

**Public Gathering Spaces Initiative Application
Community Development Block Grant Program
Funding Round**

| Public Gathering Spaces Application | | | | |
|--|---|---|---|--|
| UGLG (Unit of General Local Government) Point of Contact | First and Last Name: Heather Tykoski | | | |
| | Email: htykoski@ci.ludington.mi.us | | | |
| | Cell Number: | | Office Number: 231-845-6237 | |
| | Best way to contact: | <input checked="" type="checkbox"/> Email | <input type="checkbox"/> Cell Phone <input type="checkbox"/> Office Phone | |
| | Business Role: | <input checked="" type="checkbox"/> Employee | <input type="checkbox"/> Consultant <input type="checkbox"/> Other: Please describe your role | |
| UGLG Information | UGLG Name: City of Ludington | | | |
| | Street/PO Box: 400 S Harrison Street | | | |
| | City: Ludington | | County: Mason | |
| | State: MI | | Zip Code: | |
| | UGLG's SAM# 508B1 | | | |
| | UGLG's DUNS # 007514676 | | | |
| | UGLG's Federal Tax ID # 38-6004706 | | | |
| | State the UGLG's status in the Redevelopment Ready Communities Program (RRC) and/or a Michigan Main Street program. | <input checked="" type="checkbox"/> Redevelopment Ready Communities <input type="checkbox"/> Essentials <input type="checkbox"/> Certified <input checked="" type="checkbox"/> Engaged | | |
| | | <input type="checkbox"/> Michigan Main Street <input type="checkbox"/> Select <input type="checkbox"/> Master | | |
| | Please verify the UGLG's low to moderate income community percentage. Note – in order to apply for the Public Gathering Spaces program, the community must be considered a low to moderate income community (51% or greater). | <input checked="" type="checkbox"/> 51-55% <input type="checkbox"/> 56-60% <input type="checkbox"/> 61-65% <input type="checkbox"/> 66% and above | | |
| | | A direct link listing the LMI Community Percentage can be found here: lmi-community-customers-and-project-areas.xlsx (live.com) | | |
| Does the UGLG have open CDBG grants, including CDBG housing or infrastructure grants, or executed Letters of Intent (LOI) related to a CDBG project? | <input checked="" type="checkbox"/> Yes | | | |
| | <i>If yes, please provide the grant number(s) and/or project name (if the project is still under LOI):</i> MSC-219007 CPF- punch list being completed, project finished MSC-220053 ESB- MEDC funds expended, monitoring to completion. MSC-219006 RR- 4 units complete 4 underway | | | |

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| | | <input type="checkbox"/> No |
| UGLG Information (Continued) | Does the UGLG have any unresolved CDBG grant issues and/or findings? | <input checked="" type="checkbox"/> Yes |
| | | <i>If yes, please provide the grant number and explain the issues and findings:</i> We have one finding. A contractor on the job removed lead painted window trim without a lead certified contractor on sight. The issue was resolved through additional testing and clearance on the site to be sure lead was no longer present. MSC-219006 RR |
| | | <input type="checkbox"/> No |
| CDBG Certified Grant Administrator Questions | In this section, identify who will be administering the proposed project (Check One). | <input checked="" type="checkbox"/> A MEDC CGA will administer the project. The CGA has not yet been selected and the contract amount is unknown. The contract has not yet been signed, the MSF will fund the costs, and the administration line item on the CDBG budget (Attachment B) has been left blank. |
| | | <input type="checkbox"/> A MEDC CGA on the staff of the UGLG will administer the project. These costs are not eligible as match or CDBG reimbursement. The administration line item on the CDBG budget (Attachment B) has been left blank. |
| | | Provide the name and contact information for the MEDC CGA person at the UGLG who will be responsible for administering the proposed project: |
| | | Name: |
| | | Business Address: |
| | | Phone Number: |
| | | E-mail: |
| Project Details | Address of Proposed Project | Street Address: Alley 100 Southwest Block Ludington Ave. |
| | | City: Ludington State: MI Zip: 49431 |
| | Identify the total square footage of any NEW (currently vacant or underutilized) space being activated? | Total Square Footage being activated: ~7500 sq ft. |
| | | How long has the space been vacant and/or underutilized? The alley has been in disrepair for several years. Two years prior to covid plans were drawn up for reactivating that space into a more pedestrian friendly area. |

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| | How long has the property been owned/maintained by the UGLG? | Please describe: It is a public alley and right of way and has been that since the city was platted. |
| | REQUIRED ATTACHMENT: Please include a Project Location Map. This map will be an aerial map showing the project location and boundaries (ex. Aerial Google map with the boundaries outlined). Include as Attachment A. | |
| Project Scope | <p>Please describe the scope of the project the community is seeking to fund through the Community Development Block Grant Public Gathering Spaces program. Please highlight where the project is located, why this improvement is needed, and how the project will benefit the community. Additionally, please provide examples of how this project aligns with the UGLG’s master plan (or other locally approved plan).</p> <p>Beginning in 2013, property owners have been gathering to discuss the 100 SW Ludington Ave. alley and the possible restoration of that space.</p> <p>During covid, the alleyway became a seating area for take-out and outdoor dining. It was closed to vehicular traffic and became much more pedestrian friendly. However, the alley is in need of repair, as it is the accessible entrance for many of our businesses on that block. With this project, the space will become pedestrian friendly and it will be closed to through vehicular traffic, making is safer for the public to access businesses. It will also have seating areas for use by patrons of local eateries to enjoy. It will have gathering spaces for recreation and interaction and it will become a space the community can be proud of. The project will also utilize green infrastructure in its design. Prior to covid, the alley was a thoroughfare for cars using it as a passthrough. During covid, we were able to see how the alley could better contribute to the downtown and its' visitors and businesses.</p> <p>This alley is located in the center of our Downtown. It is located on a block with 5 restaurants, 2 retail stores and a salon. It is a block frequently visited by locals and visitors alike.</p> <p>The project is a high priority for the DDA as restoration of the Alleyways is one of the goals of the DDA and is included in the TIF plan under overall maintenance and upkeep of the downtown area and additional public infrastructure projects as identified by the DDA. Page 21 and 22 of the DDA Amended and Restated Development and Tax Increment Financing Plan for the DDA Revised October 2019.</p> <p>The City Master Plan also identifies activities such as this under “placemaking Elements” on page 25 of that plan. In addition it discusses “In turn, the pedestrian activity helps to revitalize the community by making streets, public spaces, outdoor restaurants and retail establishments places where people want to meet. Additionally, the pedestrian activity can enhance the perceived security of an area, support opportunities for social interaction, and help foster civic engagement.”(page 26) Under priority redevelopment areas on page 29 of the</p> | |

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| | <p>Master plan the City has identified the need to, " Continue efforts to improve building facades, signage, alleys and open spaces", as one way to full fill the goal to "encourage redevelopment and revitalization in the downtown that complements existing historic character and fosters a vibrant and welcoming atmosphere for residents and visitors."</p> | | |
| | <p>OPTIONAL ATTACHMENT: Please include a copy of the locally approved plan that references the creation or improvement of the public gathering space.</p> <p>TIF Plan: https://www.ludington.mi.us/293/Downtown-Ludington-Board-DDA 2020 City of Ludington Master Plan: https://www.ludington.mi.us/229/Planning-Zoning</p> | | |
| | <p>REQUIRED ATTACHMENT: Provide a minimum of three before photos that represent the scope of the Public Gathering Spaces request. Include as Attachment B.</p> | | |
| | <p>REQUIRED ATTACHMENT: Provide a detailed site plan of the project site. Include as Attachment C.</p> | | |
| | <p>REQUIRED ATTACHMENT: Provide a detailed rendering of the proposed project. Include as Attachment D.</p> | | |
| <p>Project Budget</p> | <p>Total Project Cost: \$1,179,000</p> <p>Grant Request: \$1,000,000</p> <p>Match Amount (a minimum 10% match is required): \$179,000</p> <p>Match to Total Project Cost Ratio: <input type="checkbox"/> 10% <input checked="" type="checkbox"/> 11-15% <input type="checkbox"/> 16-24% <input type="checkbox"/> 25% <input type="checkbox"/> Other:</p> <p>Source(s) of UGLG's committed cash matching funds (please check all that apply): <input type="checkbox"/> General Fund <input type="checkbox"/> Road Funds <input checked="" type="checkbox"/> DDA or other district funds <input type="checkbox"/> Bonding <input type="checkbox"/> Other</p> <p>*Note: Special assessments are not allowed</p> <table border="1" data-bbox="391 1619 1430 1839"> <tr> <td data-bbox="391 1619 695 1839"> <p>If the UGLG included "other" funds above, please check the specific funding source(s) that the "other" committed</p> </td> <td data-bbox="698 1619 1430 1839"> <p><input type="checkbox"/> Other grants and/or loans where agreements are in place and the funds are immediately available</p> <p><input type="checkbox"/> Other public and/or private cash that is immediately available</p> <p><input type="checkbox"/> Other funds that are immediately available</p> </td> </tr> </table> | <p>If the UGLG included "other" funds above, please check the specific funding source(s) that the "other" committed</p> | <p><input type="checkbox"/> Other grants and/or loans where agreements are in place and the funds are immediately available</p> <p><input type="checkbox"/> Other public and/or private cash that is immediately available</p> <p><input type="checkbox"/> Other funds that are immediately available</p> |
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| | cash match will be comprised of: | Describe all "other" funds: |
| REQUIRED ATTACHMENT: Attach a detailed project budget that includes the full scope of the completed project. See Appendix B. | | |
| REQUIRED ATTACHMENT: Attach a third-party cost estimate that aligns with the expenses listed in the project budget. Please note Davis Bacon wages will apply. See the "Program Requirements and Compliance" section of the CDBG Funding Guide for more information. Include as Attachment E. | | |
| Timeline | Proposed Project Start Date: Fall 2022 | Anticipated Project Completion Date: Summer 2024 |
| | Design Engineering Start Date: Summer 2022 | Design Engineering End Date: Winter 2022 |
| | Construction Start Date: Spring 2023/ Fall 2023 | Construction End Date Spring 2024 |
| | Please describe how your community determined the timeline for the proposed project? Additionally, please reference any local approvals that will need to take (or have already taken) place for the project to remain in-line with the timeline above. | |
| | <p>This project has been discussed on a variety of forums since 2013. Now that funds may be available to assist, we would like to start on the project as soon as possible. Final engineering would be completed first. Once completed the process to secure a contractor and begin construction will follow. We do need to take into account the busy season in our downtown which happens from June to September each year. Construction activity would be planned around that time.</p> | |

