

MANISTEE CITY BROWNFIELD REDEVELOPMENT AUTHORITY

70 Maple Street
Manistee, MI 49660

SPECIAL MEETING MINUTES

August 5, 2014

A special meeting of the Manistee City Brownfield Redevelopment Authority was held on August 5, 2014 at 2:00 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 2:00 pm by Chair Clinton McKinven-Copus

Roll Call:

Members Present: Steve Brower, Dave Carlson, Donald Kuk, Clinton McKinven-Copus, Jeffrey Stege

Members Absent: W. Frank Beaver (excused), Marlene McBride (excused)

Others: Shari Wild (MSDDA Chair), Kathy Adair Morin (BRA Consultant), John Groothuis and T. Eftaxiadis (Development Team), Ed Bradford (BRA Administrator), Denise Blakeslee (BRA Recording Secretary), Brandon Ball (MSDDA – ER Committee) and others

APPROVAL OF AGENDA

Motion by Don Kuk, seconded by Jeff Stege that the agenda be approved with Public Comment being moved before New Business.

With a Voice Vote this motion passed unanimously.

APPROVAL OF MINUTES

Motion by Don Kuk, seconded by Steve Brower that the minutes of the July 29, 2014 Brownfield Redevelopment Authority Meeting be approved as prepared.

With a Voice Vote this motion passed unanimously.

PUBLIC HEARING

None

Financial Reports

None

Director Carlson entered the meeting at 2:04 pm

PUBLIC COMMENTS AND COMMUNICATIONS

Chair McKinven-Copus asked the public in attendance if they had any comments

Shari Wild, Chair DDA/Main Street – While the Brownfield Plan has not been formally presented to the DDA at this time, their Strategic Plan has identified this area as a priority for redevelopment for the past 3-4 years.

Keith Graham, United Veterans Council – Asked to reserve comment until information about the use of parking at the Memorial Drive Parking Lot is received..

NEW BUSINESS

None

OLD BUSINESS

South Washington Area Brownfield Plan

The Brownfield Redevelopment Authority continued their discussion on the proposed Brownfield Plan for the South Washington Area. Members received copy of the document that included the two minor corrections noted at the last meeting.

Director Kuk asked staff to address Mr. Graham's question about the impact the project would have on the parking at Veteran's Memorial Park.

Kathy Adair Morin, Consultant – said the project would not negatively impact the area that it would positively impact the area. Thirty additional residential units would create more activity and the plan includes public infrastructure improvements.

T. Eftaxiadis, Development Team – spoke about the tax increment financing (TIF) that will be generated by the redevelopment of River Parc and the North Channel Outlet properties. The City-owned parcel to the west could be redeveloped in the future, thus generating TIF. The

inclusion of the Veterans Memorial Park in the Plan could result infrastructure improvements around it including paving of Memorial Drive, new Streetscape on Washington Street from the bridge to Fifth Avenue, repaving of the parking lot, and improvements to the current riverwalk by the Park, thus laying the groundwork for future expansion of the riverwalk to the west. Additionally, TIF generated from the redevelopment of the two properties can be used by the City and/or DDA for public infrastructure improvements that are needed to support the increased density that will result from the redevelopment, such as replacement of the sewer that runs along the north river channel; enlargement of the existing pump station; installation of a retaining wall on Short Street.

Mr. Eftaxiadis explained that the four private parcels are “facilities” (meaning they are contaminated); the City owned parcels are included in the Plan because they are contiguous to “facilities”. The parking lot on Memorial Drive is a public parking lot, therefore parking spaces cannot be reserved for private use. Even though there is no zoning requirement for creation of parking spaces in developments in the Downtown, the proposed development has adequate land for approximately 60 parking spaces to service the 30+ residential units. Customers for the proposed businesses would use the City parking Lot on Memorial Drive.

Director Kuk asked Staff to go over the Estimate of Captured Taxable Value & Tax Increment Financing.

Staff reviewed the tables and Attachment A – Eligible Activities and Eligible Costs with the Directors. It was noted that State tax increments captured for Brownfield “eligible” costs are reimbursed to the schools by the State.

MOTION by Don Kuk, seconded by Jeff Stege that the City of Manistee Brownfield Redevelopment Authority recommend to the City of Manistee Main Street – Downtown Development Authority and the City Council approval of the Brownfield Plan dated July 2014 developed by the Authority for the South Washington Area Redevelopment Project, based on the determination and finding that:

1. The Plan constitutes a public purpose under the Act.
2. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act.
3. The proposed method of financing the costs of the eligible activities by the Authority, as described in the Plan, using school and local tax increment is feasible and the Authority has the ability to arrange the financing.
4. The costs of eligible activities proposed in the Plan are reasonable and necessary.
5. The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

With a voice vote Motion passed unanimously.

CORRESPONDENCE

None

STAFF REPORTS

Ed Bradford, BRA Administrator – will draft an email to invite members of the DDA/Main Street, Planning Commission, Historic District Commission, AES and other interested parties to the Council Worksession on August 12, 2014 where the Plan will be discussed with the City Council. There are many components to this very complicated plan, therefore additional approvals for grant/loan applications and other programs will be needed.

MEMBERS DISCUSSION

None

The next regular meeting of the Brownfield Redevelopment Authority will be held on Tuesday, October 28, 2014

ADJOURNMENT

Motion by Don Kuk, seconded by Steve Brower that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 2:30 pm

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Denise J. Blakeslee, Recording Secretary