2024

SOUTHSIDE NEIGHBORHOOD IMPROVEMENT AUTHORITY

DEVELOPMENT & TAX INCREMENT FINANCING PLAN

Recommended for adoption by Southside Neighborhood Improvement Authority on May 30, 2024
Adopted by Port Huron City Council on July [insert date] 2024

CITY OF PORT HURON, MICHIGAN

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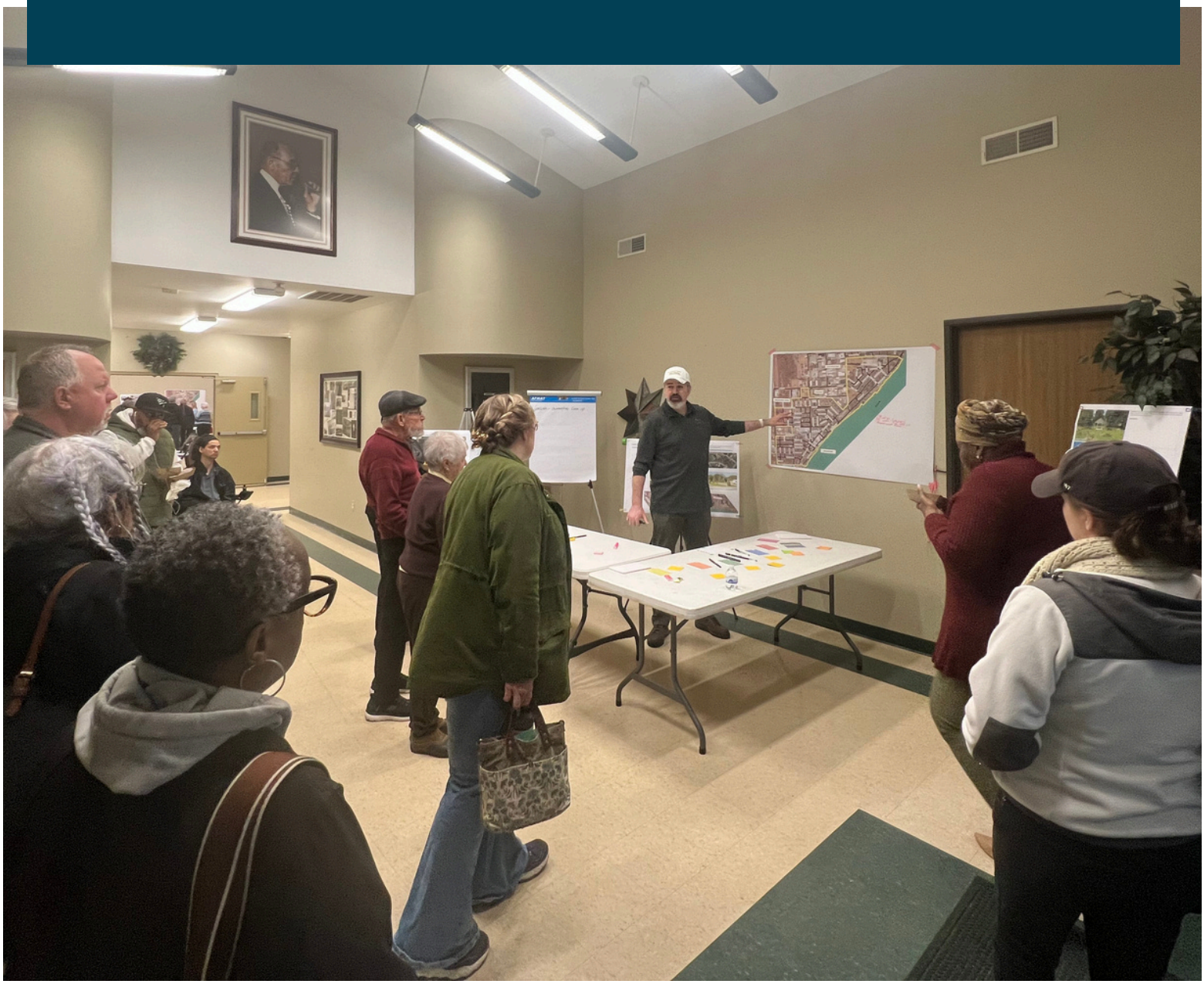
WE ALSO WANT TO THANK THE RESIDENTS AND COMMUNITY FOR THEIR CONTINUED SUPPORT IN OUR EFFORTS TO CONTRIBUTE TO THE SOUTHSIDE.

Double Haul Solutions
Great leadership is in our nature.

SECTION 1

SOUTHSIDE REINVESTMENT INITIATIVE - BUILDING ON THE RICH HISTORY OF THE SOUTHSIDE TO BUILD A VIBRANT FUTURE.



SOUTHSIDE REINVESTMENT INITIATIVE INTRODUCTION

The Southside community of Port Huron, commonly known as South Park, has a rich history deeply intertwined with the city's historic growth and cultural fabric.

Originally settled in the mid-19th century, South Park began as a residential area primarily inhabited by European immigrants drawn to the burgeoning industrial opportunities offered by Port Huron's location along the St. Clair River.

As the city developed, South Park evolved into a vibrant neighborhood characterized by its diverse population and strong sense of community. The area was home to a mix of working-class families, many of whom found employment in the city's factories, shipyards, and maritime industries. Its proximity to the river and the Great Lakes made it a hub for shipping and trade, further fueling its economic vitality.

Throughout the late 19th and early 20th centuries, South Park experienced periods of growth and transformation. The construction of schools, churches, and community centers solidified its identity as a thriving residential enclave within Port Huron. However, like many urban neighborhoods, South Park also faced challenges such as economic downturns and social inequalities.

During the mid-20th century, South Park underwent significant changes as industrial shifts and urban redevelopment projects reshaped the city landscape. While some industries declined, others expanded, leading to changes in the local economy and employment opportunities.

Despite these challenges, South Park's community spirit remained resilient. Residents banded together to address issues ranging from economic hardship to social justice, fostering a strong sense of solidarity and pride in their neighborhood. Over the years, South Park has continued to evolve, welcoming new generations of residents while preserving its cultural heritage and sense of identity.

Today, South Park stands as a testament to the enduring spirit of its residents and the power of community resilience. Its streets are lined with older homes, parks, and local businesses, serving as a reminder of the neighborhood's storied past and promising future. While facing modern-day challenges, South Park remains a vibrant and close-knit community, enriched by its diverse heritage and collective determination to thrive.

PAST SOUTHSIDE PLANNING INITIATIVES

In the late 1990's, the City of Port Huron employed consultants to support the Planning Department's efforts to engage with a dissatisfied community about the future of the Southside.

- November 1998: The Southside Summit was held where consultants heard concerns about the amount of vacant publicly owned land.
- May 1998: The Port Huron City Council authorized a Planning Department work plan that laid out how the department would organize a workgroup made up of community leaders.
- Summer 1999: Consultants worked with the Southside Strategic Land Use Plan Advisory Committee to gather data and discuss initial goals of committee members.
- October 1999: Consultants and committee members held four (4) public forums to engage the broader community. Additionally, committee members held similar sessions with their particular interest groups.

Following engagement efforts, five (5) key themes emerged:

- Safe and Affordable Housing
- Adequate and Effective Educational Institutions
- Accessible and Affordable Health Care
- Economic Vitality and Livable Jobs
- Adequate and Accessible Recreational Facilities

Beginning in December 1999, the Planning Department and consultants worked to develop, vet, and refine the Southside Land Use Plan, which was adopted by the City Council in April 2000. This plan identified nine (9) goals to be prioritized for land use over the next five years:

- Encourage appropriate mixed use and development to enhance existing neighborhoods and promote positive growth and redevelopment.
- Regulate growth and development to minimize negative impacts on existing neighborhoods, districts, public facilities, and natural resources.
- Promote single-family housing opportunities within existing neighborhoods and the creation of new neighborhoods as it becomes feasible.
- Promote preservation of existing neighborhoods through redevelopment principles as feasible.
- Minimize blighting influences by controlling vacant land and abandoned buildings.
- Promote commercial development along designated corridors.
- Improve existing public parks and open green spaces for recreational use and to improve public access to the waterfront.
- To promote the development of waterfront property that allows public access, is compatible with neighboring land uses, and with the overall enhancement of the community.
- Revise ordinance requirements regarding development standards.

In 2007, the City's Planning Department issued a report outlining many of the actions that were implemented from the 2000 Southside Land Use Plan.

2022 SOUTHSIDE REINVESTMENT INITIATIVE

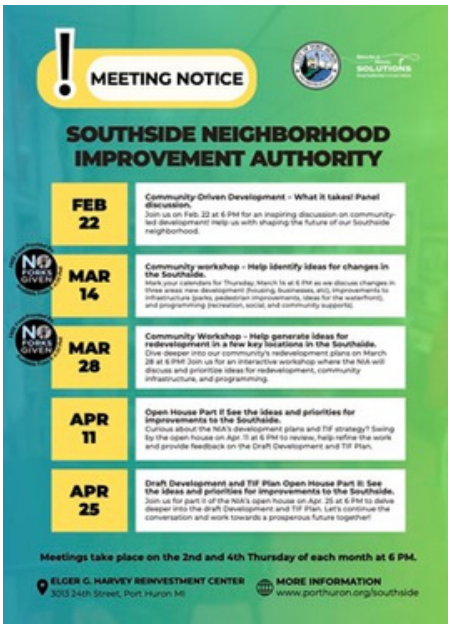
In the summer of 2022, the City of Port Huron contacted Double Haul Solutions to reengage with the Southside Community. This re-engagement stemmed from a mistrust in the city due in part to a perceived lack of follow-through and recognizable positive outcomes generated from past engagement efforts (the 2000 Southside Land Use Plan). Additionally, redevelopment interest/activity indicated a catalytic opportunity for the community was potentially on the horizon. Interestingly, many of the stakeholders calling on the city to turn its attention back to the Southside were involved, or remembered, in the activities and "promises" that came from planning efforts at the turn of the 21st century. Further catalyzing a community call to action was the loss of the River District Market, a beloved community food store and gathering place that not only had economic value but strong social value. This grieving and perceived City apathy led to calls for engagement and action by the Southside Community.

In October 2022, two community engagement sessions were held that shaped the Southside Reinvestment Initiative report and recommendations. In summary, the consultant team recommended the creation of a Neighborhood Improvement Authority (NIA). The NIA was selected as a preferred economic development tool due to its potential to encompass and address:

- The Southside Community's inspired and engaged nature;
  - The fostering of neighborhood empowerment and collaboration with the city around the neighborhood's lack of faith and understanding in its local government institutions;
  - The desire to celebrate the past through neighborhood design and character;
  - Improvements in public safety and blight mitigation through investment and collaboration;
  - Improvements to the community's food access;
  - The desire to support neighborhood-based businesses; and
  - Improvement to the neighborhood's quality of life and opportunities for economic mobility through recreation and life skills programming.

2023/2024 NIA PLAN RAMP UP

2022's re-engagement of the Southside was a launching pad for new efforts to embrace the community. As a result, DHS was again engaged by the city to support the creation of the Southside Neighborhood Improvement Authority. Recognizing the community's passion for the Southside community and the history and culture of "South Park," DHS approached its scope of work with a focus on community development education with extensive and inclusive community engagement resulting in a community-led development strategy.



COMMUNITY ENGAGEMENT PROCESS

DHS worked with the NIA Board to conduct a stakeholder analysis, which informed the Engagement Strategy that was utilized to help create a more inclusive and welcoming community engagement process.

Central to the Engagement Strategy was establishing a clear schedule for NIA meetings and engagement sessions, providing free food at two sessions to encourage participation at sessions, and utilizing media, and a text list to keep interested parties informed about upcoming sessions.

One goal of the engagement was to build upon and refine previous community feedback.

DHS reviewed previously identified ideas and themes from the early 2000s and 2022 and discussed those ideas in subsequent sessions and conversations, allowing community members and stakeholders to emphasize, refine, or add to the list. Each session had clear goals and focus for input related to housing, community infrastructure, community programming, and redevelopment focus areas and concepts.

To connect with young Southside residents, DHS staff and NIA board co-chairs dedicated a day to interact with seniors at Port Huron High School. Engaging with over 115 students, the NIA and consulting team delved into the Southside's assets and issues. They also gained insight into the students' perspectives and preferences regarding parks, programs, events, and housing.

Finally, to allow for students, and those not able to attend in-person sessions, an online survey was made available to help prioritize development sites and inform the priorities included in this Development/TIF plan.

Overall, throughout a period of five (5) months, more than 500 participants contributed to the development of the NIA planning process through in-person and virtual interactions.

PHHS Senior Class Word Cloud: What is missing from the Southside?



PHHS Senior Class Word Cloud: One word to describe the Southside.



SOUTHSIDE NIA VISION, MISSION, & VALUES

DEFINITIONS:

- Vision: A forward-looking statement that describes what the NIA Board aims to achieve in the future. Portrays a depiction of the desired future state or the Southside Neighborhood.
- Mission: A concise statement articulating the NIA's purpose, core objectives, and primary activities. It defines the reason for the NIA's existence.
- Values: Represent the core beliefs, principles, and ethical standards that guide the behavior, decision-making, and culture the NIA wishes to espouse and strive towards in its community building efforts.

VISION

A thriving southside is welcoming, beautiful, vibrant, and safe for all. There are housing options for all ages, recreational opportunities, access to natural resources, arts, social spaces, and local businesses that meet the community's needs. The Southside embodies an inviting spirit that fosters a sense of pride among its residents and business owners where this pride and quality of life draws people to settle in and call the Southside home.



MISSION

Promote and support a vibrant Southside for residents, businesses, and visitors.

VALUES



COMMUNITY

We are a nurturing environment that fosters a sense of belonging where everyone feels connected and supported.



INCLUSIVITY

We advocate diversity on all fronts and embrace the unique perspectives and needs of all individuals.



OPPORTUNITY

We strive to create equitable access to resources and opportunities, empowering every member of our neighborhood to pursue their aspirations and achieve their goals.



SAFETY

We prioritize the physical and mental well-being and security of all in our community so all can thrive.



INTENTIONALITY

We approach every decision and interaction with thoughtfulness, cultivating meaningful connections and a commitment to deliberate action.



DIVERSITY

We celebrate the richness of our community's diverse cultures, backgrounds, and experiences, recognizing this richness as the foundation of our collective strength and resilience.

Community Driven Development

Community-driven development is an approach to development that places the community at the center of the decision-making processes regarding the projects and initiatives that affect them directly.

For the Southside Community, a community lacking faith in their local government institutions, a community-driven development approach is critical to regaining trust and fostering a level of inclusion that benefits everyone in the neighborhood and the City of Port Huron. Under a community-driven development framework, local communities actively participate in identifying their needs, prioritizing projects, vetting the purpose of requested or offered planning interventions such as incentives and infrastructure investments, as well as, monitoring and evaluating progress. This approach is at the heart of the Southside NIA and was used to shape the Development & Tax Increment Finance Plan found in Section 2 and Section 3, respectively.

Local community members should be able to contribute to the planning process, and any public funding or incentives should support the goals and desired outcomes identified by the community. The Southside Community is rich in diversity, history, and tradition. Community development initiatives that ignore such realities, contributing to intentional or unintentional gentrification, or disregard cultural sensitivity to this community should not be embraced without first improving the project through any number of community-driven strategies.

In other words, a bottom-up development approach would best serve the Southside Community. Significant effort has been made over many years to articulate the needs and aspirations of the community. A community-driven development approach recognizes this input and integrates it throughout the vetting of development projects big and small. In a community that has felt marginalized, ensuring that their voices are heard and implementing recognizable efforts to address their needs and aspirations will be necessary to avoid further disenfranchisement.

Although not required to be successful, the creation of a Community Development Corporation (CDC) could be a community-driven development strategy worthy of further investigation by community collaborators. Such an effort could enhance local development capacity, empowering a mission that enriches the skills, knowledge, and resources of community members, enabling them to take charge of their destiny.

Community-driven development is an effective strategy that the City of Port Huron could use to build trust, foster community ownership, enhance the sustainability of projects, and promote social cohesion and resilience. Ignoring these considerations risks driving a deeper wedge between the Southside Neighborhood and the larger community and its local government.



Incentives & TIF Capture

The NIA Plan outlines several goals around community-driven development. In many cases, to achieve the type of development desired by the Community, tax and/or other incentives may be necessary. For example, in the current housing market, market-rate rental and/or for sale units, are not affordable for low- or moderate-income households.

To achieve the goal of affordable and mixed-income housing, the NIA board may opt to not collect tax increment revenues, and instead allow developers to utilize Housing TIF to lower the cost to the buyer or renter, while still providing enough financing for the development to proceed.

In collaboration with the City, the NIA may want to establish a policy or group of policies outlining under what circumstances they would forgo Tax increment capture for development. These could include affordable and/or mixed-income housing, brownfield cleanup and/or development that benefits the community, or mixed-use development that brings desired community businesses to the area.

REDEVELOPMENT:
HOUSING & MIXED-USE STRATEGIES

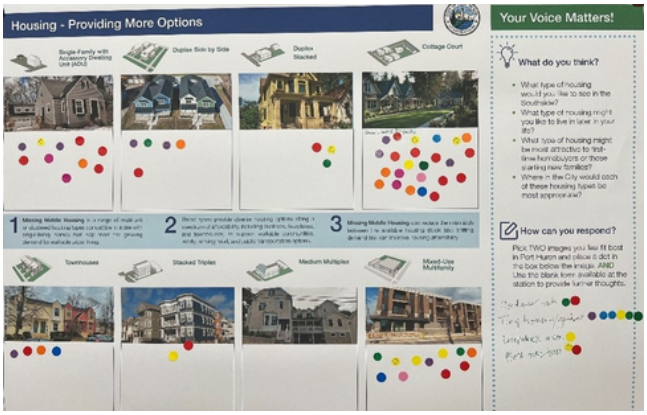


REDEVELOPMENT:
HOUSING & MIXED-USE STRATEGIES

The Southside NIA District has a significant amount of vacant property, much of it publicly owned. Public ownership makes for a fantastic opportunity for redevelopment. Residents are interested in the development and redevelopment of these and other underutilized properties to support key goals around housing and commercial opportunities.

HOUSING

Adding, maintaining, and preserving housing has been a goal in previous planning work in the southside, and remains a high priority today. Below, there is a list of potential redevelopment sites and areas. When considering these sites, it is important to think of vacant and underutilized land as a portfolio of properties that together can be leveraged to meet community goals and needs. No single parcel will meet all housing or development needs, but together they can meet the many goals outlined below and provide opportunities to house existing or future residents of the Southside.



Overall Housing Goals:

- Add a combination of housing typologies to meet individual needs at various stages in life. Typologies should include:
  - Single-Family
  - Single Family w/ Accessory Dwelling Unit (ADU)
  - Duplex
  - Small Multifamily (Tri-Plex, Quad-Plex, and Townhomes)
  - Small and Mid-Sized Multi-Family Development
- Provide a combination of renter and home-ownership opportunities.
- Allow for creative site layouts that cluster housing, providing shared green space on larger parcels or in strategic redevelopment areas.
- Ensure housing development is near transportation options, community services, and amenities.
- Include mixed-use development, housing over commercial spaces and/or community uses along commercial corridors like Conner, 16th Street, Military, and Electric Streets.
- Ensure new housing is mixed-income housing. Meaning:
  - Developments include housing units that are affordable to households with low, moderate, and median incomes.
  - Housing is considered affordable where households spend less than 30% of their annual income on housing costs.
- Southside residents have a variety of incomes. New and rehabilitated housing should include a range of price points. It will be important to include rents or sale prices at the lower end of that range for households with low or moderate incomes, alongside more moderate or even market-rate housing.

What is mixed-income housing?

Mixed-income housing refers to residential developments or neighborhoods that incorporate units designated for individuals or families with varying income levels. The goal is to create communities that are socioeconomically diverse, offering housing opportunities for people from different income brackets within the same area. This approach aims to promote inclusivity, reduce socioeconomic segregation, and foster vibrant and sustainable communities.



PATHWAYS TO HOMEOWNERSHIP

Historically, homeownership opportunities have been challenging for communities of color. Discriminatory housing policies have severely limited access to home ownership and wealth creation for many families of color. To address these historic challenges, it will be essential to ensure that programming and resources for homeownership reach people of color and low-moderate income households currently residing on the southside.

These pathways often include various tools such as down-payment assistance, tailored mortgage products specifically for low or moderate-income households, credit repair, homebuyer education, financial coaching, use of housing choice vouchers, and support services to help potential homebuyers navigate the process of purchasing a home. The goal is to make homeownership more accessible and achievable for low-moderate-income residents and those who have been impacted by racial disparity in homeownership. Besides providing a home, providing such pathways to homeownership will support wealth creation that can be passed from generation to generation.

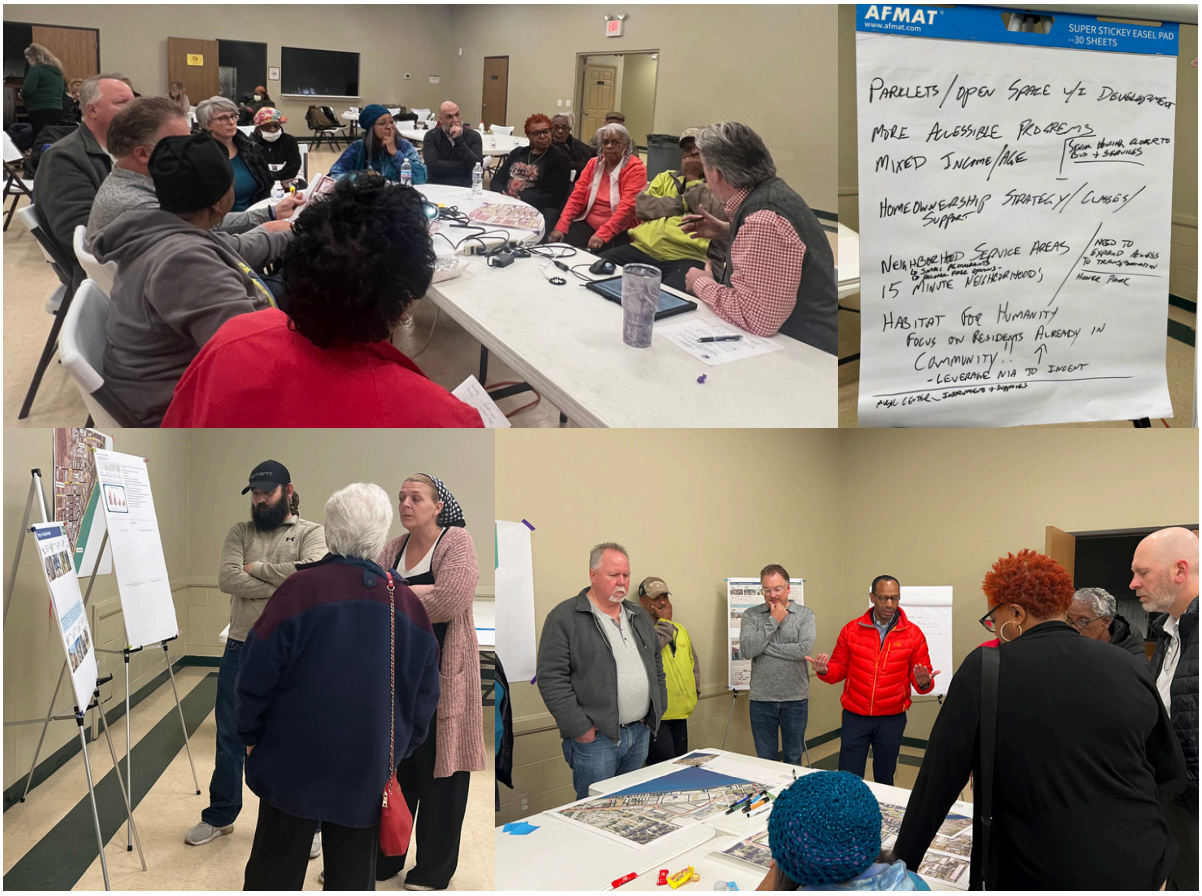
REDEVELOPMENT:
COMMERCIAL & INDUSTRIAL



REDEVELOPMENT:
COMMERCIAL & INDUSTRIAL

Community input on commercial and industrial redevelopment aligned within four (4) key areas:

1. Creating more and better jobs offering living wages and the potential for upward mobility for nearby residents.
2. Ensuring future industrial and manufacturing uses are environmentally friendly and limit their impact on surrounding neighborhoods.
3. Encouraging the development of community-oriented businesses, providing needed goods and services while also fostering community interaction and connections.
4. Supporting entrepreneurship and growth of resident-owned businesses through pop-up, seasonal, and/or other temporary/seasonal businesses, potentially through the creation of regular entrepreneur events and/or incubator space.



REDEVELOPMENT FOCUS AREAS: TRANSFORMATIONAL

3001 ELECTRIC AVENUE
ELECTRIC AVE/ REID AVE/ 16TH STREET "TRIANGLE"





EXISTING CONDITIONS:
Size – 9.9 Acres
Zoning – C-1 Zoning
Future Land Use - Schools
Privately Owned

RECOMMENDED USES AND CONSIDERATIONS:

- Develop a variety of housing types for households at various income levels.
- Consider a mix of uses along 16th Street (commercial ground floor with upper story residential).
- Preserve mature trees and balance open space with the specific needs of development.
- Improve pedestrian access, crossings, and intersections to facilitate safe and effective non-motorized connections.
- Amend the C-1 zoning district to allow residential above commercial as a permitted use as in the City's Central Business District (CBD).
- Conduct additional planning for this site, including engagement with the community and property owner. This engagement should include development due diligence and planning for circulation and non-motorized connections. A viable and refined development concept supported by the community should be the primary goal of such efforts.

REDEVELOPMENT FOCUS AREAS: TRANSFORMATIONAL

CONNER STREET CORRIDOR AND ADJACENT INDUSTRIAL



Proposed Concept:
A long-term shift to more sustainable and neighborhood-friendly manufacturing and/or a neighborhood commercial corridor along Conner Street.

Conduct additional planning for this site, including engagement with the community and property owner. This engagement should include development due diligence and planning for circulation and non-motorized connections. A viable and refined development concept supported by the community should be the primary goal of such efforts.

EXISTING CONDITIONS:

Industrial Area
- Three (3) Separate Owners
- Combined Area of 25.7 Acres
- Current Zoning is M1- Light Industrial
- Future Land Use Map – Commercial

Commercial
- Six (6) Parcels are Zoned Commercial
- Future Land Use Map – Remove Commercial on Conner and North.

