

**CITY OF MANISTEE PLANNING COMMISSION
WORKSESSION AGENDA**

**Thursday, April 17, 2014
7:00 p.m.
Council Chambers, City Hall
70 Maple Street, Manistee, Michigan**

Worksessions are scheduled to allow the Planning Commission the opportunity to discuss in a less formal manner than a regular meeting. No motions can be made during a worksession.

I Call to Order.

II Worksession Items:

Redevelopment Ready Communities – Best Practices

Master Plan Update

Misc.

III Adjourn



City of Manistee Planning & Zoning Administrator



MEMORANDUM

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TO: Planning Commissioners

FROM: Denise Blakeslee, Planning & Zoning

DATE: April 10, 2014

RE: April 17, 2014 - Planning Commission Worksession

Commissioners, the next worksession of the Planning Commission is Thursday, April 17, 2014 at 7 pm in the Council Chambers. Discussion at the Worksession will include:

- **Redevelopment Ready Communities Best Practices.** This discussion is to give you an overview of the program and an idea of the work the Planning Commission will be doing on the program.
- **Master Plan Update.** Review the survey results.

Please let me know if you are unable to attend the worksession. See you Thursday!

MICHIGAN REDEVELOPMENT READY COMMUNITIES PROGRAM

The Redevelopment Ready Communities® (RRC) Program is a state-wide certification program that supports communities to become development ready and competitive in today's economy. It encourages communities to adopt innovative redevelopment strategies and efficient processes which build confidence among businesses and developers. Through the RRC program, local municipalities receive assistance in establishing a solid foundation for redevelopment to occur in their communities – making them more attractive for investments that create places where people want to live, work and play.

Once engaged in the program, communities commit to improving their redevelopment readiness by undergoing a rigorous assessment, and then work to achieve a set of criteria laid out in the **RRC Best Practices**. Each best practice addresses key elements of community and economic development, setting the standard for evaluation and the requirements to attain certification. The program measures and then certifies communities that actively tap the vision of local residents and business owners to shape a plan for their future while also having the fundamental practices in place to be able to achieve that vision. The six RRC best practices include:

- Community Plans and Public Outreach
- Zoning Policy and Regulations
- Development Review Process
- Education and Training
- Redevelopment Ready Sites*
- Community Prosperity

Through the RRC best practices, communities build deliberate, fair and consistent development processes from the inside out. RRC provides the framework and benchmarks for communities to strategically and tactically ask “What can we do differently?” By shifting the way municipalities approach development, they're reinventing the way they do business – making them more attractive for investment and job growth to occur.

The RRC program also has an advisory council consisting of public and private sector experts to assist in guiding the development of the best practices, provide feedback and recommendations on community assessments, and consider new opportunities to enhance the program. In addition to Michigan Economic Development Corporation (MEDC) assistance, communities receive comments from multiple perspectives from experts working in the field, tapping into a broader pool of talent.

RRC certification formally recognizes communities for being proactive and business friendly. Certified communities clearly convey the importance of redevelopment. Through the program, MEDC provides evaluation support, expertise and consultation, training opportunities, and assist certified communities market their top redevelopment sites. When a community becomes a certified Redevelopment Ready Community, it signals that it has effective development practices and many more compelling sites for developers to locate their latest projects.

For more information email RRC@michigan.org or contact the MEDC at 517.373.9808.



Redevelopment Ready Communities®

Best Practices

Program Overview

Redevelopment Ready Communities[®] (RRC) is a state-wide program that certifies communities who actively engage stakeholders to vision and plan for the future.



An RRC certification signals to business owners, developers and investors that the community has removed development barriers by building deliberate, fair and consistent processes. Certified Redevelopment Ready Communities[®] attract investment to create thriving places where people want to live, work and play.

Developed by experts in the public and private sector, the RRC Best Practices are the standard for evaluation. Each best practice addresses key elements of community and economic development, nurturing the potential of a community to meet the unique needs of businesses and residents.

Evaluations are conducted by the RRC team through interviews, observation and data analysis. After the evaluation, a community is presented with a report of findings and strategies to implement. To be awarded certification, a community must demonstrate all of the RRC Best Practice components have been met. Once a community is certified, RRC will assist in the promotion and marketing of up to three Redevelopment Ready Sites through the Michigan Economic Development Corporation. These top sites are primed for new investment because they are located within a community that has effective policies, efficient processes and broad community support.

Table of Contents

Best Practice One: <i>Community Plans & Public Outreach</i>	
1.1 – The Plans	4
1.2 – Public Participation	7
Best Practice Two: <i>Zoning Policy and Regulations</i>	
2.1 – Zoning Regulations	8
Best Practice Three: <i>Development Review Process</i>	
3.1 – Site Plan Review Policy	10
3.2 – Site Plan Review Process	12
Best Practice Four: <i>Education and Training</i>	
4.1 – Training for Elected Officials, Board Members, and Staff	14
4.2 – Recruitment and Orientation	15
Best Practice Five: <i>Redevelopment Ready Sites</i>	
5.1 – Redevelopment Ready Sites	16
Best Practice Six: <i>Community Prosperity</i>	
6.1 – Economic Strategies	18
6.2 – Marketing and Promotion	19

Looking for more info?

Some parts of the Best Practices have further explanation. If a word is in [blue](#), hover your mouse over it and a yellow box will appear for more information.

If you still have questions, feel free to contact the RRC team at RRC@michigan.org.

Best Practice One: Community Plans & Public Outreach

1.1 – The Plans

This best practice evaluates community planning for redevelopment and how the redevelopment vision is embedded in the master plan.