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| | |
| <p>Narrative Questions</p> | <p>The Public Gathering Spaces funding round aspires to support projects that are expanding the seasonal operation of a new or existing public spaces. Please provide specific examples of how the proposed project will meet this objective – including, but not limited to – design elements, programming, and space functionality.</p> <hr/> <p>This current area, is not a public space for anything other than vehicles. The alleyway has been underutilized as a pedestrian space. During covid, we learned the importance of outdoor spaces for gathering, eating, and relaxing. There is currently no seasonal use of this space. By designing a gathering area, as well as, providing new, safe surfacing to the area, residents and visitors can utilize this space year-round.</p> <p>The streets and public areas in the DDA are plowed by the Department of public works and this area would be no different. Adding a fireplace or heating element expands the use of the space to shoulder and winter seasons as well as our popular summer season.</p> <p>New landscaping will provide a park atmosphere, as well as serve to collect rainwater in rain gardens and utilize permeable pavers or concrete to divert rainwater from our storm sewer system.</p> <p>For the residents living in our downtown on this and adjacent blocks, it becomes another spot to safely gather. We now allow busking for musician in our downtown. This space can be utilized as a busking location for local talent as well.</p> <hr/> <p><i>The Public Gathering Spaces funding round aspires to support projects that are increasing universal accessibility of new or existing public spaces. Please describe how the proposed project incorporates Universal Design elements and why these elements are needed in order to make the public space more accessible. Please provide specific examples that can be clearly identified in the project site plan. Elements & Examples of Universal Design can be found in Appendix C.</i></p> |

As is true of many traditional downtowns, many Ludington storefronts do not comply with ADA for access. Many of our storefronts have one or multiple steps on the front of the building. This has made the rear entrance into the accessible entrance for these businesses. This is true of the businesses that abut this alleyway project.

The challenge with this area, in regards to ADA entrances, comes from the state of the alley. With constant delivery truck traffic, the alley degrades faster than other areas, creating pot holes and broken asphalt. By eliminating delivery trucks and through traffic, and resurfacing the area, we can provide safe access to the building for everyone. Mothers with strollers, those who use assisted walking devices, wheelchairs, and those not as sure of foot, will all equally be able to access our businesses.

In addition to access, we increase safety in the area by eliminating through traffic and truck traffic.

In conjunction with the low-to-moderate area-wide benefit national objective of the Community Development Block Grant program, please describe how the proposed project will benefit the entire community. Please provide specific examples.

Ludington is a low/mod community. This gathering space is available for all residents and visitors free of charge. It is within two blocks of the public library as well as several museums. It is very walkable to amenities that are free and open such as parks, waterfront walkways, public sculptures, historical markers and informational signage. Being a walkable community with a walk score of 83 for this area, it eliminates the need for cars for many residents who live in or near the downtown area.

Gathering spaces in downtown areas are a key to "place". By reclaiming this alley as a gathering space and revitalized entrance to many of our businesses, we can create a sense of place in an area that is in dire need of repair and revitalization.

****walkscore was generated from walkscore.com****

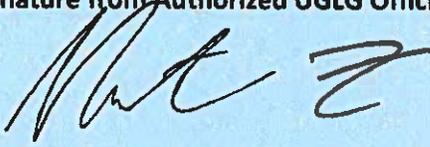
Please describe the steps that the UGLG will take to ensure maintenance of the proposed space including – but not limited to – funding, the municipal department managing the maintenance, and anticipated long-term/annual tasks associated with up-keep.

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| | <p>The Ludington Department of Public Works, in conjunction with our parks department, maintain all of our public spaces. This space will be added to our yearly maintenance list and budgeted accordingly. In addition, the DDA will work with the city to determine the life of the items in the alley and will plan for long term replacement.</p> |
| | <p>REQUIRED ATTACHMENT: Please provide a copy of the UGLG’s maintenance plan for this public space. Include as Attachment F.</p> |
| | <p>Please describe how the UGLG will market and promote the new and/or existing public space to encourage events, public gathering, and increased seasonality. Please include precise examples – including but not limited to – specific events, the UGLG department responsible for outreach efforts, and/or the budget associated with promotion of the new public space.</p> |
| | <p>The Downtown Development Authority(DDA) of the City of Ludington works in conjunction with the Ludington and Scottville Chamber of Commerce and the Ludington Convention and Visitors Bureau to promote the area. The DDA plans live music throughout downtown and encourages buskers. This area will become another location for those events. The area and events will be marketed through social media accounts and web sites as well as community calendars through the above mentioned organizations. Community calendars and weekly events listings are distributed to residents and visitors through a variety of locations. These locations include; Ludington State Park, local camping and RV locations, as well as hotels and other local businesses. In addition, the chamber and visitors bureau frequently mail information out in response to inquiries about the area.</p> |
| | <p>OPTIONAL ATTACHMENT: Please provide a copy of the UGLG’s marketing & promotion plan for this public space.</p> |
| <p>Additional CDBG Program Requirements</p> | <p>UGLG Conflict of interest Disclosure:</p> <p><input type="checkbox"/> Employees, agents, consultants, officers, elected or appointed officials of the UGLG will obtain a financial interest or benefit from a CDBG assisted activity or will have an interest in any contract, subcontract or agreement with respect thereto, or in the proceeds hereunder, either for themselves or for those with whom they have family or business ties, during their tenure or for one year thereafter.</p> <p><input type="checkbox"/> Officials and staff of the UGLG will be a party to contracts involving the procurement of goods and services assisted with CDBG funds.</p> <p><input checked="" type="checkbox"/> No conflicts.</p> |

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| | <p>Compliance Requirements. Check all that apply:</p> | <p><input type="checkbox"/> The project will impact historic properties or archaeological sites and districts.</p> <p><input type="checkbox"/> The project will impact wetlands.</p> <p><input type="checkbox"/> The project is in a floodplain and/or will impact a floodplain.</p> <p><input type="checkbox"/> The project is in a coastal zone.</p> <p><input type="checkbox"/> The project will require local, state, and federal permits.</p> <p><input type="checkbox"/> The project will result in demolition or conversion of residential dwelling units, both occupied and vacant.</p> <p><input type="checkbox"/> The project will result in temporary or permanent relocation of businesses, non-profit organizations, homeowners, or tenants.</p> <p><input type="checkbox"/> The project will result in special fees (i.e., tap in / hookup fees, special assessments).</p> <p><input checked="" type="checkbox"/> None of the above</p> <p><u>PLEASE DESCRIBE ALL THAT APPLY:</u></p> |
| <p>Application & Eligibility Confirmation</p> | <p>By submitting this application on behalf of the identified UGLG, I certify – to the best of my ability – that the following information is accurate and complete.</p> <p>Sample templates for required attachments G-M can be found in the document titled <i>Public Gathering Spaces Initiative Application Instructions</i>.</p> | <p><input checked="" type="checkbox"/> The UGLG is listed on the CDBG Low/Mod Income Community Customers and Project Areas List.</p> <p><input checked="" type="checkbox"/> The UGLG anticipates that the project will be completed within two years of funding award.</p> <p><input checked="" type="checkbox"/> The UGLG is requesting a grant between \$200,000 and \$1,000,000 – in line with the parameters outlined in the program guide.</p> <p><input checked="" type="checkbox"/> The UGLG has committed a minimum cash match equal to 10% of the total project cost.</p> <p><input checked="" type="checkbox"/> The proposed project is located on a property owned by the UGLG.</p> |

