

The City of Port Huron

Revitalization In Progress



History of our Downtown

County Seat

Financial Center

Commercial Hub of
Shopping



A Void Is Created

Loss of Major Retails

Even Small Mom & Pop's Move Out

The Town Becomes Empty After 5pm



A Renaissance Begins: What Changed ?

New Investors

Loft Development Begins

Growth of Restaurants



Today's Comeback Kid



Current Downtown – Growing Stronger



100 businesses



24 Retail Stores

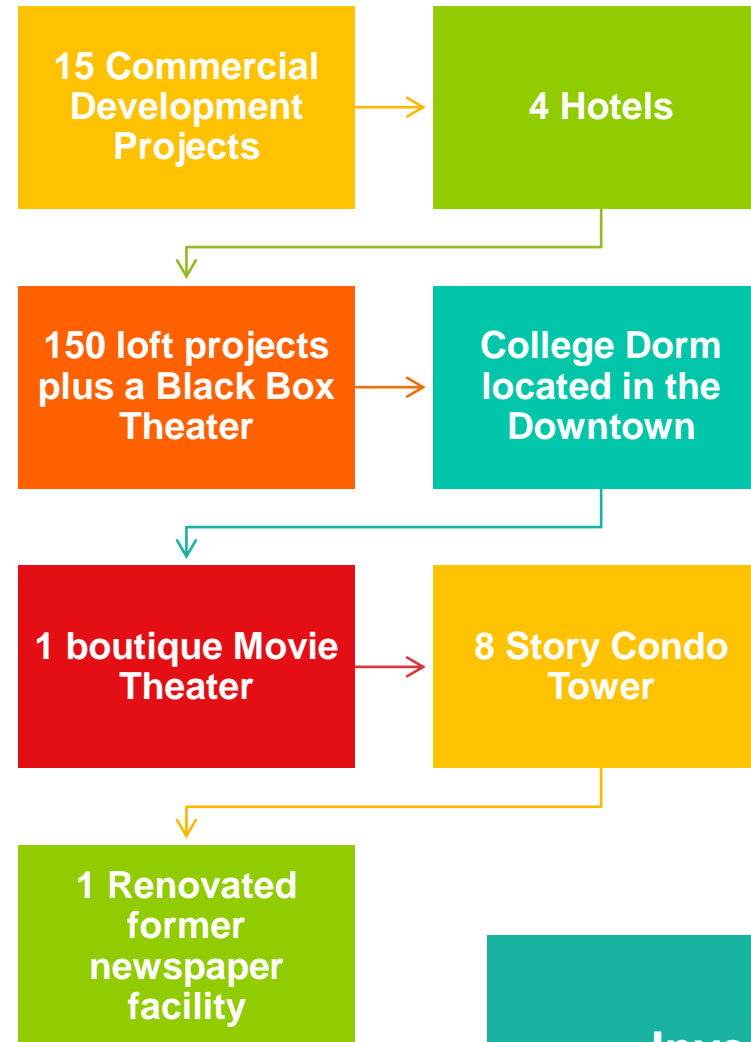


19+ Restaurants



150 Lofts

City of Port Huron Development



Investors From All Over The Country



City Flats Hotel is a \$8.6 Million investment for a 38-room hotel with conference space, a ballroom and lounge is underway. This is an investment of Chuck Reid, owner of City Flats Hotel of Holland & Grand Rapids, Michigan. PPP: OPRA, CRP



Sperry's Theater is a \$10 Million investment and will include 12 to 13 intimate boutique theaters, with seating for 400, and a restaurant overlooking Huron Avenue. This is another investment of Chuck Reid of Holland, MI. PPP: OPRA, Brownfield, HTC, Section 108 and BEDI.



St. Clair County Community College (SC4) Dorms. SC4 has purchased the former Main Street Lodge and converted the downtown motel into student housing while investing \$2.5 Million into the project. The new dorms will consist of 40 units housing 82 students in the downtown location. PPP: The city worked with the college on zoning and land use changes to allow the project within the CBD District. \$750,000 Loan St Clair County Community Foundation.

**\$300
MILLION IN
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HURON
OVER THE
PAST 36
MONTHS**



Wings Etc. The mid-west chain has opened downtown at the former Thumbcoast Brewery location on the river. This restaurant has a wide range of foods on its menu, including burgers, wraps, and sandwiches. In addition, they are operating the 7.5 barrel brew system to produce craft beer. The investors are based from the west side of the state with two locations in Sturgis and Coldwater.