The comprehensive master plan is a community’s guiding framework for growth. The information and concepts presented in the master plan are intended to serve as a policy guide for local decisions about the physical, social, economic and environmental development of the community. The plan is updated every five years to provide a community with a current and relevant decision making tool. An updated comprehensive master plan is essential to articulating the types of development the community desires and the specific areas where the community will concentrate resources.

Evaluation Criteria	Expectations
<p>The governing body has adopted a master plan in the past five years or has a master plan update in development.</p>	<ul style="list-style-type: none"> • The master plan reflects the community’s desired direction for the future. • The master plan update has a completion timeline in place, if applicable. • The master plan is accessible online.
<p>The master plan identifies a strategy for redevelopment or a redevelopment plan.</p>	<ul style="list-style-type: none"> • The redevelopment strategy/plan identifies priority redevelopment sites, neighborhoods and/or districts. • The redevelopment strategy/plan contains problem statements and goals for redevelopment sites, neighborhoods and/or districts. • The redevelopment strategy/plan specifies implementation strategies and tools to accomplish the stated goals and actions. • The redevelopment strategy/plan includes a 2-5 year timeline that identifies leadership and outreach, economic development, and planning and zoning benchmarks. • The community demonstrates it has attempted to hit the stated benchmarks and annually reports to the governing body on its progress.

Evaluation Criteria	Expectations
<p>The governing body has adopted a capital improvement plan.</p>	<ul style="list-style-type: none"> • The capital improvement plan has a six-year minimum projection and is reviewed annually. • The capital improvement plan identifies current utility capabilities and considers if current infrastructure allows for development that has been identified in the redevelopment strategies. • The capital improvement plan considers the coordination of projects in the same area to minimize construction costs and impacts. • The capital improvement plan coordinates with the master plan and redevelopment strategy/plan. • The capital improvement plan coordinates with the budget approved by the governing body. • The capital improvement plan is accessible online.
<p>The governing body has adopted a downtown development plan, if applicable.</p>	<ul style="list-style-type: none"> • The downtown development plan has established boundaries of the development area. • The downtown development plan identifies existing improvements in the development area to be demolished, repaired, or altered, and includes estimated costs of the improvements and a timeline for completion. • The downtown development plan identifies any portions of the development area to be left as open space. • The downtown development plan considers pedestrian and/or transit oriented development. • The downtown development plan includes mixed-use elements. • The downtown development plan coordinates with the master plan, redevelopment strategy/plan and capital improvement plan. • The Downtown Development Authority plan coordinates, if applicable. • The downtown development plan is accessible online.

Evaluation Criteria	Expectations
<p>The governing body has adopted a corridor improvement plan, if applicable.</p>	<ul style="list-style-type: none"> • The corridor improvement plan has established boundaries of the development area. • The corridor improvement plan identifies existing improvements in the development area to be demolished, repaired, or altered, and includes estimated costs of the improvements and timeline for completion. • The corridor improvement plan identifies any portions of the development area to be left as open space. • The corridor improvement plan considers pedestrian and/or transit oriented development. • The corridor improvement plan includes mixed-use elements. • The corridor improvement plan coordinates with the master plan, redevelopment strategy/plan and capital improvement plan. • The Corridor Improvement Authority plan coordinates, if applicable. • The corridor improvement plan is accessible online.

1.2 – Public Participation

This best practice assesses how well the community identifies its stakeholders and engages them, not only during the master planning process, but on a continual basis.

Public participation is the process by which a community consults with interested or affected stakeholders before making a decision. It is two-way communication and collaborative problem solving with the objective of being intentionally inclusive, and the goal of achieving better and more acceptable decisions. Public participation aims to prevent or minimize disputes by creating a process for resolving issues before they become an obstacle.

The best master plans have the support of many stakeholders from businesses, residents, community groups and elected and appointed community officials. Public engagement should be more frequent and interactive than soliciting input only during the master plan update.

Evaluation Criteria	Expectations		
<p>The community has a public participation plan for engaging a diverse set of community stakeholders in land use decisions.</p>	<ul style="list-style-type: none"> • The plan identifies key stakeholders, including those not normally at the visioning table. • The plan describes public participation methods and the appropriate venue to use each method. • If a third party is consulted, they adhere to the public participation plan. 		
<p>The community demonstrates that public participation efforts go beyond the basic methods.</p>	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> <p><u>Basic Methods</u></p> <ul style="list-style-type: none"> ○ Public Notice Act ○ Newspaper posting ○ Website posting ○ Flier posting on community hall door ○ Announcements at governing body meeting ○ Post card mailings ○ Attachments to water bills ○ Local cable notification </td> <td style="vertical-align: top;"> <p><u>Proactive Practices</u></p> <ul style="list-style-type: none"> ○ Individual mailings ○ Charrettes ○ One-on-one interviews ○ Canvassing ○ Community workshops ○ Focus groups ○ Social networking ○ Crowdsourcing </td> </tr> </table> <ul style="list-style-type: none"> • Community tracks success of various methods. 	<p><u>Basic Methods</u></p> <ul style="list-style-type: none"> ○ Public Notice Act ○ Newspaper posting ○ Website posting ○ Flier posting on community hall door ○ Announcements at governing body meeting ○ Post card mailings ○ Attachments to water bills ○ Local cable notification 	<p><u>Proactive Practices</u></p> <ul style="list-style-type: none"> ○ Individual mailings ○ Charrettes ○ One-on-one interviews ○ Canvassing ○ Community workshops ○ Focus groups ○ Social networking ○ Crowdsourcing
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<p>The community shares outcomes of all public participation processes.</p>	<ul style="list-style-type: none"> • Community participation results are communicated in a consistent and transparent manner. 		

