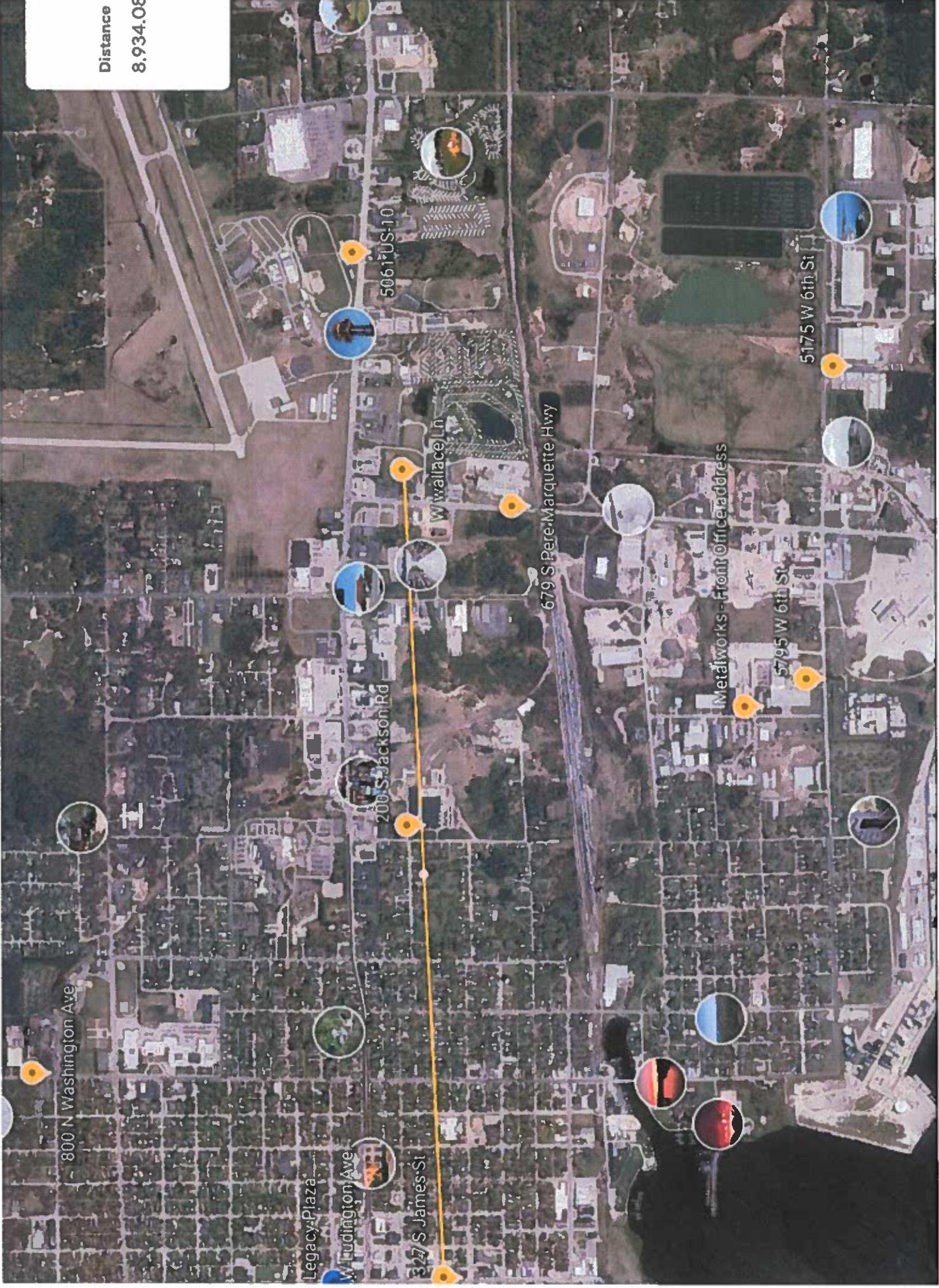


Distance 2  
5,258.84 ft

Camera: 18,146 ft - 43° 57' 32\"/>



Distance 5,649.49 ft



Distance  
8.934.08

800 N Washington Ave

Legacy Plaza

Washington Ave

317 S James St

200 S Jackson Rd

Wallace Ln

679 S Pere-Marquette Hwy

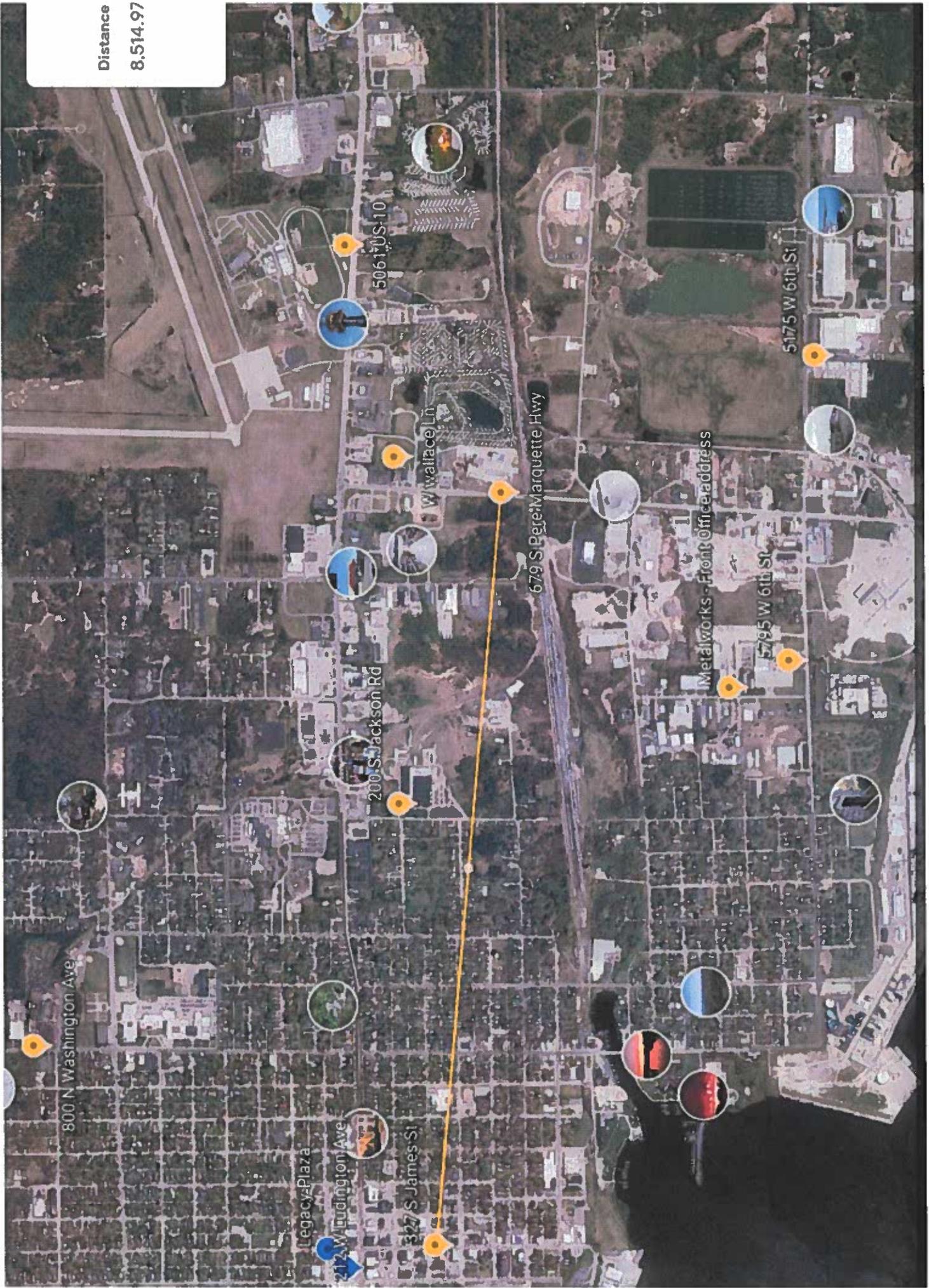
Metalworks - Front Office address

5795 W 6th St

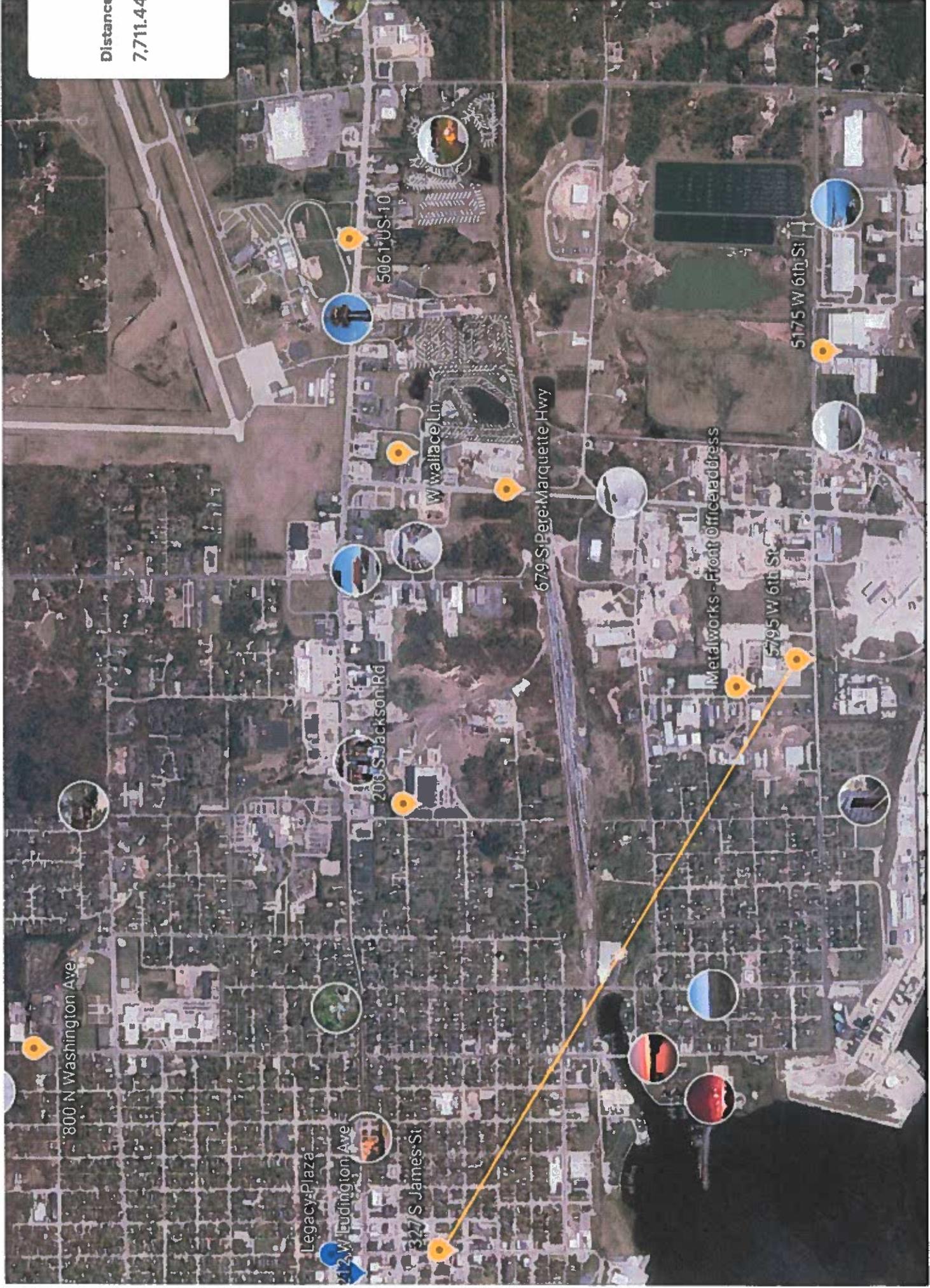
5175 W 6th St

5061 US-10

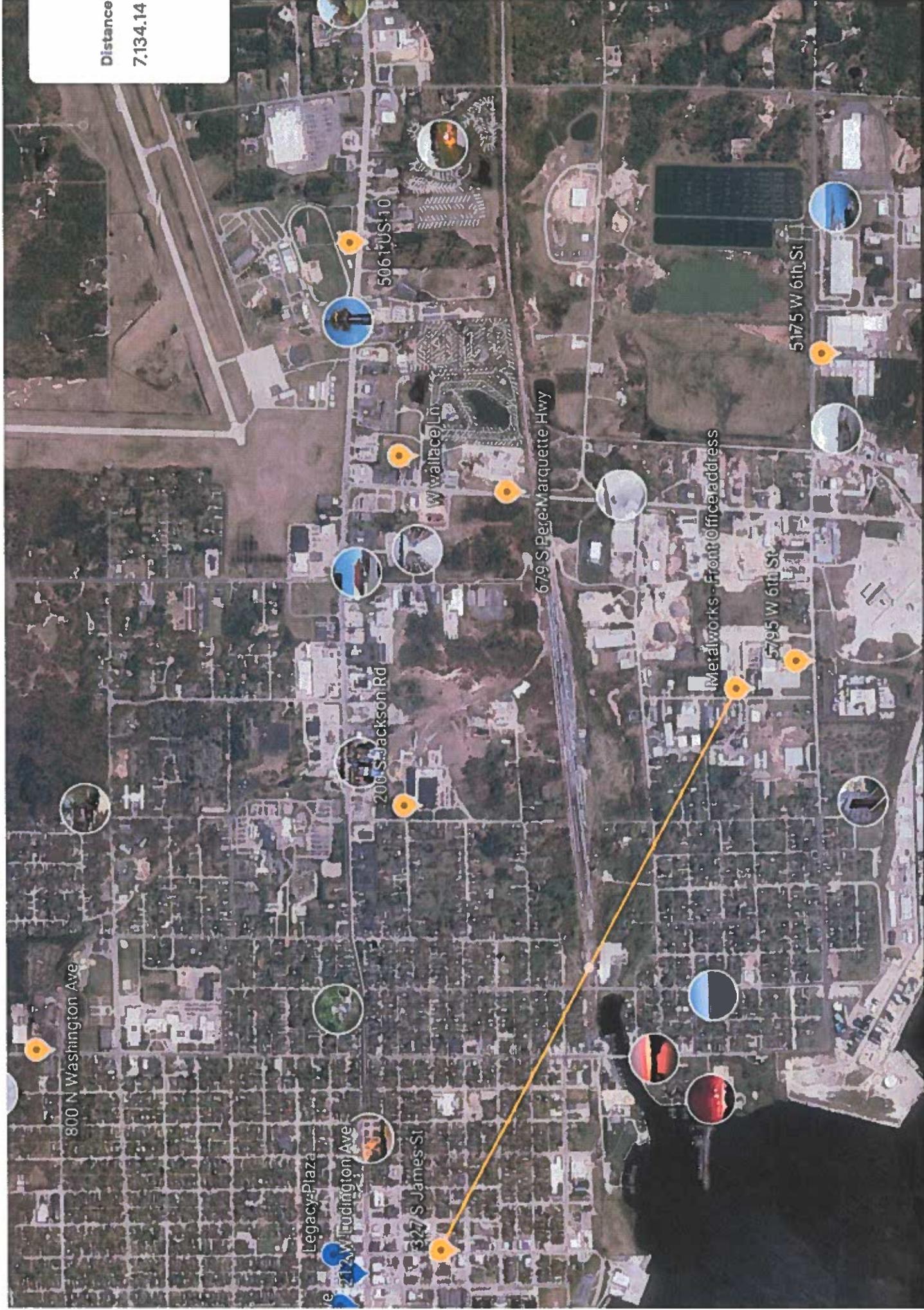
Distance  
8,514.97







Distance  
7,711.44



Distance  
7.134.14

Guides and Training Manuals

Tools and Templates

# Acceptable Separation Distance Guidebook

Date Published: October 2011

Print

ShareThis

## Description

This resource is currently being updated, and an updated version will be posted as soon as possible. For assistance, please contact Nelson Rivera at (202) 402-4455.

This guide provides HUD staff, community planners, architects, engineers, developers, and participants in HUD-assisted projects with the technical guidelines for determining