

CEDARVILLE HARBOR WATERWAYS GRANT

FINAL RECOMENDATION REPORT

Prepared and Presented by

Clark Township Harbor Committee

March 3, 2015

Mark Merchberger, Chair: Planning Com. Member, Capt. of Vol. Ambulance Corps

Sarah Massey: Clark Twp. Planning Commission Member

Jason Sherlund: Clark Twp. Board Trustee

Gary Wellnitz: Clark Twp. Board Trustee

Joyce Cram: Les Cheneaux Watershed Council

Mark Clymer: Les Cheneaux Watershed Council



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The Harbor Committee has been meeting weekly since last August 26th, and has investigated numerous possible Cedarville Harbor scenarios as to the construction scope & costs, financing, and annual per forma income & expense models. The committee has agreed that a new Cedarville Harbor is both desirable, feasible, and sustainable.

Now having successfully addressed the previously stated concerns of the Clark Twp Board, the Twp. Harbor Committee respectfully requests that the Planning Commission pass a resolution favoring the Cedarville Harbor project and recommend to the Twp. Board that they accept the Waterways Grant and Agreement by passing the MDNR Waterways Grant Resolution. This Resolution does not commit the expenditure of any Township funds. The Resolution, in part, states:

"RESOLVED, that the Township of Clark, Michigan, accepts the terms of the Agreement as received from the Michigan Department of Natural Resources, and that the Township agrees, but not by way of limitation, as follows:

1. To appropriate up to the sum of One Million Twenty Thousand dollars (\$1,020,000.00) to match the One Million Twenty Thousand dollars (\$1,020,000.00) State grant authorized by the Department.

What it does do is:

- Demonstrate the Township's interest in following through with exploring the best way/s to provide harbor improvements for the boating public in Cedarville Bay.
- Reaffirm the Township's commitment to enhance the recreational opportunities, and access to them, for Township residents & visitors.
- Show support for ongoing efforts to restore and revitalize the downtown Cedarville waterfront
- Enhance emergency rescue access for both fire & ambulance with an additional launch ramp
- Provide waterfront public safety improvements for boaters and pedestrians
- Offer overnight car & trailer parking for visitors to Government Island and other local destinations
- Attract business investment and increase tourism
- Offer prospective donors a sustainable plan and price, so fund raising efforts can proceed by the Les Cheneaux Watershed Council.

Potential Amenities for Les Cheneaux Waterfront Marina:

24-hour security
Bicycle rental/courtesy with slip rental
Boat launch
Boat cleaning pressure washer
Boater Lounge with TV
Bonfire pit
Cable TV hook-up
Concierge
Courtesy vehicle
Day use dockage
Dog run
Electricity (30 & 50 amp)
Exchange Library of books for boaters: "take one / leave one"
Gazebo shelter
Golf cart
Grills/picnic tables
Laundry
Luggage carts
Parking: boat & trailer
Parking: long term
Picnic shelters
Picnic tables
Playground/sand box
Public phone
Recycle bins
Refuse receptacles
Reservation System - confirmed reservations
Restroom
Secure (gated) parking lot
Security cameras
Showers - private & with lots of hot water
U.S. Customs station?
Vending machines
Water
Weddings/gazebo
Wi-Fi/internet

Market Assessment for Les Cheneaux Waterfront Marina:

Boating trends to address:

- Kayaks
- Paddleboards
- Ski-jets
- Speed boats
- Cabin Cruisers
- Transit boaters
- Commercial use
- Emergency vehicle use

Recreation needs:

- Water taxi's to Islands
- Provide information about camping available on Islands
- Parking for boaters and day users
- Transportation for boaters to get to businesses

Revenue to be generated at Marina:

- Commercial Fees
- Yearly permits
- Day permits
- Parking fees
- Launching fees
- Ice machines
- Vending machines
- Bikes rentals
- Golf Carts rentals

Community Needs for Les Cheneaux Waterfront Marina:

- Improved intermodal island access - island residences
- Coordinate overflow parking, including Hessel
- Improve parking for day use & camping options for Government Island
 - Cooperative agreement with USFS
 - Showers?
- Anchor investment in Community revitalization
 - Direct people to core area as economic driver
- Split Harbor parcel to allow for commercial access ramp at north end
 - Freight dock
 - Water taxi

Financials for Les Cheneaux Waterfront Marina: Construction Costs

CLARK TOWNSHIP CEDARVILLE HARBOR PROBABLE CONSTRUCTION COST 3/2/2015	<u>Waterways Grant</u> (up to \$1.02 Million) 50% Match	<u>Waterways Grant</u> (up to \$1.02 Million) 50% Match	<u>DNR Trust Fund</u> (up to \$300 k) 25% Match	Phase I	Phase II	Phase I & II
	<u>UPEA Current \$</u>	Phase I	Phase II	Phase I	Phase II	Phase I & II
Restroom (3+3)						
Harbor/Restroom Building (40x40 @ \$165/)	\$264,000	\$0	\$264,000			
Head Dock (282' Pier w/ 3-40', 2-36', 3-28' LF Docks)						
Floating Dock	\$207,500	\$207,500				
Boat Launch Ramp (Assumes ramp dredging complete)						
Concrete Boat Launch Ramp Structure	\$18,000	\$18,000				
Skid Dock	\$10,500	\$10,500				
Class II Sand Fill for launch area	\$2,640	\$2,640				
No. 4 AREA Stone for launch area	\$4,620	\$4,620				
Geotextile Fabric	\$1,540	\$1,540				
Rip Rap	\$2,200	\$2,200				
Site Work						
Excavation & Paving	\$0	\$0				
Electrical & Site Lighting						
Lighting/Electrical	\$55,000	\$55,000				
Plumbing & Fixtures						
Plumbing & Fixtures	\$44,000	\$44,000				
Sheet Piling (15' @ \$1500/)	\$22,500	\$22,500				
Furniture, Fixtures & Equipment	\$35,000	\$0	\$35,000			
CONSTRUCTION SUBTOTAL	\$667,500	\$368,500	\$299,000			
less dock cost (\$236,000)	\$431,500	\$132,500				
CONST CONTINGENCIES (15%/ w/o docks)	\$64,725	\$19,875	\$44,850			
ENGINEER, INSPECT, TEST, ADMIN (10%/ w/o docks)	\$43,150	\$13,250	\$29,900			
PROJECT TOTAL (9/14/14 projected @ \$719K)	\$775,375	\$401,625	\$373,750	\$775,375		
Local Match (\$112K savings with 2 grants)	\$388,000	\$201,000	\$75,000	\$276,000		

Financials for Les Cheneaux Waterfront Marina: Local Match Sources

	2/12/2015	2/12/2015	2/12/2015	2/12/2015
<u>CLARK TOWNSHIP</u>				2/12/2015
<u>CEDARVILLE HARBOR</u>	<u>UPEA Current \$</u>	<u>Phase I</u>	<u>Phase II</u>	<u>Phase I & II</u>
<u>GRANT MATCH COSTS</u>	(50% match)	(50% match)	(25% match)	Net Match
PROJECT COST	\$775,375	\$401,625	\$373,750	\$775,375
<u>Possible Match Sources:</u>	\$388,000	\$201,000	\$75,000	\$276,000
Clark Twp (Fund Raising Match: 1/1, up to \$150k)	\$150,000	\$62,500	\$37,500	\$100,000
Community Fund Raising (LCWC/LCCF)	\$162,000	\$62,500	\$37,500	\$100,000
Clark Twp Pier Donation (in-kind)	\$26,000	\$26,000		\$26,000
Lions Club	\$10,000	\$10,000		\$10,000
LCIA	\$10,000	\$10,000		\$10,000
LCWC 1	\$10,000	\$10,000		\$10,000
LCWC 2	\$10,000	\$10,000		\$10,000
Taylor Lumber (Well/in-kind)	\$10,000	\$10,000		\$10,000
TOTAL MATCH	\$388,000	\$201,000	\$75,000	\$276,000