Best Practice Two: Zoning Policy and Regulations

2.1 – Zoning Regulations

This best practice evaluates a community’s zoning ordinance and how well the ordinance regulates for the goals of the master plan.

Zoning is a key tool to implement comprehensive and development plans in a community. Inflexible or obsolete zoning regulations can discourage redevelopment. Outdated regulations force developers to pursue rezoning or variance requests, disturbing project timelines, increasing costs, and creating uncertainty. Communities should look to streamline ordinances and regulate for the kind of development that is truly desired. In addition, zoning is an essential tool for shaping inviting walkable communities.

Evaluation Criteria	Expectations
The governing body has adopted a zoning ordinance that reflects the goals of the current master plan.	<ul style="list-style-type: none"> • The ordinance is easy to understand and articulates clear definitions. • The zoning ordinance is accessible online.
The zoning ordinance contains priority districts where zoning encourages the type and form of development desired.	<ul style="list-style-type: none"> • The community allows mixed-use in priority districts by right. • The community has considered a form-based code in priority districts. • Downtown or commercial districts consider the following: <ul style="list-style-type: none"> ○ Build to lines ○ Open store fronts ○ Outdoor dining ○ Ground floor signage standards ○ Increased density ○ Pedestrian friendly elements • Industrial districts permit more flexible uses that reflect new economy type businesses.
The zoning ordinance contains flexible zoning techniques that promote infill redevelopment.	<ul style="list-style-type: none"> • The ordinance identifies specific allowable locations for Planned Unit Development(s) and prohibits the waiver or weakening of environmental or design standards. • Conditional land-use and conditional zoning approval requirements are clearly defined. • The community responds to project requests in a consistent manner. • The community encourages mixed- use redevelopment.

Evaluation Criteria	Expectations
The zoning ordinance allows for a variety of housing options.	<ul style="list-style-type: none"> • The ordinance identifies a variety of neighborhood classifications. • The community has considered allowing: <ul style="list-style-type: none"> ○ Mixed density residential ○ Residential uses in the downtown, if applicable ○ Live/work units ○ Mixed-income housing height bonus
The zoning ordinance includes elements for improved non-motorized safety and access .	<ul style="list-style-type: none"> • The community has considered a pedestrian and/or transit oriented development district(s). • The community has considered requiring bicycle parking spaces. • The ordinance describes minimum sidewalk width and street lighting requirements. • The ordinance describes streetscape and traffic calming requirements.
The zoning ordinance allows for more flexible parking requirements.	<ul style="list-style-type: none"> • The ordinance considers: <ul style="list-style-type: none"> ○ The availability of on-street parking ○ Requiring less impervious parking spaces ○ Allowing for interconnected vehicle passage between lots ○ Allowing shared parking agreements • The community has considered implementing alternative parking management strategies.

Best Practice Three: Development Review Process

3.1 – Site Plan Review Policy

This best practice evaluates the community's site plan review policies, project tracking and availability of development information.

Streamlined, well-documented site plan policies ensure a smooth and predictable experience when working with a community. Unnecessary steps and layers or unclear instructions increase time and expenses associated with development. Community leaders should look to simplify and clarify policies, operate in a transparent manner and increase efficiency to create an inviting redevelopment climate that is vital to attracting investment.

Evaluation Criteria	Expectations
The zoning ordinance articulates a thorough site plan review process.	<ul style="list-style-type: none"> • The zoning ordinance is updated by staff and approved by the governing body. • The zoning ordinance is accessible online.
The zoning ordinance documents the responsibilities of the governing body, community staff, zoning board of appeals, planning commission and other reviewing bodies.	<ul style="list-style-type: none"> • The zoning ordinance is updated by staff and approved by the governing body. • Responsibilities are included in orientation packets for new employees, governing body and other reviewing body members.
The community has a method to track development projects.	<ul style="list-style-type: none"> • The community demonstrates they have and use a tracking mechanism for development projects.
The community annually reviews the fee schedule.	<ul style="list-style-type: none"> • The fee schedule is updated to cover the community's true cost to provide services.

Evaluation Criteria	Expectations
<p>A “Guide to Development” is maintained online that explains policies, procedures and steps to obtain approvals.</p>	<ul style="list-style-type: none"> • The guide includes: <ul style="list-style-type: none"> ○ Relevant contact information ○ Relevant meeting schedules ○ Easy to follow step-by-step flowchart of development processes ○ Clear approval timelines for reviewing bodies ○ Conceptual meeting procedures ○ Relevant ordinances to review prior to site plan submission ○ Site plan review requirements and application ○ Rezoning request process and application ○ Variance request process and application ○ Special land use request process and application ○ Schedule of fees for variance, rezoning, special use, etc. ○ Special meeting procedures ○ Financial assistance tools ○ Design guidelines and related processes, if applicable ○ Clear explanation for site plans that can be reviewed and approved administratively, if applicable ○ Permit requirements and applications ○ Instructions for online forms ○ Online payment option, if applicable

3.2 – Site Plan Review Procedures

This best practice evaluates the community’s site plan review procedures and internal/external communication.

The purpose of the site plan review process is to assure plans for specific types of development comply with local ordinances and are consistent with the master plan. Site plan review procedures and review timelines should be communicated in a clear and concise manner to prospective developers and business owners. To do this sound internal procedures need to be in place and followed. Offering conceptual site plan review meetings is one more step a community can take to show investors they are working to remove redevelopment barriers and cut down on unexpected time delays.