the Acceptable Separation Distance (ASD) for the siting of residential buildings, mobile home parks or other HUD-assisted projects near stationary hazardous operations which store, handle or process chemicals or petrochemicals of an explosive or flammable nature.

Tags:

Environmental Review

### Author Organization

HUD

### Resource Approver

HUD Approved



STEVE MILLER, MAYOR  
MITCH FOSTER, CITY MANAGER  
DEBORAH LUSKIN, CITY CLERK  
TOM EZDEBSKI, CITY TREASURER

## CITY OF LUDINGTON

400 S HARRISON STREET  
LUDINGTON, MI 49431  
(231) 845-6237 FX (231) 845-1146  
[WWW.LUDINGTON-MI.GOV](http://WWW.LUDINGTON-MI.GOV)

April 28, 2020

Heather Tykoski  
Community Development  
City of Ludington  
400 S. Harrison  
Ludington, MI 49431

Dear Mrs. Tykoski

This letter is written to address environmental concerns for the Downtown Rental Rehab Project.

The entire proposed area is covered by the Ludington City Fire Department. No thermal/explosive hazards exist within the area.

The Fire Department fully supports the project and believes that improved living situations will only decrease the risk of structure fires.

If you need any additional information, do not hesitate to call.

Sincerely,

Gerald J. Funk  
Fire Chief

*On the Shores of Lake Michigan*



STEVE MILLER, MAYOR  
MITCH FOSTER, CITY MANAGER  
DEBORAH LUSKIN, CITY CLERK  
TOM EZDEBSKI, CITY TREASURER

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April 28, 2020

Heather Tykoski  
Community Development  
City of Ludington  
400 S. Harrison St.  
Ludington, MI 49431

Dear Mrs. Tykoski:

This letter is written to address environmental concerns for the James Street/ Legacy Plaza Project.

City water and sewer service the entire project area. The project will not impact these services in anyway. Improvements will be an added benefit for the downtown area.

If you need any additional information, do not hesitate to call.

Sincerely,

Jamie Hockemeyer  
Water Treatment Plant Superintendent

On the Shores of Lake Michigan



STEVE MILLER, MAYOR  
MITCH FOSTER, CITY MANAGER  
DEBORAH LUSKIN, CITY CLERK  
TOM EZDEBSKI, CITY TREASURER

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City of Ludington  
400 S. Harrison St.  
Ludington, MI 49431

Dear Mrs. Tykoski:

This letter is written to address environmental concerns for the Downtown Rental Rehab Project.

City water and sewer service the entire project area. The project will not impact these services in anyway. Improvements will be an added benefit for the downtown area.

If you need any additional information, do not hesitate to call.

Sincerely,

Chris Cossette  
Wastewater Treatment Director

On the Shores of Lake Michigan

## Environmental Justice (CEST and EA)

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	
<b>References</b>		
<a href="https://www.hudexchange.info/environmental-review/environmental-justice">https://www.hudexchange.info/environmental-review/environmental-justice</a>		

**HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.**

**1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?**

Yes → Continue to Question 2.

No → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

**2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?**

Yes

**Explain:**

→ Continue to Question 3. Provide any supporting documentation.

No

**Explain:**

→ Continue to the Worksheet Summary and provide any supporting documentation.

**3. All adverse impacts should be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

Mitigation as follows will be implemented:

→ *Continue to Question 4.*

No mitigation is necessary.

**Explain why mitigation will not be made here:**

→ *Continue to Question 4.*

**4. Describe how the affected low-income or minority community was engaged or meaningfully involved in the decision on what mitigation actions, if any, will be taken.**

→ *Continue to the Worksheet Summary and provide any supporting documentation.*

## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

This project increases housing for Low and moderate income individuals. It will have a positive impact on this population. See attached project description.

**Are formal compliance steps or mitigation required?**

Yes

No

**Mailing List For Interested Parties**  
**City of Ludington Rental Rehabilitation Community Development Block Grant**

**Person/Agency**

**West Michigan Shoreline Regional Development Commission**  
**ATTN: Erin Kuhn Executive Director**  
**316 Morris Avenue, Suite 340**  
**Muskegon, MI 49440**

**US Environmental Protection Agency**  
**77 West Jackson Blvd.**  
**Chicago, IL 60604**

**US Environmental Protection Agency**  
**Office of the Administrator 1101A**  
**1200 Pennsylvania Avenue, N.W.**  
**Washington, DC 20460**

**Department of Technology Management and Budget**  
**State Budget Offices**  
**Lewis Cass Bldg, 2<sup>nd</sup> floor**  
**320 S. Walnut Street**  
**PO Box 30026**  
**Lansing, MI 48913**

**Mason County Health Department**  
**Health Hazards**  
**916 Diana St.**  
**Ludington, MI 49431**

**Fabian Knizacky**  
**Mason County Courthouse**  
**304 E. Ludington Ave.**  
**Ludington, MI 49431**

**Keith E. Hernandez Director, CPD**  
**U.S Department of Housing & Urban Development Detroit Field Office**  
**Patrick V. McNamara Federal Building**  
**477 Michigan Avenue 17<sup>th</sup> Floor**  
**Detroit, MI 48226-2592**

**Michigan Department of Environmental Quality**  
**Director: Liesl Eichler Clark**  
**Constitution Hall**  
**525 West Allegan**  
**P.O. Box 30473**  
**Lansing, MI 48909**

Lac du Flambeau Band of Lake Superior Chippewa Indians  
of the Lac du Flambeau Reservation of Wisconsin  
Melinda Young, Tribal Preservation Officer  
Henry Butch St. Germaine, Chairman  
PO Box 67 Lac du Flambeau, WI 54538

Grand Traverse Band of Ottawa and Chippewa Indians  
Chairperson: Thurlow Samuel McClellan  
2605 N. W. Bayshore Dr.  
Suttons Bay, MI 49682

Little River Band of Ottawa Indians  
Ogema: Larry Romanelli  
THPO: Jay Sam  
2608 Government Center Dr.  
Manistee, MI 49660

Little Traverse Bay Bands of Odawa Indians  
Chairperson: Regina Gasco-Bentley  
THPO: Wesley Andrews  
Government Center  
7500 Odawa Circle  
Harbor Springs, MI 49740

Sault Ste. Marie Tribe of Chippewa Indians  
Chair: Aaron Payment  
Cultural Repatriation Specialist: Colleen Medicine  
523 Ashmun St.  
Sault Ste. Marie, MI 49783

Menominee Indian Tribe of Wisconsin  
Chairwoman: Joan Delabreau  
Tribal Historic Preservation Officer: David Grignon  
PO Box 910  
Keshena, WI 54135-0910

Miami Tribe of Oklahoma  
Chief: Douglas Lankford  
THPO: Diane Hunter  
PO Box 1326 Miami, OK 74355

Red Lake Band of Chippewa Indians, Minnesota  
Chairperson: Darrell Seki  
THPO: Kade Ferris  
PO Box 274  
Red Lake, MN 56671

9&10 NEWS  
1 Broadcast Way  
CADILLAC, MI 49601

WPBN-WTOM  
TV 7&4  
8513 East Traverse Hwy  
Traverse City, MI 49685

Synergy Media Inc.  
5941 W US 10  
Ludington, MI 49431

Ludington Daily News  
Attn: David Bossick, Editor  
202 N Rath Ave.  
Ludington, MI 49431

Date of Distribution: May 5, 2020

Signed: \_\_\_\_\_

Title: Community Development Director

## DETERMINATION OF LEVEL OF ENVIRONMENTAL REVIEW

---

### CERTIFYING OFFICER

Mitch Foster, City Manager is designated the environmental certifying officer for the CDBG project described below. I certify that

---

### PROJECT INFORMATION

Grantee (Unit of General Local Government) City of Ludington

Grantee Address 400 S Harrison Street Ludington, MI 49431

Grantee Contact Person  
Name and Phone Heather Tykoski 231-845-6237

Other Project Contact Person  
Name and Phone \_\_\_\_\_

Grant Number (if assigned) \_\_\_\_\_

Project Title Downtown Rental Rehabilitation

#### Project Description (provide in separate, attached sheets)

The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis. Adding and continuing to add affordable units in the Downtown area addresses the overwhelming need of affordable housing in the Ludington Area. The City council has identified housing for all residents as a goal.