Residential
- Majority of Parcels on Conner and North are Zoned R1- Family Zoning

RECOMMENDED USES AND CONSIDERATIONS:

Industrial
- Work with current property owners to shift uses to green manufacturing, and/or a hybrid of manufacturing and commercial businesses.
- Focus development incentives on businesses that provide living wages with a priority to hire community residents, and conduct environmental cleanup improving neighborhood conditions.

Commercial
- Consider expanding commercial zoning and supporting community-oriented commercial businesses.

Residential
- See residential zoning recommendations.

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REDEVELOPMENT FOCUS AREAS: TRANSFORMATIONAL

RIVERFRONT/MILITARY/ELECTRIC/24TH/BUENA VISTA



EXISTING CONDITIONS:

- Zoning – North to South
- M1 – Light Industrial (Buena Vista Area)
- A1 – Multifamily
- C1 – General Businesses
- R1 – One/Two Family

- Future Land Use Map
- Buena Vista, Electric, and Military - Commercial
- Riverfront – Multifamily, Single Family

DEVELOPMENT RECOMMENDATIONS:

- Develop a variety of housing types for households at various income levels.
- Mixed-use development including along the waterfront.
- Commercial uses should improve food access and include community-oriented businesses.

RIVERFRONT RECOMMENDATIONS:

- Additional and improved non-motorized pathways and public access for recreational use.
- Restaurant and other commercial uses that utilize river access/views.

OVERALL RECOMMENDATIONS:

- Slow traffic on Electric and Military.
- Create a pedestrian-friendly environment including improved accessibility.
- Provide opportunities for pop up and seasonal businesses and events.
- Conduct additional planning for this site, including engagement with the community and property owner. This engagement should include development due diligence and planning for circulation and non-motorized connections. A viable and refined development concept supported by the community should be the primary goal of such efforts.
- The river holds intrinsic value to the neighborhood. All efforts should be made through the planning process for new investment to collaborate with property owners/developers to secure easements or other tools that will allow broader public access.
- Amend the C-1 zoning district to allow residential above commercial as a permitted use as in CBD.
- Alternatively, rezone the area and/or create a floating zoning district that can be utilized for redevelopment on the southside. Either option should provide greater development flexibility and options in areas adjacent to Electric and Military Avenues., and along the riverfront.

Transformational Redevelopment Zoning Recommendations

Provide for mixed-use development:

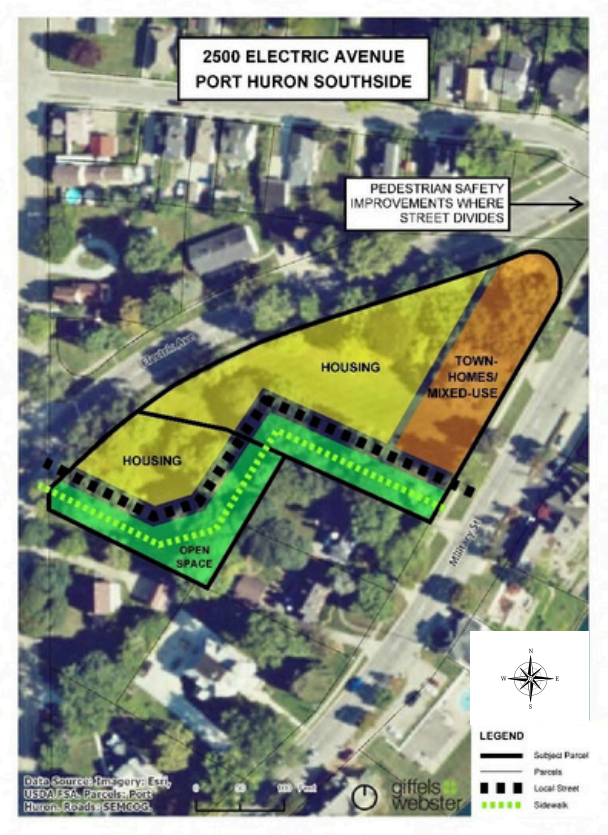
- Currently, mixed-use development (residential units over commercial uses) is only permitted in the Central Business District (CBD). Expand these uses into the C-1 General Business district.
- Alternatively, rezone the area and/or create a floating zoning district that provides greater development flexibility and options in areas adjacent to Electric and Military Avenues, and along the riverfront.
    - Note – In the case of rezoning or use of a floating zoning district there are three (3) main goals:
        - Providing the option for a developer to utilize pre-approved zoning on a given site as redevelopment options occur. For example, the hospital-owned lot is currently zoned "institutional." A developer could rezone the parcel using the floating district that has already been established and vetted by the community.
        - Add additional uses that can be utilized for redevelopment sites. Allow for mixed-use development and other commercial uses not currently provided for in C-1.
        - The goal of a new district would be to provide more options around permitted uses and building types. Care should be given to ensure that changes provide more options and flexibility without adding more requirements or restrictions.



REDEVELOPMENT FOCUS AREAS: INFILL

LAKE HURON MEDICAL CENTER PROPERTY





EXISTING CONDITIONS:

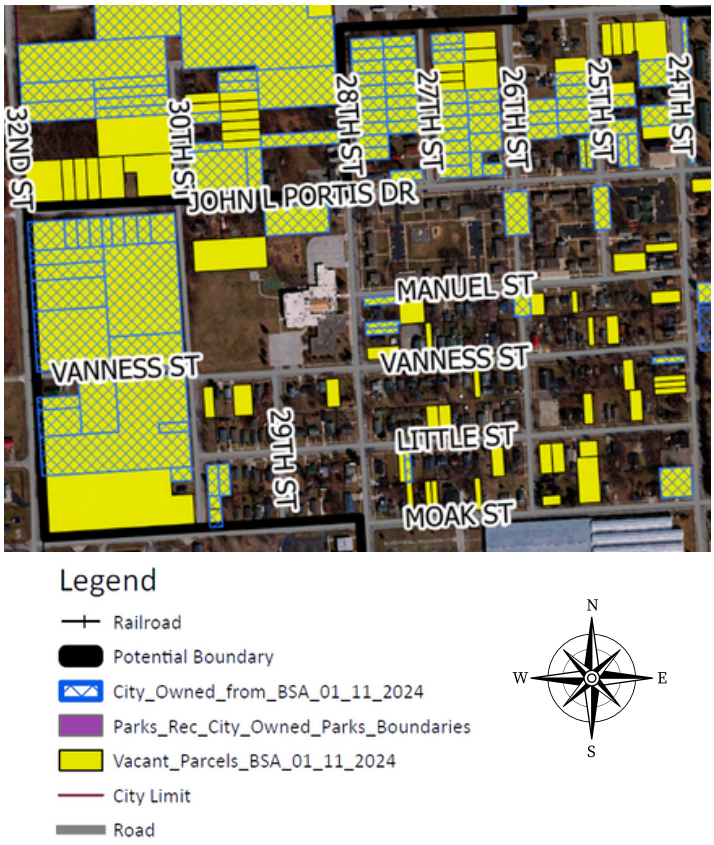
- Site - 2.3 Acres
- Zoning - Institutional
- Future Land Use – Hospital

RECOMMENDED USES AND CONSIDERATIONS:

- Develop a variety of housing types for households at various income levels.
- Preserve mature trees and balance open space with the specific needs of each development.
- Improve pedestrian access, crossings, and intersections to facilitate safe and effective non-motorized connections.
- Rezone the property to R1 or A1 zoning to allow residential development on the site.

REDEVELOPMENT FOCUS AREAS: INFILL

RESIDENTIAL INFILL REDEVELOPMENT OPPORTUNITIES



Recommended Uses and Considerations:

- Single-family and duplex housing with potential for ADUs
- Units should be mixed-income, including market rate and some limited sales price and/or rent limits for low-moderate income households.
- Units for low-moderate income households should include homebuyer education, downpayment assistance and other post-purchase education and support.
- Look to develop voucher to home-ownership program with Port Huron Housing Commission (PHHC) allowing tenants to utilize their existing Section 8 vouchers to pay for a mortgage.
- Revise zoning in residential areas to remove barriers to housing development (see recommendations below).

EXISTING CONDITIONS:

- Site - Variety of parcel sizes, but many around 5,000-6,000 sf lots (residential scale)
- Zoning – R-1 and Future Land Use – Residential
- Vacant sites in yellow. City-owned sites with blue hashmarks

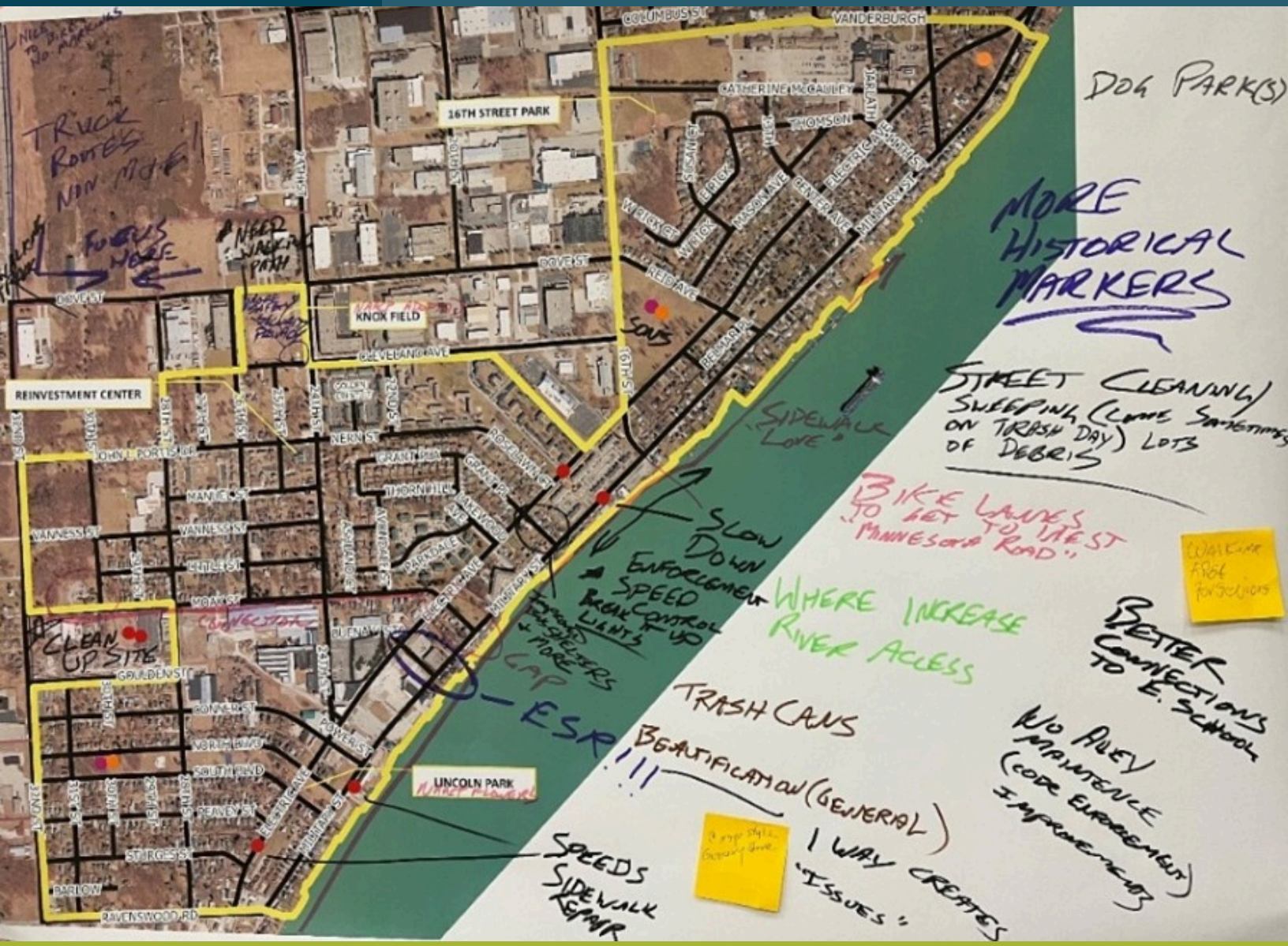
Infill Redevelopment Zoning Recommendations

R and R1 (Single-Family and Single-Family and Two-Family Residential):

- Enable and establish standards for Accessory Dwelling Units (ADUs) on residentially zoned sites. See recommendations from AARP for more information and model ordinance language.
- Reduce minimum lot size for duplexes. Mirror single-family lots minimums (5,000 sf or less). Reduce or eliminate the minimum unit size.
- Reduce parking requirements (currently two (2) spaces per unit) to one space per unit.
- Revisit home-occupation requirements. Home occupations can lead to brick-and-mortar business ventures. Since the pandemic, many lifestyle changes support revisiting the relevancy of home occupation to work arrangements.
- Adopt Pattern Home building plans as developed for the Michigan Municipal League. Review and update zoning to accommodate the pattern ADU, duplex, and other housing types.



COMMUNITY INFRASTRUCTURE



COMMUNITY INFRASTRUCTURE

There is immense pride in the existing amenities within the Southside NIA area. Residents want to build on these assets to improve non-motorized connections, accessibility, transit, waterfront access, and park amenities for all. These improvements will ensure safe and reasonable access throughout the NIA and grow opportunities for community connection.

Non-Motorized Improvements

Beginning with engagement in 2022, and throughout the 2024 engagement process, there was great interest in improving non-motorized infrastructure. This includes additional bicycle paths and lanes, sidewalk infill and expansion of the sidewalk network, improving intersections, adding bus shelters at bus stops when not present, and improving the overall pedestrian and non-motorized experience.

BICYCLE INFRASTRUCTURE	NON-MOTORIZED IMPROVEMENTS	TRAFFIC CALMING & INTERSECTIONS	OTHER NON-MOTORIZED AMENITIES
Add bicycle stations	Better sidewalk maintenance along Military/Electric	Traffic calming on Military and Electric	Add benches along major routes
Path to Cleveland Elementary from the west	Sidewalk gap at Military and Moak	Evaluate intersection of 24th and Electric	Better alley maintenance and code enforcement
Bike lanes to get west i.e., "Minnesota Road"	Better non-motorized connections along Moak	Evaluate two-way traffic on Electric and Military	Better street cleaning
	New bus shelters on Grant, Electric, and Military	Redirect truck traffic to Dove	

NON-MOTORIZED RECOMMENDATIONS:

Recommendations:

- Work with MDOT on piloting lane reduction in the area around Electric, Connor, and 24th Street to provide traffic calming. The pilot can be achieved by stripping out pavement to better define travel lanes. The SEMCOG Transportation and Infrastructure Equity Planning grant could help with such a pilot (See Page 50).
- Engage the City of Port Huron, St. Clair County Parks, and others to develop a non-motorized plan to help define additional bicycle infrastructure, non-motorized, and accessibility improvements.
- Develop a city-wide strategy for sidewalk infill and expansion, with a priority for low-moderate income areas (where residents have less access to vehicles), and areas with large senior and youth populations.
- Incorporate non-motorized improvements and pedestrian access as part of any redevelopment in the NIA development district.



PARK IMPROVEMENTS

As noted above, there is great affection for the parks in the NIA area. During both community sessions and sessions with the community's high school seniors, there was a clear desire for more recreational programming and physical improvements to area parks.

Community members repeatedly shared their interest in improvements to area parks including, but not limited to:

- Public Restrooms
- Dog Park
- Skate Park
- Walking Trails/Paths
- More Trees
- Improved Upkeep and Cleanliness
- Improved Accessibility (Including Play Equipment)

Park-specific requests included:

LINCOLN PARK	LINCOLN PARK TURNOUT	16H STREET PARK	KNOX FIELD	TOT LOT
Better bus access	Add flowers by benches	Play equipment	Redesign to consolidate children's play area	Update play equipment
Decorative lighting for safety			Expand splash pad and move it away from 24th Street	
			Add electrical service for concerts and events	

During engagements with Port Huron High School seniors, there was great interest in beautification. Specifically, there is a desire to add more "color" to physical spaces with trees and flowers, music, concessions, food trucks, art, events, and accessibility for those walking, using strollers, wheelchairs, scooters, or on bikes. There is also broad interest in different uses such as skate parks, pickleball, RC racetrack, advanced play structures for older youth and adults, and regular events and programming to ensure parks are activate and remain safe through regular use.

Other Recommendations:

- Begin portable bathroom pilot program in parks without facilities to gauge usage and move to permanent solutions as feasible.
- Work with the city on grant opportunities to expand park amenities including walking paths/tracks, a dog park, skate park, and other potential improvements.
- Work with the city, arts organizations, and schools on public art and/or historic markers in parks throughout the community.

Work with the City, local businesses, and others to hold events in parks to keep spaces activated.

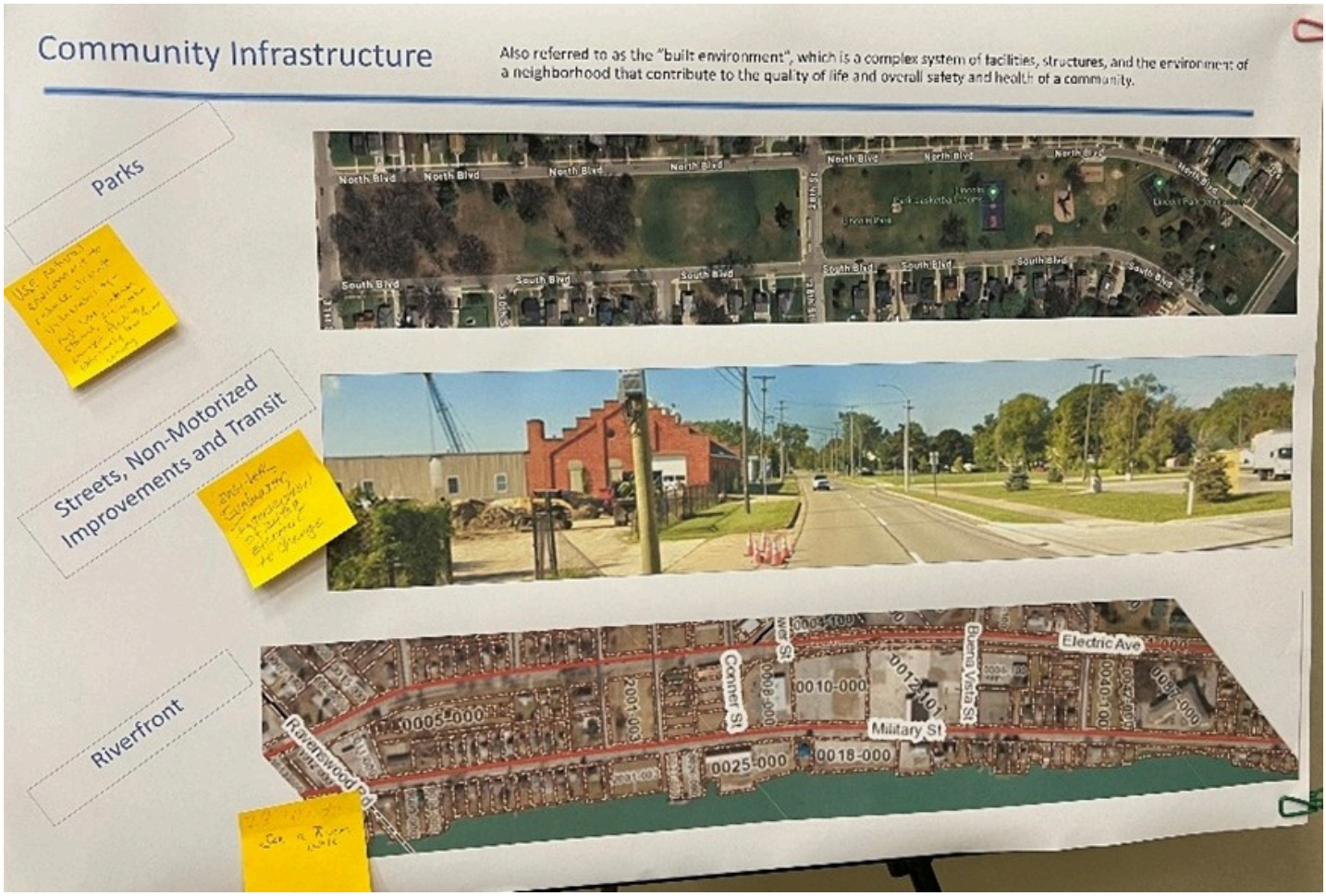


THE RIVERFRONT

The neighborhood considers the river to be an incredible, yet under-leveraged, asset to the Southside and City of Port Huron. While there is some access to the river at the Lincoln Street Turnout, there is a desire to work on improving access and developing a recreational pathway over the long term.

To work toward such an auspicious goal, the following efforts are needed:

- The development of a long-term plan for public access via a non-motorized path and/or riverwalk along the water.
- Acquisition (over time) of land and/or easements to slowly build segments that could be used to provide pathways and access. The acquisition of easements can be done through the development process, donation, and/or purchase.
- Orient future redevelopment toward both the street and the riverfront through updated zoning or reinforcement through the project planning and approval process.



DOUBLE HAUL SOLUTIONS
Great leadership is in our nature.

COMMUNITY CONNECTIONS

Port Huron's Southside has a strong history of social interconnections built upon past values that continue today. These strong community connections were celebrated by residents at the community visioning events held in 2022, through NIA Board engagements, and most notably by the seniors at Port Huron High School who recognized that the southside neighborhood is "united" and people "stick together."

ELEGER G. HARVEY RE-INVESTMENT CENTER

With the closing of the Leonard Center, there is great interest in establishing a Community Center that can be used for events, rentals, and regular community programming. Many conversations turned to utilizing the Reinvestment Center in this capacity. One new element discussed was to consider the use of the Reinvestment Center as a resiliency center, or place individuals can go in case of weather or other emergencies for safety, clean water, ability to charge devices, and stay connected to pertinent information and neighbors.

Possible Ownership Models:

- City ownership and operation as part of the parks and recreation system.
- City ownership, but operation by non-profit community partner.
- Ownership maintained by Port Huron Housing Commission, but operation by city or non-profit community partner.
- Other models may be appropriate if public access and use are available and expanded beyond current conditions.

Possible Operation Model:

- Volunteer Coordination – Due to the considerable number of community partners and potential uses of the space, there could be a volunteer coordinator who manages a public calendar, and rental and/or other requests to provide programming or otherwise use the site.
- Paid Coordinator – A part-time or full-time staff member could manage rental requests and work with the many community partners to provide a regular schedule of programming for the center based on community interest and need.
- Other options may be viable if public access and programming are still available and expanded beyond current levels.

Potential For Expansion:
In the instance that the Eleger G. Harvey Reinvestment Center proves its success as a Community Center, there is interest in enhancements, expansions, and further use of the site. Interest includes:

- Private study area/computer lab for youth and adults.
- Full commercial kitchen with potential to become kitchen incubator or food business.
- Addition of a generator to allow the center to serve as a resiliency hub in case of weather or another emergency.
- Soundproofing and other improvements to better facilitate public meetings and other large gatherings.
- Kids/Teen Zone.
- Improved WIFI.

Community Collaborators

As part of the engagement process, there were several attempts to list the many partners, service providers, groups, and individuals interested in supporting Southside residents. Efforts fell short as the list of arts agencies, youth non-profits, social service agencies, city and county departments, and local philanthropy seemed unending.



The wealth, diversity and breadth of these partners is an incredible asset to the Southside Community that, if aligned around a strategic set of priorities, could be leveraged to produce expansive outcomes benefiting the community and each group's individual causes.

The NIA is well positioned to convene groups around a set of common community goals, and help with communication to residents about available events, support services, social opportunities, and events. The NIA's effectiveness will depend on its ability to leverage resources outside of the city and projected tax increment revenues. However, it is quite clear that despite projected financial limitations, the interest, engagement, and desire to support community building efforts provides an opportunity for the NIA to facilitate strategic alignment amongst community collaborators.

ECONOMIC OPPORTUNITY

The NIA desires to provide enhanced economic opportunity to its residents, which has a clear priority articulated in both 2022's and 2024's visioning and planning efforts.

Such efforts could take the form of residents moving from renting to homeownership, with the goal of wealth creation to be shared with future generations. Another opportunity may be to support business concepts at a pop-up market, as an early step in testing or expanding a business idea. There are community members looking to step up and directly engage in the community development process Such involvement could take many forms including residents serving as developers, business tenants, renters, or homeowners. There are resources to support community-based and emerging developers. The city and/or NIA should work to connect interested community members with the training and information that could create such community economic opportunities.

Economic opportunity and upward mobility are about improving one's circumstances not only the short term through an increase of income, but long term through the creation of, and ability to pass along wealth. This continues to be challenging in low-income, non-white, and otherwise marginalized communities.

High school seniors most clearly expressed this challenge. As part of a day-long session, these seniors were asked if they saw themselves living in Port Huron in five (5) years. In each of the six class periods, many of the responses were "no." When pressed, students shared that they did not feel there were many jobs or career opportunities besides retail or working in a factory. Several felt that salaries in Port Huron were much lower than other parts of the region or state. The sentiment was that Port Huron could not provide the same job, career, or income opportunities that would keep graduates "home."

The NIA could play an active advocacy role in ensuring available opportunities and resources provided by the city and adjacent non-governmental entities are not only made available but promoted to existing Southside residents and businesses. Feedback through NIA engagements suggested the community had limited knowledge of existing opportunities and resources that could promote upward mobility and the opportunity for wealth creation in the community they live in. Such opportunities and resources include:

- Workforce development opportunities and connection to living wage jobs.
- Economic gardening and entrepreneurship support.
- Homeownership or other shared-equity models such as cooperatives or community land trusts.

Again, there are several partners that could provide support to residents whether it is around business development, homebuyer counseling, financial assistance to purchase a home, or mentoring through early-stage business development. Coordination and communication of these opportunities and resources available through community partners is a key role for the NIA to play with the support of the city.



ALIGNMENT, INTEGRATION, & TRANSITION

The City of Port Huron has in place several planning processes and documents where the contents of the NIA Plan should be incorporated and considered for prioritized funding and other means of support.

PLAN	CURRENT STATUS	TIMEFRAME
Master Plan	Updated expected 2024-2025	5-year update of Comprehensive Master Plan 2002-2022
Capital Improvements Plan	Plan adopted May 2024 for period from 2024-2025 through 2029-2030	5-year plan
City Parks and Recreation Plan	Last adopted 2023-2027	5-year plan

There are additional plans to consider for NIA Plan integration such as the Bridge to Bay bicycle trail, and other regional non-motorized plans. Further, as new plans arise within the community or region, the NIA Plan should be considered for inclusion or referenced as appropriate.