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| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Project Location Map – Attachment A |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: A minimum of three before photos – Attachment B |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Project Site Plan Attachment C |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Project Rendering – Attachment D |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Detailed Project Budget - (See Appendix B) |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Third Party Cost Estimate (Davis Bacon will apply). Attachment E |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Detailed Maintenance Plan – Attachment F |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Authorizing Resolution – Attachment G |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Public Participation Certification Form – Attachment H |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Public Hearing Notice-Published – See Template Attachment I |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Public Hearing Minutes or Summary of Meeting – Attachment J |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Certification by the UGLG Applicant Form – Attachment K |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Statement of Assurances Form Attachment L |
| | | <input checked="" type="checkbox"/> REQUIRED ATTACHMENT INCLUDED: Anti-Displacement and Relocation Plan – Attachment M |

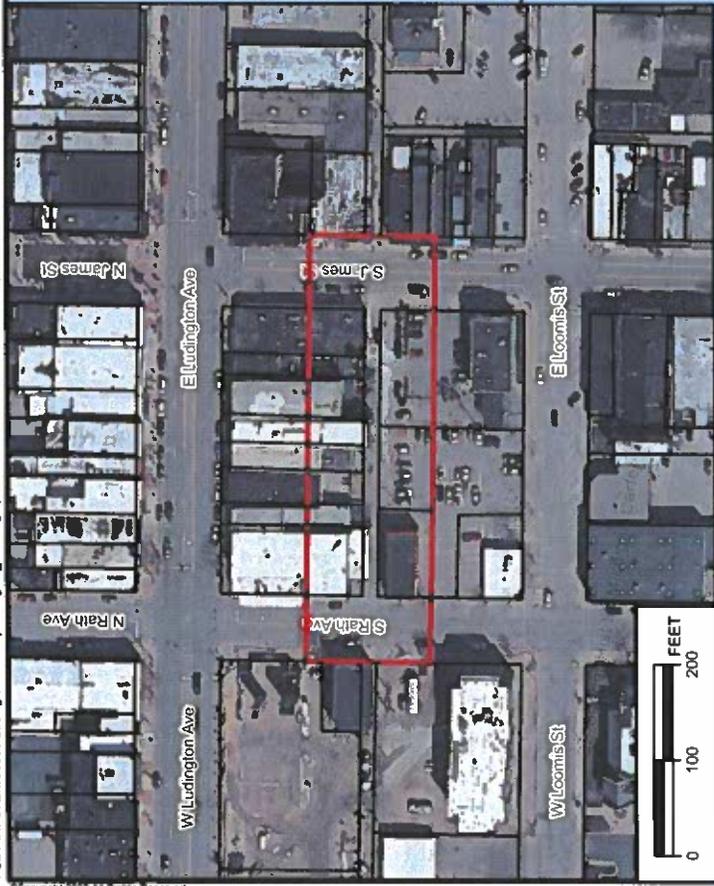
By signing below, I certify that the Public Gathering Spaces Initiative application is complete on behalf of the UGLG for which I am applying.

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| Signature from Authorized UGLG Official:  | Date: 4-14-2022 |
| Name & Title Mitch Foster <i>CITY MANAGER</i> | Email Address: mfooster@ci.ludington.mi.us |

APPENDIX B: BUDGET

**Public Gathering Spaces Initiative
Appendix B: Budget**

| ACTIVITY COSTS | CDBG | UGLG | OTHER | TOTAL |
|---|------------------|------------------|-----------|--------------------|
| Engineering | \$1,000 | \$179,000 | \$ | \$180,000 |
| 3 rd Party Environmental | \$10,000 | \$ | \$ | \$ 10,000 |
| Construction (includes contingency and bonding) | \$989,000 | \$ | \$ | \$989,000 |
| | \$ | \$ | \$ | \$ |
| | \$ | \$ | \$ | \$ |
| | \$ | \$ | \$ | \$ |
| | \$ | \$ | \$ | \$ |
| | \$ | \$ | \$ | \$ |
| | \$ | \$ | \$ | \$ |
| | \$ | \$ | \$ | \$ |
| GRAND TOTAL | \$989,000 | \$190,000 | \$ | \$1,179,000 |



DATA SOURCES: CITY OF LUDINGTON GIS

LEGEND

- Project Location
- City Limits

PROJECT LOCATION MAP

City of Ludington
 Mason County, Michigan
 100 W. Ludington Ave. Alley

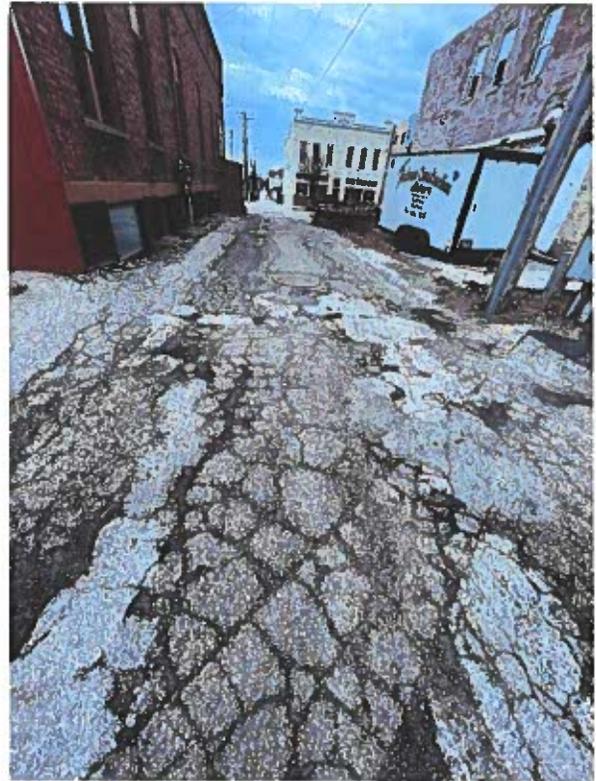
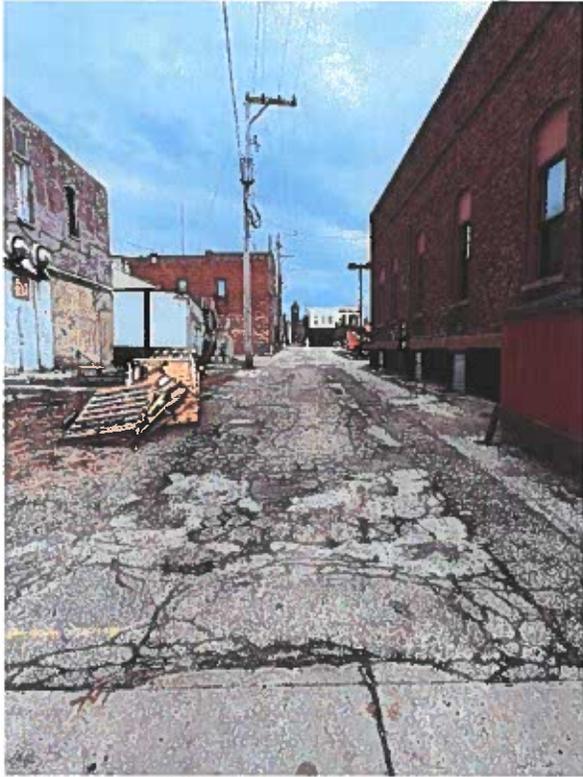
PROJECT NO
 200444