Evaluation Criteria	Expectations
The community has a qualified intake professional or project manager.	<ul style="list-style-type: none"> • The community identifies a project point person and trains staff to perform intake responsibilities including: <ul style="list-style-type: none"> ○ Receiving and processing applications and site plans ○ Maintaining contact with the applicant ○ Facilitating meetings ○ Processing applications after approval • The designated person displays excellent customer service.
The community has a clearly documented internal staff review policy.	<ul style="list-style-type: none"> • The review process articulates clear roles and responsibilities for the internal staff review. This may include consultants, if applicable.
The community defines and offers conceptual site plan review meetings for applicants.	<ul style="list-style-type: none"> • The community has clearly defined expectations posted online and an internal requirements checklist to be reviewed at conceptual meetings.
The community encourages a developer to seek input from neighboring residents and businesses at the onset of the application process.	<ul style="list-style-type: none"> • The community assists the developer in soliciting input on a proposal before site plan approval.

Evaluation Criteria	Expectations
<p>The appropriate departments engage in joint site plan team reviews.</p>	<ul style="list-style-type: none"> • The joint site plan team review consists of the following representatives: <ul style="list-style-type: none"> ○ Planning Department ○ Economic Development ○ Department of Public Works ○ Building Department ○ Transportation Department ○ Fire ○ Police ○ Community Manager or Supervisor ○ County, if applicable
<p>The community promptly acts on special land use, variance or rezoning requests.</p>	<ul style="list-style-type: none"> • The community follows its documented procedures and timelines.
<p>The community annually reviews the successes and challenges with the site plan review procedures.</p>	<ul style="list-style-type: none"> • The site plan review team meets to capture lessons learned and amend the process accordingly. • The community obtains customer feedback on the site plan approval process and integrates changes to the process where applicable.

Best Practice Four: Education and Training

4.1 – Training for Elected Officials, Board Members, and Staff

This best practice assesses how a community encourages training and tracks training needs for appointed or elected officials, board members and staff.

Planning commissioners, zoning board of appeals members, the governing body and staff make more informed decisions about redevelopment and financial incentives when they receive adequate training on land use and redevelopment issues. Turnover in officials and staff can create gaps in knowledge about key development issues, which makes ongoing training essential to the efficient functioning of a community's redevelopment processes.

Evaluation Criteria	Expectations
The community has a dedicated source of funding for training.	<ul style="list-style-type: none"> • The community demonstrates it has a training budget allocated for elected and appointed officials including: <ul style="list-style-type: none"> ○ Planning commission ○ Zoning board of appeals ○ Governing body ○ Other boards and commissions • Training budgets allocated for community staff including: <ul style="list-style-type: none"> ○ Planning ○ Building ○ Economic development
The community identifies training needs of the governing body, boards, commissions and staff based on the stated goals in the redevelopment strategy.	<ul style="list-style-type: none"> • The community manages a simple tracking mechanism for logging individual training needs and date of attendance.
The community encourages board and commission members to attend trainings.	<ul style="list-style-type: none"> • The community consistently notifies its elected and appointed officials about training opportunities.
The planning commission, zoning board of appeals and the governing body conducts collaborative study sessions.	<ul style="list-style-type: none"> • Community officials annually conduct review meetings about the master plan, zoning or redevelopment projects.

4.2 – Recruitment and Orientation

This best practice evaluates how a community conducts recruitment and orientation for newly appointed or elected officials and board members.

Diversity on boards and commissions can ensure a wide range of perspectives are considered when making decisions on redevelopment and financial incentives. Communities should seek desired skill sets and establish expectations prior to new officials and board members becoming active.

Evaluation Criteria	Expectations
<p>The community sets expectations for boards and commission positions.</p>	<ul style="list-style-type: none"> • The applications set expectations for the desired skill sets for an open seat and that training is an important responsibility of an official. • The board and commission applications are accessible online.
<p>The community provides orientation packets to newly appointed and elected members.</p>	<ul style="list-style-type: none"> • The orientation packet for the governing body, planning commission and zoning board of appeals includes planning, zoning and redevelopment information.

Best Practice Five: Redevelopment Ready Sites

5.1 – Redevelopment Ready Sites

This best practice assesses how a community identifies, visions and markets their priority redevelopment sites.

Identified redevelopment ready sites assist a community to stimulate the real estate market for obsolete, vacant and underutilized property. Developers look to invest in communities that have a vision for the community, and a vision for priority sites. A community which takes steps to reduce the risk of rejected (re)development proposals will entice hesitant developers to spend their time and financial resources pursuing a project in their community. To encourage redevelopment, it is essential that communities actively package and market sites prioritized for redevelopment.

Evaluation Criteria	Expectations
The community identifies and prioritizes individual redevelopment sites.	<ul style="list-style-type: none"> • The community maintains an updated list of high priority sites to be redeveloped. • The community uses an internal checklist to evaluate the attributes of each identified site. • The prioritized list of redevelopment sites is accessible online.
The community forms a steering committee(s) for prioritized redevelopment sites.	<ul style="list-style-type: none"> • The steering committee consists of: <ul style="list-style-type: none"> ○ Community leaders ○ Property owners ○ Planning and economic development staff ○ Other key stakeholders • The steering committee creates an action plan for the visioning and information gathering of the identified priority redevelopment sites. • The steering committee creates a marketing plan for the identified priority redevelopment sites.
The steering committee gathers preliminary development research for prioritized redevelopment sites.	<ul style="list-style-type: none"> • Information to consider: <ul style="list-style-type: none"> ○ Market analysis or feasibility study ○ Existing structure and previous uses report ○ Known environmental and/or contamination conditions ○ Soil conditions ○ Natural features map ○ GIS information including site location, street maps and utility locations. • The steering committee identifies community advocates for the project.