Financials for Les Cheneaux Waterfront Marina: Operational Costs:

	Hessel 2011	Cedarville 2016 Overnight (8 of 16 slips) (@\$30/night) (50%-106 nights/seas)	Cedarville 2016 Daily (8 of 16 slips) (@\$10/day) (75%-60 days/seas)	Cedarville 2016 Seasonal Day Pass (@\$50/yr) (40 local/120 island)	Cedarville 2016 Ramp (@\$35/yr)	Aldo Leopold (6x\$5x75 days)	Cedarville 2016
REVENUES							
Dockage	\$31,664.01	\$12,720.00	\$3,600.00	\$8,000.00	\$2,100.00	\$2,250.00	\$28,670.00
Dockage - Commercial: \$100/ Car/Trailer Parking - (\$10/night)		\$5,000.00			\$1,050.00		\$1,000.00
Pump Out	\$305.00						\$5,000.00
Shower	\$35.00	\$100.00					\$0.00
Unreturned Keys	\$15.00	\$10.00					\$100.00
Laundry Fees							\$10.00
Trash	\$150.00						\$0.00
Gazebo Rent							\$0.00
Miscellaneous							\$0.00
Employee Bonuses	\$500.00						\$0.00
Total Revenues	<u>\$32,669.01</u>						<u>\$34,780.00</u>
EXPENDITURES							
Salaries	\$16,385.66						-\$16,000.00
FICA	\$1,253.52						-\$1,254.00
SUI	\$770.15						-\$770.00
Payment Kiosk							-\$500.00
Maintenance Supplies	\$1,524.31						-\$800.00
Telephone/WIFI	\$406.61						-\$1,000.00
Sewer	\$1,260.00						-\$600.00
Solid Waste	\$810.00						-\$810.00
Maintenance & Repair	\$5,696.06						-\$1,000.00
Cap Improve & Repairs	\$693.73						-\$500.00
Other Expenses							-\$500.00
Health & Safety	\$134.49						-\$150.00
Cr Cd Discount & Fees	\$1,082.18						-\$500.00
Reimbursements	\$500.00						
Equipment Expense							
Office Supplies	\$51.20						-\$100.00
Total Expenses	<u>\$30,567.91</u>						<u>-\$24,484.00</u>
NET PROFIT/LOSS	\$2,101.10						
FUND 223 REV/EXP							
Ramp Revenue	\$6,694.64						
Laundry	\$156.00						
Expense	<u>-\$2,372.30</u>						
Ramp Net Profit/Loss	\$4,478.34						
TOTAL NET PROFIT/LOSS	\$6,579.44						\$10,296.00



ENGINEERING
ARCHITECTURE
SURVEYING
ENVIRONMENTAL

2008 N. LUTHERAN AVE. SUITE 2
 48000/INGERS STREET
 48000/INGERS STREET
 131 DONALD AVE. SUITE B
 48000/INGERS STREET
 707 ASPHWALE STREET
 48000/INGERS STREET

PROJECT TITLE:
CEDARVILLE HARBOR RESTORATION

OWNER:
CLARK TOWNSHIP

PROJECT LOCATION:
CEDARVILLE, MICHIGAN

PROJECT NO.:	###
DESIGNED BY:	ASJ
DRAWN BY:	ASJ
CHECKED BY:	JG
APPROVED BY:	JG
COST OPINION REVIEW:	DI-1014
ISSUED FOR:	DATE:

PRELIMINARY SITE PLAN

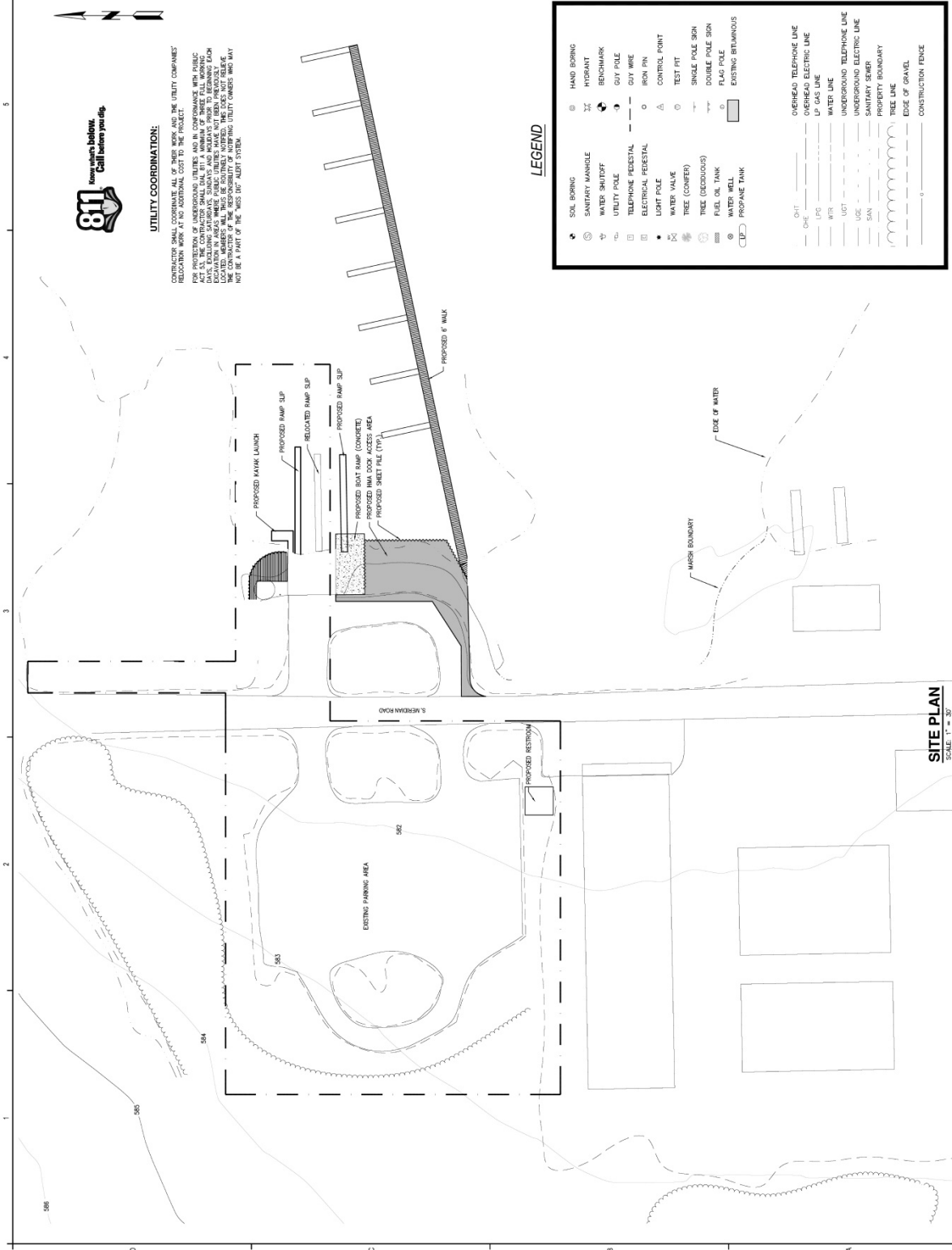
C101



UTILITY COORDINATION:

CONTRACTOR SHALL COORDINATE ALL OF THEIR WORK AND THE UTILITY COMPANIES' RELOCATION WORK AT NO ADDITIONAL COST TO THE PROJECT.