ATTACHMENT
A

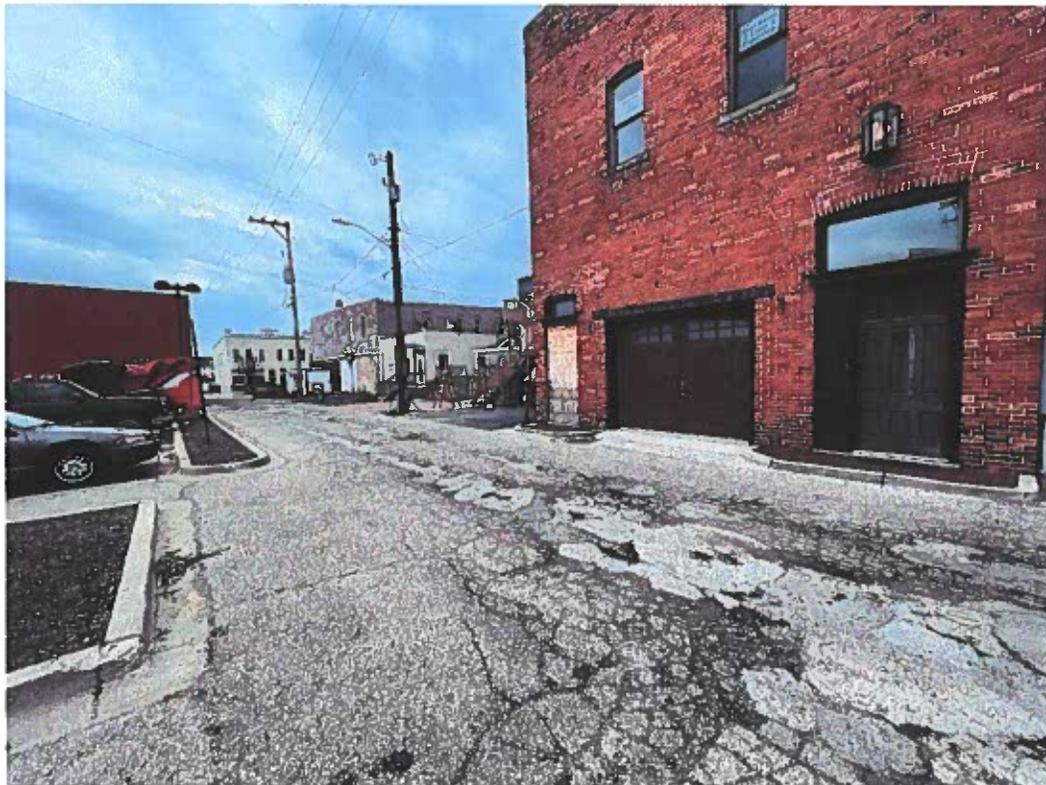
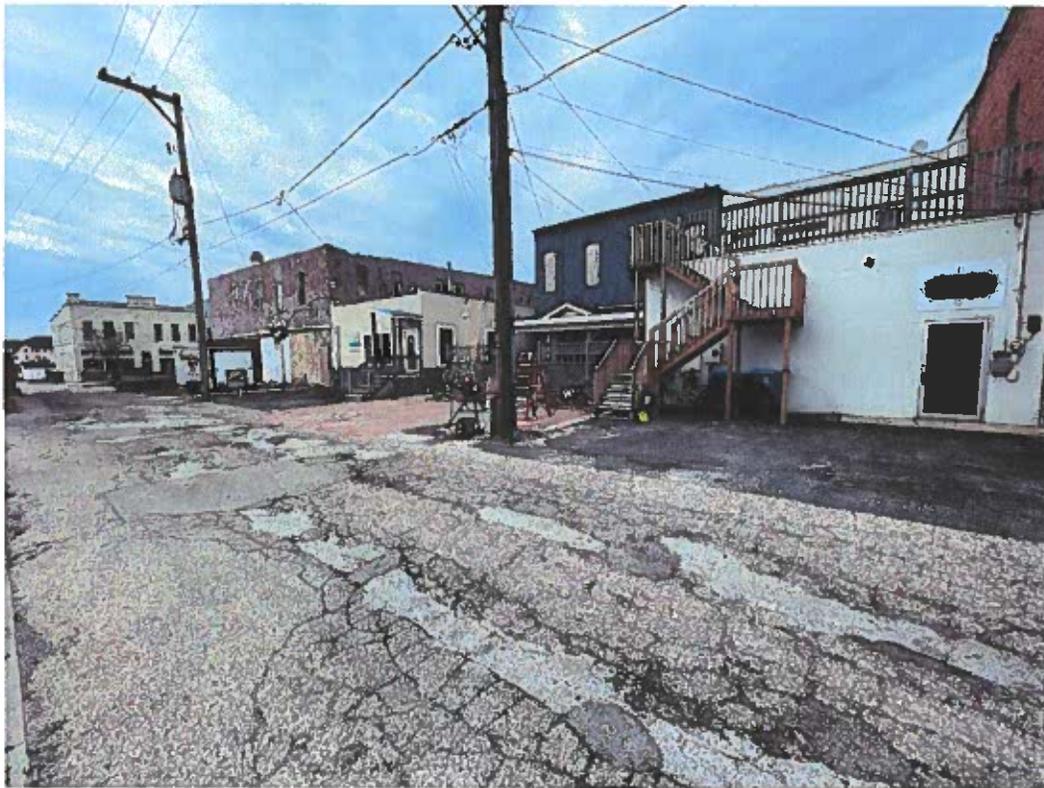
fishbeck
 Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale indicated and graphic quality may not be accurate for any other size.

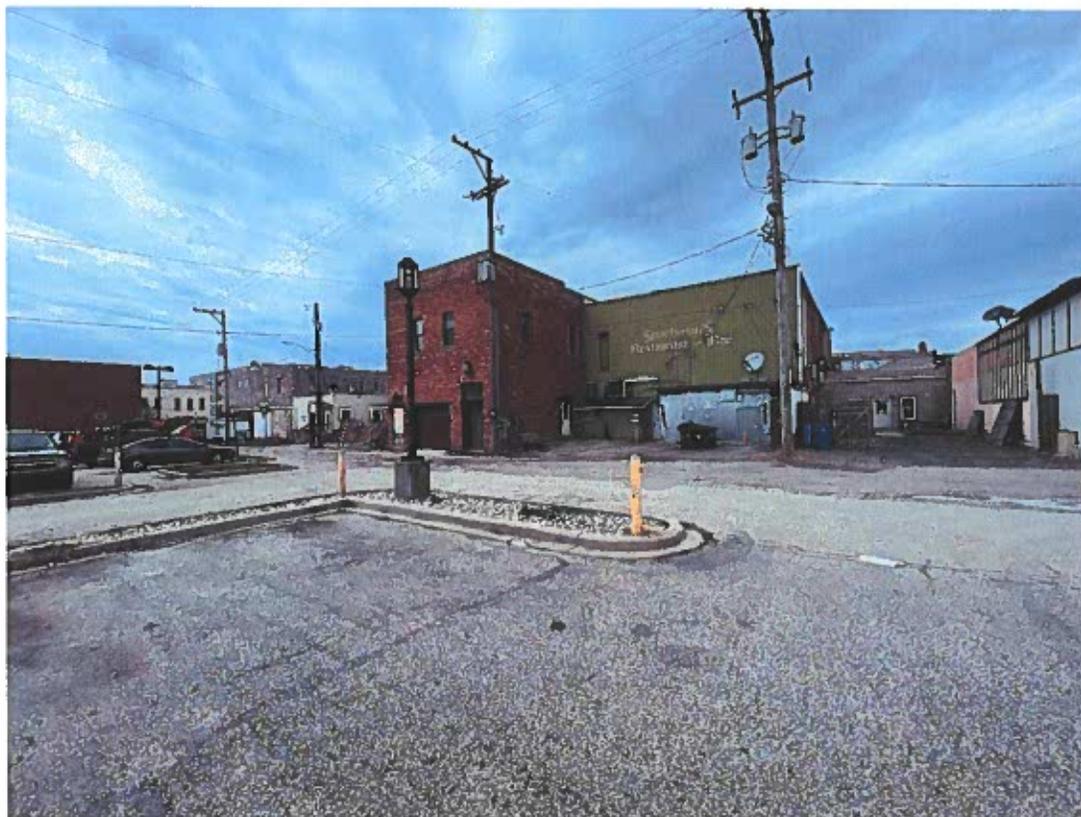
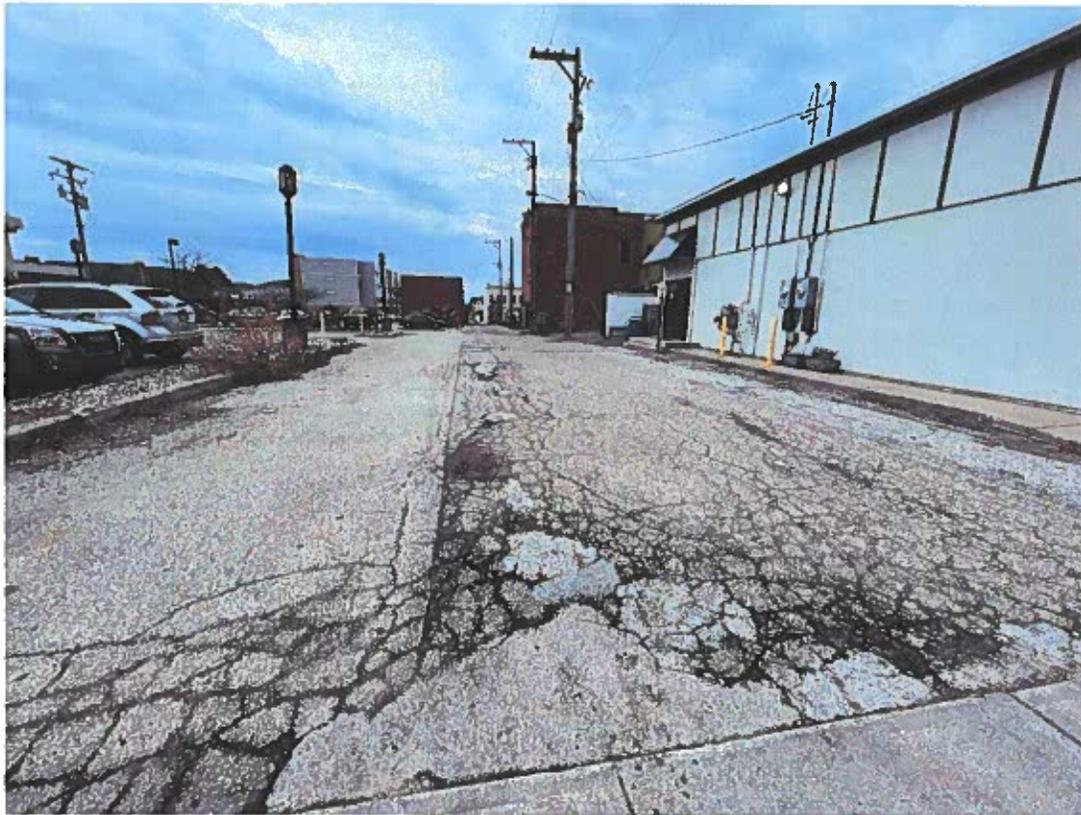
ATTACHMENT B: BEFORE PHOTOS OF PROJECT SITE