Evaluation Criteria	Expectations
A public visioning session is held for the prioritized redevelopment sites.	<ul style="list-style-type: none"> • A public visioning session(s) is conducted following the community’s public participation plan. • A written vision statement, including desired development outcomes and specific development criteria is created after the visioning session(s).
Available resources for the prioritized redevelopment sites are identified.	<ul style="list-style-type: none"> • The community determines the level of support it will give to a project depending on what desired development outcomes and criteria are met. • The community gathers financial support from other partners for projects including: <ul style="list-style-type: none"> ○ Development Authorities ○ Chamber of Commerce ○ Land Bank ○ Private Funders ○ State Agencies ○ Others
A “Property Information Package” for the prioritized redevelopment site(s) is assembled.	<ul style="list-style-type: none"> • The “Property Information Package” includes or identifies: <ul style="list-style-type: none"> ○ Vision statement and any specific required development criteria ○ Property survey ○ GIS information including site location and street maps ○ Water, sewer, broadband and other utility locations, capacities, and contact information ○ Property tax assessment information ○ Current or future zoning ○ Deed restrictions ○ Existing building condition report ○ Previous uses ○ Traffic studies ○ Known environmental and/or contamination conditions ○ Soil conditions and natural features map ○ Current property owner ○ Market analysis or feasibility study results ○ Demographic data, at community and block group levels ○ Available financial incentives
Prioritized redevelopment sites are actively marketed.	<ul style="list-style-type: none"> • The marketing plan developed by the steering committee is followed. • The “Property Information Package(s)” are accessible online.

Best Practice Six: Community Prosperity

6.1 – Economic Development Strategy

This best practice assesses what goals and actions a community has identified to assist in strengthening its overall economic health.

Today, economic development means more than business attraction and retention. While business development is a core value, a community needs to include community development and talent in the overall equation for economic success. The goal of the economic development strategy is to provide initiatives and methods that will encourage diversity of the region’s economic base, tap into opportunities for economic expansion, and help to create a sustainable, vibrant community.

Evaluation Criteria	Expectations
<p>The governing body has approved an economic development strategy.</p>	<ul style="list-style-type: none"> • The economic development strategy is part of the master plan or a separate document. • The economic development strategy connects to the master plan and capital improvement plan. • The economic development strategy identifies the unique economic opportunities and challenges of the community. • The economic development strategy identifies a 2-5 year timeline that includes priority economic development projects and implementation benchmarks. • The economic development strategy identifies the primary economic development tools the community is willing to use and negotiate. • The community demonstrates it has attempted to hit the stated benchmarks and annually reports on its progress. • The economic development strategy coordinates with a regional economic development strategy, if applicable. • The economic development strategy is accessible online.
<p>The governing body annually reviews the economic development strategy.</p>	<ul style="list-style-type: none"> • The annual budget coordinates with the economic development strategy. • The community annually reports on economic development strategy benchmarks and amends the strategy as needed.

6.2 – Marketing and Promotion

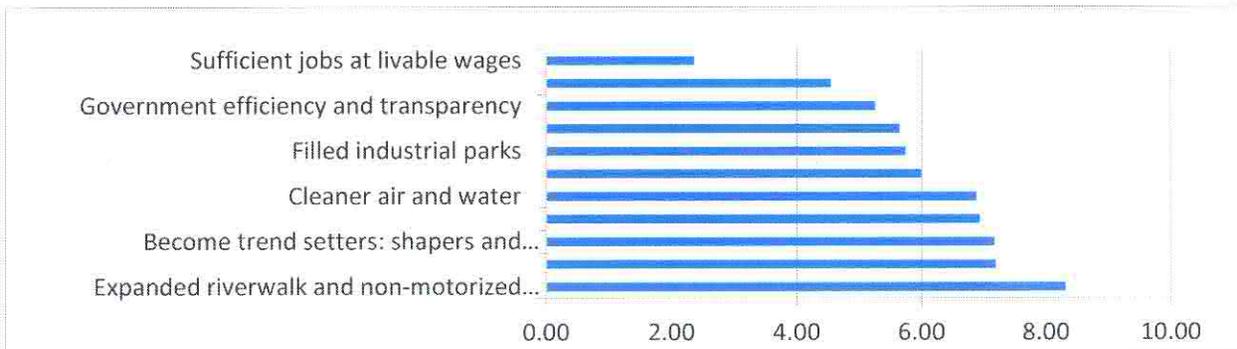
This best practice assesses how a community promotes and markets itself to create community pride and increase investor confidence. It also evaluates the ease of locating pertinent planning, zoning, and economic development documents on the community’s website.

Evaluation Criteria	Expectations
<p>The community has developed a marketing strategy.</p>	<ul style="list-style-type: none"> • The marketing strategy identifies marketing opportunities and specific strategies to attract businesses, consumers and real estate development to the community. • The marketing strategy objectives strive to create or strengthen an image for the community, heighten awareness about the community, and attract and retain businesses. • The marketing strategy includes specific approaches to market the community’s prioritized redevelopment sites. • The marketing strategy is accessible online.
<p>The community has an updated, user friendly municipal website.</p>	<ul style="list-style-type: none"> • The community’s website is easy to navigate and find information. • The community’s redevelopment information is grouped together. • The community’s website contains or links to the following information: <ul style="list-style-type: none"> ○ Master plan and amendments ○ Capital improvement plan ○ Downtown development plan, if applicable ○ Corridor improvement plan, if applicable ○ Zoning ordinance ○ All components listed in the “Guide to Development” ○ Board and commission applications ○ Prioritized list of redevelopment sites ○ “Property Information Packages” for the identified priority redevelopment site(s) ○ Economic development strategy ○ Marketing strategy