COMMUNICATION & COLLABORATION

The NIA and the City of Port Huron must have consistent and open lines of communication and collaboration to maintain the momentum cultivated throughout the NIA development process. A collaborative relationship is paramount for the continued success and implementation of neighborhood improvements and the fostering of community trust. Effective communication ensures consistent alignment of goals, transparency in decision-making, and the efficient resolution of issues as they arise.

To facilitate a collaborative relationship built on strong communications, regularly scheduled communication updates between the NIA, city, and other community partners are recommended. These updates could be bi-weekly, monthly, or quarterly meetings, switching between virtual and in-person formats to accommodate different schedules. Each meeting should have a clear agenda, and minutes with clear action items documented and shared with both parties to maintain transparency and accountability.

Establishing rules of engagement is essential to creating a structured and respectful communication framework. These rules should include communication frequency, preferred communication channels (e.g., email, phone, or in-person), expected response times, and conflict resolution procedures. Clear roles and responsibilities for both NIA and City representatives should be outlined to avoid gaps or overlaps in communication (e.g., NIA manages social media content creation, and the city handles posting). Lastly, it is beneficial for both parties to identify guidelines for expected interactions, including:

- I will respect confidentiality;
- I will be present in the moment;
- I will stay when times get tough;
- I will own my perspectives;
- I will actively listen; and
- I will speak respectfully, without blaming, shaming, or fixing.

Maintaining external communications with residents is equally important. Regular updates through the city and NIA channels like community newsletters, social media, and public meetings will keep residents engaged and informed. These updates can feature monthly activity highlights, upcoming projects, and ways for community participation.

Overall, this structured approach to communication and collaboration between the NIA and the City of Port Huron, supported by clear rules and active engagement with residents, will ensure the continued effectiveness of Southside NIA initiatives.

SECTION 2

NIA DEVELOPMENT PLAN



NIA DEVELOPMENT PLAN

2.1 LEGAL BASIS OF THE DEVELOPMENT PLAN

This Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of MCL 125.4817 and MCL 125.4814 of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended.

2.2 GENERAL OVERVIEW OF A NEIGHBORHOOD IMPROVEMENT AUTHORITY

Michigan Public Act 57 of 2018, the Recodified Tax Increment Financing Act, outlines the economic development tool known as a Neighborhood Improvement Authority (NIA), which was originally made available to Michigan communities in 2007. Although this tool has not been commonly deployed across Michigan like Downtown Development Authorities (DDA) or Local Development Finance Authorities (LDFA), the growing focus on the State of Michigan's housing needs may shift this paradigm.

The NIA's statutory purpose is to promote residential growth in a residential district and to promote economic growth. Given the neighborhood focus of the City's 2022 Southside engagement efforts, and those efforts dating back to the Fall of 1999, it was determined that this neighborhood-centric tool could be used to leverage the neighborhood's engagement to identify desired community reinvestment and community-building initiatives of the Community.

2.3 ESTABLISHMENT OF SOUTHSIDE PORT HURON NIA

The Southside Neighborhood Improvement Authority (NIA) was established by City Ordinance per the procedures outlined in the Act on October 9, 2023, as follows:

> *THE CITY OF PORT HURON ORDAINS: That Chapter 16, Community Development, of the Port Huron Code of Ordinances, is hereby amended to provide for the addition of Article V, to provide for the establishment of a Southside Neighborhood Improvement Authority including defining boundaries in accordance with Public Act 57 of 2018, as amended.*

2.4 POWERS OF THE AUTHORITY

A NIA board has many powers afforded to it by the Act including the following:

1. Prepare an analysis of economic changes taking place in the development area.
2. Study and analyze the impact of metropolitan growth upon the development area.
3. Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the residential growth and economic growth of the development area.
4. Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
5. Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the residential growth and economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
6. Implement any plan of development, including housing for low-income individuals, in the development area necessary to achieve the purposes of this part in accordance with the powers of the authority granted by this part.
7. Make and enter contracts necessary or incidental to the exercise of its powers and the performance of its duties.
8. Acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this part, and to grant or acquire licenses, easements, and options.
9. Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, clear, improve, maintain, repair, and operate any public facility, building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.
10. Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
11. Lease, in whole or in part, any facility, building, or property under its control.
12. Accept grants and donations of property, labor, or other things of value from a public or private source.
13. Acquire and construct public facilities.

2.5 NIA PLAN DEVELOPMENT PROCESS

The NIA Board, with the support of consultants, facilitated a robust and intentional education and engagement effort to ensure the ideas, priorities, and perspectives of Port Huron's Southside Neighborhood were apparent throughout the Development and TIF Plan.

Over the course of five (5) months, approximately 500 participants engaged with the board across ten (10) public meetings and other engagement opportunities including an online survey. Although participation was encouraged throughout the process, community engagement open houses were held on March 14, 2024, and March 28, 2024. These sessions were designed specifically to gather the input necessary to shape the Development Plan.



2.6 AUTHORIZED FUNDING STRATEGIES

The Authority may be funded by any of the following strategies:

1. Donations to the authority for the performance of its functions.
2. Money borrowed and to be repaid as authorized by MCL 125.4812 and MCL 125.4813.
3. Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.
4. Proceeds of a tax increment financing plan established under MCL 125.4814 and MCL 125.4816.
5. Proceeds from a special assessment district created as provided by law.
6. Money obtained from other sources approved by the governing body of the municipality or otherwise authorized by law for use by the authority or the municipality to finance a development program.

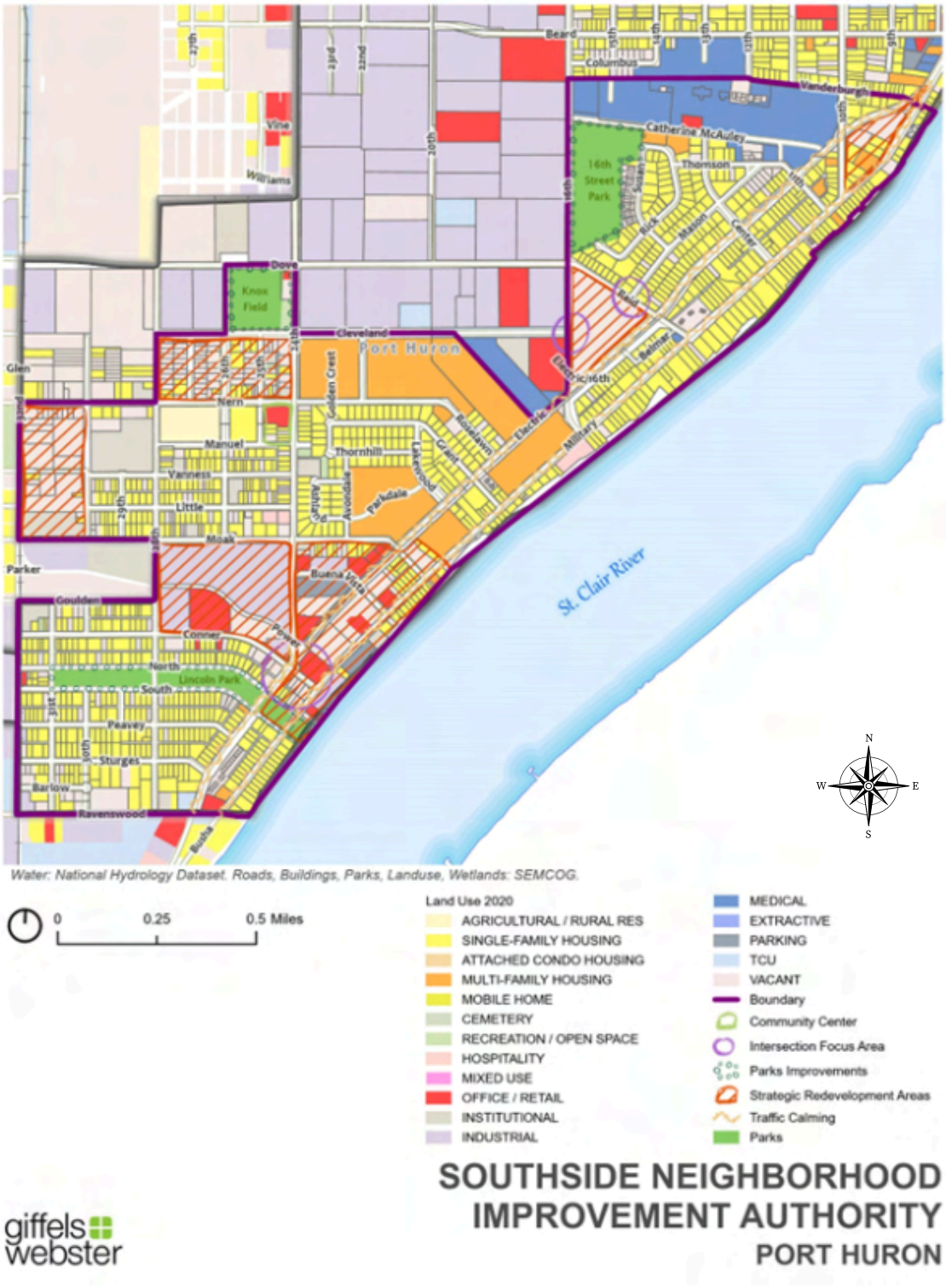
It is projected that tax increment revenues will be limited, particularly during the Authority's early years. Any major initiative will require multiple sources of revenue and intentional collaboration with community partners.

2.7 DEVELOPMENT PLAN REQUIREMENTS

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

A copy of the Southside Neighborhood Improvement Authority boundary and legal description are provided in Appendix A.

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



A legal description of the development area is provided in Appendix A.

2.7 DEVELOPMENT PLAN REQUIREMENTS CONTINUED...

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

See map above.

2.7.4 The location, extent, character, and estimated cost of the improvements, including rehabilitation contemplated for the development area and an estimate of the time required for completion. An estimate for the cost of the development, a statement of the proposed method for financing the development, and the ability of the authority to arrange the financing. A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

The Southside NIA Development Plan Project Portfolio is built around three (3) broad priorities including 1) Strategic Redevelopment, 2) Building Community, and 3) Economic Opportunity. Investment needs within the development district far outreach estimated tax increment revenues, with revenues from other sources difficult to project. Even if future resources far outpace conservative estimates based on historic taxable value growth trends, said resources would pale in comparison to the neighborhood's aspirations and perceived expectations. Economic success within Port Huron's Southside Neighborhood will require engagement and collaboration with a variety of partners including governmental, not-for-profit, and for-profit entities.

The Project Portfolio below reflects the investment priorities desired by the Southside NIA Board of Directors as informed by robust community input. Overall, the Southside NIA Board's priorities are about investing in strategies that involve the thoughtful and inclusive planning and execution of investments targeted at bolstering the community, and achieving positive social, economic, and environmental outcomes, while minimizing the negative impacts of gentrification. The NIA Board's intent within the aforementioned priorities is prefaced by a desire to focus on investment strategies that embrace:

- **Community Engagement and Community-Driven Development:** Meaningful engagement with residents, business owners, and other stakeholders will be encouraged ensuring that redevelopment plans align with the needs and desires of the existing community. Community input should be sought throughout the planning process to ensure inclusivity and open communication and collaboration with a community who feels disenfranchised.

- **Mixed-Income Housing:** The displacement of long-time residents due to rising property values and rents is a very real concern throughout the Southside community. Strategic redevelopment should include provisions for preserving or creating mixed-income housing units and developments.
- **Mixed-Use Development:** Originally developed as an autocentric neighborhood, encouraging mixed-use development can help create a more vibrant and diverse community. Combining residential and commercial spaces, in a strategic manner, can create a sense of community and belonging that will benefit the community.
- **Infrastructure Investment:** Investing in infrastructure such as non-motorized transportation, public transportation, parks, and the Reinvestment Center can improve the quality of life for community members who call Port Huron's Southside home. Such infrastructure investments enrich the opportunities for enhanced social connections and community building.
- **Community Connections:** Preserving the cultural identity and heritage of the Southside community is essential to mitigating the potential negative effects of future redevelopment. Known historically as "South Park," the community is rich with culture and history that should be embraced, promoted, and protected. As the Authority and the City work to implement the following Project Portfolio, and other reinvestment and redevelopment initiatives within the development district, an awareness of cultural preservation priorities is significant.
- **Equitable Economic Development:** Economic development initiatives should prioritize equity and inclusivity. This means creating opportunities for marginalized communities to participate in and benefit from the redevelopment process in capacities that could include serving as developer, business owner, homeowner, tenant, or employee. Job training programs, small business incubators, and workforce development initiatives through existing and bolstered collaborations should be a priority of the community as collaborators focus on implementation efforts within the development district.
- **Monitoring and Evaluation:** Ongoing monitoring and evaluation of redevelopment efforts are essential to ensuring that they are achieving their intended goals and guiding adjustments in strategy as needed. Such monitoring and evaluation efforts, coupled with communications and community outreach will help to build and maintain trust throughout the Authority's tenure.



Photo Source: planning.org/planning/2018/dec/scalesofgentrification/

What is Gentrification?

Gentrification refers to the process by which neighborhoods, typically low-income or working-class areas, undergo economic and demographic changes. These changes often involve an influx of more affluent residents, along with increased property values, rents, and changes in the character of the neighborhood.

Gentrification can lead to both positive and negative outcomes. On one hand, it may bring in new investment, improved infrastructure, and amenities to a neighborhood. On the other hand, it can displace long-time residents, erode the cultural identity of the area, and exacerbate socioeconomic disparities. Gentrification is a complex phenomenon with various social, economic, and cultural dimensions, often sparking debates about urban development, social justice, and community preservation.

PORTFOLIO PRIORITY AREA	PRIORITY DESCRIPTION	PROJECTED INVESTMENT
Strategic Redevelopment	Strategic redevelopment can catalyze greater reinvestment throughout the Southside community. Moreover, it is redevelopment and reinvestment that results in the growth of taxable value, which will support the implementation of the Authority's Project Portfolio beyond the limited efforts based on conservative tax increment revenue (TIR) projections. The Authority has identified five (5) priority redevelopment areas, outlined above in Section 1. Recognizing its limited resources, the Authority will focus on being a collaborator through the facilitation of redevelopment efforts zeroing in on building coalitions of diverse partners needed to foster community-driven development projects. Such projects will support the goals of the neighborhood. In the short-term, the Authority prioritizes residential projects that promote infill redevelopment and/or expand opportunities for mixed-income housing options, including rental and pathways to homeownership. Long-term, the Authority sees an opportunity for transformational mixed-use redevelopment adjacent to the river and the Connor Street Corridor.	TIF: $500,000 Other Sources: $16.5 Million
Building Community	Community is about people and cultivating a sense of place. It is about creating an environment that fosters authentic community connections and the ability for people of all means to feel welcomed and live safely. The Authority's community building efforts will bolster quality of life throughout the development district.	TIF: $1,475,000 Other Sources: $7 Million+
Economic Opportunity	By multiple indicators, Port Huron's Southside is a distressed community. As outlined in the 2022 Southside Reinvestment Initiative Report, the Southside has a higher rate of poverty as compared to the City of Port Huron as a whole. The Authority's efforts to create economic opportunity center around a desire to build community and generational wealth. Homeownership, entrepreneurship, and higher rates of living-wage employment are a few of the opportunities that exist to support increased economic opportunity. The Authority recognizes there are already entities within the spheres of influence of these project areas such as the Port Huron Housing Commission, the City of Port Huron, and the Economic Development Association of St. Clair County. The Authority seeks to leverage existing and future partners and available resources in a strategic and targeted effort, bolstering further economic activity and a self-sustaining economic ecosystem providing opportunities for economic mobility.	TIF: $400,000 Other Sources: $4.5 Million+
TOTAL TIF INVESTMENT		$2,375,000+
TOTAL INVESTMENT: TIF & OTHER SOURCES		$28 Million+

STRATEGIC REDEVELOPMENT

PROJECT	DESCRIPTION	INVESTMENT PRIORITY	IMPACT PRIORITY	ESTIMATED TIMELINE	ESTIMATED COST OF DEVELOPMENT	OTHER* SOURCES
TRANSFORMATIONAL REDEVELOPMENT (Commercial/Mixed Use Focus)	Community engagement, development of conceptional plans, sub-area plans, corridor planning for mixed-use areas in coordination and collaboration with the City of Port Huron. *Other funds to support the implementation of any development agreement that facilitates redevelopment that aligning with the NIA Plan.	LOW	HIGH	LONG-TERM	TIF: $175,000	CITY STATE OTHER $10M+
TRANSFORMATIONAL REDEVELOPMENT (Residential Focus)	Community engagement, development of conceptional plans, sub-area plans, corridor planning for housing-centric projects in coordination and collaboration with the City of Port Huron. *Other funds to support the implementation of any development agreement that facilitates redevelopment that aligning with the NIA Plan.	HIGH	HIGH	SHORT-TERM	TIF: $200,000	CITY STATE OTHER $5M+
INFILL REDEVELOPMENT	Community engagement and planning for infill residential development that encompasses multiple-single family lots and other vacant city-owned and virgin land in coordination and collaboration with the City of Port Huron. *Other funds to support the implementation of any development agreement that facilitates redevelopment that aligning with the NIA Plan.	HIGH	HIGH	SHORT-TERM	TIF: $125,000	CITY PHHC OTHER $1.5M+
TOTAL INVESTMENT		$500,000 TIF + $16.5+ MILLION FROM OTHER SOURCES				

A Note on Realized Tax Increment Revenues: The investment estimates above are preliminary, conservative, and do not reflect long-term inflation. Any tax increment revenues realized exceeding said estimates during the 30-year Development and TIF Plan will be invested per the above projects and priorities.

BUILDING COMMUNITY

PROJECT	DESCRIPTION	INVESTMENT PRIORITY	IMPACT PRIORITY	ESTIMATED TIMELINE	ESTIMATED COST OF DEVELOPMENT	OTHER SOURCES
REINVESTMENT CENTER	Increase, provide, and/or encourage accessible community access, regular and ongoing programming, physical expansion, and improvements.	HIGH	HIGH	SHORT & MID-TERM	TIF: $250,000	CITY OTHER $3M
PARKS AND RECREATION	Improve parks and recreation opportunities with new and expanded amenities in parks, green spaces, and community gathering areas providing recreational and passive uses.	MEDIUM	HIGH	ONGOING		CITY $TBD
NON-MOTORIZED & PUBLIC TRANSPORTATION	Expand non-motorized connections including sidewalk infill, additional bicycle infrastructure, and improved crosswalks, including ADA accommodations, and improved linkages public transportation and related facilities.	HIGH	MEDIUM	ONGOING	TIF: $25,000	CITY: $50,000 Per Year (Requested) BWAT $TBD
TRAFFIC CALMING	Physical changes to existing trunklines and local streets to reduce speeds and improve pedestrian safety. Short-Term Pilot Project (See Section 2.10) Long-term – evaluate shift from one-way to two-way traffic on Military and Electric	LOW	HIGH	LONG-TERM	TIF: $100,000	MDOT CITY OTHER $TBD
FOOD ACCESS	Planning and implementation of strategies that support increased access to fresh food up to and including capital investment.	HIGH	HIGH	SHORT & MID-TERM	TIF: $500,000	OTHER $2.5M
BEAUTIFICATION	Additional trees and other plantings, community murals, façade improvements, community clean up events, and related activities that improve community aesthetics.	LOW	MEDIUM	ONGOING	TIF: $250,000 CITY: $15,000 Per Year (Requested)	CITY OTHER $TBD
SOCIAL CONNECTION	Community events, programing, storytelling (history), continued outreach, communication, and engagement activities.	MEDIUM	LOW	SHORT-TERM	TIF: $100,000	OTHER $TBD
TOTAL INVESTEMENT		MINIMUM $1,475,000 TIF + $7M+ FROM OTHER SOURCES				

A Note on Realized Tax Increment Revenues: The investment estimates above are preliminary, conservative, and do not reflect long-term inflation. Any tax increment revenues realized exceeding said estimates during the 30-year Development and TIF Plan will be invested per the above projects and priorities.

ECONOMIC OPPORTUNITY

PROJECT	DESCRIPTION	INVESTMENT PRIORITY	IMPACT PRIORITY	ESTIMATED TIMELINE	ESTIMATED COST OF DEVELOPMENT	OTHER SOURCES
BUSINESS/JOBS ATTRACTION/ ECONOMIC GARDENING/ ENTREPRENUERSHIP	Efforts to support entrepreneurs and local business growth. Area-specific economic/commercial development/redevelopment	LOW	MEDIUM	ONGOING	TIF: $150,000	OTHER $1.5M
RESIDENTIAL SUPPORT	Affordable housing, pathways to homeownership, collaboration with City CDBG efforts and PHHC programs. Support targeted communications, outreach, and housing upkeep efforts.	HIGH	HIGH	ONGOING	TIF: $250,000	PHHC CITY OTHER $3M
TOTAL INVESTEMENT		MINIMUM $400,000 TIF + $4.5M FROM OTHER SOURCES				

A Note on Realized Tax Increment Revenues: The investment estimates above are preliminary, conservative, and do not reflect long-term inflation. Any tax increment revenues realized exceeding said estimates during the 30-year Development and TIF Plan will be invested per the above projects and priorities.

IMPLEMENTATION STRATEGIES

The implementation of the projects and programs outlined in the NIA Project Portfolio may require close collaboration with the City of Port Huron. It is expected that much of the desired development in the NIA, mixed-income housing, mixed use development and other initiatives, would require the use of tax abatements and other incentives from the City of Port Huron at its discretion. Such economic development tools may require the Southside NIA to forgo its collection of tax increment revenues as they relate to specific parcels or project areas. Conditions might include how well the proposed project aligns with the goals and priorities of the NIA Plan and/or the public benefit that would come to the neighborhood because of the proposed project. An adopted TIF collaboration policy early in the NIA's tenure would help avoid the potential for conflict, and clearly establish shared goals and desired outcomes for development in the NIA.

In cases where the NIA is involved in a development project either directly, or through a Memorandum of Understanding, or similar with the City to forego collection of TIF, it will be essential for the City and the NIA to have a clear development agreement with the developer on how the proposed development meets expressed community goals, in exchange for development incentives.

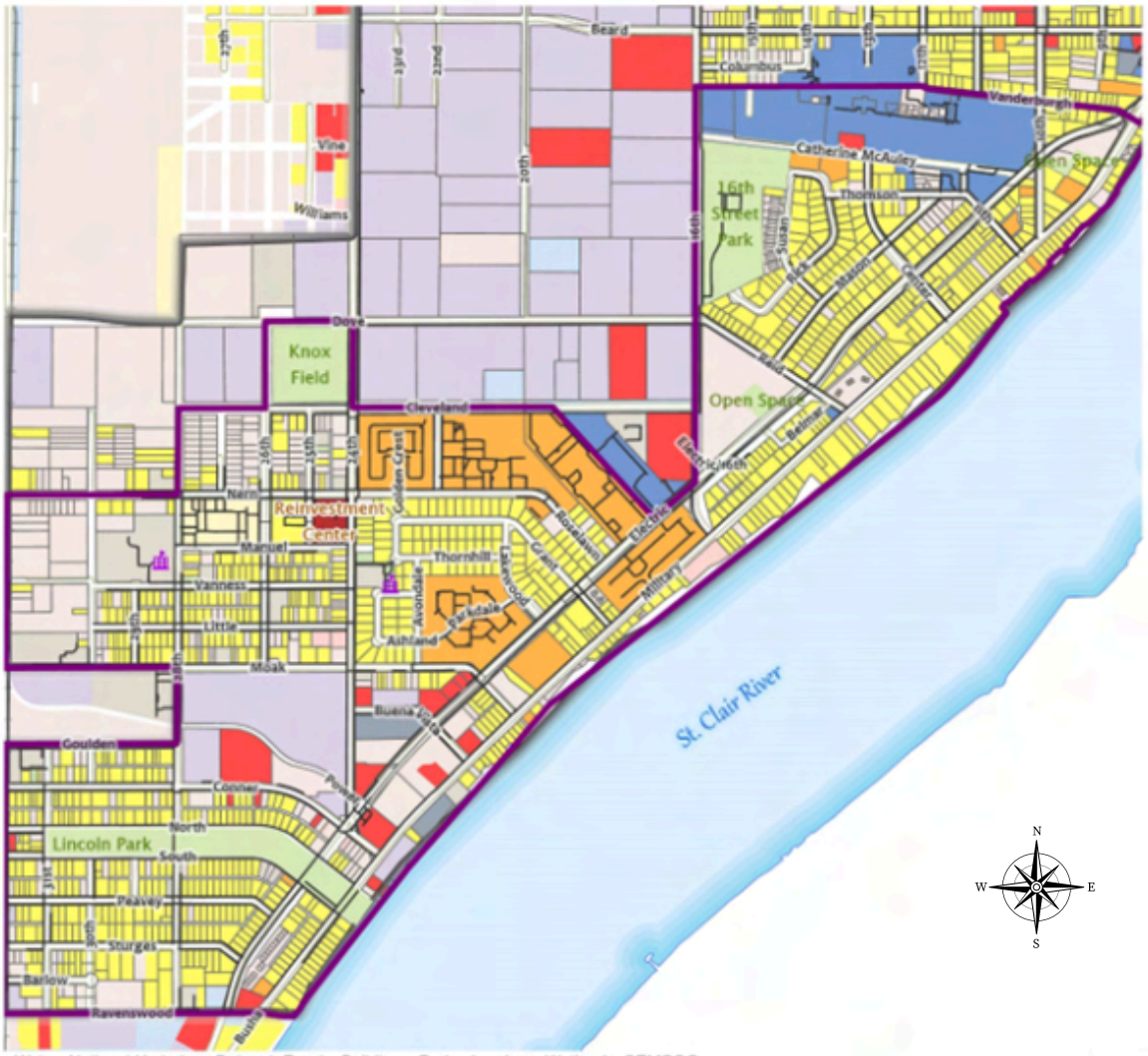
A TIF Development Agreement is a contract between the local government and the developer. It outlines the terms and conditions for the development of a specific project within a designated TIF district, including such terms as the mix of uses and/or housing types, targeted income levels, and timeframes for the retention of affordable units.

A TIF Development Agreement typically specifies:

- Project Scope: Describes the proposed development project, including its mix of uses, size, purpose, and expected impact on the TIF district.
- Financial Arrangements: Outlines how the tax increment funds would be used to support the development, such as financing infrastructure improvements or providing incentives to the developer to create a mix of housing units that supports individuals/families at various income levels.
- Timeline: Sets deadlines for various stages of the project, such as construction commencement, completion, and expected revenue generation.
- Responsibilities: Defines the roles and responsibilities of both the developer and the local government.
- Conditions: Specifies any conditions that must be met for the agreement to remain valid, such as obtaining necessary permits or meeting certain performance benchmarks.
- Termination: Outlines circumstances under which the agreement may be terminated, as well as any penalties or consequences for non-compliance.