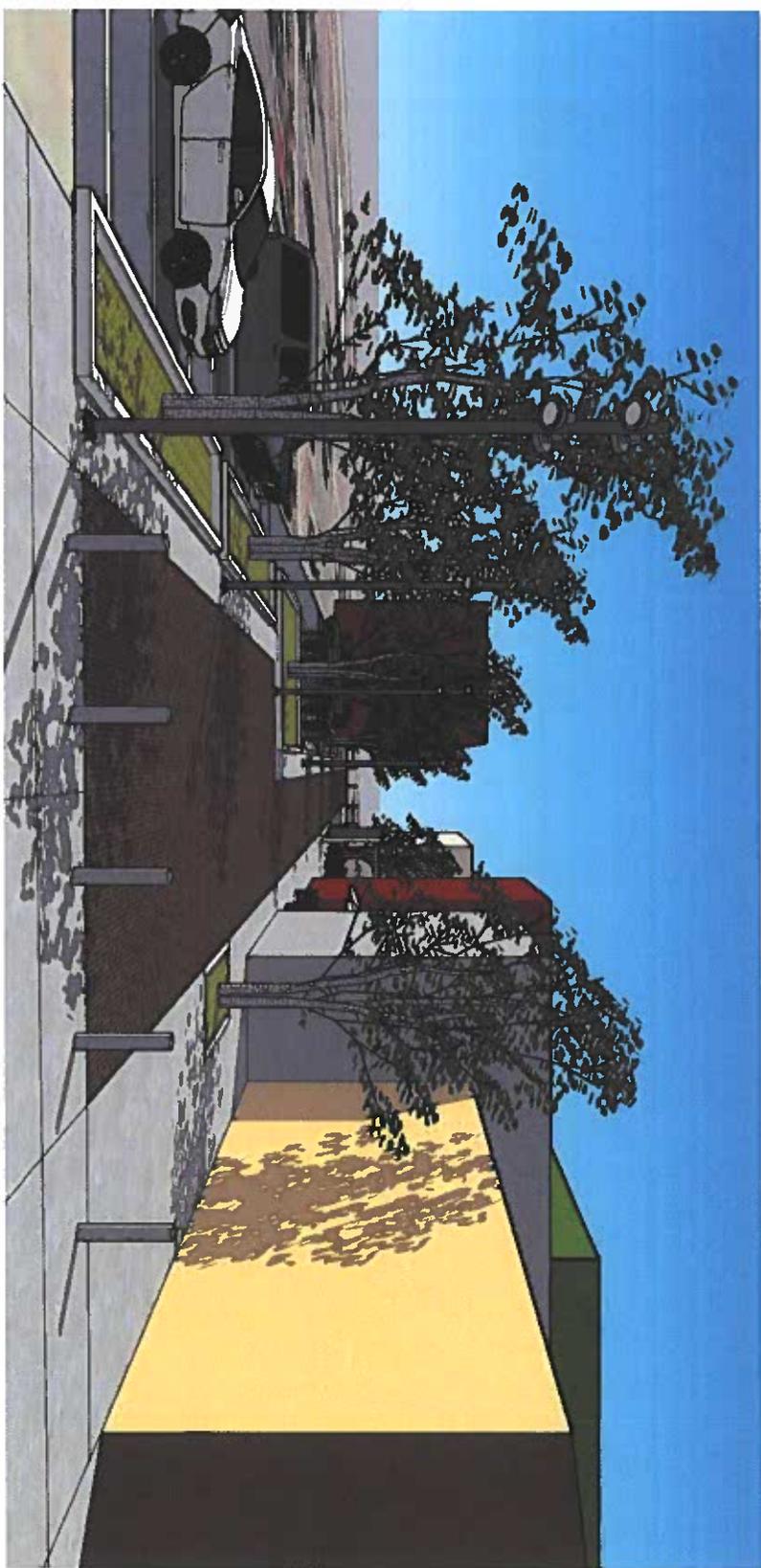


ATTACHMENT B: BEFORE PHOTOS OF PROJECT SITE



ATTACHMENT B: BEFORE PHOTOS OF PROJECT SITE





PROJECT RENDERING 2
 NO SCALE

| | | |
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|  <p>fishbeck Engineers Architects Scientists Constructors</p> | <p>City of Ludington Mason County, Michigan Ludington Public Gathering Spaces Grant Application</p> | <p>PROJECT NO. 200444 ATTACHMENT D</p> |
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Attachment E - Third Party Cost Estimate

Project: Ludington Alley RenovationDate: 44658.00Location: Ludington, MIProject No.: 211446.00Engineer: MAVCurrent ENR Index: CCI 12899 (April 1, 2022)Reviewer: JWR

| Item No. | Item Description | Unit | Est. Qty. | Unit Price | Total |
|----------|--|------|-----------|------------|-----------|
| | Contract Obligations | | | | |
| 1 | Mobilization | LS | 1 | \$ 25,296 | \$ 25,296 |
| 2 | Bonding and Insurance | LS | 1 | \$ 25,296 | \$ 25,296 |
| 3 | SESC Requirements | LS | 1 | \$ 5,000 | \$ 5,000 |
| 4 | Temporary Construction Fencing & Barricading | LS | 1 | \$ 5,000 | \$ 5,000 |
| 5 | Cash Allowance - Construction Testing | LS | 1 | \$ 20,000 | \$ 20,000 |
| | Demolition | | | | |
| 6 | Sawcut | LFT | 800 | \$ 10 | \$ 8,000 |
| 7 | Remove Pavement, Full Depth | SYD | 12500 | \$ 6 | \$ 75,000 |
| 8 | Remove 6" Curb and 18" Gutter Pan | LFT | 175 | \$ 3 | \$ 525 |
| 9 | Excavation | CYD | 4164 | \$ 15 | \$ 62,460 |
| | Construction | | | | |
| 10 | Grading | LS | 1 | \$ 20,000 | \$ 20,000 |
| 11 | Electric (complete) | LS | 1 | \$ 80,000 | \$ 80,000 |
| 12 | Underdrainage | LFT | 400 | \$ 15 | \$ 6,000 |
| 13 | Specialty Paver | SFT | 300 | \$ 30 | \$ 9,000 |
| 14 | Concrete Pavement, 6" | SFT | 6,100 | \$ 10 | \$ 61,000 |
| 15 | Concrete 6" Curb & 18" Gutter | LFT | 135 | \$ 25 | \$ 3,375 |
| 16 | Permeable Concrete Pavement | SFT | 4,000 | \$ 15 | \$ 60,000 |
| 17 | Concrete Gutter Pan | LFT | 40 | \$ 20 | \$ 800 |
| 18 | Concrete Bioretention Planters | LFT | 405 | \$ 70 | \$ 28,350 |
| 19 | Bioretention Soil/Sand Material | SYD | 78 | \$ 45 | \$ 3,510 |
| 20 | Bridge Decking Over Bioretention Planters | SFT | 204 | \$ 60 | \$ 12,240 |
| 21 | HMA (Parking Lot Repair) | SYD | 150 | \$ 12 | \$ 1,800 |
| 22 | Pavement Markings | LS | 1 | \$ 5,000 | \$ 5,000 |
| 23 | Reconstruct Top of Catch Basins - 2' Depth | EA | 2 | \$ 1,000 | \$ 2,000 |
| 24 | ADA Parking / Street Signs | EA | 10 | \$ 250 | \$ 2,500 |
| 25 | Topsoil, Turf Seed & Restoration | SYD | 700 | \$ 4 | \$ 2,800 |
| 26 | Trees | EA | 7 | \$ 650 | \$ 4,550 |
| 27 | Bioretention Plantings | SFT | 1400 | \$ 5 | \$ 7,000 |
| 28 | Bench | EA | 3 | \$ 2,500 | \$ 7,500 |
| 29 | Bike Rack | EA | 2 | \$ 2,000 | \$ 4,000 |
| 30 | Fire Pit and 1" Natural Gas Service | EA | 1 | \$ 8,500 | \$ 8,500 |