This project will put 12 units on the market, 8 new and 4 rehabilitated. This allows for 12 quality affordable housing units to be accessible to those who need this bracket of housing.

327 S James Street is a two-story building in Downtown Ludington. The first floor has two retail units one is a retail store and the other is currently vacant, the second floor is a vacant space that was completely cleared and gutted prior to this project. 4 apartment units will be created in this space. 3 units will be updated for low to moderate income individuals and one unit will be market rate. There will be \$240,000 in CDBG (\$60,000 per unit) and a private match amount of \$203,464 (\$50,866 per unit)

119 W Ludington Ave is a two-story building in Downtown Ludington. The first floor is a retail store, the second floor is a vacant space that was completely cleared and gutted by a former owner. 4 apartment units will be created in this space. 3 units will be updated for low to moderate income individuals and one unit will be market rate. There will be \$240,000 in CDBG (\$60,000 per unit) and a private match amount of \$295,781 (\$73,945.25 per unit)

212 W Ludington Ave is a two-story building in Downtown Ludington. The first floor is a seasonal retail store, the second floor consists of 4 apartments (2 occupied, 2 vacant) that are in desperate need of updating. 3 units will be updated for low to moderate income individuals and one unit will be market rate. Both current tenants qualify and will remain in the building pre and post construction. Notice have bene sent and additional non displacement activities will continue to address tenant rights and needs

during this project. There will be \$168,600 in CDBG (\$60,000 per unit) and a private match amount of \$56,200 (\$14,050 per unit)

The buildings in question have been used largely for commercial purposes on the first floor and office or apartments on the second floors. This program will allow property owners to reenergize those second stories, making them financially viable to their property and provide a community benefit of affordable housing the Downtown area. The downtown area is an important factor because many services are within walking distance of this area. Grocery stores, restaurants, professional services, entertainment, quality parks, and public beaches are all in or adjacent to the downtown area.

**Existing Conditions and Trends:**

The Project buildings are located in the traditional Downtown area. Conditions are that of a small-scale rural downtown. If this project is not completed the upper floors will most likely remain vacant or in disrepair and will not contribute to the success of the building or the surrounding downtown area. 327 S James Street is a two-story building in Downtown Ludington. The first floor has two retail units one is a retail store and the other is currently vacant, the second floor is a vacant space that was completely cleared and gutted prior to this project.

119 W Ludington Ave is a two-story building in Downtown Ludington. The first floor is a retail store, the second floor is a vacant space that was completely cleared and gutted by a former owner.

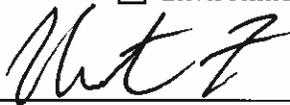
212 W Ludington Ave is a two-story building in Downtown Ludington. The first floor is a seasonal retail store, the second floor consists of 4 apartments (2 occupied, 2 vacant) that are in desperate need of updating.

---

**PROJECT DETERMINATION (completed by the Environmental Review Officer)**

All project activities have been reviewed and the project meets the following environmental determination:

- Exempt
- Categorically Excluded Not Subject To §58.5
- Categorically Excluded Subject To §58.5
- Environmental Assessment
- Environmental Impact Statement



Mitch Foster, City Manager  
Type or Print Name

5/5/2020  
Date

# NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

May 5, 2020

City of Ludington

(Address)

400 S Harrison Street Ludington, MI 49431

(Street, City, Zip Code)

## TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

On or about June 6, 2020, the above-named City of Ludington will request the state of Michigan to release Federal funds under Title I of the Housing and Community Development Act of 1974 (P.L. 93-383) for the following project:

Downtown Rental Rehabilitation

(Project Title or Name)

Construction/renovation of 12 second story apartment units in 3 buildings in Downtown Ludington

(Purpose or Nature of the Project)

City of Ludington, Mason County, Michigan

(Location - City, County, State - of Project)

\$1,275,445.00

(Estimated Cost of Project)

An Environmental Review Record respecting the aforementioned project has been made by the above-named City of Ludington which documents the environmental review of the project. This Environmental Review Record is on file at the above address and is available for public examination and copying, upon request between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Please contact Heather Tykoski at 231-845-6237 for further information.

Name

Phone Number

The City of Ludington will undertake the project described above with Community Development Block Grant funds, under Title I of the Housing and Community Development Act of 1974. The City of Ludington is certifying to the State of Michigan that the City of Ludington and Mitch Foster in his official capacity as City Manager, consent to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making, and action; and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval, the City of Ludington may use the CDBG funds, and the State of Michigan will have satisfied its responsibilities under the National Environmental Policy Act of 1969.

