



David Nelson &lt;fragglemk464@gmail.com&gt;

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## City of Negaunee -- CLG Discussion Follow Up

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Higgins, S. Alan (LEO) <HigginsS3@michigan.gov>  
To: David Nelson <dnelson@cityofnegaunee.com>

Mon, Jan 3, 2022 at 9:19 AM

Hi David,

I'll be happy to take a look at this.

Re: the historic district boundary, a couple of things:

- To establish a local historic district, you would have to follow the process outlined in PA 169, which includes appointing a historic district study committee and preparing a report for council to review and vote on. This process is briefly summarized here: <https://www.miplace.org/historic-preservation/programs-and-services/local-historic-districts/process-for-establishing-a-local-historic-district/>. If that process has not yet taken place, you can go ahead and enact the overall ordinance now without a specific historic district included. Then, once all of the steps are completed to adopt the district itself, the ordinance would be amended to include the boundaries. That would at least put the ordinance on the books and let you establish the historic district commission, which are the two key steps for CLG certification. Specifically, you do not have to already have established a local district to apply to become a CLG, you just have to have the ordinance and an appointed HDC. The district can come later. Some communities choose to take that approach to get access to funding to help with establishing local districts and so on.
- You can have both individual properties and groups of properties designated as local districts under the ordinance. So, to your question, yes, if you establish a large district at first but then want to look at designating individual properties or other groupings, you have the ability to do that. To do so, the city would follow the same process outlined in the webpage above. That's what happens most often—communities will have one or two large groupings in a district but they'll also designate scattered individual homes or other important properties throughout the community. It's something that can happen based on the city's priorities and goals, and we can help talk through that process.
- The same holds true for expanding local district boundaries. You can do so as you wish so long as you follow the process outlined in PA 169 to establish a study committee and prepare a report to be voted on by council.

Re: CLG funds—CLG funds are not limited to local historic districts. Funding can be used for projects anywhere in the municipal boundaries of a CLG so long as they meet funding parameters. So—for example—you could use CLG funds to do a National Register nomination for properties anywhere in the community, do heritage tourism programming, put together a preservation plan for the entire community, work on a revitalization study, etc. Planning, documentation, and education projects can cover any properties, both public and private, and can be independent of any existing designation. The main caveat for CLG funding is tied to money for rehabilitation projects—per National Park Service requirements, that money can only be spent on properties that are listed in the National Register and owned by the municipality, a non-profit, or other public entity.

I hope this answers your questions? Happy to chat if easier. I know the information about having a district ordinance vs. having the district itself may be a bit squirrely, so I'm happy to talk through that. It really comes down to the Negaunee's priorities and timelines... the process for establishing the district itself typically takes longer since it has to follow PA 169,

so some communities elect to get the ordinance in place first without the district so that it's on the books and they can apply for CLG status. There's no right or wrong, just depends on where you all would like to be.

Alan



**S. Alan Higgins**

Certified Local Government Coordinator

**State Historic Preservation Office**

300 N. Washington Square

Lansing, MI 48913

Office: 517.335.9840 | Cell: 517.256.4358

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