City of Manistee Community Priorities

The following priorities for the City of Manistee were developed at a Community Visioning Session held on November 21, 2013. Please rank them in the order of importance to the City of Manistee, with "1" being the most important. (Note: As you select a ranking for each item, the list will rearrange itself in the order you choose. Continue to select ranking numbers until the list is organized in the order

Answer Options	1	2	3	4	5	6	7	8	9	10	11	Rating Average	Response Count
Sufficient jobs at livable wages	38	13	10	1	2	1	4	1	1	0	1	2.36	72
Blended economic base of tourism, commercial, and industrial	12	10	10	11	6	7	2	4	1	5	4	4.54	72
Government efficiency and transparency	5	6	12	12	8	4	7	7	6	1	4	5.25	72
Expanded downtown retail offerings	1	5	9	11	7	17	5	7	4	5	1	5.65	72
Filled industrial parks	2	14	7	8	8	5	5	2	7	8	6	5.74	72
Lower city debt	2	9	6	7	9	7	7	10	7	2	6	5.99	72
Cleaner air and water	4	4	3	4	5	7	8	13	11	11	2	6.88	72
Expanded restaurant offerings	2	2	6	3	13	8	9	5	5	7	12	6.93	72
Become trend setters: shapers and innovators of successful community development initiatives	4	2	5	5	6	2	12	9	6	10	11	7.17	72
Blight elimination	0	5	3	3	5	10	11	9	14	5	7	7.19	72
Expanded riverwalk and non-motorized transportation trails	2	2	1	7	3	4	2	5	10	18	18	8.31	72
												<i>answered question</i>	72
												<i>skipped question</i>	0



City of Manistee Community Priorities

We welcome any comments you would like to provide.

Answer Options		Response Count
		36
Answered question		36
Skipped question		36
#	Response Date	Response Text
1	Feb 17, 2014 12:52 AM	I would love to see Manistee open the door to more industry (jobs) and creativity. I believe the Manistee community has a lot to offer. More collaboration with the Littler River Band of Ottawa Indians in terms of the tribe and community bringing new businesses here. Living wage and salaried positions would help Manistee get on its feet. I am 32 years old with a Masters degree and I feel it is important to attract people with my education level and talent. I am against gentrification and yuppification however revitalizing the community can suit the needs to the citizens that already live here. Amplify what is here, the skills that many have, build and empower the people in the community. I feel Manistee is also one of the more progressive communities in Northern Michigan. While Traverse City boasts that it is progressive I have seen Manistee opens its doors to more diversity in race, gender identity, sexual orientation, disabilities, veterans, class differences and more. We don't need to boast about being inclusive like Traverse City (with fake liberalism) we just do the work here. Basically Manistee keeps it real while still struggling itself. Manistee does the work because this town is filled with hard working people who care about their community. Like any other community it is not without problems however there are anti-bullying initiatives and initiatives for gay, lesbian, bi-sexual and transgendered issues in Manistee high school as well as an active PFLAG group. I don't want to leave and move away but I am always hoping to see Manistee get on its feet and thrive. We have so much potential here!
2	Feb 16, 2014 9:52 PM	We can increase community involvement in our city through more effective messaging about city government doings. Use Facebook or surveys, both online and printed, to determine the priorities of the people here and encourage increased participation in projects that are approved by the people. This is a wonderful area for its natural beauty and volunteerism. Build community through better connections as described for the good of all.
3	Feb 15, 2014 11:15 PM	Even though it is not offered as a priority; the most important item is to maintain/improve the city's infrastructure with a priority on streets before spending any city money to support/fund things such as the Ramsdell theater, the marina, etc. Also, the city manager and city council needs to be more open to answering citizens questions and concerns rather than blocking comments/questions the people have raised. The city council needs to take a stronger leadership position and be more responsive to the people they represent rather than the interests of the City Manager!
4	Feb 14, 2014 9:09 PM	Jobs are the #1 priority in any community. Manistee comes from a tradition of heavy manufacturing, labor unions and getting paid for a living wage for just showing up and putting in an 8 hour day. Those days are long gone and well behind us. We have an older work force that can't compete in the current job market. Technical skills are required for almost any job in today's industrial sector. There needs to be more training made available in our school system, community college and trade schools. Retail development, embracing tourism, community beautification are all key components in making our town a desirable location for prospective employers. We have way too many buildings around town that are just being left to decay. These property owners should be held accountable for the condition of these buildings. There have been some great beautification projects done on River St and those owners should be commended for a job well done, but there should be some minimum standards imposed upon property owners in the downtown area and throughout the city. We've made some great strides recently in terms new business and beautification and I think things will only get better. I know there's been a ton of negative comments and thoughts regarding the direction of things but overall we're headed in the right direction. Keep up the good work and thanks to all who have pushed Manistee forward.