Attachment E - Third Party Cost Estimate

Project: Ludington Alley RenovationDate: 44658.00Location: Ludington, MIProject No.: 211446.00Engineer: MAVCurrent ENR Index: CCI 12899 (April 1, 2022)Reviewer: JWR

| Item No. | Item Description | Unit | Est. Qty. | Unit Price | Total |
|---|------------------|------|-----------|------------|---------------------|
| | Utilities | | | | |
| 31 | 8" Water Main | LFT | 400 | \$ 110 | \$ 44,000 |
| 32 | Water Service | EA | 10 | \$ 2,000 | \$ 20,000 |
| 33 | Storm Sewer | LS | 1 | \$ 10,000 | \$ 10,000 |
| SUBTOTAL DIRECT CONSTRUCTION COST | | | | | \$ 631,000 |
| Estimate Contingency (Percentage of Subtotal) | | | | 10% | \$ 62,000 |
| Design Contingency (Percentage of Subtotal) | | | | 10% | \$ 62,000 |
| Cost Escalation (Percentage of Subtotal) | | | | 10% | \$ 60,000 |
| Construction Contingency (Percentage of Subtotal) | | | | 6% | \$ 38,000 |
| SUBTOTAL DIRECT CONSTRUCTION COST WITH CONTINGENCIES | | | | | \$ 853,000 |
| Contractor General Conditions, Overhead & Profit | | | | 16% | \$ 136,000 |
| Total Estimated Construction Cost | | | | | \$ 989,000 |
| 3 rd Party Environmental | | | | | \$ 10,000 |
| Design and Construction Engineering Services | | | | | \$ 180,000 |
| TOTAL ESTIMATED PROJECT COST | | | | | \$ 1,179,000 |

CITY OF LUDINGTON
ANNUAL ONGOING PARKS & GROUNDS
MAINTENANCE PROJECT SCHEDULE

WINTER MONTHS

JANUARY

Remove and/or trim trees within City right-of-way

FEBRUARY

Remove and/or trim trees within City right-of-way

MARCH

Remove and/or trim trees within City right-of-way

Check Loomis St. Boat Ramps for dredging.

Flower Baskets – get ready for pick up

SPRING MONTHS

APRIL

First Monday yard waste pick up begins

When the snow melts; start filling potholes in streets and alleys

Begin removing snow fence & start cleaning beach

Stake locations for replacement trees

Plant replacement right-of-way trees

Install break water gate

Start getting ready to "OPEN" boat ramps: Put docks in

Install life rings on both North and South break waters

April 1st - Lights on rock piles – Loomis St. Boat Ramps

April 15th – put out benches and garbage barrels downtown

Fill tree wells and berms with wood chips downtown

Contact Rohr 1-800-783-7647 to schedule calibration & service of gas pumps at D.P.W. & Marina
(ask Marina Manager first)

Install Nostalgia signs

Prepare for Special Events

Lake Jump

Easter Egg Hunt

MAY

Begin putting out: Picnic tables, grills, playground equipment, barrels, curb stops etc.

Plant replacement right-of-way trees

Replace tattered USA flags

Park lawn mowing starts the first Monday

Petunia parade & planting/put up Petunia sign

Hang State Flags

Hang flower baskets

Prepare for Special Events

Petunia Parade
Doggie Palooza
Carferry Maiden Voyage
Open Fish cleaning stations – turn water on
Install parking Kiosk at Loomis and Copeyan Boat Ramps

SUMMER MONTHS

Ongoing Projects throughout the summer

Clean sand at Stearns w/beach cleaner

Hot asphalt patching over bad street sections

Paint crosswalks and curbs

Water Flower Baskets

Special Events

Pull money from parking Kiosk at Loomis St. and Copeyan Boat Ramps

JUNE

Prepare parks for Special Events

Gus Macker

Lakestride Marathon

Optimist Strawberry Social – City Park

Relay for Life

JULY

Prepare for Special Events

West Shore Art League Fine Arts & Crafts Show – around 4th of July

Jaycee Freedom Festival – July 4th

Friday Night Live

Off Shore Fishing Tournament

AUGUST

Prepare for Special Events

Gold Coast Festival

Downtown Sidewalk Sales

Friday Night Live

Hospice Fish Boil

Suds on the Shore

Movies in the Park – Install movie screen

Tree removal/trim list should be completed no later than August 31st

Annual Aerial inspection – American Test Center 1-800-451-9087

FALL MONTHS

SEPTEMBER

Remove movie screen from City Park

After Labor Day begin installing snow fence at various locations

Take down State flags

Take down flower baskets

OCTOBER

End of month – put away

Picnic tables, grills, playground equipment, barrels, DDA banners, benches

CLOSE fish cleaning stations – turn water off
Remove parking Kiosk
Remove life rings on both North and South break waters
Remove break water gate
Contact Tony Green – mid October to check Christmas Decoration electrical outlets
Remove Nostalgia Signs
Install signs at each entrance of the Walkway Loop “Walk At Own Risk...”
Remove Life Rings at Stearns Park
Remove Martin House and Banners at City Marina

Special Events

Oktoberfest

Holiday Parade

NOVEMBER

Off street parking goes into effect (ticketed if snow)
PULL DOCKS – Loomis, Copeyon, & Cartier Park – End of month
Take batteries & solar Panels out of rock piles – Loomis Street Boat Ramps
Remove flag at Loomis Street Boat Ramps for the winter
Last Monday – yard waste pickup ends

DECEMBER

Send in application for MDOT Annual Permit
List items purchased or contracted but may not or will not be completed until after the first of the year. Give list to Deborah Luskin (accts. payable must be set up for outstanding bills – including the sidewalk bill list for the following year)
Motor Pool inventory list – parts room
Fish waste removal by Huron Tackle (used for cat food)

MAJOR PROJECTS ARE SCHEDULED AND PLANNED OUTSIDE OF YEARLY MAINTENANCE.

All park upgrades will be included in the annual maintenance plan and accounted for in the appropriate budget.

Highlighted items refer to downtown maintenance, alley and road maintenance, and possible alley maintenance items.

AUTHORIZING RESOLUTION

100 South: Alley Restoration and Activation Project

WHEREAS, the Michigan Strategic Fund has invited Units of General Local Government to apply for its Community Development Block Grant Funds; and

WHEREAS, the City of Ludington desires to request \$1,000,000 in CDBG funds to renovate and develop the 100 SW Ludington Avenue Alley; and

WHEREAS, the City of Ludington commits local funds from the Downtown Development Authority in the amount of \$179,000.00; and

WHEREAS, the proposed project is consistent with the local Community Development Plan as described in the Application; and

WHEREAS, the proposed project will benefit all residents of the project area and 54.68% percent of the residents of the City of Ludington are low and moderate income persons as determined by census data provided by the U.S. Department of Housing and Urban Development; and

WHEREAS, local funds and any other funds to be invested in the project have not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to obligate/incur costs from the Michigan Economic Development Corporation.

NOW, THEREFORE, BE IT RESOLVED that the City of Ludington hereby designates the City Manager as the Environmental Review Certifying Officer, the person authorized to certify the Michigan CDBG Application, the person authorized to sign the Grant Agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.

Moved by Councilor Johnson seconded by Councilor Winczewski to adopt the above resolution.

Yeas 7 Nays 0 Abstained 0

The duly qualified Clerk of the City of Ludington, a Municipal Corporation of the State of Michigan, hereby certifies that the foregoing is a true and accurate and correct copy of a Resolution adopted by the City Council of said City on April 11, 2022.


Deborah L. Luskin
City Clerk

ATTACHMENT H – UGLG PUBLIC PARTICIPATION CERTIFICATION FORM

1. The UGLG has furnished its citizens with information concerning the amount of funds available and being applied for, and the proposed community development and housing activities to be undertaken. This includes the estimated amount proposed to be used for activities that will benefit persons of low and moderate income and the plans for minimizing displacement of persons.
2. The UGLG has published a public notice in such manner to afford affected citizens an opportunity to examine and submit comments on the proposed application and community development and housing activities.
3. One or more public hearings have been held to obtain the views of citizens on the proposed application and community development and housing needs.
4. Citizens have been provided reasonable access to the proposed application and related information on community development and housing needs.
5. The UGLG will provide its citizens with reasonable notice of, and opportunity to comment on, any substantial change proposed to be made in the use of funds if funds are received.
6. The UGLG provided for and encouraged citizen participation, with particular emphasis on participation by persons of low and moderate income, residents of slum and blight areas and of areas in which Section 106 funds are proposed to be used, and in the case of grantees described in Section 106(a), provided for participation of residents in low- and moderate-income neighborhoods as defined by the local jurisdiction. Opportunities to participate must be made available by advertising in publications, which are distributed in the slum and blight areas and the low- and moderate-income neighborhoods.
7. The UGLG provided citizens with reasonable and timely access to local meetings, information, and records relating to the applicant's proposed use of funds, as required by regulations of the Secretary, and relating to the actual use of funds under this title.
8. The UGLG provided for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee.
9. The UGLG provided for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped. Review of program performance shall apply to previously funded CDBG grants.
10. The UGLG has identified how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate. If 51% of the expected participants are non-English speaking, the hearings will be advertised in a non-English publication available to those residents. A person fluent in their language must be available to discuss the project and respond to their questions at the hearings.