The State of Michigan will accept an objection to its approval of the release of funds and acceptance of the certification only if it is on one of the following bases: (a) that the certification was not in fact executed by the chief

executive officer or other officer of applicant approved by the State of Michigan; or (b) that applicant's environmental review record for the project indicates omission of a required decision, finding, or step applicable to the project in the environmental review process.

Objections must be prepared and submitted in accordance with the required procedure (24 CFR Part 58), and may be addressed to the State of Michigan, MEDC, 300 North Washington Square, Lansing, Michigan 48913.

Objections to the release of funds on bases other than those stated above will not be considered by the State of Michigan. Potential objectors should contact the MEDC to verify the actual last day of the objection period.



\_\_\_\_\_  
Signature of Certifying Officer

Mitch Foster  
Print Name

City Manager  
Title

400 S Harrison Street  
Address

\_\_\_\_\_

**COMBINED NOTICE  
NOTICE TO PUBLIC OF NO SIGNIFICANT IMPACT  
ON THE ENVIRONMENT AND  
NOTICE TO PUBLIC OF REQUEST FOR RELEASE OF FUNDS**

Date Published May 5, 2020

City of Ludington  
(Name of Applicant)

400 S Harrison Street Ludington, MI 49431  
(Street, City, Zip Code)

231-845-6237  
(Telephone Number)

**TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:**

On or about June 6, 2020 the above-named City of Ludington will request the Michigan Strategic Fund to release Federal funds under Title I of the Housing and Community Development Act of 1974 (P.L. 93-383) for the following project:

Downtown Rental Rehabilitation  
(Project Title or Name)

Construction/renovation of 12 second story apartment units in 3 buildings in Downtown Ludington  
(Purpose or Nature of the Project)

City of Ludington, Mason County, Michigan  
(Location - City, County, State - of Project)

\$1,275,445.00  
(Estimated Cost of Project)

**Finding of No Significant Impact**

It has been determined that such request for release of funds will not constitute an action significantly affecting the quality of the human environment and accordingly the above-named City of Ludington has decided not to prepare an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969 (P.L. 91-190).

The reasons for such decision not to prepare an EIS are as follows:

1.) Consistency Findings or compliance with 58.5 or 50.4 as appropriate, (National Historic Preservation Act, Executive Order (EO) 11988 on Floodplain Management, EO 11990 on Protective Wetlands, Coastal Zone Management Plan, Sole Source Aquifers, Endangered Species Act, Clean Air Act, EO12898 on Environmental Justice,

2.) Rehabilitation of buildings and improvements when the following conditions are met:  
(i) In the case of a building for residential use (with one to four units), the density is not increased beyond four units, the land use is not changed, and the footprint of the building is not increased in a floodplain or in a wetland;

3.)

An Environmental Review Record respecting the proposed project has been made by the above-named City of Ludington which documents the environmental review of the project and more fully sets forth the reasons why an EIS is not required. This Environmental Review Record is on file at the above address and is available for public examination and copying upon request at The City Municipal building \_\_\_ between the hours of 8am and 5pm\_\_\_\_. The record will also be available on the city web site at [www.ludington-mi.gov](http://www.ludington-mi.gov)

No further environmental review of such project is proposed to be conducted prior to the request for release of federal funds.

### **Public Comments on Finding**

All interested agencies, groups, and persons disagreeing with this decision are invited to submit written comments for consideration by the City of Ludington to the Community Development Department on or before May 20, 2020. All such comments so received will be considered and the City of Ludington will not request the release of federal funds or take any administrative action on the proposed project prior to the date specified in the preceding sentence.

### **Release of Funds**

City of Ludington will undertake the project described above with Community Development Block Grant funds from the Michigan Strategic Fund under Title I of the Housing and Community Development Act of 1974. City of Ludington is certifying to the Michigan Strategic Fund that City of Ludington and Mitch Foster in his official capacity as City Manager consent to accept the jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making, and action; and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval City of Ludington may use the Block Grant funds and the Michigan Strategic Fund will have satisfied its responsibilities under the National Environmental Policy Act of 1969.

### **Objections to Michigan Strategic Fund Release of Funds**

The Michigan Strategic Fund will accept an objection to its approval only if it is on one of the following bases:

- a) The certification was not in fact executed by the responsible entity's Certifying Officer
- b) The responsible entity has failed to make one of the two findings pursuant to 58.40 or to make the written determination required by 58.35, 58.47 or 58.53 for the project, as applicable.
- c) The responsible entity has omitted one or more of the steps set forth at subpart E of this part for the preparation, publication and completion of an EA.
- d) The responsible entity has omitted one or more of the steps set forth at subparts F and G of this part for the conduct, preparation, publication and completion of an EIS.
- e) The recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by this part before release of funds and approval of the environmental certification by HUD (or the state).
- f) Another Federal agency acting pursuant to 40 CFR part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted to the Michigan Strategic Fund, c/o Michigan Economic Development Corporation, 300 North Washington Square, 4<sup>th</sup> Floor, Lansing, Michigan 48913.