5	Feb 14, 2014 2:42 AM	Always keep in mind the beauty of our area and the importance of our parks, beaches and green spaces to our quality of life. Additional quality of life issues are schools and opportunities for lifelong learning. Also the importance of health care./
6	Feb 12, 2014 4:07 PM	what about positive action plans for city street repair?? does the item "blight elimination" refer to the sub-par streets in many areas of the city?? a good, active street repair program will take care of many of the above items.
7	Feb 6, 2014 7:04 PM	Tourism, million dollar theatre debts and costs for a donated school pool don't pay the bills. The next white paper wants to add staff to the cost for taxpayers. Join the teachers at MAPS-- work harder for less money.
8	Feb 3, 2014 2:37 PM	"If you build it, they will come." Manistee has the natural resources to attract people and ensure future economic stability. Invest in those resources! Make the beaches, shorelines, lakefronts, parks, riverfronts, and forests naturally attractive and accessible to all. Then promote the heck out of them. Development in those areas (condos, houses, etc.) limit the number of people who can enjoy Manistee's natural resources. Only allowing a privileged few access not only spoils it for all others, it limits potential for future growth. If more people want to come to Manistee to enjoy all it has to offer, the more growth there will be in the hospitality industry, retail industry, travel industry, etc. Manistee needs to find its identity, invest in itself, and be a proud city once again.
9	Jan 30, 2014 9:51 PM	The city council should be for the people of Manistee. Listen to the taxpayers before you vote for anything. Go to other towns to see improvements and don't be afraid to try anything different. In other words don't plant petunias because somebody else does. And clean up 5th ave. Beach.
10	Jan 30, 2014 5:36 PM	START WORKING FOR THE PEOPLE NOT JUST A FEW. AND YOURSELFS
11	Jan 29, 2014 1:14 AM	Manistee needs JOBS full time year around jobs for the residents. No more city spending for the tourists. Sell / Close the Ramsdell - stop wasting money on it. . City Council get to work and do your job supporting the residents. STOP ignoring residents. Why isn't Streets on this survey? . Has the City Leader already forgotten about how bad the streets are? Well, we the residents have not. DO NOT renew the City Manager's Contract. The Manager needs to be replaced. ANY City Council Member who votes to keep the City Manager is going to be replaced. ANY City Council Member who votes on anything which keeps jobs out of Manistee is going to be replaced. ANY City Council Member who votes for tourist based spending is going to replace. Do you get it City Council? Do you understand City Council? Residents are to come first - not the tourist. If Any City Council Member does not want to put residents FIRST get off the Council because you are not doing your. Manistee is in the worse shape now than ever. DO NOT even try to say otherwise.
12	Jan 28, 2014 5:37 AM	More higher paying industrial jobs will bring more people. More people would help everything else. But no good jobs no younger people coming here.
13	Jan 27, 2014 10:55 PM	Manistee needs to focus less on tourism and more on the people that support the town year round. Our grocery stores have the highest prices around, and then people don't even have jobs with livable wages. If we brought more factories into town we would see more graduates sticking around, and the town would GROW. This town is NOT going to grow as a tourist base. Along with more jobs, Manistee also needs better schools. Have you seen how all MAPS wants to do is support athletics???
14	Jan 27, 2014 9:49 PM	we need jobs. soon there will not be any young people living here, just old retire folk and as they die off , this town will die.
15	Jan 27, 2014 9:49 PM	We need many more jobs in Manistee that provide a comfortable living wages and not have the highest prices when it comes to groceries and other necessities and we're always being gouged with the price of gasoline because all the other cities around Manistee are at least 10 cents or more lower than us at almost any given time. Everyone is leaving Manistee because they can't afford to live here anymore.
16	Jan 27, 2014 6:09 PM	This needs to be given priority and needs to have a timeline. The history of getting sufficient problems that are identified, processed, and accomplished to an end results is not acceptable. Keep up the push toward these goals as our future is contingent on survival.
17	Jan 27, 2014 5:33 PM	provide the same city services for ALL residents. I have noticed that River St. is cleared of snow long before residential streets are. We city residents are getting stuck in snow drifts trying to get to work and city workers are clearing River St. first, I think you need to correct that mode of thought and priority.