CITY MANAGER

4-14-2022

Signature and Title of Authorized UGLG

Official Date

100 SW Ludington Ave Alley Public Participation Timeline

2013

- Property owners requested a meeting with Mayor Henderson to discuss the state of the alley and discuss closing that alley to traffic.
- Discussion about design of closure structures is ongoing with Public Safety and Fire Departments.
- Property owners are tasked with compiling information and possible solutions that would work for all owners/businesses on the block.
- Alley Ad Hoc Committee of community and block stakeholders was formed to study and design solutions

2017

- Initial DDA meeting for Alley Rehab Project
- September 6, 2017 -A meeting was held to discuss an update on support for Special Assessment, provide an update on Bank Building, review communication handout, review trash information from Republic Services and to discuss Corral Structure.
- October 18, 2017- Alley discussed at Public Utilities Committee's meeting.

2018

- February 22, 2018 at 2pm meeting with the Public Safety Committee
- May- An alley closure signature form and letter was created and distributed to property owners.
- A mock design was created
- May 16, 2018 - A meeting was held at Sportsman's restaurant with alley property owners to discuss the idea of a closure.
- Issue was deliberated on several occasions at DDA board meetings as well up to and after the formation of the closure recommendation to council (August 6 & September 10 for sure)
- 3-d computer model rendered
- Meetings and walk-throughs with LFD Chief Jerry Funk, LPD Chief Mark Barnett, and LDPW Superintendent Joe Stickney to look at issues of public safety and clearing in preparation for City Council Memo
- Public Safety Committee of the Council meeting to 'sign-off' on plans/designs
- June 22, 2018- A memo was sent to City Council to request a trial closure of the alley based on property owners meeting and committee work.
- Monday, June 25th, 2018, the Ludington City Council voted on the trial closure of the alley and temporary flower beds were used in subsequent years to carve out outdoor dining and gathering spaces which were adopted and used organically by the public for special events and day-to-day place-making alike.
- September 7th, 2018 - A meeting was held at Sportsman's restaurant with alley property owners to refine the concepts of the closure.
- December 20, 2018 - Alley closure discussed at DDA Building & Grounds meeting.

2019 - ATTEMPTS WERE MADE TO TIE THIS PROJECT IN WITH THE FUNDING REQUEST JAMES STREET PLAZA PROJECT

- April 11, 2019 - Committee and Block Stakeholder Meeting.
- June 27, 2019 - Committee and Block Stakeholder Meeting
- August 2019 - Consumers Power Meeting

2021

- June 8, 2021 - A memo was sent to council for Temporary Alley Closure behind the South 100 block of Ludington Avenue to address covid issues.
- Council granted the request and temporary seating was placed in the alley as well as a closure to through traffic.

City of Ludington Home Page News

Posted on: April 8, 2022

100 SW Ludington Ave Alley Grant Public Hearing

**CITY OF LUDINGTON
NOTICE OF PUBLIC HEARING
FOR MICHIGAN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING FOR THE 100 SW
LUDINGTON AVE BLOCK ALLEY.**

City of Ludington will conduct a public hearing on April 13, 2022 at 4:00pm at City Municipal Building 400 S Harrison Street Ludington, MI for the purpose of affording citizens an opportunity to examine and submit comments on the proposed application for a CDBG grant.

City of Ludington proposes to use \$1,000,000.00 CDBG funds to renovate and reconstruct the 100 SW Ludington Ave block Alley, encompassing new surfacing, a waterline and taps, landscaping elements, green infrastructure, public seating areas, lighting, and parking lot entrance reconstruction under the HUD category of Area Wide Benefit of Low/Moderate Income Communities, \$179,00.00 in DDA funding will also be used. No persons will be displaced as a result of the proposed activities.

Conceptual plans are available at City Hall or online at www.ludington.mi.us/425/Current-Projects for review. Comments may be submitted in writing through April 13, 2022 or made in person at the public hearing.

Citizen views and comments on the proposed conceptual plan are welcome.

Tools

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[Next](#) ⇒
[Planning Commission - Special Land Use Sub-Committee Meeting](#)

Other News in City of Ludington Home Page News

[Planning Commission - Special Land Use Sub-Committee Meeting](#)

Posted on: April 8, 2022

[Leaf Corral](#)

Posted on: March 21, 2022

[NOTICE - NO CURBSIDE SPRING LEAF PICK UP](#)

Posted on: March 21, 2022

[Planning Commission - Zoning Committee Meetings](#)

Posted on: March 10, 2022

[Lawn Bag Service](#)

Posted on: March 4, 2022

[NOTICE - NOXIOUS WEEDS/GRASS](#)

Posted on: March 4, 2022

[Carrier Park Staff Openings](#)

Posted on: March 1, 2022

[Planning Commission and Sub-Committee Meeting Dates for 2022](#)

[Select Language](#) ▼

ATTACHMENT I – NOTICE OF PUBLIC HEARING PUBLISHED



The Cedar Chest Consignment Shoppe
 Apr 9 at 11:25 AM
 Celebrating 25 years in business ...we are open til 5 today...stop in and have some cake made by Tammy's tasty treats while supplies last ...thank you to all who have... See more

3,762 People reached 138 Engagements - Distribution score Boost a post

48 7 Comments 3 Shares

Like Comment Share

View 6 previous comments Oldest

Cathy Vansickle
 Congrats
 Like Reply Hide Send Message 1d

Comment as Downtown Ludington

Downtown Ludington
 Published by Heather Venzke Tykoski · April 8 at 4:36 PM

**CITY OF LUDINGTON
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 FOR MICHIGAN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
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Citizen views and comments on the proposed conceptual plan are welcome.

LUDINGTON.MI.US
Current Projects | Ludington, MI - Official Website

613 People reached 34 Engagements - Distribution score Boost post

Like Comment Share

Comment as Downtown Ludington

Downtown Ludington
 Published by Jennifer Tooman · April 7 at 2:07 PM

Welcome to Downtown Ludington, [Autumn Dreams of Sushii](#)



ATTACHMENT J –PUBLIC HEARING SUMMARY OF MEETING

Public Hearing 100 SW Ludington Ave. Alley
April 13, 2022
4:05 pm

Present: Kathy Maclean, Mike Lenich, Heather Tykoski, Councilor Les Johnson, Linus Thalman, Dave Johnson, Bob Andrews, Ryan Reed, Tom Rotta, Annette Quillan.

Called to order by Kathy Maclean at 4pm.

Public Comment:

Annette Quillan would like to see all of the wires underground. Security and cameras schools be added. Bathrooms, will those be provided or will they be required to go to Legacy plaza. Concern over homeless hanging out there. Trash cans and recycle bins in the rear. Tree spacing from lamp posts should be considered so trees do not cover lamp posts.

Dave Johnson owns 123 W Ludington Ave. 100% in support of the project. Parking in the rear is where customers park. The approach to businesses looks sad. One local person is investing a considerable amount of money on that block. We should share that with MEDC in our application. Will want to redo the rear of his building. We have done a trial run on the alley closure and it was successful. It is not like we are doing something that would not work.

Linus Thalman is representing Dr. Riemer who owns 3 properties on that block. Dr. Riemer is 100% behind bettering this community. He would like to know layouts. He owns the majority of that parking lot where people park. The bank building will be 2023 project- can we coordinate with that. Dr. Riemer wants work with the DDA and business owners on this area.

Les Johnson asked if there would be coordination with other businesses and organizations doing construction in this area. There will be coordination. At the council level they have discussed not allowing traffic in the alley at all. It was a concern of council of liability. Dave Johnson cited Bates alley as an example to look at for the traffic control possibilities of that alley. Ryan addressed his situation and the operation of his motor vehicle would be his responsibility. 85% of pedestrian traffic in the winter goes through back entrances. A possibility of adding bollard to the east of 115 W Ludington Ave to maintain partial access for building owners was discussed.