2.8 A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE

It is the NIA's intent to protect and improve the neighborhood's existing parks and open spaces. There is interest in protecting an area of mature trees as a small open space to be integrated into the development strategy at 3001 Electric Avenue.



SOUTHSIDE NEIGHBORHOOD IMPROVEMENT AUTHORITY
PORT HURON

giffels webster

DOUBLE HAUL SOLUTIONS
Great leadership is in our nature.

2.9 A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA THAT THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS

Should the Reinvestment Center be acquired by the City of Port Huron, the NIA would be interested in utilizing the facility as a center for its operations, meetings, and providing access to the facility to local non-profit organizations seeking to bolster service offerings to Port Huron's Southside Community.

Additionally, the City of Port Huron owns numerous parcels within the Authority's boundaries. The NIA would like to enter into a collaborative agreement with the City of Port Huron to coordinate redevelopment efforts that include or adjacent to these parcels.

2.10 A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, OR UTILITIES

2.10.1 Zoning Changes

The following zoning changes are recommended to help facilitate redevelopment within the Southside NIA and to bring standards more in line with best practices as they exist at the time of adoption. Zoning regulations should be continually evaluated throughout the term of the NIA and further amended as appropriate.

- Reduce minimum residential lot sizes and widths to provide greater opportunity for new housing construction.
- Reduce or remove minimum dwelling unit size to permit smaller square footage homes.
- Allow accessory dwelling units in residential districts.
- Eliminate garage requirements and reduce parking requirements for all housing.
- Revisit the home occupation section of the zoning ordinance, and update recognizing work patterns emerging from the pandemic.
- Incentivize workforce and affordable housing by providing density bonuses.
- Allow for housing above commercial uses in the C-1 district.
- Rezone the areas around Conner Street and between Military, Electric, and the River, or create a floating zoning district that can be utilized for redevelopment on the Southside. Either option should provide greater development flexibility and development options in areas adjacent to Electric and Military Avenues, and along the riverfront.
- Adopt Pattern Home building plans as developed for the Michigan Municipal League. Review and update zoning to accommodate the pattern ADU, duplex, and other housing types.

2.10.2 Changes to Streets, Street Levels, Intersections, or Utilities

In general, streets should be evaluated on an ongoing basis to better facilitate accessibility including pedestrians and bike users, particularly as land uses evolve or as redevelopment occurs, throughout the district. Further consideration should be given to the growing use of e-bikes as an affordable personal transportation alternative to the automobile.

The Southside NIA District is inhibited by what changes within the rights-of-way the Michigan Department of Transportation (MDOT) will allow along Military and Electric Avenues. A review of cross-sections is warranted given traffic volumes. Speeds along these thoroughfares are perceived as excessive. Efforts by the city and MDOT to engage with the NIA around long-term planning for these one-way corridors would be welcomed. A series of pilot projects requiring little more than striping and/or signage should be reviewed.

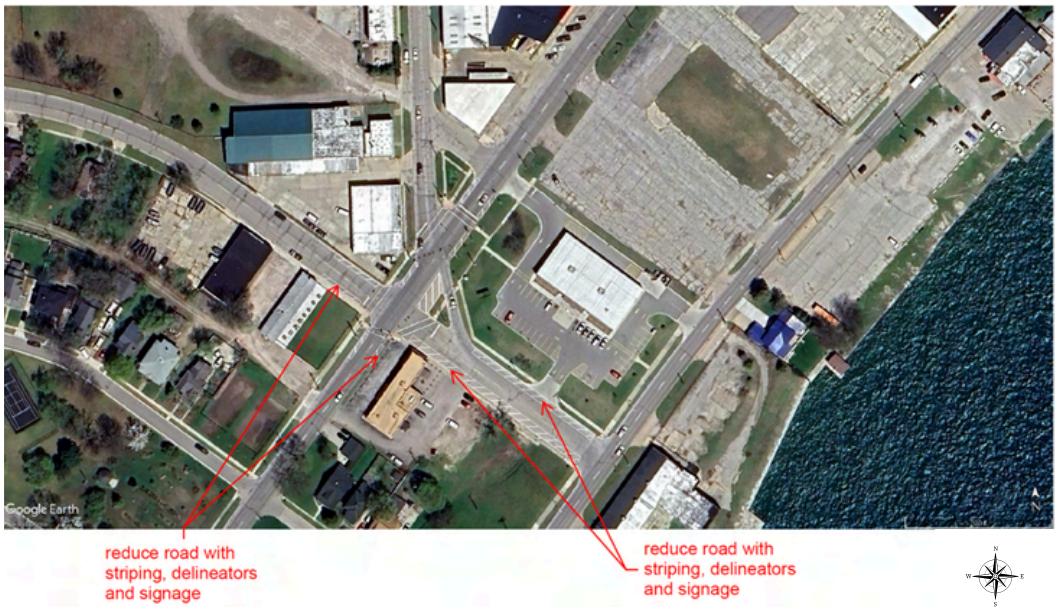
It is advisable in the short-term that the intersections referenced in Section 2.7.2 be reviewed in consideration of priority redevelopment areas and ongoing redevelopment efforts along the riverfront as of 2024.

Pavement Reduction Pilot:

A pilot project within the intersection below would be advisable to reduce pavement widths and slow traffic. The pilot project below would temporarily alter approximately 500 feet of Electric Avenue, 500 feet on Connor and 250 feet on 24th. The addition of striping and cross-hatching would temporarily reduce road width to two 11-foot lanes on each of the streets. Add crosshatching and delineators to “dead” pavement areas on east side of Electric between Connor and the slip lane to north. An alternative to hatching on Electric could be to the addition of buffered bike lanes on the northwest side.

The approximate 2024 cost of this pilot project would be $25,000-35,000 depending on the final scope of work. It will be essential to conduct traffic counts and speed monitoring before and after the temporary lane reduction. It would also be helpful to conduct non-motorized traffic counts before and after the treatment.

Permanent physical changes through a formal road-diet should be considered as a part of any major reconstruction work considered by MDOT throughout the NIA development district.



2.11 DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

The Authority does not currently have any information designating any person or persons, natural or corporate, to whom all or a portion of any development will be leased, sold, or conveyed in any manner.

2.12 THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING IN ANY MANNER OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED IN ANY MANNER TO THOSE PERSONS.

In the event the Authority needs to employ procedures for leasing, purchasing, or conveying property, the Authority will follow the established procedures of the City of Port Huron and any other applicable laws or ordinances. Per City of Port Huron Code of Ordinances Chapter 16 Article V, “nothing herein shall be constructed to give the Southside Neighborhood Improvement Authority the power of condemnation or eminent domain.”

2.13 THE REQUIREMENT THAT AMENDMENTS TO AN APPROVED DEVELOPMENT PLAN OR TAX INCREMENT PLAN MUST BE SUBMITTED BY THE AUTHORITY TO THE GOVERNING BODY FOR APPROVAL OR REJECTION.

Any amendments to the Development and/or TIF Plans will be submitted by the Authority to the City Council for approval or rejection, and the Authority will otherwise follow the procedures outlined in the Act.

2.14 TRANSPARENCY

By statute, the NIA shall create a website (which is available at www.porthuron.org/southside) that is operated and regularly maintained with access to authority records and documents, including all of the following:

1. Minutes of all board meetings.
2. Annual budget, including encumbered and unencumbered fund balances.
3. Annual audits.
4. Currently adopted development plan, if not included in a tax increment financing plan.
5. Currently adopted tax increment finance plan, if currently capturing tax increment revenues.
6. Current authority staff contact information.
7. A listing of current contracts with a description of those contracts and other documents related to management of the authority and services provided to the authority.
8. An updated annual synopsis of activities of the authority. An updated synopsis of the activities of the authority include all of the following, if any:
    a. For any tax increment revenues described in the annual audit that are not expended within 5 years of their receipt, a description that provides the following:
        i. The reasons for accumulating those funds and the uses for which those funds will be expended.
        ii. A time frame when the fund will be expended.
        iii. If any funds have not been expended within 10 years of their receipt, both of the following:
            1. The amount of those funds.
            2. A written explanation of why those funds have not been expended.
    b. List of authority accomplishments, including progress made on the development plan and tax increment finance plan goals and objectives for the immediately preceding fiscal year.
    c. List of authority projects and investments, including active and completed projects for the immediately preceding fiscal year.
    d. List of authority events and promotional campaigns for the immediately preceding fiscal year.

Each year, the board of an authority shall hold not fewer than two (2) informational meetings. Notice of an informational meeting shall be posted on the municipality's or authority's website not less than 14 days before the date of the informational meeting. Not less than 14 days before the informational meeting, the board of an authority shall mail notice of the informational meeting to the governing body of each taxing jurisdiction levying taxes that are subject to capture by an authority under this act. As an alternative to mailing notice of the informational meeting, the board of the authority may notify the clerk of the governing body of each taxing jurisdiction levying taxes that are subject to capture by an authority under this act by electronic mail. The informational meetings may be held in conjunction with other public meetings of the authority or municipality.

SECTION 3

NIA TAX INCREMENT FINANCE PLAN



3.1 TAX INCREMENT PROCEDURE

Tax increment financing permits the Neighborhood Improvement Authority (NIA) to capture tax "increment" revenues attributable to increases in the value of eligible real and personal property within the development area as defined in the Section 2: NIA Development Plan. The "Initial Taxable Value" is being established as of December 31, 2023. The Initial Taxable Value is the Taxable Value of the eligible property on that date, effective for property taxes levied for the fiscal year from July 1, 2024 – June 30, 2025.

The taxing units affected by this Tax Increment Financing Plan and their 2023 millage rates are illustrated in the table below.

Jurisdiction	2023 Millage Rate
CITY OF PORT HURON	
Operating	11.139100
Streets	1.976800
Police and Fire	2.970300
Parks and Recreation	0.990100
BWATC	0.606800
ST. CLAIR COUNTY	
Operating	5.315300
Drugs	0.559800
Seniors	0.798300
Library	1.20000
Parks	0.494400
Roads	0.249500
EMS	0.500000
ST. CLAIR COUNTY COMMUNITY COLLEGE	1.882000

Table 3.1: 2023 Millage Rates

The Tax Increment Plan is based upon a one hundred percent (100%) tax rate capture on the total incremental increase in taxable value over the total base year taxable value, on all ad valorem property taxes and local taxes attributable to the application of the levy of all taxing jurisdictions. All such captured revenues will be used to accomplish the purposes of the Development and Tax Increment Financing Plan. As provided for by PA 57 of 2018, tax revenues generated from within the Development Area prior to the adoption of this Tax Increment Financing Plan (those based on the Initial Taxable Value) will continue to be distributed to all taxing jurisdictions during the duration of this Plan. Upon completion of the Development and Tax Increment Financing Plan, the Authority will cease the collection of the tax increment.

All Taxing Jurisdictions	2024 - 2028	2029 - 2033	2034 - 2038	2039 - 2043	2044 - 2048	2049 - 2053
Increment	$284,821	$322,249	$364,595	$412,506	$466,713	$ 528,043
Estimated Total Capture (30 Years)						**$ 2,378,927**
City of Port Huron	2024 - 2028	2029 - 2033	2034- 2038	2039 - 2043	2044-2048	2049-2053
Increment	$175,592	$198,667	$224,773	$254,310	$287,728	$325,538
Estimated Total Capture (30 Years)						**$1,466,608**
St. Clair County	2024 - 2028	2029 - 2033	2034- 2038	2039 - 2043	2044-2048	2049-2053
Increment	$90,545	$102,443	$115,905	$131,136	$148,368	$167,865
Estimated Total Capture (30 Years)						**$756,261**
St. Clair Community College	2024 - 2028	2029 - 2033	2034- 2038	2039 - 2043	2044-2048	2049-2053
Increment	$18,684	$21,140	$23,917	$27,060	$30,616	$34,640
Estimated Total Capture (30 Years)						**$156,058**
BASELINE TAXABLE VALUE: MARCH 2023 BOARD OF REVIEW						**$75,567,378**

Table 3.2: Estimated Capture at 2.5% Annual Taxable Value Growth Assumption

In each subsequent year for the duration of the Tax Increment Financing Plan, the "Current Taxable Value" for properties within the Development Area will be determined. The amount by which the Current Taxable Value (in total) exceeds the Initial Taxable Value (in total) in any one year is the "Tax Increment." For the duration of the Tax Increment Financing Plan, the affected local taxing jurisdictions will continue to receive tax revenues based upon the Initial Taxable Value, and the Authority will receive that portion of the tax levy consisting of the Tax Increment as outlined in Table 3.2.

The City Treasurer is required to pay the Authority the Tax Increment revenues as collected, and to pay to the other taxing jurisdictions the tax revenues derived from the application of their millages to the Initial Taxable Value of all eligible property, subject to any agreements with taxing jurisdictions.

3.2 INCORPORATION OF THE DEVELOPMENT PLAN

The Development Plan, as set forth in Section 2 above, is incorporated into and made a part of this Tax Increment Financing Plan by reference.

3.3 MAXIMUM AMOUNT OF BONDED INDEBTEDNESS

The Authority anticipates funding the Development Plan on a pay-as-you-go basis, or through other internal financing means, however, in some cases these strategies may not be practical. Should bonding be deemed necessary to effectively implement the Development Plan, it will be done subject to any limitation and in accordance with any requirements prescribed by law. Additionally, if bonding is found necessary, the maximum amount of bonded indebtedness or debt capacity will be determined by the City's Finance Director, in consultation with the City's Financial Advisor in compliance with legal debt limits established by State Law, based on:

- The costs of the projects described in the Development Plan and adjusted for costs borne by project partners, grants, or other sources;
- The ability of the Authority to make all bond payments based on updated TIF projections within the duration of the Plan;
- The marketability of such bonds at a competitive and favorable rate; and
- The expenses related to the issuance of the bonds, including all bond fees, attorney fees and associated costs.

Any determination by the City's Finance Director will be subject to the approval of the City Council.

3.4 DURATION OF THE TAX INCREMENT FINANCING PROGRAM

For the purposes of this program, the initial taxable value of all real and personal property within the Development Area as outlined in the Development Plan, was taken as of December 31, 2023, March Board of Review with December 2023 serving as the base tax year, with capture beginning in FY 2024/25. The plan's duration is for 30 years, ending in tax year 2055, with accrued tax collection ending in FY 2054/55.

Per MCL 125.4805(6), a municipality's governing body may extend the authority's duration by resolution if the purposes for which the authority was created still exist. However, any effort to amend or extend the Development Plan and/or the Tax Increment Finance Plan shall follow the procedures as outlined in MCL 125.4814, MCL 125.4818, and MCL 125.4819 as applicable.

3.5 ESTIMATED IMPACT OF THE TAX INCREMENT FINANCING PLAN ON THE ASSESSED VALUES OF ALL TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED

Several taxing jurisdictions currently receive property tax revenue from properties within the Southside NIA Development District. Effected taxing jurisdictions will continue to receive property tax revenues based upon the initial assessed value as of March 31, 2023. Table 3.1 demonstrates the millage rates of those millages subject to capture at the time of plan adoption. The estimated fiscal impacts on taxing jurisdictions resulting from the implementation of the Plan are outlined in Tables 3.2 and 3.3. Estimated impacts are based on historical property value trends across the City of Port Huron as a whole. It is expected that any new or renewed millages levied within the Southside NIA Development District will be subject to capture based on the same terms of those millages existing at the time of adoption.

3.6 THE USE OF CAPTURED TAXABLE VALUE

Revenues: Estimates of tax increment revenues and increases in Taxable Value are illustrated further in Table 3.2, which estimates captured tax increment revenues by jurisdiction. All revenue projections are estimates only. In the circumstance that collected tax increment revenues exceed the projections within, those revenues shall too be collected by the NIA to be expended as outlined below per the Development Plan.

Use: The Authority shall expend the tax increment revenues received for the development program only under the terms of this Tax Increment Financing Plan. Unused funds shall revert proportionately to the respective participating taxing jurisdictions. Tax increment revenues shall not be used to circumvent existing property tax limitations. The expenditure of tax increment revenues is illustrated in Section 2.7 of the Development Plan.

Priorities: If tax increment revenues are greater or less than projections used for the purpose of this Tax Increment Financing Plan, the available funds will be used to complete as much of the Development Plan, as possible. The Authority will reevaluate, reprioritize, or reallocate revenues based on actual capture and where expenditures by the Authority will have the most positive impact within the Development Area.

3.7 CAPTURED TAXABLE VALUE GROWTH IN PROPERTY VALUE RESULTING SOLELY FROM INFLATION

The Authority will capture the full increment on taxable value growth even if such growth is a result solely due to inflation.

3.8 TAX INCREMENT FINANCING PLAN NOTIFICATION TO TAXING JURISDICTIONS

All taxing jurisdictions will/have been notified per the requirements of Act 57. Also, the Authority will offer each taxing jurisdiction the opportunity to meet before the public hearing.

3.9 REIMBURSEMENT OF EXCESS TAX CAPTURE

With investment needs throughout the Southside NIA Development District far exceeding estimated tax increment capture, any capture exceeding Plan estimates, will be invested in those projects outlined in the Development Plan. Should tax increment capture exceed investment needs consistent with the Development Plan, a reimbursement will be issued proportionally to the participating taxing jurisdictions.

3.10 TAX INCREMENT FINANCING ACCOUNT REPORTING

Annually, per MCL 125.4911, the Southside NIA will submit a report to Treasury and the governing bodies of all taxing jurisdictions subjected to tax capture by the authority, as well as publish on its website a report on the status of the tax increment financing account using the appropriate form provided by Treasury.

The report shall include all the following:

1. The name of the authority.
2. The date the authority was formed, the date the tax increment financing plan is set to expire or terminate, and whether the tax increment financing plan expired during the immediately preceding fiscal year.
3. The date the authority began capturing tax increment revenues.
4. The current base year taxable value of the tax increment financing district.
5. The unencumbered fund balance for the immediately preceding fiscal year.
6. The encumbered fund balance for the immediately preceding fiscal year.
7. The amount and source of revenue in the account, including the amount of revenue from each taxing jurisdiction.
8. The amount in any bond reserve account.
9. The amount and purpose of expenditures from the account.
10. The amount of principal and interest on any outstanding bonded indebtedness.
11. The initial assessed value of the development area or authority district by property tax classification.
12. The captured assessed value retained by the authority by property tax classification.
13. The tax increment revenues received for the immediately preceding fiscal year.
14. Whether the authority amended its development plan or its tax increment financing plan within the immediately preceding fiscal year and if the authority amended either plan, a link to the current development plan or tax increment financing plan that was amended.
15. Any additional information the governing body of the municipality or the department of treasury considers necessary.

This report shall be filed with the department of treasury at the same time as the annual financial report is filed with Treasury and provided electronically to all taxing units.

3.11 TERMINATION OF TIF PLAN

The Port Huron City Council may abolish the Tax Increment Financing Plan in the manner provided by law if it finds that the purposes for which it was established are accomplished. However, the Tax Increment Financing Plan shall not be abolished until the principal of and interest on, any bonds issued under the Act have been paid or funds sufficient to make the payment have been segregated.

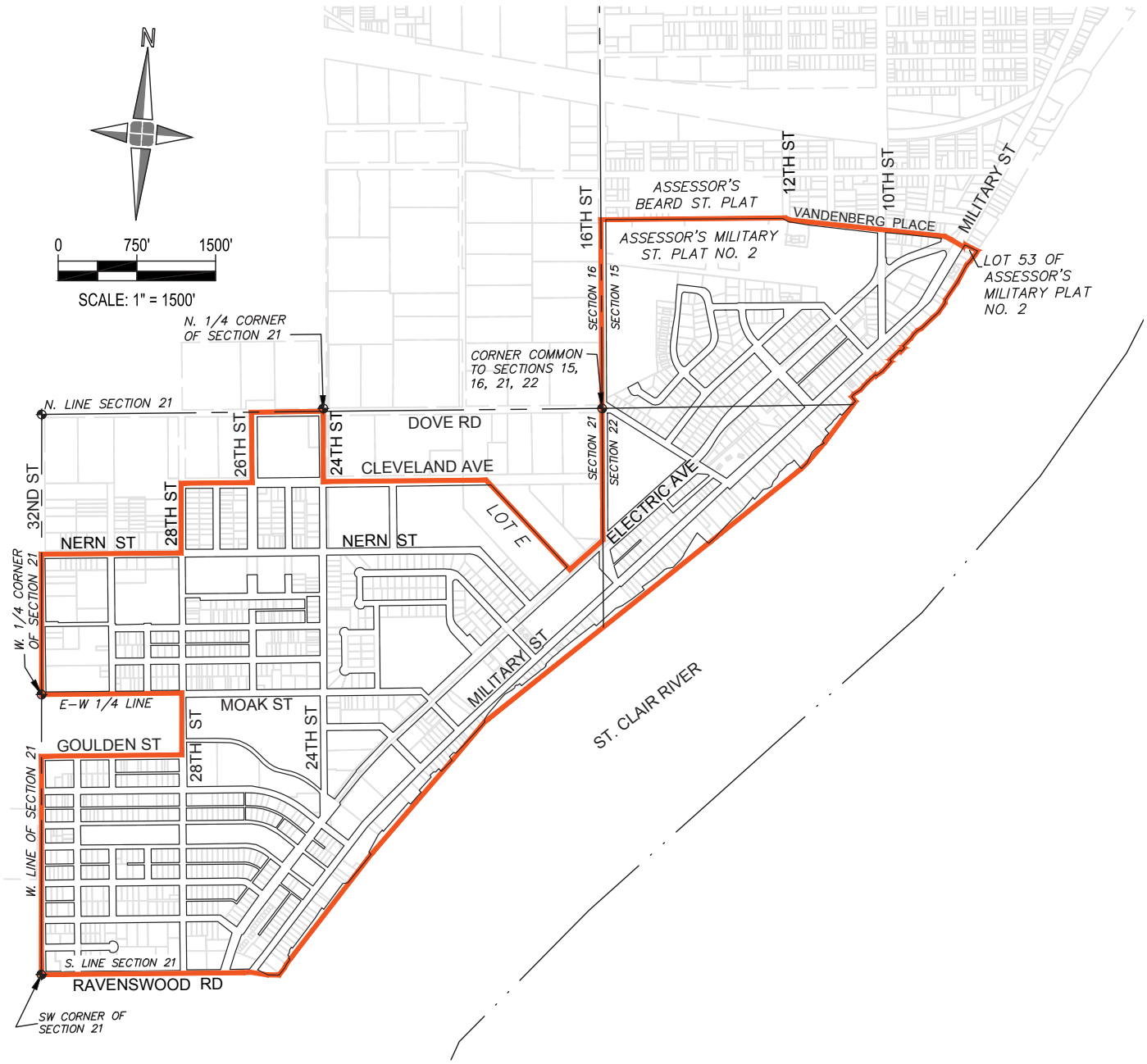
SECTION 4

APPENDICES



Appendix A
Boundary Legal Description





BOUNDARY OF SOUTH SIDE NEIGHBORHOOD IMPROVEMENT AUTHORITY

SOUTH SIDE NEIGHBORHOOD IMPROVEMENT AUTHORITY | PORT HURON, ST. CLAIR COUNTY, MICHIGAN | SKETCH OF DESCRIPTION

Engineers Surveyors Planners
Landscape Architects

28 West Adams Road
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p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

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Manager:	A.L.G.
Designer:	K.P.R.
Quality Control:	C.A.A.
Section:	15,16,21,22
	T-06-N R-17-E

DATE:	ISSUE:
Date	Issue

Date:	06.15.23
Scale:	1"=1500'
Sheet:	1 OF 2
Project:	20420.00

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DESCRIPTION OF SOUTH SIDE NEIGHBORHOOD IMPROVEMENT AUTHORITY

PART OF FRACTIONAL SECTIONS 15, 21, AND 22, OF TOWN 06 NORTH, RANGE 17 EAST, CITY OF PORT HURON, ST. CLAIR COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 21; THENCE NORTH ALONG THE WEST LINE OF SECTION 21, BEING ALSO THE CENTERLINE OF 32ND STREET TO INTERSECTION OF THE CENTERLINE OF GOULDEN STREET; THENCE EAST ALONG SAID CENTERLINE OF GOULDEN STREET TO THE INTERSECTION OF 28TH STREET; THENCE NORTH ALONG SAID CENTERLINE OF 28TH STREET TO A POINT ON THE EAST–WEST 1/4 LINE OF SECTION 21, BEING ALSO THE CENTERLINE OF MOAK STREET; THENCE WEST ALONG SAID EAST–WEST 1/4 LINE AND CENTERLINE OF MOAK STREET TO THE WEST 1/4 CORNER OF SECTION 21, SAID POINT BEING ON THE CENTERLINE OF 32ND STREET; THENCE NORTH ALONG THE WEST LINE OF SECTION 21, BEING ALSO THE CENTERLINE OF 32ND STREET TO THE INTERSECTION OF THE CENTERLINE OF NERN STREET; THENCE EAST ALONG SAID CENTERLINE OF NERN STREET TO THE INTERSECTION OF THE CENTERLINE OF 28TH STREET; THENCE NORTH ALONG SAID CENTERLINE OF 28TH STREET TO THE INTERSECTION OF THE CENTERLINE OF CLEVELAND AVENUE; THENCE EAST ALONG SAID CENTERLINE OF CLEVELAND AVENUE TO THE INTERSECTION OF THE CENTERLINE OF 26TH STREET; THENCE NORTH ALONG SAID CENTERLINE OF 26TH STREET TO THE NORTH LINE OF SECTION 21, BEING ALSO THE CENTERLINE OF DOVE STREET; THENCE EAST ALONG SAID NORTH SECTION LINE AND THE CENTERLINE OF DOVE TO THE NORTH 1/4 CORNER OF SECTION 21, SAID CORNER BEING ON THE CENTERLINE OF 24TH STREET; THENCE SOUTH ALONG THE NORTH–SOUTH 1/4 LINE, BEING ALSO THE CENTERLINE OF 24TH STREET TO THE CENTERLINE OF CLEVELAND AVENUE; THENCE EAST ALONG SAID CENTER OF CLEVELAND AVENUE TO THE INTERSECTION WITH THE NORTHEAST LINE OF LOT E OF ASSESSOR'S MILITARY ST. PLAT NO. 3 AS RECORDED IN LIBER 44 OF PLATS, PAGE 8; THENCE SOUTHEAST ALONG SAID NORTHEAST LINE OF LOT E AND ITS EXTENSION TO THE CENTERLINE OF ELECTRIC AVENUE; THENCE NORTHEAST ALONG SAID CENTERLINE OF ELECTRIC AVENUE TO THE EAST LINE OF SECTION 21 AND THE WEST LINE OF SECTION 22, BEING ALSO THE CENTERLINE OF 16TH STREET; THENCE NORTH ALONG SAID SECTION LINE AND THE CENTERLINE OF 16TH STREET TO THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21, AND 22; THENCE NORTH ALONG THE SECTION LINE COMMON TO SECTIONS 15 AND 16, BEING ALSO THE CENTERLINE OF 16TH STREET TO THE EXTENSION OF THE LINE COMMON TO THE NORTH LINE OF ASSESSOR'S MILITARY ST. PLAT NO. 2 AS RECORDED IN LIBER 30 OF PLATS, PAGE 10 AND THE SOUTH LINE OF ASSESSOR'S BEARD ST. PLAT AS RECORDED IN LIBER 43 OF PLATS, PAGE 9; THENCE EAST ALONG SAID LINE TO THE CENTERLINE OF 12TH STREET; THENCE SOUTH ALONG SAID CENTERLINE OF 12TH STREET TO THE INTERSECTION WITH THE CENTERLINE OF VANDERBURG PLACE; THENCE EAST AND SOUTHEAST ALONG SAID CENTERLINE OF VANDERBURG PLACE TO THE CENTERLINE OF MILITARY STREET; THENCE NORTHEAST ALONG SAID CENTERLINE OF MILITARY STREET TO THE INTERSECTION OF THE NORTHEAST LINE OF LOT 53 EXTENDED NORTHWESTERLY OF ASSESSOR'S MILITARY ST. PLAT NO. 2 AS RECORDED IN LIBER 30, PAGE 10; THENCE SOUTHEAST ALONG SAID NORTHEAST LINE OF LOT 53 AND ITS EXTENSION TO THE WATER'S EDGE OF THE ST. CLAIR RIVER; THENCE SOUTHWESTERLY ALONG SAID WATER'S EDGE OF THE ST. CLAIR RIVER TO THE SOUTH LINE OF SECTION 21; THENCE WEST ALONG SAID SOUTH LINE OF SECTION 21, BEING IN PART ALONG THE CENTERLINE OF RAVENSWOOD ROAD TO THE POINT OF BEGINNING.