Objections to the release of funds on bases other than those stated above will not be considered by the Michigan Strategic Fund. No objection received after June 5, 2020 will be considered by the Michigan Strategic Fund.



\_\_\_\_\_  
Signature of Certifying Officer

Mitch Foster

\_\_\_\_\_  
Print Name

City Manager

\_\_\_\_\_  
Title

400 S Harrison Street Ludington, MI 49431

\_\_\_\_\_  
Address

\_\_\_\_\_

**COMBINED NOTICE  
NOTICE TO PUBLIC OF NO SIGNIFICANT IMPACT  
ON THE ENVIRONMENT AND  
NOTICE TO PUBLIC OF REQUEST FOR RELEASE OF FUNDS**

Date Published: May 5, 2020  
City of Ludington  
400 S Harrison Street Ludington, MI 49431  
231-845-6237

**TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:**

On or about June 6, 2020 the above-named City of Ludington will request the Michigan Strategic Fund to release Federal funds under Title I of the Housing and Community Development Act of 1974 (P.L. 93-383) for the following project:

Downtown Rental Rehabilitation  
Construction/renovation of 12 second story apartment units in 3 buildings in Downtown Ludington  
City of Ludington, Mason County, Michigan  
\$1,275,445.00

**Finding of No Significant Impact**

It has been determined that such request for release of funds will not constitute an action significantly affecting the quality of the human environment and accordingly the above-named City of Ludington has decided not to prepare an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969 (P.L. 91-190).

The reasons for such decision not to prepare an EIS are as follows:

- 1.) Consistency Findings or compliance with 58.5 or 50.4 as appropriate, (National Historic Preservation Act, Executive Order (EO) 11988 on Floodplain Management, EO 11990 on Protective Wetlands, Coastal Zone Management Plan, Sole Source Aquifers, Endangered Species Act, Clean Air Act, EO12898 on Environmental Justice,
- 2.) Rehabilitation of buildings and improvements when the following conditions are met:  
(i) In the case of a building for residential use (with one to four units), the density is not increased beyond four units, the land use is not changed, and the footprint of the building is not increased in a floodplain or in a wetland;
- 3.) An Environmental Review Record respecting the proposed project has been made by the above-named City of Ludington which documents the environmental review of the project and more fully sets forth the reasons why an EIS is not required. This Environmental Review Record is on file at the above address and is available for public examination and copying upon request at The City Municipal building between the hours of 8am and 5pm. The record will also be available on the city web site at [www.ludington-mi.gov](http://www.ludington-mi.gov)

No further environmental review of such project is proposed to be conducted prior to the request for release of federal funds.

**Public Comments on Finding**

All interested agencies, groups, and persons disagreeing with this decision are invited to submit written comments for consideration by the City of Ludington to the Community Development Department on or before May 20, 2020. All such comments so received will be considered and the City of Ludington will not request the release of federal funds or take any administrative action on the proposed project prior to the date specified in the preceding sentence.

**Release of Funds**

City of Ludington will undertake the project described above with Community Development Block Grant funds from the Michigan Strategic Fund under Title I of the Housing and Community Development Act of 1974. City of Ludington is certifying to the Michigan Strategic Fund that City of Ludington and Mitch Foster in his official capacity as City Manager consent to accept the jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making, and action; and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval City of Ludington may use the Block Grant funds and the Michigan Strategic Fund will have satisfied its responsibilities under the National Environmental Policy Act of 1969.

**Objections to Michigan Strategic Fund Release of Funds**

The Michigan Strategic Fund will accept an objection to its approval only if it is on one of the following bases:

- a)The certification was not in fact executed by the responsible entity's Certifying Officer
- b)The responsible entity has failed to make one of the two findings pursuant to 58.40 or to make the written determination required by 58.35, 58.47 or 58.53 for the project, as applicable.
- c)The responsible entity has omitted one or more of the steps set forth at subpart E of this part for the preparation, publication and completion of an EA.
- d)The responsible entity has omitted one or more of the steps set forth at subparts F and G of this part for the conduct, preparation, publication and completion of an EIS.
- e)The recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by this part before release of funds and approval of the environmental certification by HUD (or the state).
- f)Another Federal agency acting pursuant to 40 CFR part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted to the Michigan Strategic Fund, c/o Michigan Economic Development Corporation, 300 North Washington Square, 4th Floor, Lansing, Michigan 48913.

Objections to the release of funds on bases other than those stated above will not be considered by the Michigan Strategic Fund. No objection received after June 5, 2020 will be considered by the Michigan Strategic Fund.

Mitch Foster  
City Manager  
400 S Harrison Street Ludington, MI 49431