

DOWNTOWNMANISTEE

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Special Board Meeting Minutes August 15, 2014

Call to Order

The Chair called the meeting to order at 10 am

Members Present

Brandon Ball, Valarie Bergstrom, Rachel Estabrook, Colleen Kenny, Barry Lind, Todd Mohr, Shari Wild

Members Absent

Sara Spore (excused for training)

Also Present

Patrick Kay (Executive Director), Dianna Wall (Manistee Area Chamber of Commerce), Mitch Deisch (Manistee City Manager), Jeff Mikula (City of Manistee), Julie Beardslee (City of Manistee), Eric Sagonowsky (Manistee News Advocate) Jeff Reau (Edward Jones), T. Eftaxiadis (representative of the developer)

Approval of Agenda

There was a MOTION by Mr. Lind, supported by Ms. Bergstrom, to accept the Agenda as presented. MOTION CARRIED

Public Comment

None

Discussion on the Brownfield Plan dated July 2014 for the South Washington Area Redevelopment Project

Mr. Eftaxiadis reviewed the Brownfield Plan dated July 2014 for the South Washington Area Redevelopment Project and answered questions posed by Board Members.

Public comment

Mr. Jeff Reau, past DDA Chair, stated that conversations between the developer, the city, Jon Rose (Planning & Zoning Administrator) and the DDA Director had been on going and that it has been a two year process to get to the point where someone is willing to develop these buildings. A project of this scope in a small community like Manistee is not viable without the support of the city and state. He reminded the board that part of their mission is to promote revitalization and improve a blighted area. He asked the board to consider that the TIF capture is fairly short lived when the project is completed, or when the DDA sunsets, so how much TIF capture would the DDA be giving in order to turn this blighted piece of property into a key piece of property in the DDA District. He strongly encouraged the board to consider the request.

There was a MOTION by Ms. Kenny, supported by Mr. Mohr, to approve the Brownfield Redevelopment Plan dated July 2014 which includes the associated TIF capture for that project for the Brownfield Authority. Discussion Followed. There was an AMENDMENT TO THE MOTION by Mr. Mohr that DDA be a signatory party in the developer agreement so that we are involved as a significant party. Discussion followed. AMENDMENT WITHDRAWN and MOTION WITHDRAWN

There was a MOTION by Ms. Kenny, supported by Mr. Mohr, to approve the Brownfield Redevelopment Plan dated July 2014 which includes the associated TIF capture as it relates to the DDA for that project for the Brownfield Authority and DDA being a team member in the negotiations for the developer agreement. MOTION CARRIED 6-1

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Public Comment

Ms. Julie Beardslee requested to meet with the Chair after the meeting to discuss her concerns.

Adjournment

There being no further business, the meeting was adjourned at the call of the chair at 11:59 am.

Respectfully submitted on September 10, 2014

Brandon Ball, Secretary

8 15 14 special meeting minutes approved at the MSDDA meeting on: _____