SOUTH SIDE NEIGHBORHOOD IMPROVEMENT AUTHORITY | PORT HURON, ST. CLAIR COUNTY, MICHIGAN | DESCRIPTION

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Landscape Architects

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Appendix B
Stakeholder Analysis



Stakeholder Analysis - Updated Jan. 2024

RAIL			MDOT																Community Foundation	City Council
															Moose Lodge		County Commissioner		Henry Eckert	
											Housing Commission			Lake Huron Medical				NAACP		Southside Initiatve
				DTE SEMCO													Port Huron Public			
																		SONS Outreach		
									Atchison											
			Blue Water Transit										Masons	Local Industry		SCORE		Black Lives Matter		
																	Athletic Factory			
													Churches (See List Below)	Seed and Soul	African American Residents					
													Local Businesses		30 - 45 Year Olds					
												Faith Community Church	Hispanic Residents	Senior Residents				MSU, Comm on Aging,		
													Asian/Other Residents							
				Israel of God's Church																
	Youth Residents											SC# DEI Office				SC3		Human Services Coordinati		

Power ->

Interest ->

Churches: All Nations, RC3, St. John, Colliers, Metro Peoples Church, Historic Shiloh, Zion, Sturges, Great Commission, Path of Mercy, Faith of Mercy, St Paul, Kingdom Ministries, Lapeer,

Appendix C
Outreach Plan



City of Port Huron
Southside
Neighborhood Improvement Authority
www.porthuron.org

DRAFT ENGAGEMENT STRATEGY

Approach – The NIA Board will provide regular and consistent opportunities for engagement, feedback and growing vision for the Southside of Port Huron!

Opportunities should be available in person and remotely and residents should have time to provide ideas, feedback and prioritize what is important.

The Board has done a stakeholder analysis and will work to apply the strategies for engagement based on the power and interest of the groups identified (see last page). It will be important to keep in mind some of these questions (and others:

- Is there a need for translation?
- How to connect with groups with low power or interest such as young people and seniors?
- As the process continues, continue to evaluate who else do we need to hear from
- As the process continues, continue to evaluate how the board members can provide outreach between meetings

Communication: All residents will receive a postcard of upcoming engagement sessions, info on how to sign up for text updates. The city's webpage will be updated regularly with info on sessions and results.

Communication channels: To whatever extent possible, the NIA board should work to utilize a variety of communication channels including traditional press, radio (WPHM, WGRT), social media, face-to-face, text updates and other means.

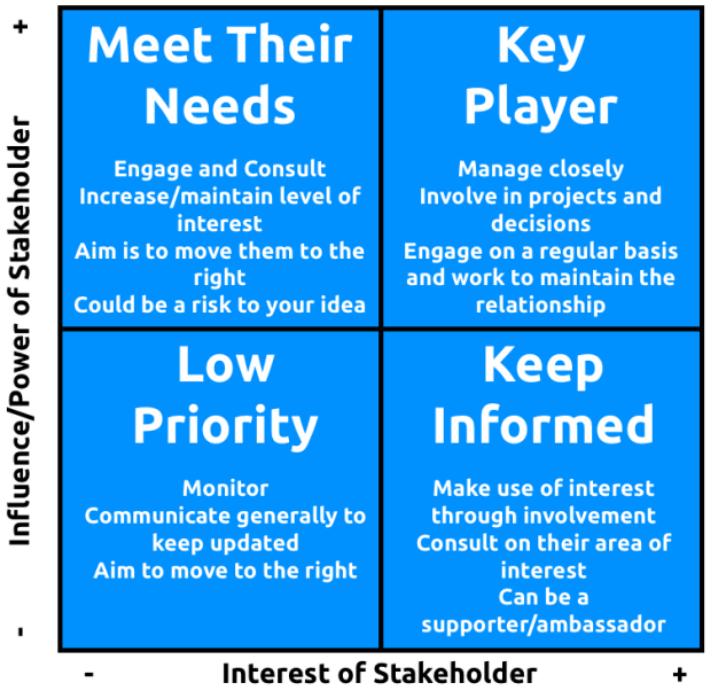
Opportunities: The Keel is interested in doing a story, likely with the co-chairs. Social media options include the city's various Facebook pages, and Facebook pages of related organizations (NAACP, Southside Initiative, etc., NAACP, BLM, etc.) In addition to a press release on upcoming sessions, what else would be helpful?

Follow-up and Follow Through – Consistent, clear communication will be key to developing trust, and ensuring residents that their voices are heard and considered in decisions. All Board members and staff should respond to questions, requests, and comments, making sure to bring those that require discussion back to the board for a discussion and decision.

Upcoming Sessions

Month	Meeting #1	Meeting #2
January	NIA business Inclusive Community Engagement	Review of what we've learned Co-create Mission, Vision and Values statement for the NIA
February	Review & Adopt Mission/Vision/Values Existing community & economic dev resources	Community-led Development presentation and panel Large map of city-owned and vacant sites – brainstorming!
March	Development, Infrastructure, and Programming Short, Medium and Long-Term Priorities	Community Redevelopment Focus Areas Short, Medium and Long-Term Priorities
April	Draft Plan Open House Join NIA Board/City Council Special Meeting (In Neighborhood) *City Council Sets Public Hearing	Second NIA Meeting (As Needed)
May	City Council Public Hearing (at city council) Discuss Any Proposed Revisions and Work Planning	No Second NIA Meeting
June	City Council Plan Adoption Work Planning and Handoff	No Second NIA Meeting

Stakeholder Analysis - Grid descriptions

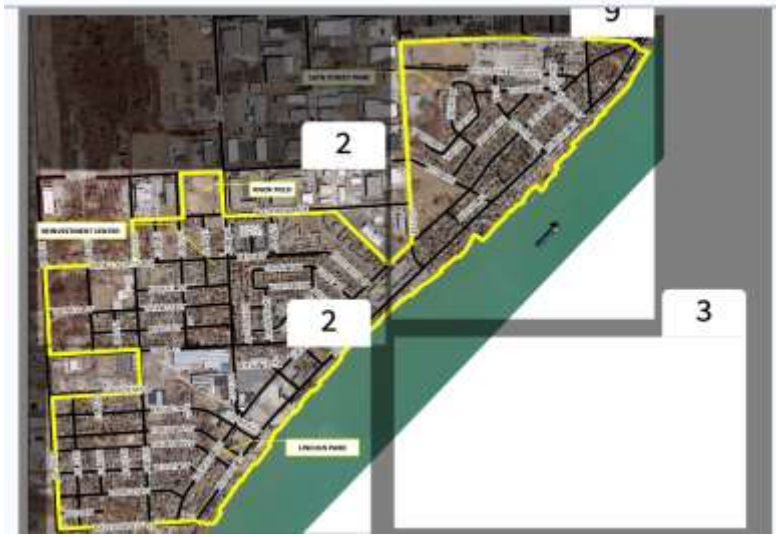


Appendix D
March 14 Student Feedback



Senior classes - Where do you live in PH?

	North	Central	South	Not in Dsitrict
Period 1	3	2	0	11
Period 2	4	3	3	15
Period 3	2	0	2	16
Period 4	1	6		13
Period 5	1	2		14
Period 6	2	1		11



Note: This question mainly used to make sure students could use polleverywhere.com

What do you know about the southside?

Repeats comments are bolded

Period 1	Period 2	Period 3	Period 4	Period 5	Period 6
They have good stores to shop at, Burlington, and Formal Mills	It's beaches need work	there is a basketball court	**I don't know anything**	Fun football games	it's south
I don't really know anything or have personal experiences	My grandparents built a church	my grandma lives over there	**I notice there is a drug issue**	its a good place	i know a lot of people live htere and there are lots of parks
I don't really know enough about where the south side is to identify anything. I didn't get to spend a lot of time around town when I was younger	Lincoln Park	**I don't know anything**	messy	i don't know anything about the southside	the polar plunge is something I recnetly began participating in
I know of some of the people who have tried ot help buidl the community up. My vaorite thing is prolly just biking. South side really doesn't hae all that much	**Nothing**	roads aren't the greatest	I don't know if there is "south side exclusives" or if it's a Port Huron a whole type of deal, but I love the float downs, and boat nights, and I love the Thomas Edison memorial by the water. I don't know much about what Thomas Edison did in port Huron but I thought it was worth mentioning	I'm not sure, probably friends	we lived very close the the 16th street park and lake huron medical center, and I have fun memories of playing at the park and biking around the parking lot
Nice stores	The river, beautiful lake	knox field i used to go there a lot when I was a kid	The Old Mexican Church	fun football games here at hte high school, drama club and performances	parks
Walking around the area wiht friends late at night	**Jazz Festival and the block party**	wiffle ball field	There is more housing but lesser in quality and older than mid town or the north end, bad roads, fire station	knox field hangouts	i used to play in a park there
Everything is within driving distance	Hospital	there's a cute hidden park behind Cloeveland elementary on 32nd street	I know there's a lot of shops and restaurants in that area.	ghetto	i used to go to elementary school over there
It's close to Marysville	My mimi lives in the southside, I kdon'w know much about the area	the YMCA is my favorite place to go when I'm on the southside	**that it's very historic and old**	Well I sometimes go fishin in the river around/near the Southside with my stepfather, but I never really ever go to the southside for anything, I just pass through it to go somewhere	My mom lived somewhere over there
Gas station has free air	**all of the parks**	i like the park	There's a lot of apartment complexes	PHHS came before northern	full of houses, but very difficult to feel safe, police on each corner or multiple houses look the same
It used to be a port for boats and has been on an up and up	family	My neighbor Mr. Bixler	Leonard Center		family lives htere
My grandparents live on the south side	There is a hopital in it i think it's better than the other one	driving past is always ok	Needs a lot of things		i know that hte south side road leads to the tec center
Drivers ed was motsly around that part of town	i know there is some historical landmarks downtown liek the museum and some land that Thomas Edison owned also rich hsitory of houses during the civil war and world wars also the port huron fire destroyed land	Not much i know other than from my friend who used to live there with he told and showed me it's a little run down except for a few houses that were fixed up by some people with money and a few store type builds empty	Not much, I've only driven through there a few times.		many abandoned houses
There was a restaurant over there that i used to go to. It's closed now	Conner St pub is now Mccormicks	sitting by the water			
moving here at a very young age and connected with a lot of new people and contributed toa lot	You can see canada	United - people from that area stick together			
good places to shop	Grandma lives there				
everything is close by	my family grew up there and so did I most of my childhood				
broke out with John Dillinger came to south park	My uncle's reinvstment center				
family	i like the dollar general and the block partys in the summer and jumping in the river				
	Indian grounds and slavery escape routs				
	diverse				
	not clean				
	food				

One word that best describes the southside

1



2



3



4



One word describing something missing from the southside

1



2



3



4



5


boardwalk
river
work
friends
transportation
water
rivalry
idk
nothing
views
people
park
fun
interesting
much
environment

6


park
commercialbusiness
popular
lildetroit
interesting
parks
sad
open
rundown
southiness
wide
housingprices
eccentric
memorycore


mall
budget
grocery
retail
motels/hotels
legit
roads

5


nohangoutspotslikethenorth
placestowalk
port
5guys
anything
southside
food
chick-fil-a
fil
doesn't
already
qudbo
activitys
fast
gift
5
different
activities
guys
exculsivebuisnesses
fish
eat
places
idk
shops
mall
particularly
also
really
fastfood
seem
end
downtown
popeyes
interesting
chic
huron
culturalexhibitis

6


morelights
safety
pharmacy
smallbusinesses
roadcare
smallmarkets
nature
color
community
availability
smoothroads
jobs
buisnesses
little
markets
governmentfunding
religion
familyownedbusiness
communityvoting
bettersidewalks
policetraining
accessibilitywithoutcar

What Activites whould you like to see more of - rankings

	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6	Avg
Places to hang out like coffee shops or gaming centers	1	3	1	1	1	4	2
Opportunities to earn - like more jobs at local businesses	2	1	2	4	2	2	2.2
Things to do like sports and recreation activites	3	4	3	2	3	1	2.6
Things to make like art and music	4	5	5	3	4	3	4
Opportunities to start a busienss - at a pop up or local market?	5	2	4	5	5	5	4.2

What kinds of local businesses or shops would you like to see on the Southside?

1



2



3




chicken
coffee-shop
mall
donuts
crumble-cookie
stop
i-hop
fiveguys
restaurant
coffe-shop
skyzone

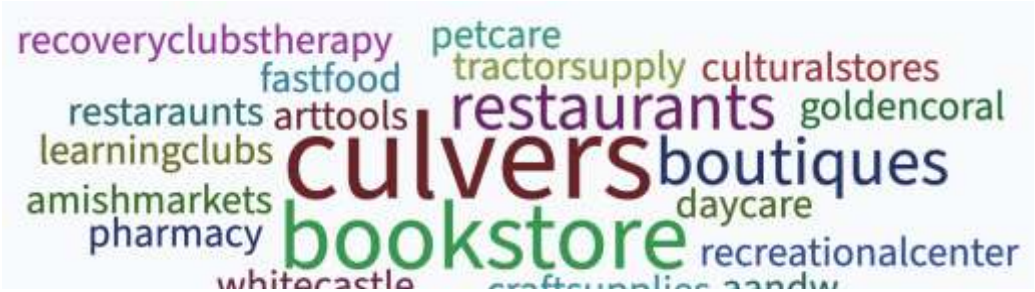
4


business
insurance
theater
walmart
sonic
felliegh
bakery's
native
mexican
arts
boba
movie
shops
fishing-stores
food
store
qudoba
bill
art-studios
fishing
craft
vintage
places
pay
hunting
shoe
cafe
grocery
popeyes
five-guys
wingstop
type
diverse-restaurants
movies
waterburger
shop
chick
dining
canoe/kayak
companys
fine
restaurant
crafts

5


theatre
morestores(likestripmalls)
bakeries
honestly
drive
stores
chick-fil-a
skate
care
art
store
arcade
idk
food
go
museums
because
shops
pet
zoo
nike
clothing
really
shop
grocery
southside
aquarium
museum
cafés
coffee
theater
qudbo
gallaries
art galleries

6


recoveryclubstherapy
petcare
fastfood
tractorsupply
culturalstores
restaraunts
arttools
restaurants
goldencoral
learningclubs
culvers
boutiques
amishmarkets
daycare
pharmacy
bookstore
recreationalcenter
whitecastle


craftsupplies aandw
therapycenters

Let's talk about the parks on the Southside. Which ones have you visited in the last year?

	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6
Knox	28%	20%	28%	16%	13%	6%
16th	21%	10%	25%	16%	26%	29%
Turnout	26%	33%	28%	45%	43%	28%
Lincoln	26%	28%	20%	23%	17%	28%

What would you like to see more of in the parks? (bold indicates more than one)

Column1	Column2	Column3	Column4	Column5	Column6
Period 1	Period 2	Period 3	Period 4	Period 5	Period 6
Volleyball nets	**Events**	tennis court	grass	swings	concession stands
less grbage	slides	**a snack shop**	splash pads	playground	**people**
Optimist Park	color	**volleyball court**	greener grass	more free books	carnival events
flowers/plants	nature	more open space/fields	**bathrooms**	better upkeep	disability available seings sets
trails for walking	water parks	gardens	gardens	benches	**restrooms**
put put	food	swings	big field	kid friendly	good swings
Fort Gratiot	**hoops**	track	less litter	more activities for older poeple like baseball or soccer	more flora
more wiffle ball fields	swings	more slides	open space	flowerbeds	sand
mini golf	activities	trails to walk	flowers	more handicapped /accessible parks	water fountains
drinking fountains	garden	pickleball	food	**concessions**	events
I would like to see more of an expansion of thost of our"street" parks, more activtes added and/or pavilians so we are able to do cookouts	advanced play equipment	open space	baseball	trash/recycling bins	art
wildlife		pool	skatepark		nature walks
ducks	outdoor gym	dipin dot machine	paintball		stage
skate ramp	more music		corn hole leagues		younger kids playsets
pine grove	animals		less wood chips and more grass (by playgrounds)		history pads

restore some of the slides and those little speaker tunnel thing. Bring back stronger see saws . Restore the tic tac toe things and more jungle gyms	food trucks		better basketball courts		
shelters	**art**		Food truck stands, meaning designated spots for food trucks. That would bring more people to the park.		
cleanliness	flowers		**trees for shade so people aren't in the sun as long**		
constantly removing playgrounds	trails		RC race track		
	culture		Benches with tables for people who want to meet and chill		
	concession stands		**wishing fountain/water fountain**		
	food trucks		powwow - festivals		
	more play sets, littel set ups to sit around, more open area to all especially teens		work		
	petting zoo		less pavement it gets too hot		
	dog park				
	dog and cat park				
	pools				

What do you plan to do after graduation (pick one only)

	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6
Working	15%	20%	42%	56%	47%	58%
College	45%	40%	37%	28%	41%	17%
Taking time off			5%		6%	
Military		4%	5%	11%		8%
Start a business						8%
Trade School	20%	4%	11%			
Community College	20%	32%		6%	6%	
Other						

in 5 years - what kind of housing would you like to be living in

	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6
Apartments	0%	4%	0%	6%	6%	
Single-family with Accessory Unit	16%	38%	16%	28%	12%	13%
Single-family home	63%	50%	68%	50%	65%	75%
Mixed use (apartment above business)	16%	8%	5%	11%	18%	
Duplex	5%		11%	6%		13%

Think out 5 years in the future. Do you think you will be living in Port Huron?

	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6
Yes		8%	25%	5%	18%	27%
No	95%	80%	55%	60%	53%	45%
Maybe	5%	12%	20%	35%	29%	27%

Still thinking out 5 years - What changes to the Southside would make you want to live there?

	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6
More businesses and things to do	1	4	3	4	2	4
New and different Housing	2	2	2	3	3	5
More local jobs and career opportunities	3	3	1	1	1	2
a fund vibe nad feeling where I know a lot of people and they know me	4	5	4	5	5	3
My friends and family are still living there or nearby	5	1	5	2	4	1

After questions there was often dialogue. Starting in the second period, we were able to make notes

Period 1	Period 2	Period 3	Period 4	Period 5	Period 6
no notes until period 2 :(	Some confusion about the area, and thinking it was dirty (Woodrow Wilson school area was noted)	ATheltic center	Arts and events	mentorship	sad, abandoned, run down
	Doesn't feel safe all the time	soutside is united - the people are united together and help each otehr	graffiti	better atmosphere for professional work	don't see poel out on southside
	Uncle reinvestment center named after	would love a wrigley center	diversity of	culturally appropriate beauty products/business	not even using the parks
	rolerrink/arcade, drinve in movine theatre	roller rink/trampline park, la Fitness or arcade	plaza	community space	16th street playground
	dog park	want jobs with potential and good pay	racing drones	safe/health space	doesn't feel safe
	more food options	want option to own a business	skyzone, fishing, library, karaoke, dance	jobs - tech and internship	housing prices cheaper rent than flint
	don'w want to work in a factory	dog park	aquarium mall	apprenticeship in cosmetology and medicine	places never open or limited (refering to shop by Ollies)
	compare us to Hall road	lots of potholes on 16th street	native american owned businesses	skatepark/roller rink	no sidewalks on Dove blvd
	not a fun town	unions are active - so potential for good jobs	designated spots for food trucks by parks	history of shoutside	crosswalks
	mall is trash		food truck rally wiht a schedule	arcade, theatre, chess	32nd street no lights
	Take advantage of the water. Best thing about PH		posts on facebook		being on the southside is a core memory for some students
	accessbility for vision-impaired		nice to settle after career		learning club
			too expensive		small restaurant/small business
			no growth in jobs. only jobs in fast food		use radio instagram for communication
			skate park		kroger/ramen place
			garage sale during float down		
			chain restuarants		
			restaurant		
			more visual appeal		
			politeness		
			lighting		

Appendix E
March 14 Meeting Feedback



What types of businesses would be good for the community?

Healthy Food and/or grocery Store	16
Restaurant	5
Laundromat	4
Animal/Pet Care	2
Entertainment Businesses	8
Coffee Shop	5
Cannabis Dispensary	0
Retail Businesses	5
Health Care	3
Art Studio	2
Holistic Spa/Shop	2
Center for Neurodivergent Kids	4
Rental Spots for Businesses	2
Food Truck Park	4
Theater/Performing Arts	7
Movie House	1
Ice Cream Shop	3
Roller Rink	2
5 and Dime	0
Arcades	1
Indoor Farmers Market	4
Market Farmer/Flea	1
Mobile Market	0
Empty Buildings for Small Business/Start Ups	0

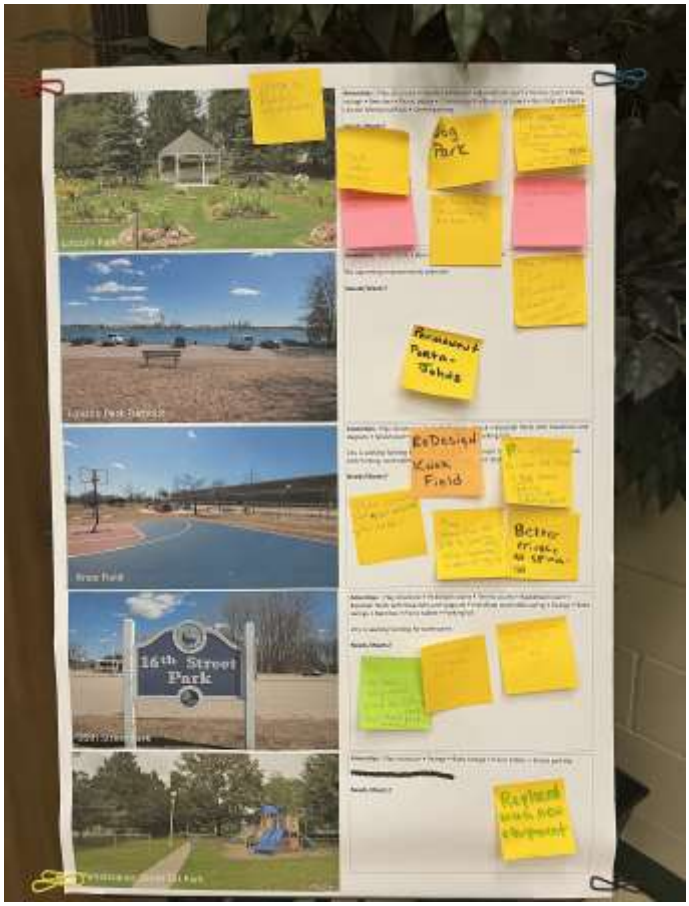


Items written count as one vote, plus additional votes

MISC
Smaller Meijer Store
Enter Stage Right in Southpark
Co-Op Grocery

Highlights indicate pop-up, seasonal, event-based on space for those types of businesses.

Community Infrastructure - Parks



Lincoln Park

- Need Public Restrooms
- Need Bathrooms
- Better Bus Access
- Dog Park
- Dog Park
- Rent Lincoln Park for Weddings and Birthdays
- Need more volunteer help to maintain the park. City only cuts the grass.
- Decorative Lighting to Improve Safety
- More Flowers

Lincoln Park Turnout

- Permaanent Porta-Johns/Restrooms
- Beautify. Flowers in Front of Benchs

Knox Field

- Redesign
- Move Splash Pad near Expanded Play Area
- Move Splash Pad off 24th
- Splash Pad too Small
- Splash improved safety and less exposure to cars driving by.
- Put all childrens activities in one area.
- Better Privacy at Splash Pad
- Electrical for concerts
- Gaga Ball
- Privacy Around Splach Pad
- Walking Track

16th Street Park

- Put children play area back on 16th Street Never should have been removed
- Put kidscape back
- Would love to see a pool

Renissance South Tot Park

- Replace Equipment

Individual notes/comments on Park needs/wants

- Skate Park
- Wrecking Rooms to Lower Stress of Teens
- Create a River Walk
- Use Natural Environment to Reduce Climate Vulnerability - High Heat, Intense Storms, Precipitation changes, flooding, extremely low tree canopy

Use the lens of an Environmental Justice community to access funding opportunities. Meaning those who are least responsible for climate change bear the greatest burdens and have the fewest resources to address their susceptibility to rises in temperatures and heavy precipitation.

There is a significant Great Lakes coastline within this area which is a unique and valuable asset to this neighborhood. Has the length of the coastline been measured and identified? I'd like to know what it is. Even referring to its eastern border as a 'coastal community' to give identity and signify importance.