Ryan Reed 115 W Ludington Ave. Has been involved since the beginning of the discussion of this alley. Excited for the inertia of the project and the funding available for this to happen. We cannot afford a \$1 million dollar project without MEDC. We have been working on this for 9 years, feels this is the natural end state of every alley in our downtown. Cars are using this as a means to get into other surrounding lots, there are other entrances for that. Some are using it to get from James to Rath. This is an alley that is being used as a street. It is not necessary, pedestrian have to be in this space to access the entrances to the buildings. We are trying to combat the un-sustainability of the alley as it is now, and that is the surface. How do we fix this problem and how do we create a sustainable solution? This is really the only solution; going after funding like this. There is concern over power lines, a meeting was held with consumers it was over \$100,000 per block and 3 blocks must be buried. The CEO of consumers wants to look into green tech. Would like to see power lines buried but understands that public projects are

incremental. Wants to see permeable brick pavers in the project. It would allow for future upgrades without tearing up the alleyway.

Bob Andrews owns property on the 100 East side of Ludington Ave. James street north being closed severs access to the alley. He is not sure having that closed is a benefit to the Downtown as a whole. One thing that concerns him on this alley closure, we are talking about beautifying the space for the public which can then sit outside and eat outside for 4 months of the year. What about the remainder of the year. He was a part of the DDA when they put bump outs on Ludington Ave. If he was in a positions to vote on it again he would vote no. It has become a maintenance nightmare of the city and has become a snow removal issue. What happens if we get a winter where we get snow like we did in 1978. Who would clean out the snow so business owners could access. There is a benefit to being able to come in the backside of the buildings. What additional burden is there on the DPW on snow removal in that alley. Ryan Reed stated that some of these discussions happened initially but these are discussions that need to happen again.

Ryan Reed mentioned that Walkability is economic viability. We are done of the least walkable downtown on the lake shore in Michigan.

Les Johnson brought up that the sidewalk plow could be used in this space to clear snow in the winter.

Meeting adjourned at 5:00pm

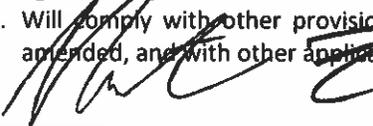
Recorded and submitted by Heather Tykoski

ATTACHMENT K– CERTIFICATION BY THE APPLICANT UGLG FORM

The UGLG hereby certifies that it:

1. Possesses legal authority to submit a grant application.
2. Has in a timely manner:
 - a. furnished its citizens information concerning the amount of funds available and being applied for, and the proposed community development and housing activities to be undertaken, including the estimated amount proposed to be used for activities that will benefit persons of low and moderate income and the plans for minimizing displacement of persons as a result of proposed activities and for assisting persons actually displaced;
3. published a public notice (a copy of which is attached) in such manner to afford citizens an opportunity to examine and submit comments on the proposed application and community development and housing activities;
4. held one or more public hearings to obtain the views of citizens on the proposed application and community development and housing needs; and
5. made the proposed application available to the public;
6. Will conduct and administer the grant in conformity with Public Law 88-352 and Public Law 90-284, and will affirmatively further fair housing;
7. Has developed the proposed application so as to give maximum feasible priority to activities which will benefit low and moderate income families or aid to the prevention or elimination of slum or blight; or to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to health or welfare of the community where other financial resources are not available to meet such needs;
8. Has developed a community development plan that identifies community development and housing needs and specifies both short and long term community development objectives that have been developed in accordance with the primary objective and requirements of the Title I Housing and Community Development Act of 1974, as amended;
9. Will not attempt to recover any capital costs of public improvements assisted in whole or in part with Title I funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless (A) Title I funds are used to pay the proportion of such fee or assessment that related to capital costs of such public improvement that are financed from revenue sources other than Title I funds; or (B) for purposes of assessing any amounts against properties owned and occupied by persons of low and moderate income who are not persons of very low income, and (name of local unit) certifies that it lacks sufficient Title I funds to comply with the requirements of clause (A);
10. Will adopt a policy of prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within its jurisdictions;
11. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement;
12. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;

- 13. The undersigned shall require that the language of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly;
- 14. Will comply with other provisions of Title I of the Housing and Community Development Act of 1987, as amended, and with other applicable laws.



Signature and Title of Authorized UGLG

CITY MANAGER

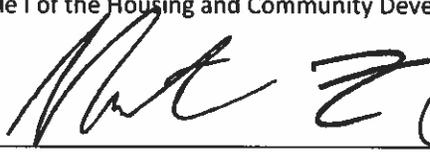
2/24/2022
Official Date

ATTACHMENT L – STATEMENT OF ASSURANCES FORM

The UGLG hereby assures and certifies that it has complied or shall comply with Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301), and related statutes and implementing rules, regulations, and guidelines applicable to projects financed under the Michigan CDBG program. Specific assurances and certifications include but are not limited to the following:

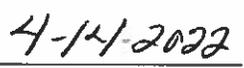
1. Compliance with grant and financial management guidelines in 2 CFR Part 200, et al.; Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Final Rule.
2. Compliance with Civil Rights and Equal Opportunity statutes as set forth in Title I of the Civil Rights Act of 1964 (Public Law 88-352), Title VIII of the Civil Rights Act of 1968 (Public Law 90-284), the Michigan Civil Rights Act 453 of 1976, the Michigan Fair Employment Practices Act (MCL 423, 301-423, 311), related statutes and implementing rules and regulations.
3. Compliance with Labor Standards statutes as set forth in the Davis-Bacon Fair Labor Standards Act (40 U.S.C. 276a-276a-5), related statutes and implementing rules and regulations.
4. Compliance with Lead Based Paint Poisoning Prevention Act (42 U.S.C. 4831).
5. Compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4630) and implementing regulations.
6. Compliance with OMB Circular No. A-133, Audits of States, Local Governments and Non-Profit Organizations and implementing rules and regulations.
7. Compliance with Section 504 of the Rehabilitation Act of 1973, as amended, and implementing rules and regulations 24 CFR Part 8.
8. Authorized state officials and representatives will have access to all books, accounts, records, reports, files, and other papers, things, or property pertaining to the project in order to make audits, examinations, excerpts and transcripts; each contract or subcontract also shall provide for such success to relevant data and records pertaining to the development and implementation of the project.

The UGLG agrees to assume all of the responsibilities for environmental review, decision making, and action as specified and required under the National Environmental Policy Act of 1969 (42 U.S.C. 4321) and Section 104 (f) of Title I of the Housing and Community Development Act and implementing regulations 24 CFR Part 58.



Signature and Title of Authorized UGLG

CITY MANAGER



Official Date

**RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION PLAN
UNDER SECTION 104(D) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF
1974, AS AMENDED**

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City of Ludington will take the following steps to minimize the displacement of persons from their homes: *(The steps below are examples only, each City of Ludington must determine the actions it will take based on local needs and priorities).*

- A. Coordinate code enforcement with rehabilitation and housing assistance programs.
- B. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenants of multi-family buildings.
- C. Stage rehabilitation of apartment units to allow tenants to remain during and after rehabilitation by working with empty units or buildings first.
- D. Establish facilities to house persons who must be relocated temporarily during rehabilitation.
- E. Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- F. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- G. Adopt tax assessment policies such as deferred tax payment plans to reduce impact or rapidly increasing assessments on low income owner occupants or tenants in revitalizing areas.
- H. Establish counseling centers to provide homeowners and renters with information on the assistance available to help them remain in their neighborhood in the face of revitalization pressures.

Relocation Assistance to Displaced Persons

City of Ludington will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

The City of Ludington will replace all occupied and vacant occupiable low and moderate income dwelling units demolished or converted to a use other than as low and moderate income housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.488 (c) in Subpart I.

Before entering into a contract committing the City of Ludington to provide funds for an activity that will directly result in demolition or conversion the City of Ludington will make public by publication in a newspaper of general circulation and submit to Grants Administration the following information in writing:

- A. A description of the proposed assisted activity;
- B. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low and moderate income dwelling units as a direct result of the assisted activities;
- C. A time schedule for the commencement and completion of the demolition or conversion;
- D. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the [City of Ludington] will identify the general location on an area map and the approximate number of dwellings units by size and provide information identifying the specific location and number of dwelling units by size as soon as it is available;
- E. The source of funding and a time schedule for the provision of the replacement dwelling units;
- F. The basis for concluding that each replacement dwelling unit will remain a low and moderate income dwelling unit for at least 10 years from the date of initial occupancy;
- G. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of lower income households in the City of Ludington.

Contacts

To the extent that the specific location of the replacement units and other data in items D-G are not available at the time of the general submission, the City of Ludington will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

The Community Development Department 231-845-6237 is responsible for tracking the replacement of housing and ensuring that it is provided within the required period.

The Community Development Department 231-846-6237 is responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in 570.488 (c), to any lower income person displaced by the demolition of any dwelling unit or the conversion of a low and moderate income dwelling unit to another use in connection with an assisted activity.

Adopted by Ludington City Council on August 12, 2019