Blue Water View Condos Alan Stevens, a New York developer with a record of successful multimillion-dollar, high-end developments is redeveloping of the former YMCA site. This project is estimated between \$15-\$20 Million that will result in the construction of luxury condominiums in the downtown.



HARRINGTON INN This historical hotel in downtown Port Huron is situated in the Military Street Historic District. This iconic hotel is being redeveloped by a California investment group with the intention of renovating the 70 room hotel back to its glory days. PPP: Historical Credits and an OPRA.

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306 HURON has been purchased by investors based in Arizona. This property is slated for mixed use and will redevelop the 2 story corner property into lofts and grocery store. This is the fourth investment in Port Huron for this group with other invests being a number of restaurants in the downtown. PPP: OPRA, CRP, Food Desert Grants



202 HURON AVE.— BALLENTINE BUILDING— This building has been developed into 19 lofts with first floor retail/office space by a group out of Canada. PPP: CRP Community Revitalization Program (\$680,000) , OPRA and NEZ. There is a second project located at the former Winkleman Building that will include an additional 12 lofts. PPP: NEZ, CRP



McLaren Port Huron is finishing construction of its \$162 million expansion and renovation plans for a cancer center and a 5 story patient tower. The cancer center will offer infusion therapy and imaging technology, including a new Elekta Versa HD linear accelerator

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Commercial Investment

Michigan Mutual Office is a \$3.5 Million investment that is converting a former newspaper production facility in downtown Port Huron into an office space for over 200 mortgage company employees. PPP: OPRA



Citadel Loft & Theater Building is a \$2 Million investment with 7 lofts, retail spaces and a black box theater. PPP: OPRA, NEZ, CRP, Foundation Grants and MCACA



Baker Culinary Institute is a \$4 Million investment it is already an award winning culinary school with a full program. Located next to the Hilton Doubletree, it serves as a catalyst for developing fine dining in the St. Clair County area. The Port Huron Culinary Institute of Michigan is the 2015 American Culinary Federation Student Team Michigan State Champion.





Hilton Doubletree is a \$10.3 Million investment with 149 rooms and a planned expansion. It also includes Freighters Eatery and Taproom. This is an investment of John Wheeler from Grand Rapids, MI. The Port Huron hotel was ranked 14th in the world for service year-to-date in the company's brand ranking. The hotel also is a contender for DoubleTree Hotel of the Year.



The Blue Water River Walk is almost one-mile of St. Clair River shoreline immediately south of the mouth of the Black River. The shoreline was donated to the Community Foundation of St. Clair County by local philanthropist James C. Acheson and his wife Suzanne. This initial gift, valued at approximately \$1.5 million, has now been leveraged to create a total public and private partnership investing more than \$6,000,000.



Blue Water Convention Center is a \$9 Million investment that is a 34,000 square foot state of the art event and meeting space. This property was developed by St. Clair County in partnership with the City of Port Huron.

Past Public-Private Partnerships

Holiday Inn Express This is the location of a former municipal marina that was sold to Amerilodge Group. This project is a two phase project with the first phase being a Holiday Inn Express Hotel. The second phase will be a second hotel with a stand alone restaurant. PPP: Brownfield



Enhancements to our Downtown

Pedestrian Crossing signage

Downtown lighting

Improvements to McMorran Complex



Public/Private Partnership

1. The Right Team

2. The Right Support: Incentive Tools

3. The Right Attitude: Pro-Business

- A. Preliminary construction meetings
- B. Preliminary incentive meetings
- C. Problem solving – Zoning, Utilities & Funding



INCENTIVE TOOLS WE USE

Obsolete Property
Rehabilitation Act
(OPRA)

Neighborhood
Enterprise Zones (NEZ)

Community
Revitalization Program
(CRP)

Brownfield
Redevelopment

Historical Tax Credits
(HTC)

Opportunity Zone

Our Incentives Policies



Brownfield Redevelopment Act

We have a two level application process based on project size and benefit to the community. There are minimum investments and/or job requirements.

Neighborhood Enterprise Zone (NEZ)

Policy is based on State standards with a points criteria based on location, project value and mixed-use.

Obsolete Property Rehabilitation Act (OPRA)

We have a sliding scale based on project location, job retention/creation, project value and type of development with residential component .

PA 198 Industrial

We have a sliding scale based on job retention/creation and project value with minimum thresholds.

Future Opportunities

Acheson Land

City Hall Building

Buildings & land still waiting to be developed

Neighborhoods





PROPOSAL

SCHEMATIC PLANNING

Overall Site Plan



Eissmann Automotive Port Huron

PA 198 Abatement
MEDC State Grant
MI New Jobs Training Program
Job Fair and Hiring Assistance



THANK YOU