Coastline infrastructure strategies: With the significant coastline comes infrastructure that must be resilient to reduce vulnerabilities & impacts from more intense storms, higher average temps, change in precipitation and fluctuating water levels.

Tree planting: This area has a tree equity score of 6%, meaning it has the highest need for increasing tree canopy. The goal is 40%. Trees can help mitigate increasing high heat days and large quantities of runoff, erosion and flooding.

The 'built environment' board included parks, but parks could be called out separately under 'natural environment' to fully appreciate the valuable ecosystem services the collective impact these natural spaces offer.

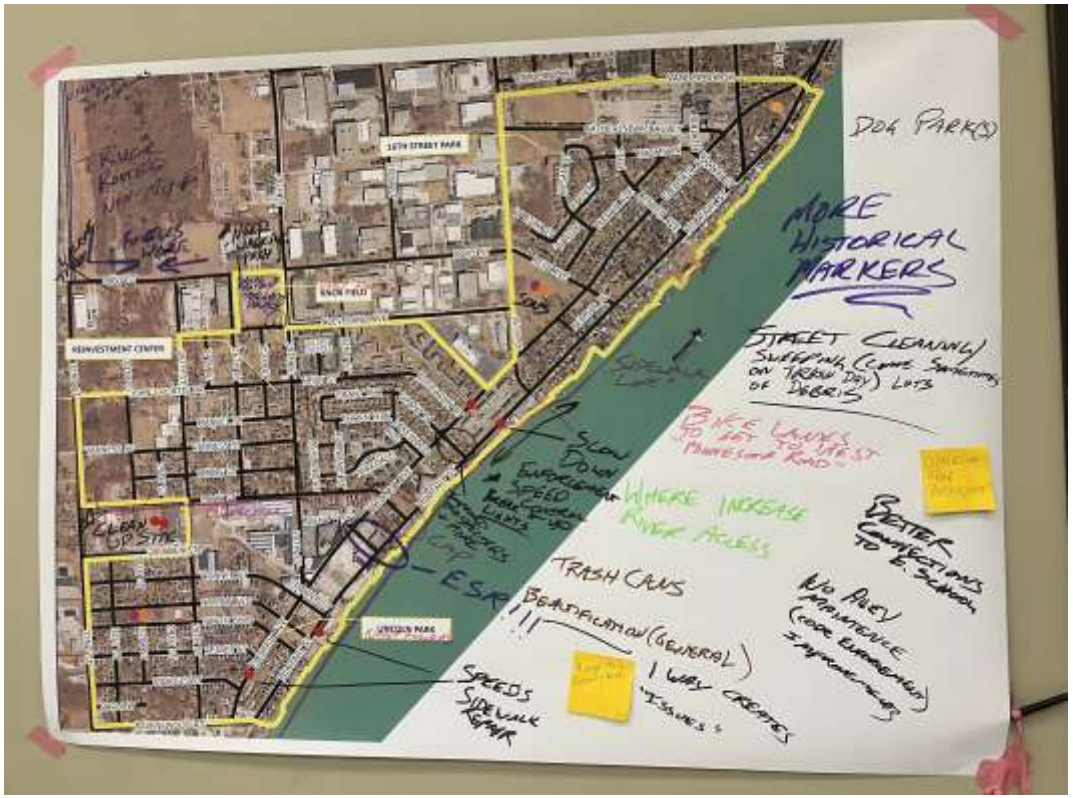
- Lincoln Park is by far my most favorite green space in the city. It is a gem.
- More Trees

Comunity Infrastructure - Non-motorized improvements, Transit, Beautification, etc

Benches Along Walkways
More Bike Trails
Expand Recreational Opportunities/Areas
Reference St. Clair County Trail Plan and Bridge to Bay
More benches
Bike Stations
Better Sidewalk Maintenance Along Military/Electric
Sidewalk Gap at Military and Moak
Better Connections to Cleavland Elementary from West
Better walking Areas/walking track
Bike lanes to get west "Minnesota Road"
Better non-motorized along Moak
Improved biking along 32nd Street

Traffic Calming on Electric and Military
New Bus Shelters like elsewhere in the City
Restrooms. Travelers urinating on private property and in alley
Evaluate Intersection of 24th and Electric
Traffic Calming on Electric and Military
Traffic Lights along Military and Electric
1 Way Creates Issues
Better Alley Maintance/Code Enforcement

More Trash Cans
Beautification
Increase Access to River
Better Street Cleaning
More Historical Markers
Improved Bus Shelters Grant Electric/Miliary
Redirect Truck Traffic to Dove
Clean Up Recycling Center



Community Services

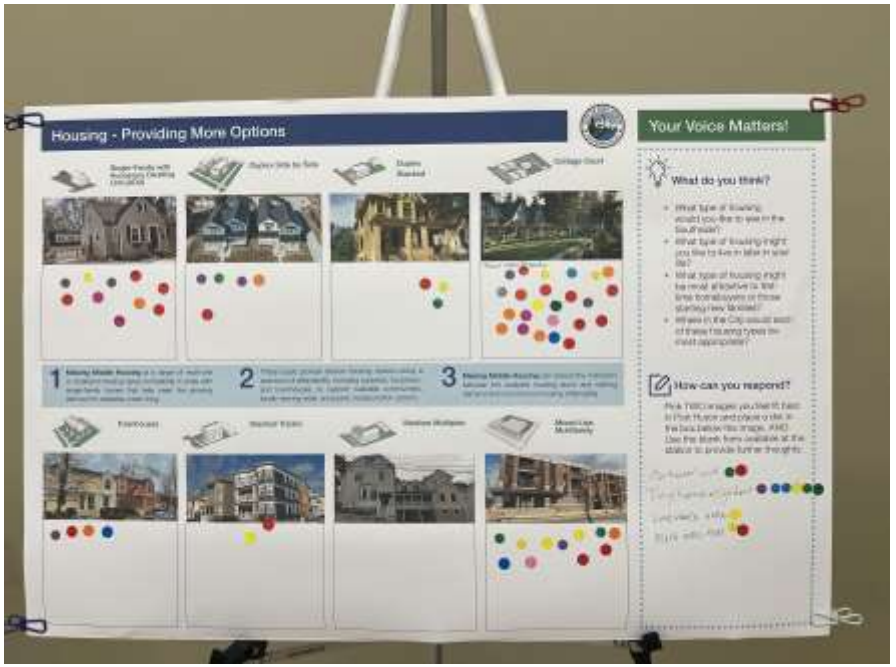


Wrecking Rooms	
More Accessible & Better Mental Health Resources	
Youth Groups	
Reinvestment Center	+
Religious Groups	
Activity Center for Adults and Children	
Pay Attention to what the kids at PH Said about places to hangout & activities	
Career Classes	1
Job Training Center	
Classes	
Recreation	
Enlarge the Center	
Affordable Child Care	
Community School Bus Stop/Safe Zone	
Pre-School Bus Pick Up/Safety Zone	
Make Renting the Reinvestment Center Affordable for Community Services and Residents	
Have Adult Dances in the Center	3
Rec Classes	
Activity Groups for Kids	1
Adult Education	1
Healthy Cooking/Simple Recipies Class	1
Sewing Class/ Simple Repairs	
Quilting	
How to Maintain Your Yard	1
Life Skills (Financial Management, Interviewing, etc.	3
Workshops for Homeowners who need advice/training on making basic home repaires sourced from local contractors	1
Workshops/Training for Pet Owners and low/no cost paraphenalia for pet owners.	1
PTSD Recovery for Abused People and/or Veterans	
Host no/low cost "Swap Meets" or freecycle Events	1
Community Resource Center	
Stage Clean Up Crews, coordinate activities and people, provide resources and trash pick up teams.	
Health Cooking	2
Sewing Class	2
Yoga	2
Parenting Classes for New Parents	2
Pop Up Grocery Story	
Neighborhood Events (Halloween, Easter, etc)	1
Job Training for Seniors	1
Enlarge the Center - Add floor.	



Housing Types

Single Family with ADU	10
Townhomes	4
Duplex Side by Side	5
Staked Triplex	2
Duplex Staked	3
Medium Multiplex	0
Cottage Court	24
Mixed Use Multi-Family	11
Container Units	2
Tiny Homes with Gardens	6
Live/Work Units	1



What Groups Need More Housing?
Housing for young professionals (who might work at hospital)
Starter Housing -> Safe --> Smaller, lower income/workforce
Low Income Housing
Low Income Housing for Seniors
Handicapped accessible apartments and townhomes

What supports are needed for current renters and homeowners?
Support Available - Not connecting to Services (DPA, Rehab)
Help with replacing fences/repairs
Adapting houses for seniors
Updating houses from seniors
Program to teach for basic home repair, maintenance, and access to tools
Financil training and counseling for new home buyers including costs for renting vs. buying.
Resources to help folks get into homeownership

How can we balance the need for homeownership and renters, knowing that many people need both at different points in their lives?
Need both
Appreciate code enforcement
Don't love blight department

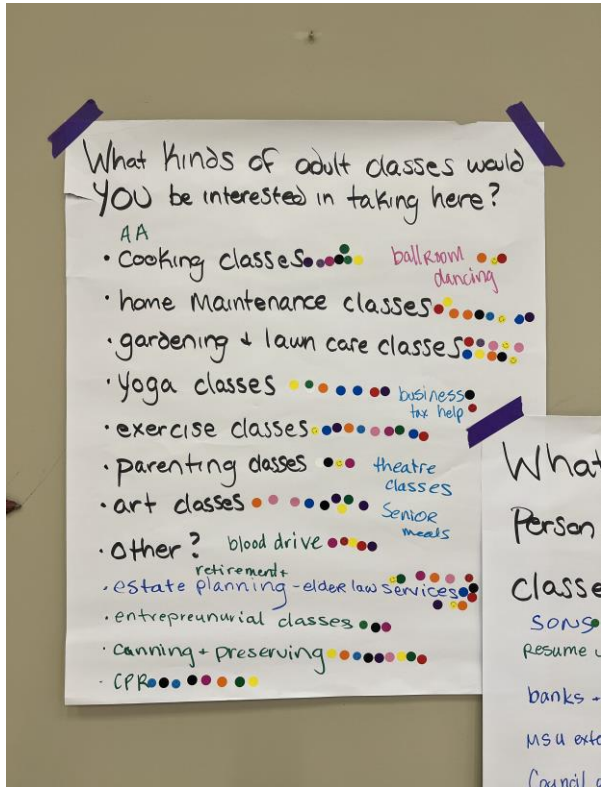
What else should be considered? Accessibility?
More accessible
Smaller units/houses
Modular or Container Houses
AC in all Units

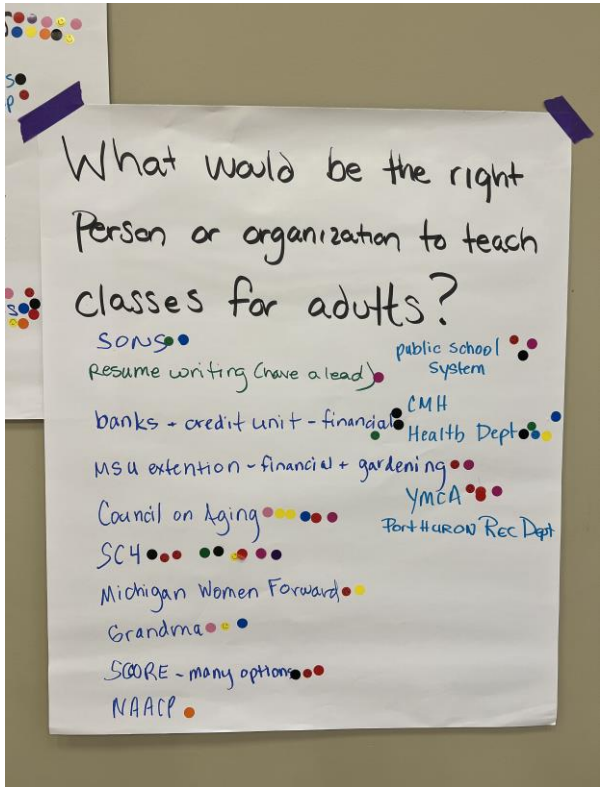
More than one Bathroom
Resiliency Center for Weather Emergency
Progra to Purchase Vacant Houses and Rehab for Affordable Ownership

Appendix F
March 28 Meeting Feedback

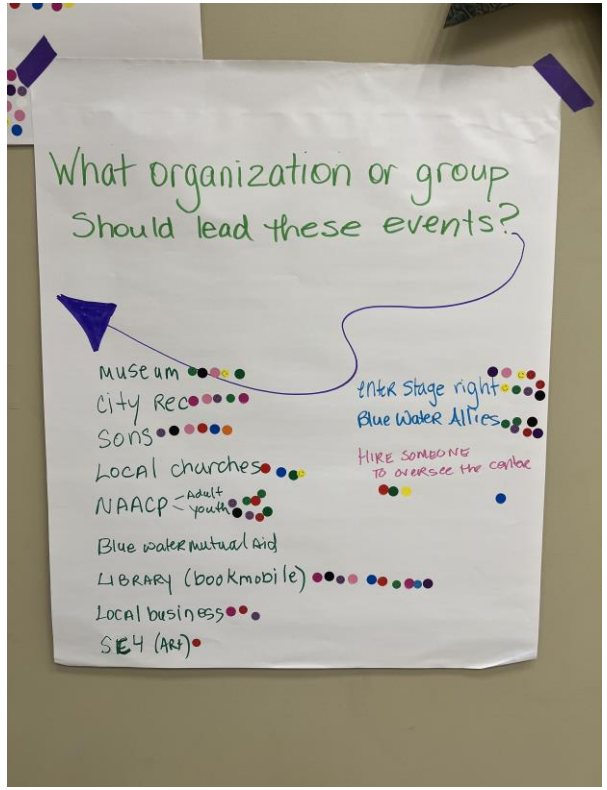


Potential use of Reinvestment Center as Community Center









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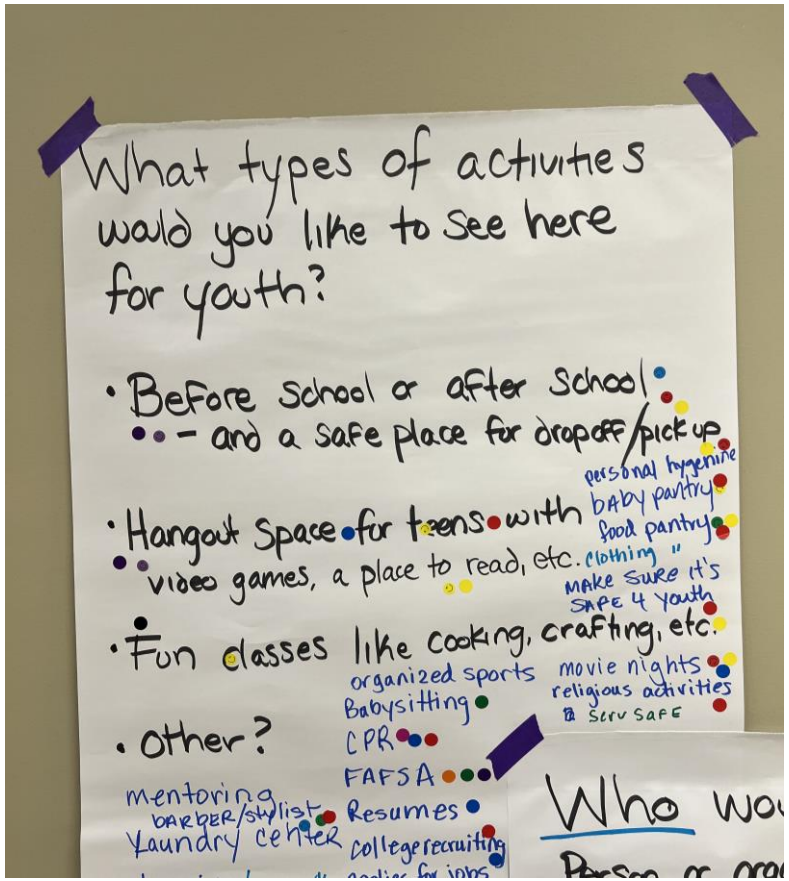
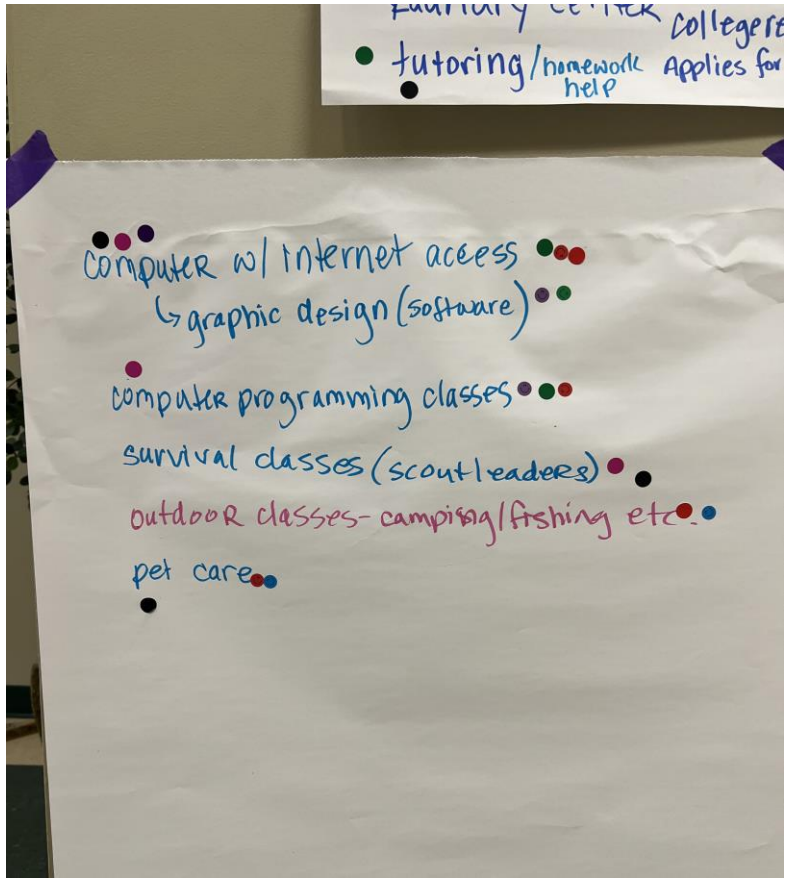
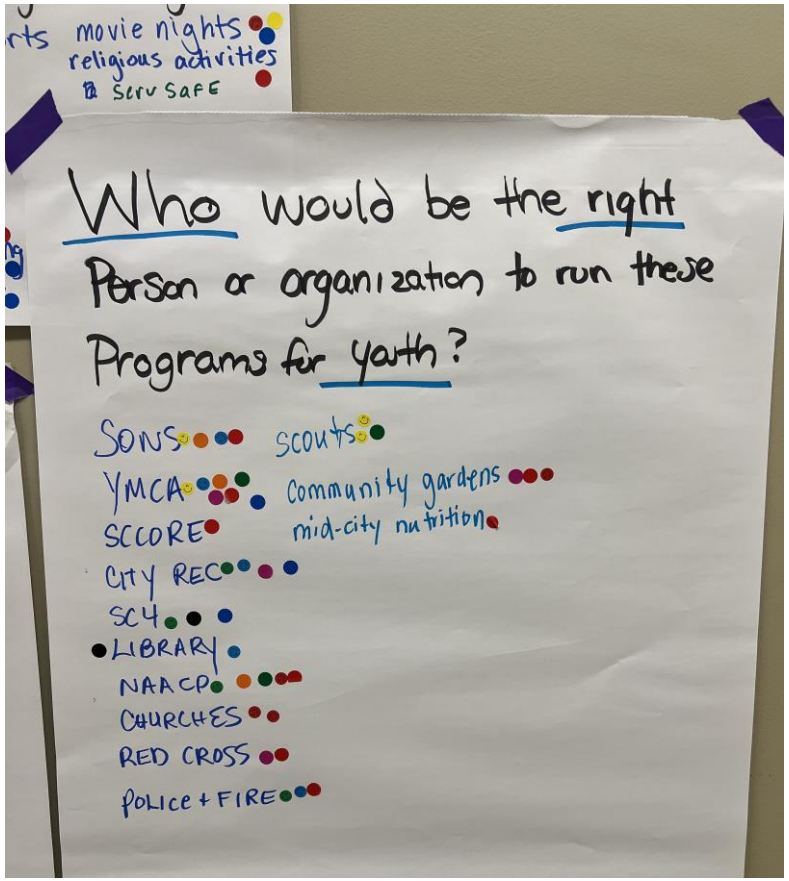
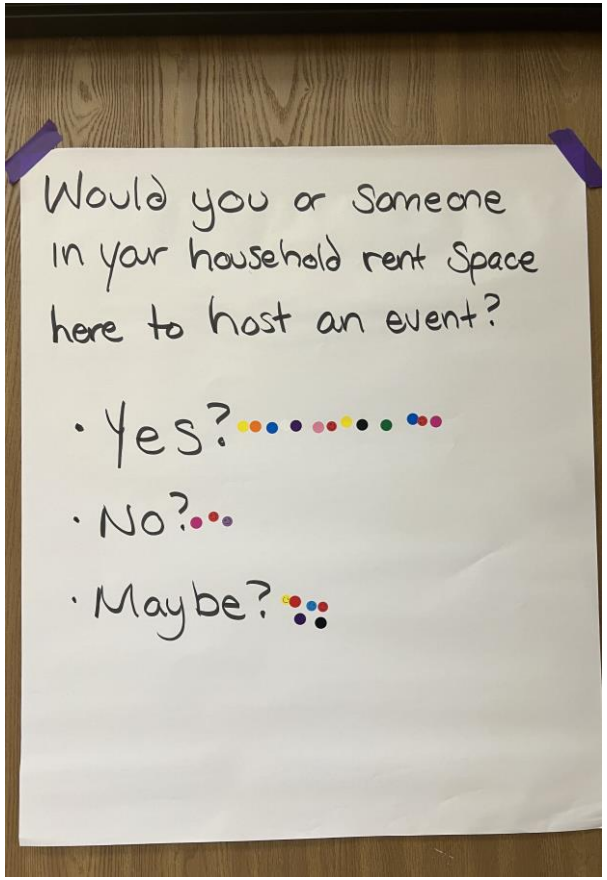
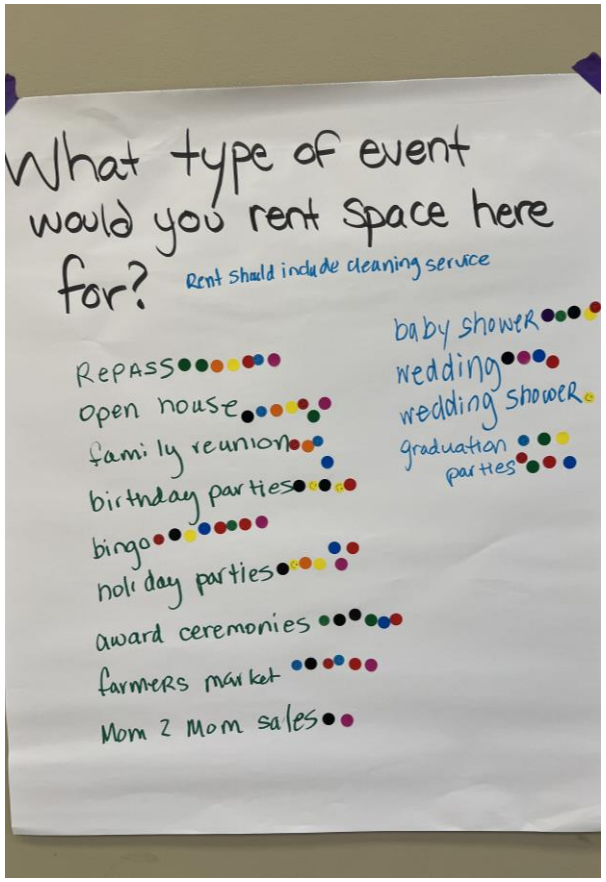