FOR PROTECTION OF UNDERGROUND UTILITIES AND AIR COMPRESSORS, AIR PUBLIC UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY EXCAVATION WORK. EXCAVATION SHALL BE STOPPED IMMEDIATELY UPON CONTACT WITH ANY UNDERGROUND UTILITY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES PRIOR TO BEGINNING EXCAVATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES PRIOR TO BEGINNING EXCAVATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES PRIOR TO BEGINNING EXCAVATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES PRIOR TO BEGINNING EXCAVATION WORK.

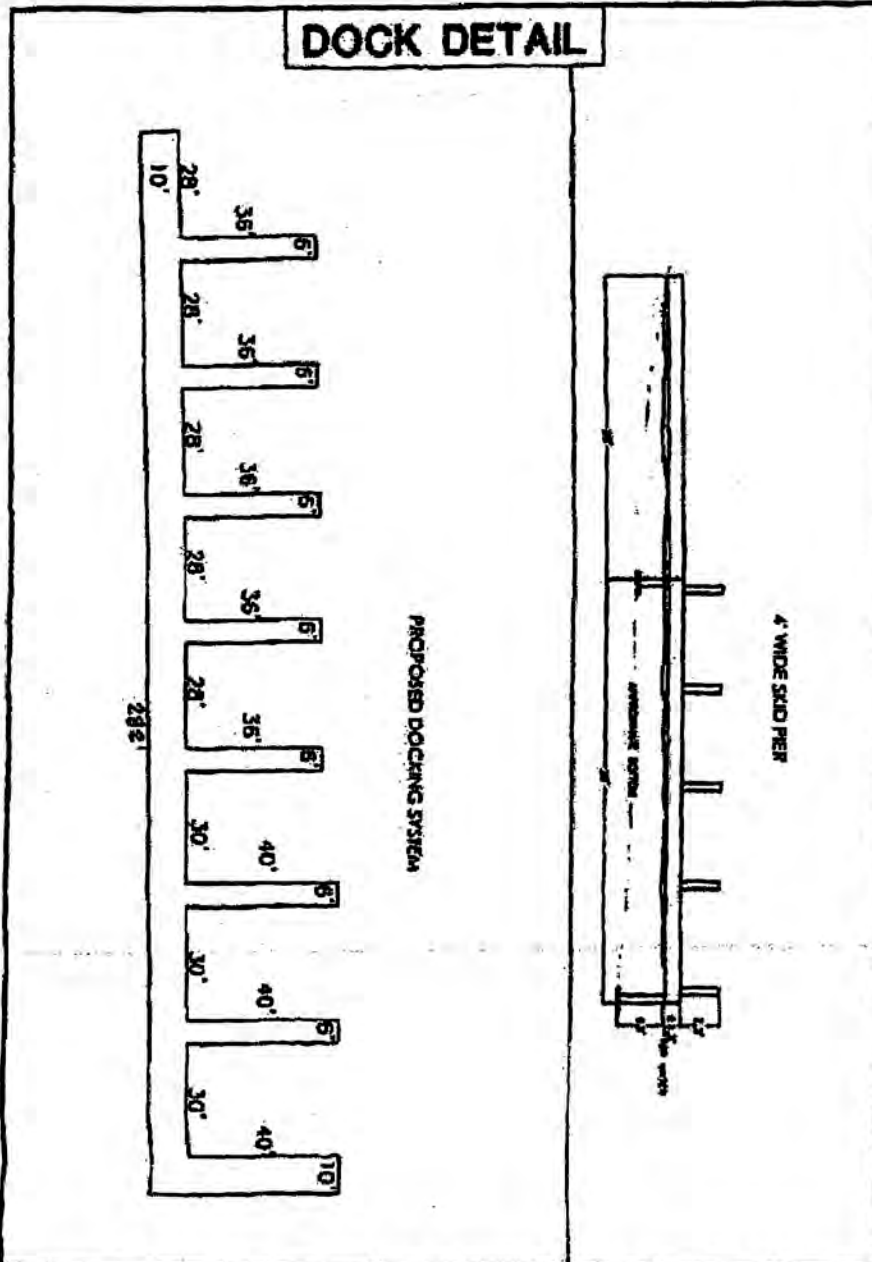


LEGEND

SOIL BORING	○	HAND BORING	○
SANITARY MANHOLE	⊕	HYDRANT	⊕
WATER SHUTOFF	⊕	BENCHMARK	⊕
UTILITY POLE	⊕	GYE POLE	⊕
TELEPHONE FEDESTAL	⊕	GYE WIRE	⊕
ELECTRICAL FEDESTAL	⊕	IRON PIN	⊕
LIGHT POLE	⊕	CONTROL POINT	⊕
WATER VALVE	⊕	TEST PIT	⊕
TREE (CONIFER)	⊕	SINGLE POLE SIGN	⊕
TREE (DECIDUOUS)	⊕	DOUBLE POLE SIGN	⊕
FUEL OIL TANK	⊕	FLAG POLE SIGN	⊕
WATER WELL	⊕	EXISTING BITUMINOUS	⊕
PROPANE TANK	⊕		

OHT	—	OVERHEAD TELEPHONE LINE
LP	—	OVERHEAD ELECTRIC LINE
WTR	—	WATER LINE
UGT	—	UNDERGROUND TELEPHONE LINE
UGL	—	UNDERGROUND ELECTRIC LINE
SAN	—	SANITARY SEWER
PRO	—	PROPERTY BOUNDARY
TR	—	TREE LINE
EG	—	EDGE OF GRAVEL
CF	—	CONSTRUCTION FENCE

SITE PLAN
 SCALE: 1" = 30'



GREAT LAKES LAND SURVEYING		
<small>PO BOX 382 / 562 N. 3 MILE ROAD, HERSEL, MICHIGAN 49745 PHONE / FAX 606-484-6940</small>		
SHEET: 2 OF 2	SURVEY FOR CLARK TOWNSHIP	COMPUTED BY: J. DAVIS
DATE: 29 SEPT. 2010		PROJECT NO. 09-056
SCALE: NONE		DRAWN BY: J. DAVIS

NUMBER: LRE-1975-181632-S10
 File: Clark Twp - Boat Ramp, Piers, Dredging
 Mackinaw County, MI
 Sheet 8 of 8

Summary for Les Cheneaux Waterfront Harbor

CURRENT CONDITION

- Clark Township and Cedarville are in decline:
 - Population is dropping
 - Property values are declining
 - Tax base is lower
 - New Business investment weak
 - Vacancies on Hodeck Street
- Michigan Waterways has awarded a \$1 million matching grant to enhance the Cedarville Harbor
- Grant was awarded in 2010
- New Cedarville Harbor Design has been completed
- Clark Township has yet to accept the grant and to raise the matching funds
- The grant could expire within the next year

TARGET CONDITION

- Clark Township and Michigan Waterways agree on the grant contract
- New Cedarville Harbor will include new dock slips, launch area with two boat ramps including emergencies restroom, shower
- Project is funded with matching grant/s and private donations, not taxes
- Use the Cedarville Harbor Project as the catalyst for the restoration of downtown Cedarville
- New Cedarville Harbor starts the revitalization of our downtown area and our historic water community

BUSINESS CASE

- Downtown Cedarville is the hub of the water community
- Downtown Cedarville is a nostalgic place in the hearts of local residents, seasonal residents and visitors
- The decline of downtown Cedarville is a scar on the community
- Emergency Service ramp & dedicated slip will reduce the reaction time to service emergencies for islanders
- New Cedarville Harbor will lead the restoration of downtown Cedarville
- Attract business investment and increase visitors

ACTION PLAN

- Work with Clark Township Board to gain agreement and accept the Michigan Waterways Grant
- Establish Township Harbor Committee
 - Present recommendations for Harbor Project
- Launch private fundraising initiatives for the Cedarville Harbor project



Aerial Rendering of Cedarville Waterfront (looking eastward)



Aerial Photo of Present Day Cedarville Waterfront