18	Jan 24, 2014 9:36 PM	Strengthen city infrastructure (city streets in poor condition)
19	Jan 23, 2014 6:42 PM	Where are the local streets? Manistee needs jobs, jobs, jobs, Replace the City Manager and fire DDA Director. Residents have had enough of BOTH of them. Mitch needs to go before next election in November 2014 or City Council is going. Manistee residents deserve better. City Council start listening and responding to the residents. Get rid of the Ramsdell
20	Jan 23, 2014 5:14 AM	Wher are the Local Streets on this list?????????/ Did the "Great" City Council already forget about them?????????/ Well City Council the residents have not forgotten.. Manistee Needs JOBS, JOBS, JOBS. NO MORE TOURIST CRAP. Sell the Ramsdell.. Fire the City Manager. It is time to send Mitch on his way. DITCH MITCH. City Council start working for the residents AND START RESPONDING TO THEM WHEN THEY CONTACT YOU. "Be Trend Setters"? That is a COMPLETE joke. A successful community has jobs and NOT a decreasing population. Do you get it City Council? Do you understand City Council? Do you hear City Council? Manistee needs JOBS. Either get jobs into Manistee or get off the City Council..
21	Jan 17, 2014 1:47 AM	quit the lies and cover ups!
22	Jan 14, 2014 3:59 PM	the city has the idea that it can divide up the tax monies for wages & services (many not needed) & then rely on Grants to fix & maintain infrastructure instead of putting maintaine in the budget. this is welfare thinking & wrong. you need to work in your budget & not just think you can get a grant or raise prop. taxes to get the job done. we got grants to do the ramsdell & now can't afford to run it. pretty soon you will want to do the same thing with the vogue. you will be web begging the already overtaxed business owners for money, "donations" , to keep it open.you got grants to build the new marina. the old marina t was taking in \$24,000.00 per year & costing \$25,000. per year. now we have to donate \$40,000. to keep the marina open. this not good planning. that stupid sign that was just put up was a waste of money. it goes really well with out wrought iron. whoever bought into that idea should be fired. are we a victorian city or not. pure michigan is a good idea for the overall state but not for describing what we are (supposed to be) .
23	Jan 14, 2014 3:09 AM	Forget the Riverwalk. Manistee needs jobs. Do you hear? We need JOBS. No more tourist items. Blight started with the poor streets and has spread like cancer to everything, houses, businesses, motels, unfinished condos,, sidewalks - start replacing the streets like you have been instructed over and over by residents throughout the city. You can start with Quincy St which you have neglected for decades. That street deserves attention. Shame on every City Council Member and the City Manager for how poorly you have treated Quincy Street and its, residents. Transparency, are you joking? The City Council and Manager refuses to even communicate with residents or respond to written correspondence. Start responding to residents for your transparency. Fire Mr. Patrick Kay DDA for his comments regarding the lack of an educated work force and his other ignorant comments on Manistee.. Kay needs to go now! Is he telling potential new business owners that Manistee has no educated workforce for their operations. Kay needs to go now! Replace the City Manager. Diesch has shown NO leadership skills. He makes the City Council look like a bunch of clowns. MESSAGE TO CITY COUNCIL: start taking care of the residents and stop all the subsidies or expect to be replaced come November.
24	Jan 12, 2014 6:10 PM	Keep 1st street beach manageable...no more attractions. Spread the wealth over to 5th street beach
25	Jan 11, 2014 7:55 PM	Where are Local Streets - are they covered under "Blight" They are indeed a major contributor to the blight everywhere in Manistee. Manistee heeds JOBS. Are you kidding or on drugs - expand the Riverwalk? NO NEW TOURIST ITEMS ARE NEEDED OR WANTED - JOB ARE
26	Jan 11, 2014 12:05 AM	We need to start thinking about condition of tennis courts. Our city does not have one decent court or even one pickle ball court. If we consider Manistee a resort town this is important for tourist, residents and students. There are grants available through the USTA and other organizations.
27	Jan 10, 2014 11:05 PM	Blight elimination? What does that mean? How about elimination sub-standard rental properties?
28	Jan 10, 2014	Surprised maintaining if not lowering taxes is not included

	2:05 PM	
29	Jan 10, 2014 3:28 AM	Increase clean jobs - web development, light assembly, phone center, collegiate/technical/specialty education and research. Increase commercial marine jobs - shipping/distribution, shipbuilding/maintenance
30	Jan 9, 2014 3:52 AM	Tourism should not be the first option listed, it should be industrial because we have a deep water port, then commercial and lastly tourism. Blight elimination should only use taxpayer money when it will be used for further job creation, not paying for an upstairs apartment on River St because it might have lead paint. The owners of buildings need to paint their store fronts with their own money just as residents do. The EPA does a fine job of monitoring the air and water, Manistee only needs to follow their directives, not make up their own. Why would this survey not even list the option of the poorly maintained and ignored streets and mention an addition to the river walk. This is a very poor survey.
31	Jan 8, 2014 4:27 PM	The city needs to work on creating a positive environment for tourists and a sustainable job options for young people to want to stay or move to the Manistee area. This comes down to both hospitality and job creation. Go north, Frankfort is booming, south, Ludington is booming. One thing to be looked at is the routes in and out of downtown. One way River St. is not tourist friendly. Also, what about extending the freeway up to Manistee from Ludington? Do something bold, innovative, and be a model for the rest of Michigan.
32	Jan 8, 2014 3:13 PM	Manistee is a great place to live! I think Manistee does a great job at developing community initiatives. I marked sufficient jobs as my #1 priority and filling industrial parks as one of the last. Creating good jobs in a community without an industrial base is probably next to impossible. However, I wanted to emphasize my personal preference for good jobs that are not industrial, without necessarily opposing the development of industrial parks in general. Thanks for offering this survey.
33	Jan 8, 2014 3:11 PM	JOBS, MANUFACTURING, DECENT WAGES
34	Jan 8, 2014 2:53 PM	We need to help the Downtown Business "survive". One way I would like to see is giving tax breaks to everyone on River Street. It is sad to see empty buildings and it is mostly because the businesses that cannot pay those ridiculously high taxes. I would also like to see less city involvement in how businesses paint/decorate the buildings. YES this is the "Victorian City". But come on, really we have to focus on all the "old" the younger generation is SICK of that OLD. When I was a child, we would NEVER go to Ludington for anything. If we went there it was for a High School Football/Basketball/Baseball game. NOT for Wal-mart or movies. Get with the program Manistee City Council. Start taking a look around. What draws people to towns is good paying jobs, friendly people and entertainment, (and this shouldn't be the casino). Why don't we look at doing something like Ludington does on Friday nights in the summer? And, everything at their Friday Night Live is FREE. Never, never, never would anything be FREE to do in Manistee with kids. Just look at the Forest Festival. That needs help too. Sad! Lets turn this town into what it used to be. Fun for the people who live and work here. Not an OLD FOLKS retirement town with nothing ever to do! It's sad when our population has more retired people than School children! And, anything that has to do with children is shunned in Manistee.
35	Jan 8, 2014 2:50 PM	Being a tourist based economy puts the health of the city at risk. A blended approach helps to make the local economy more resilient.
36	Jan 8, 2014 2:42 PM	Manistee is too over-regulated and prejudiced against change. In the meantime, local development agreements are not tracked close enough. Local government makes concessions to encourage development but local developers don't live up to their end of the agreement and the city doesn't make them. They have too many rules but it is easy to get around them if you complain loud enough. Love how the city uses website and Facebook to communicate; much better transparency with new technology.