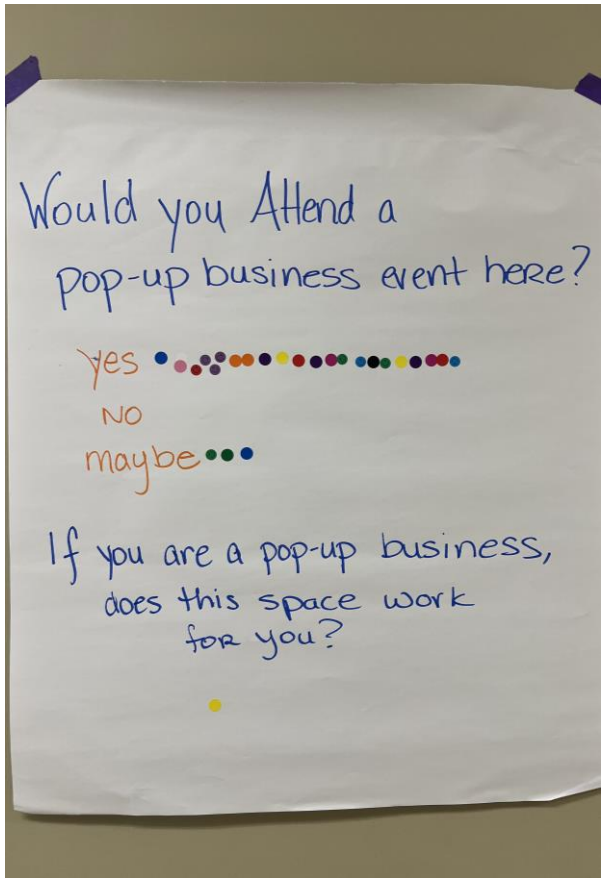


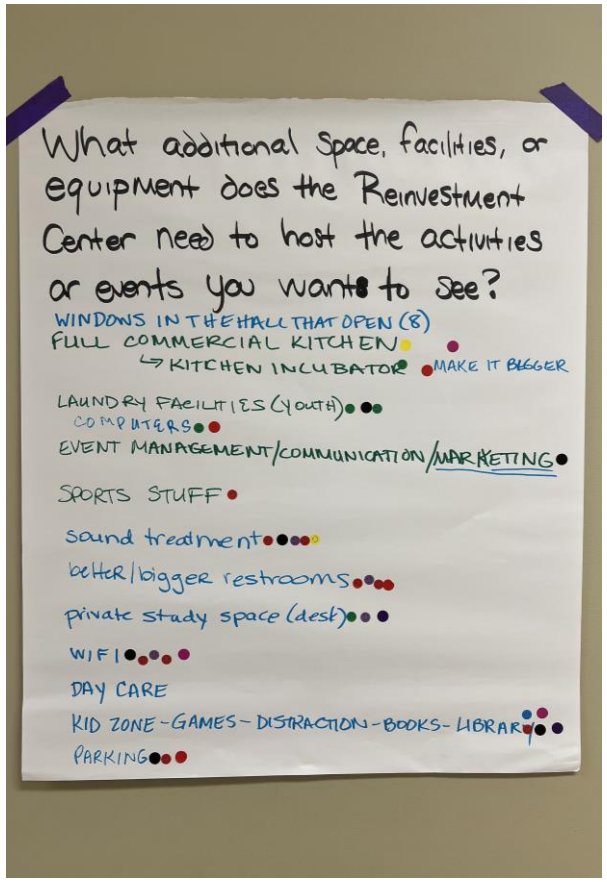


Potential use of Reinvestment Center as Community Center

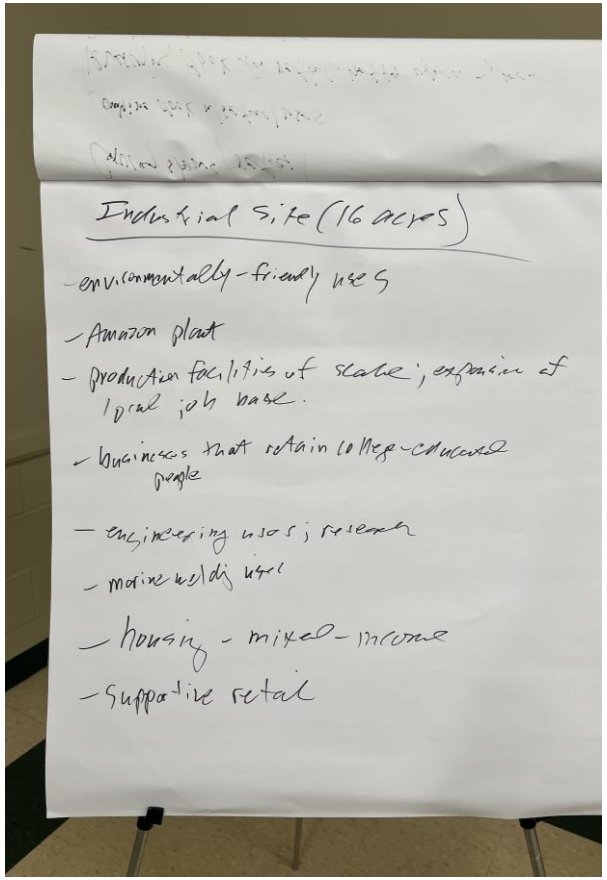


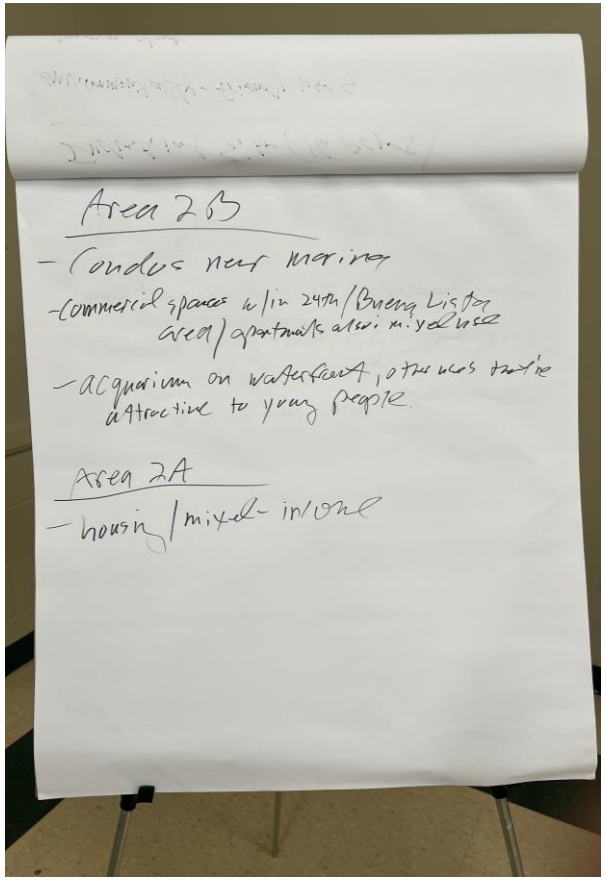


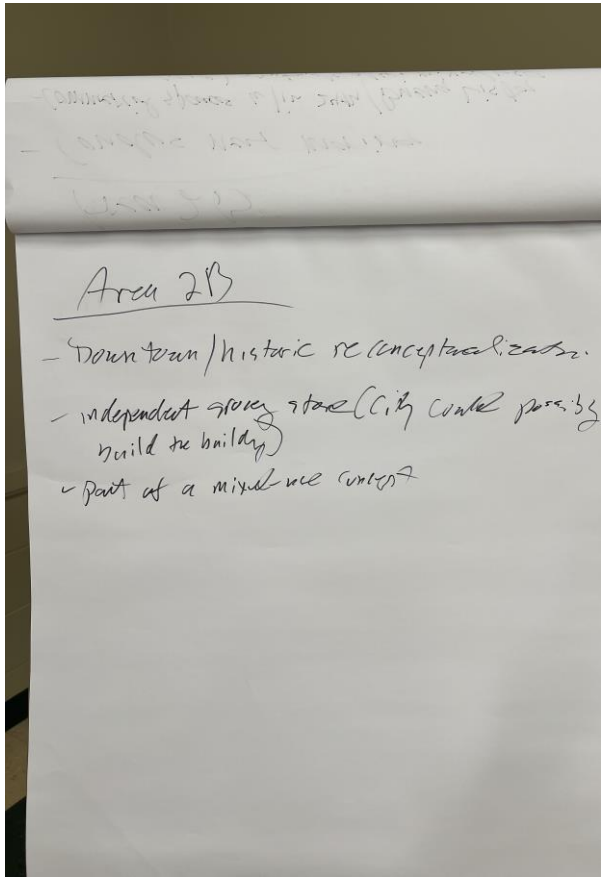


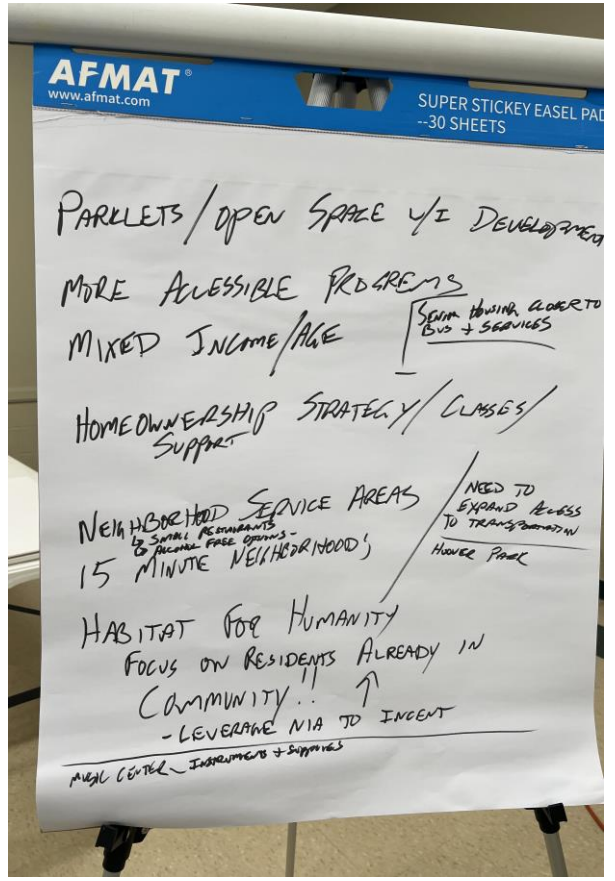


Notes for Connor Street Corridor and Industrial Development Area

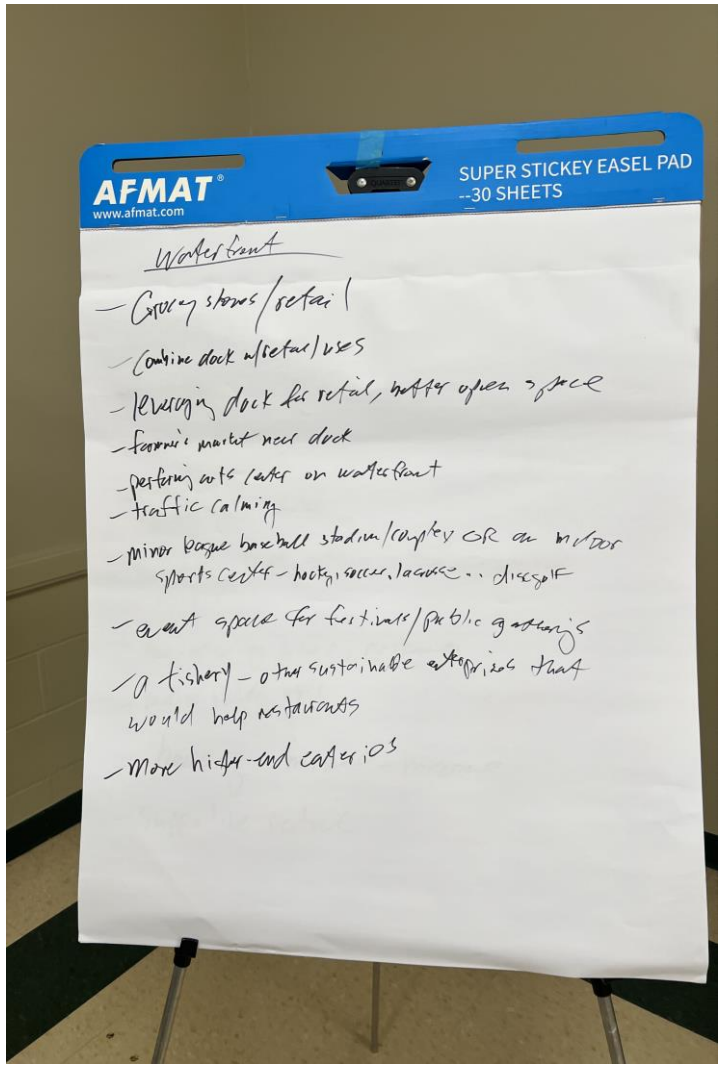


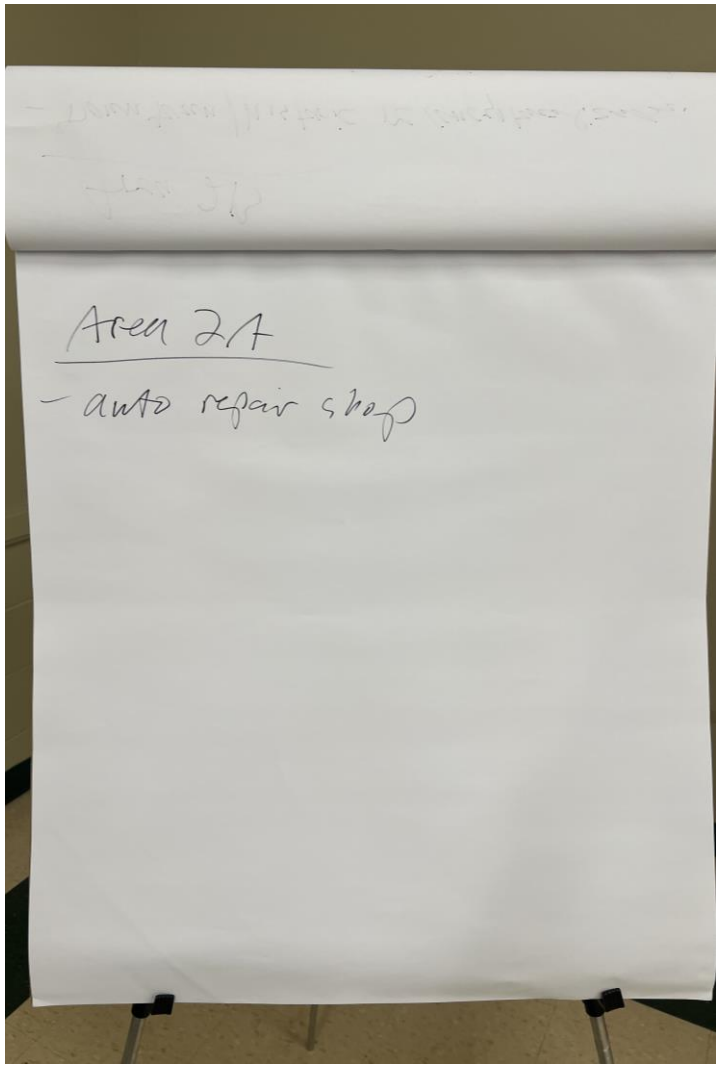






Waterfront ideas and notes on Conner Street and Industrial Redevelopment Area



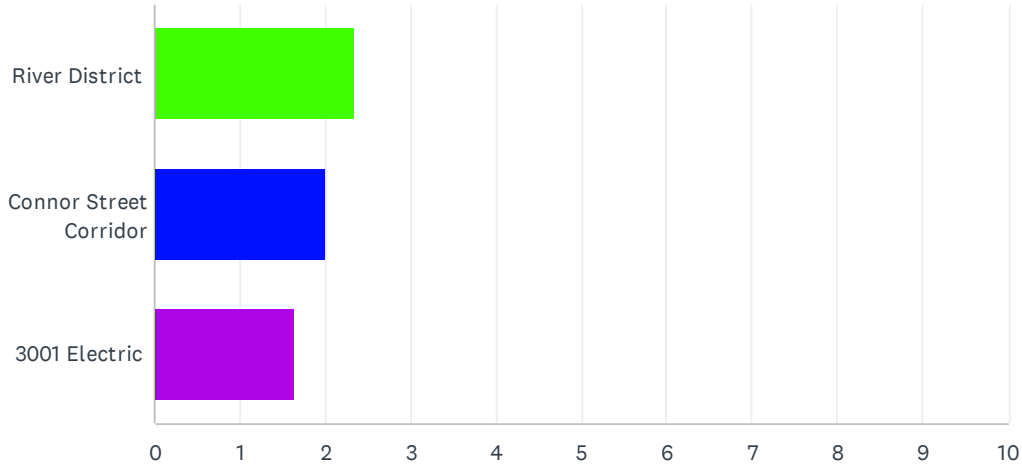


Appendix G
NIA Survey Data



Q1 Please rank the following Transformational Redevelopment Areas from Highest Priority to Lowest Priority.

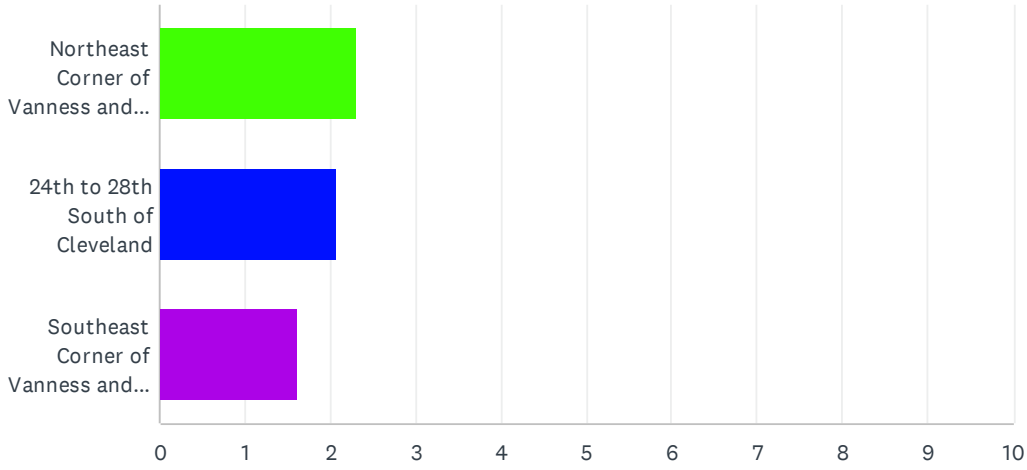
Answered: 225 Skipped: 0



	1	2	3	TOTAL	SCORE
 River District	48.00% 108	39.11% 88	12.89% 29	225	2.35
 Connor Street Corridor	33.33% 75	33.33% 75	33.33% 75	225	2.00
 3001 Electric	18.67% 42	27.56% 62	53.78% 121	225	1.65

Q2 Please rank the following Infill Development Areas from Highest Priority to Lowest Priority.

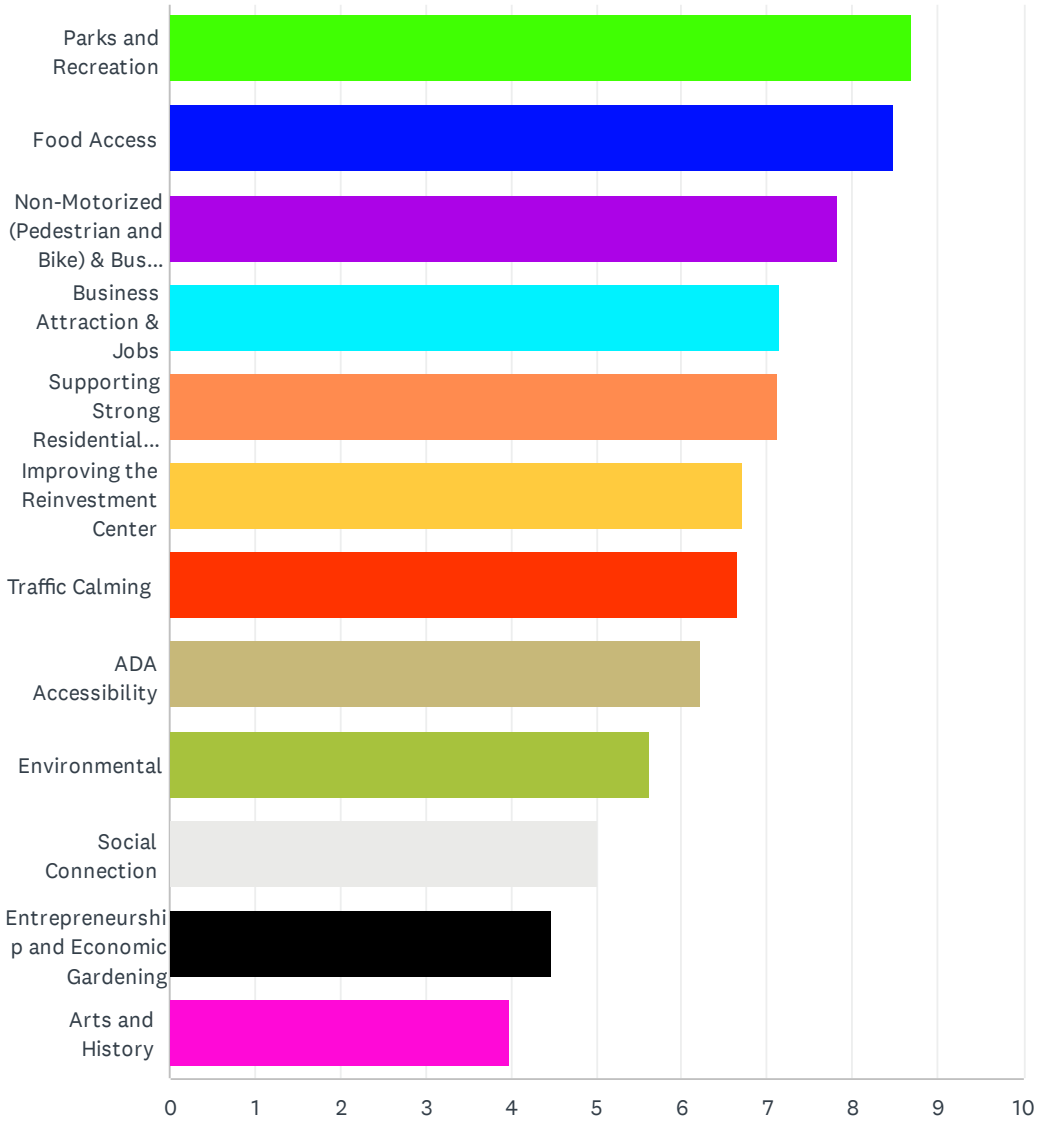
Answered: 202 Skipped: 23



	1	2	3	TOTAL	SCORE
 Northeast Corner of Vanness and 32nd	39.11% 79	52.48% 106	8.42% 17	202	2.31
 24th to 28th South of Cleveland	47.52% 96	10.89% 22	41.58% 84	202	2.06
 Southeast Corner of Vanness and 32nd	13.37% 27	36.63% 74	50.00% 101	202	1.63

Q3 Please rank the following priority themes from Highest Priority to Lowest Priority.

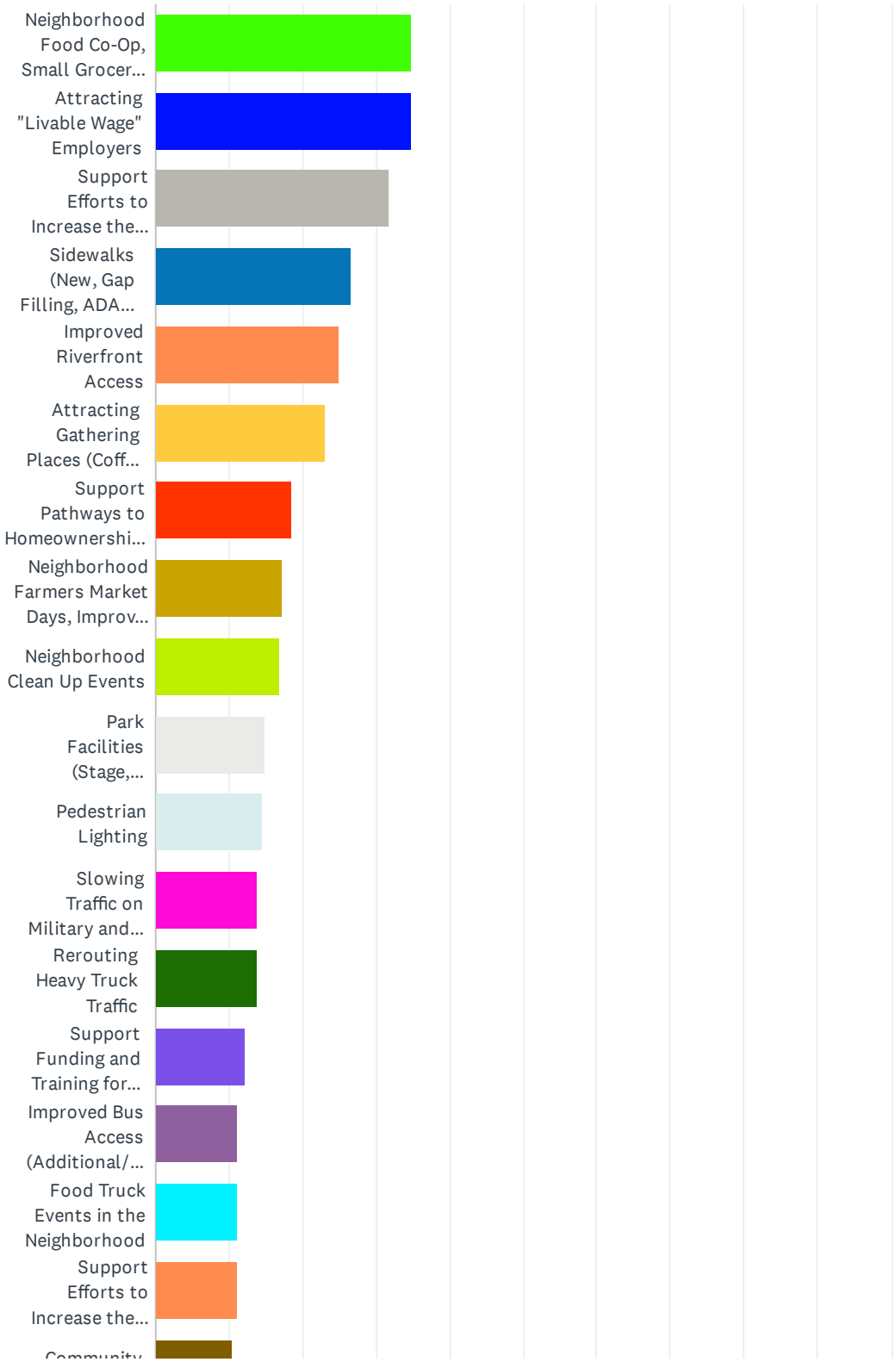
Answered: 188 Skipped: 37

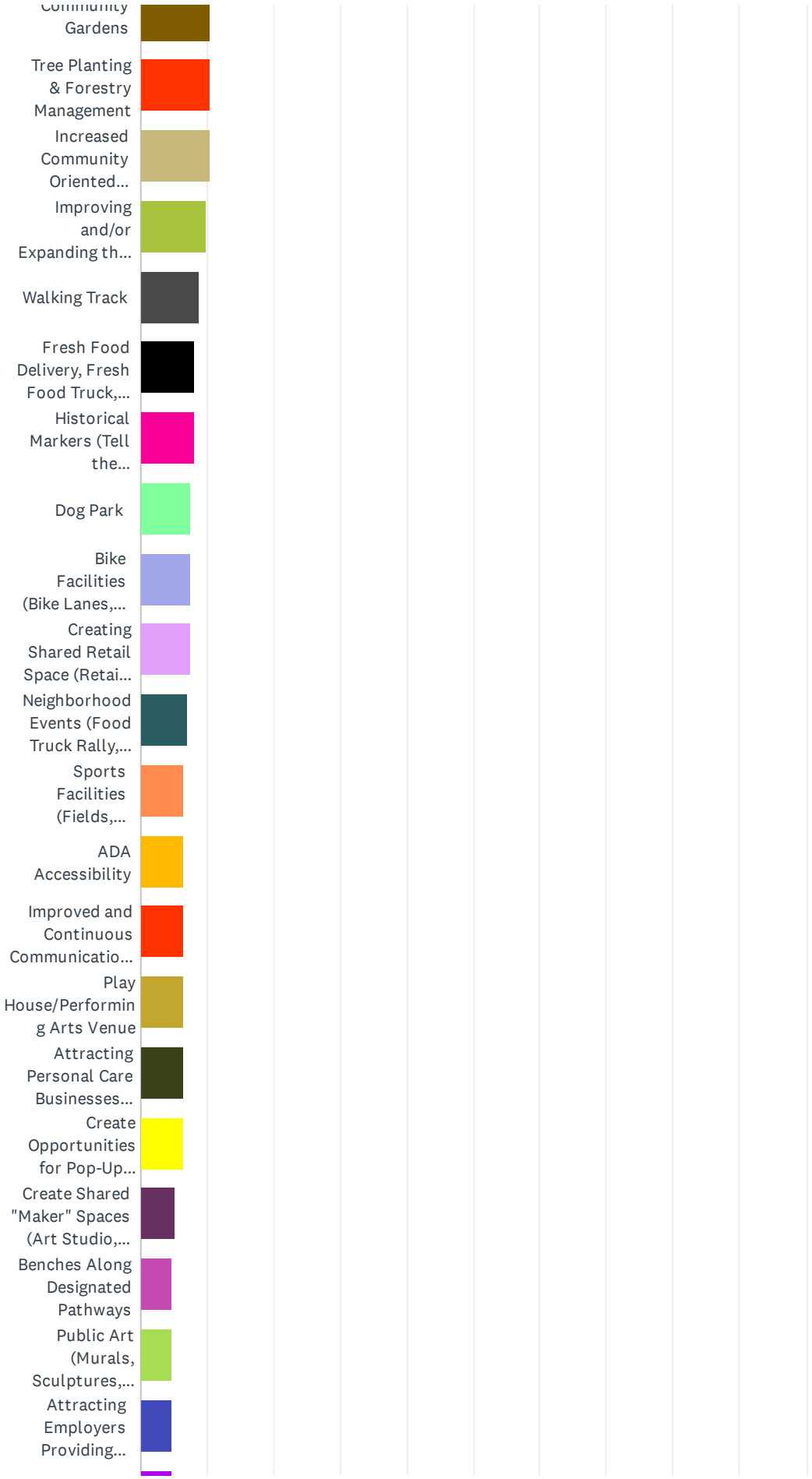


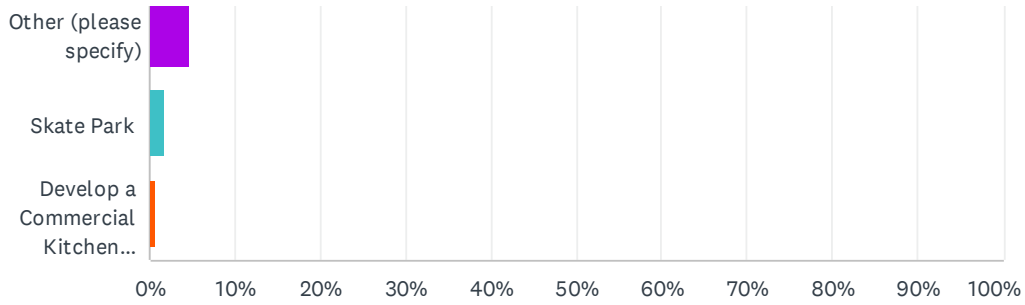
	1	2	3	4	5	6	7	8	9	10	11
Parks and Recreation	11.17% 21	22.34% 42	12.23% 23	11.17% 21	9.04% 17	15.43% 29	5.32% 10	6.91% 13	3.72% 7	2.13% 4	0.00%
Food Access	19.68% 37	12.77% 24	10.64% 20	10.11% 19	8.51% 16	17.02% 32	4.79% 9	4.79% 9	4.26% 8	4.79% 9	1.60%
Non-Motorized (Pedestrian and Bike) & Bus Transportation	5.32% 10	14.36% 27	20.74% 39	11.17% 21	7.98% 15	8.51% 16	6.38% 12	7.98% 15	6.91% 13	5.32% 10	2.66%
Business Attraction & Jobs	13.30% 25	14.36% 27	10.11% 19	7.98% 15	9.04% 17	4.26% 8	3.19% 6	1.60% 3	5.85% 11	17.55% 33	6.91% 1
Supporting Strong Residential Neighborhoods and Increasing Housing Supply	20.74% 39	12.23% 23	8.51% 16	7.98% 15	5.85% 11	2.66% 5	4.26% 8	5.32% 10	1.06% 2	5.85% 11	6.38% 1
Improving the Reinvestment Center	13.83% 26	7.45% 14	6.38% 12	9.04% 17	8.51% 16	6.38% 12	10.11% 19	7.98% 15	4.79% 9	6.91% 13	5.85% 1
Traffic Calming	11.17% 21	3.72% 7	9.04% 17	12.23% 23	9.04% 17	6.91% 13	6.91% 13	7.98% 15	11.70% 22	6.91% 13	6.38% 1
ADA Accessibility	1.60% 3	3.19% 6	6.91% 13	10.11% 19	18.62% 35	9.04% 17	12.23% 23	7.98% 15	9.04% 17	9.57% 18	6.38% 1
Environmental	2.13% 4	3.19% 6	3.19% 6	6.38% 12	5.32% 10	8.51% 16	27.13% 51	9.57% 18	10.64% 20	11.70% 22	9.57% 1
Social Connection	0.00% 0	2.13% 4	6.91% 13	2.66% 5	8.51% 16	3.72% 7	7.98% 15	24.47% 46	14.36% 27	10.11% 19	13.30% 2
Entrepreneurship and Economic Gardening	0.53% 1	1.60% 3	4.26% 8	7.45% 14	7.45% 14	11.70% 22	5.85% 11	5.85% 11	5.32% 10	5.85% 11	25.00% 4
Arts and History	0.53% 1	2.66% 5	1.06% 2	3.72% 7	2.13% 4	5.85% 11	5.85% 11	9.57% 18	22.34% 42	13.30% 25	15.96% 3

Q4 Please select up to five (5) individual projects/priorities you currently deem to be a HIGH PRIORITY. Yes, we know choosing ONLY five (5) will be hard :)

Answered: 173 Skipped: 52




Community Gardens
Tree Planting & Forestry Management
Increased Community Oriented...
Improving and/or Expanding th...
Walking Track
Fresh Food Delivery, Fresh Food Truck,...
Historical Markers (Tell the...
Dog Park
Bike Facilities (Bike Lanes,...
Creating Shared Retail Space (Retai...
Neighborhood Events (Food Truck Rally,...
Sports Facilities (Fields,...
ADA Accessibility
Improved and Continuous Communicatio...
Play House/Performing Arts Venue
Attracting Personal Care Businesses...
Create Opportunities for Pop-Up...
Create Shared "Maker" Spaces (Art Studio,...
Benches Along Designated Pathways
Public Art (Murals, Sculptures,...
Attracting Employers Providing...


Other (please specify)
Skate Park
Develop a Commercial Kitchen...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

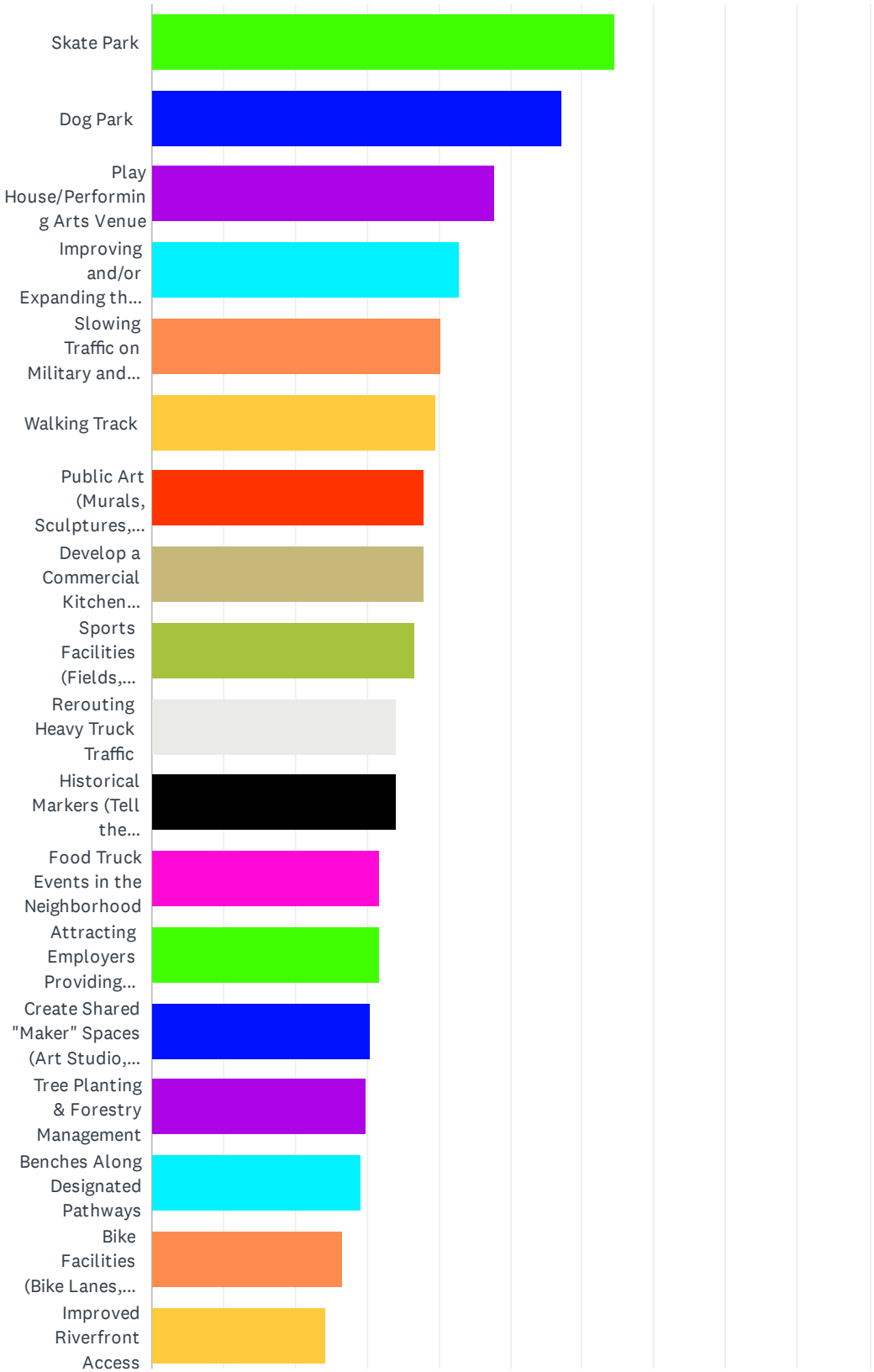
ANSWER CHOICES	RESPONSES	
Neighborhood Food Co-Op, Small Grocer, etc.	34.68%	60
Attracting "Livable Wage" Employers	34.68%	60
Support Efforts to Increase the Supply of Affordable Housing	31.79%	55
Sidewalks (New, Gap Filling, ADA Ramps, & Maintenance)	26.59%	46
Improved Riverfront Access	24.86%	43
Attracting Gathering Places (Coffee Shop, Restaurants, Arcade, etc.)	23.12%	40
Support Pathways to Homeownership (Education, Downpayment Assistance, Post-Purchase Education, etc.)	18.50%	32
Neighborhood Farmers Market Days, Improved Transportation to Downtown Farmers Market, etc.	17.34%	30
Neighborhood Clean Up Events	16.76%	29
Park Facilities (Stage, Concessions, Restrooms, Utility Hookups, etc.)	15.03%	26
Pedestrian Lighting	14.45%	25
Slowing Traffic on Military and Electric	13.87%	24
Rerouting Heavy Truck Traffic	13.87%	24
Support Funding and Training for Home Rehabilitation, Tool Sharing, Minor Home Repairs, etc.	12.14%	21
Improved Bus Access (Additional/New Shelters, Routes, Frequency, etc.)	10.98%	19
Food Truck Events in the Neighborhood	10.98%	19
Support Efforts to Increase the Supply of Senior Housing	10.98%	19
Community Gardens	10.40%	18
Tree Planting & Forestry Management	10.40%	18
Increased Community Oriented Programming and Activities at the Reinvestment Center	10.40%	18
Improving and/or Expanding the Reinvestment Center	9.83%	17
Walking Track	8.67%	15
Fresh Food Delivery, Fresh Food Truck, etc.	8.09%	14
Historical Markers (Tell the Neighborhood's Story)	8.09%	14
Dog Park	7.51%	13
Bike Facilities (Bike Lanes, Stations, etc.)	7.51%	13
Creating Shared Retail Space (Retail Incubator), Micro-Retail Spaces, etc.	7.51%	13
Neighborhood Events (Food Truck Rally, Picnics, Volunteer Days, etc.	6.94%	12
Sports Facilities (Fields, Courts, etc.)	6.36%	11
ADA Accessibility	6.36%	11
Improved and Continuous Communications and Community Engagement from the Southside NIA Board	6.36%	11
Play House/Performing Arts Venue	6.36%	11

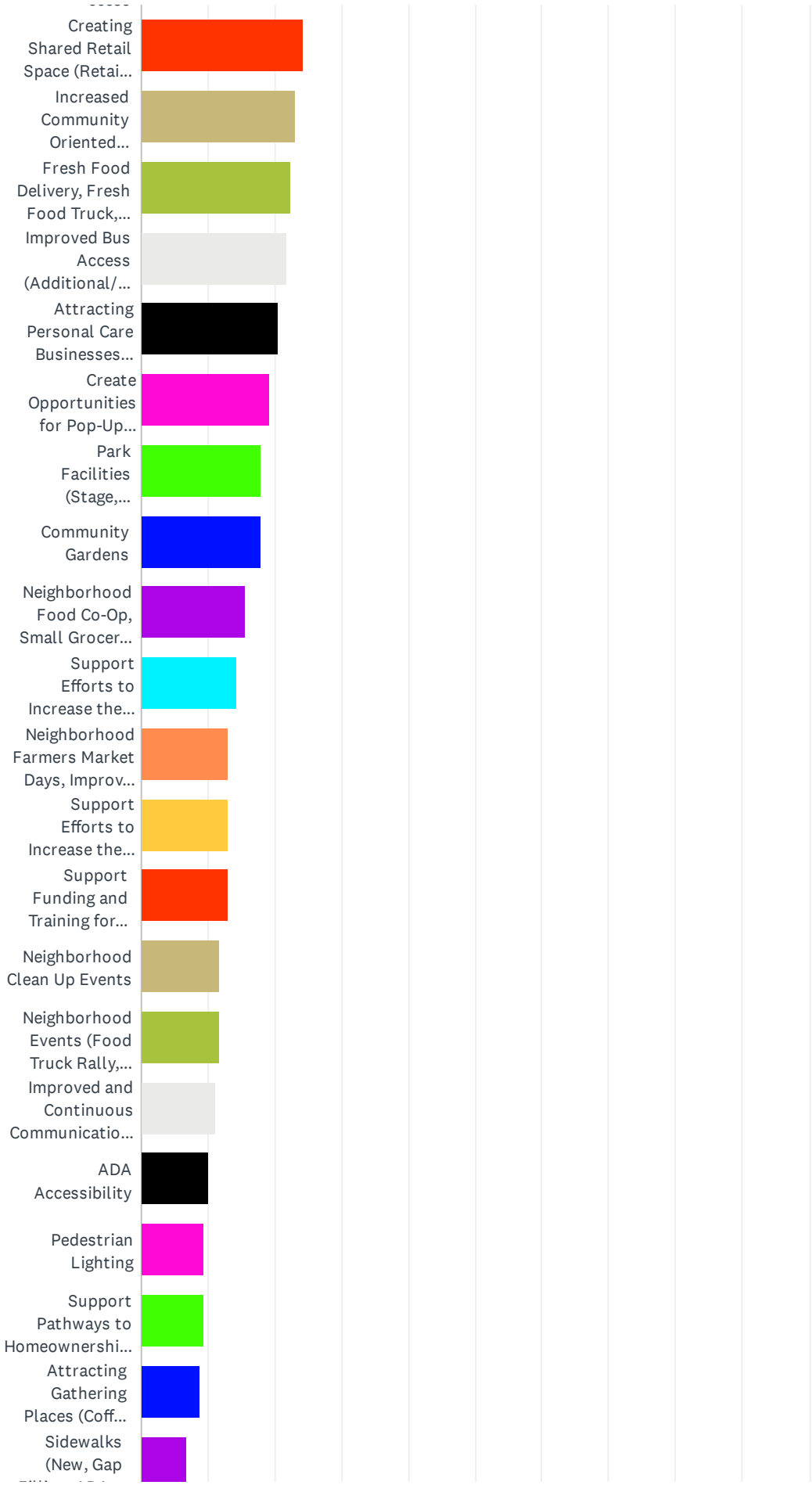
Attracting Personal Care Businesses (Beauty/Barber Shop, Laundry, etc.)	6.36%	11
Create Opportunities for Pop-Up Retail, Small Business Markets/Fairs, etc.)	6.36%	11
Create Shared "Maker" Spaces (Art Studio, Workshop, etc.)	5.20%	9
Benches Along Designated Pathways	4.62%	8
Public Art (Murals, Sculptures, etc.)	4.62%	8
Attracting Employers Providing "Green" Jobs	4.62%	8
Other (please specify)	4.62%	8
Skate Park	1.73%	3
Develop a Commercial Kitchen (Rentable by Food Based Businesses, Events, etc.)	0.58%	1
Total Respondents: 173		

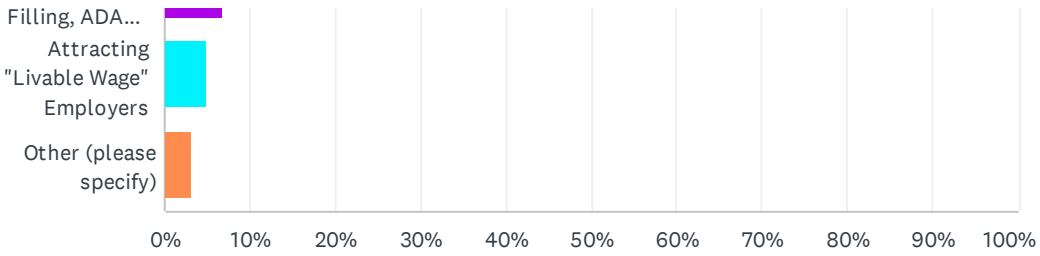
#	OTHER (PLEASE SPECIFY)	DATE
1	Grocery store	4/19/2024 10:05 PM
2	More low income housing availability	4/19/2024 4:23 PM
3	Work out park	4/19/2024 9:28 AM
4	mall	4/9/2024 12:37 PM
5	Pave alleys to increase safe access to existing homes!	4/7/2024 7:34 PM
6	Playground	4/6/2024 1:27 PM
7	Large indoor/outdoor water park	4/4/2024 12:36 PM
8	Enacting Form Based Code reform in the district	4/4/2024 10:09 AM

Q5 Please select ten (10) individual priorities/projects you would currently Cut From the List.

Answered: 161 Skipped: 64




Creating Shared Retail Space (Retai...
Increased Community Oriented...
Fresh Food Delivery, Fresh Food Truck,...
Improved Bus Access (Additional/...
Attracting Personal Care Businesses...
Create Opportunities for Pop-Up...
Park Facilities (Stage,...
Community Gardens
Neighborhood Food Co-Op, Small Grocer...
Support Efforts to Increase the...
Neighborhood Farmers Market Days, Improv...
Support Efforts to Increase the...
Support Funding and Training for...
Neighborhood Clean Up Events
Neighborhood Events (Food Truck Rally,...
Improved and Continuous Communicatio...
ADA Accessibility
Pedestrian Lighting
Support Pathways to Homeownershi...
Attracting Gathering Places (Coff...
Sidewalks (New, Gap


Filling, ADA...
Attracting "Livable Wage" Employers
Other (please specify)
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

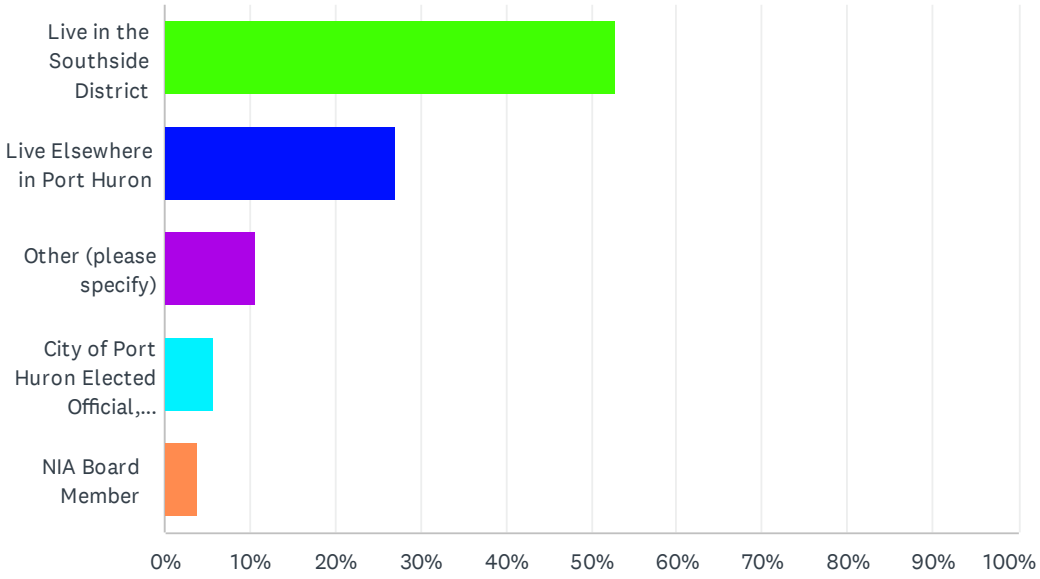
ANSWER CHOICES	RESPONSES	
Skate Park	64.60%	104
Dog Park	57.14%	92
Play House/Performing Arts Venue	47.83%	77
Improving and/or Expanding the Reinvestment Center	42.86%	69
Slowing Traffic on Military and Electric	40.37%	65
Walking Track	39.75%	64
Public Art (Murals, Sculptures, etc.)	37.89%	61
Develop a Commercial Kitchen (Rentable by Food Based Businesses, Events, etc.)	37.89%	61
Sports Facilities (Fields, Courts, etc.)	36.65%	59
Rerouting Heavy Truck Traffic	34.16%	55
Historical Markers (Tell the Neighborhood's Story)	34.16%	55
Food Truck Events in the Neighborhood	31.68%	51
Attracting Employers Providing "Green" Jobs	31.68%	51
Create Shared "Maker" Spaces (Art Studio, Workshop, etc.)	30.43%	49
Tree Planting & Forestry Management	29.81%	48
Benches Along Designated Pathways	29.19%	47
Bike Facilities (Bike Lanes, Stations, etc.)	26.71%	43
Improved Riverfront Access	24.22%	39
Creating Shared Retail Space (Retail Incubator), Micro-Retail Spaces, etc.	24.22%	39
Increased Community Oriented Programming and Activities at the Reinvestment Center	22.98%	37
Fresh Food Delivery, Fresh Food Truck, etc.	22.36%	36
Improved Bus Access (Additional/New Shelters, Routes, Frequency, etc.)	21.74%	35
Attracting Personal Care Businesses (Beauty/Barber Shop, Laundry, etc.)	20.50%	33
Create Opportunities for Pop-Up Retail, Small Business Markets/Fairs, etc.)	19.25%	31
Park Facilities (Stage, Concessions, Restrooms, Utility Hookups, etc.)	18.01%	29
Community Gardens	18.01%	29
Neighborhood Food Co-Op, Small Grocer, etc.	15.53%	25
Support Efforts to Increase the Supply of Senior Housing	14.29%	23
Neighborhood Farmers Market Days, Improved Transportation to Downtown Farmers Market, etc.	13.04%	21
Support Efforts to Increase the Supply of Affordable Housing	13.04%	21
Support Funding and Training for Home Rehabilitation, Tool Sharing, Minor Home Repairs, etc.	13.04%	21
Neighborhood Clean Up Events	11.80%	19

Neighborhood Events (Food Truck Rally, Picnics, Volunteer Days, etc.	11.80%	19
Improved and Continuous Communications and Community Engagement from the Southside NIA Board	11.18%	18
ADA Accessibility	9.94%	16
Pedestrian Lighting	9.32%	15
Support Pathways to Homeownership (Education, Downpayment Assistance, Post-Purchase Education, etc.)	9.32%	15
Attracting Gathering Places (Coffee Shop, Restaurants, Arcade, etc.)	8.70%	14
Sidewalks (New, Gap Filling, ADA Ramps, & Maintenance)	6.83%	11
Attracting "Livable Wage" Employers	4.97%	8
Other (please specify)	3.11%	5
Total Respondents: 161		

#	OTHER (PLEASE SPECIFY)	DATE
1	Getting in the way of citizens trying to do good things.	4/19/2024 10:18 AM
2	Cut homeless shelters for non-locals	4/19/2024 9:49 AM
3	anything that increases property taxes	4/5/2024 11:22 PM
4	Indoor Kids attractions	4/5/2024 1:09 PM
5	?	4/5/2024 6:42 AM

Q6 How are you associated with the Southside Neighborhood Improvement Authority?

Answered: 159 Skipped: 66



ANSWER CHOICES	RESPONSES	
Live in the Southside District	52.83%	84
Live Elsewhere in Port Huron	27.04%	43
Other (please specify)	10.69%	17
City of Port Huron Elected Official, Staff, or Other Organizational Partner	5.66%	9
NIA Board Member	3.77%	6
TOTAL		159

#	OTHER (PLEASE SPECIFY)	DATE
1	Concerned citizen	4/19/2024 4:32 PM
2	Rooting for the south side. Friend of South side community leaders.	4/19/2024 10:21 AM
3	I was raised on 30th and Conner. In the near future I want to purchase a second home possibly on the Southside of Port Huron	4/19/2024 8:45 AM
4	Want to bring our business to Southside	4/14/2024 12:52 PM
5	I am not	4/9/2024 12:44 PM
6	Grew up in area would like to see it revitalized	4/4/2024 11:29 PM
7	Business owner in the city	4/4/2024 7:01 PM
8	Live just outside the Southside Area, but work here and son goes to school here	4/4/2024 2:33 PM
9	Lived in South Park for over 25 years relative in the area	4/4/2024 1:25 PM

10	Work on the south end	4/4/2024 12:30 PM
11	Lived in the area	4/4/2024 11:40 AM
12	Southside homeowner and attend NIA meetings	4/4/2024 11:01 AM
13	Non-profit business administrator looking to grow into Southside	4/4/2024 10:58 AM
14	Attend the NIA meetings	4/4/2024 10:39 AM
15	Was raised in PH, live in Fort Gratiot. Travel to Southside.	4/4/2024 10:21 AM
16	Former resident	4/4/2024 10:05 AM
17	I work in the Southside and am a lifelong resident of Port Huron, Kimball, and Fort Gratiot	4/4/2024 7:30 AM