

**Redevelopment Committee**

February 5, 2018 - 3:00pm

Ramsdell Inn Lobby Meeting Room

**1. Call to order:**

Meeting was called to order at 3:00 pm by T Eftaxiadis

In attendance: Brandon Ball, Lynda Beaton, Thad Taylor, Todd Mohr, Steve Brower

Staff present: DDA Director Tyler Leppanen

Others present: None

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**2. Approve Agenda:** Motion by Taylor supported by Mohr to approve agenda as presented. Approved.

**3. Approve Minutes:** Motion by Mohr supported by Taylor to approve minutes of November 6, 2017 meeting as presented. Approved.

**4. Strategic Goals Implementation Status:**

**a. Redevelop Vacant and Underutilized Upper-Story Spaces**

i. Identify Spaces and Owners: Task completed by Tyler. It will be updated on a quarterly basis.

ii. Utilize MEDC Rental Rehabilitation CDBG Grant: We have encountered difficulty recruiting building owners to participate in MEDC's grant program. Reasons and proposed solutions discussed by committee are as follows:

1. Because amount of funding and probability of award are uncertain and tied to a very complex MEDC proforma, building owners are not willing to invest time & money to apply for small amounts of funding. Leppanen and Taylor will contact our legislators to promote re-activation of the simpler and predictable MSHDA Rental Rehabilitation program.

2. Property owners are hesitant to invest in building rehabilitation and improvements due to the expected resulting increase in property taxes. Committee will look at recommendations to DDA Board and City/Council to promote use of the OPRA and/or Commercial Rehabilitation Act tax abatements. Leppanen will obtain relevant material for next committee meeting.

3. Property owners are unable to invest in up-front architectural/engineering plans required by MEDC and other entities to consider redevelopment funding. Committee will formulate recommendation to DDA Board to fund conceptual plans for building improvements. Eftaxiadis will investigate cost for, and prepare RFP for procuring conceptual architectural services.

b. **Assist Small / Inexperienced Developers:** The challenges and potential solutions discussed in Item 4.a.ii. above, apply to, and will benefit small and inexperienced property owners/developers. Additionally, committee will :

1. Facilitate meetings with owners/developers and MEDC staff concerning redevelopment incentive programs.

2. Facilitate meetings with owners/developers and local financial institutions concerning financing.

3. Promote DDA's Revolving Loan program and work with DDA Board to enhance funding level.

**c. Redevelop Key Sites**

i. Prioritize Redevelopment Sites: The current list of priority sites was adjusted as shown below, to reflect current status of these properties. The list will be updated and prioritized on an on-going basis.

ii. Redevelopment Status:

US-31 & River Street Intersection:

American Cleaners: Environmental due diligence activities have been authorized by DDA Board in preparation for the acquisition of the site.

Gas Station: The site has been sold; new owners' redevelopment plans are unknown. The former owners planned to remove the USTs by mid-February. Leppanen will keep involving the new owners in plans to redevelop the intersection.

House of Flavors: No redevelopment plans by owners have been communicated to DDA.

400 River Street (Glick's): No new information was available.

346 River Street (Music Vault): No new information was available.

141-147 Washington Street (Hotel Northern): No new information was available.

100 Washington (MAPS Voc. Center): No new information was available; may being used for storage of new owner's business equipment. Site was removed from list.

401 River Street (City Drugs): Property has been sold, and intended for use as liquor store. Site was removed from list.

61 Filer Street (next to Manistee Tire): Building has mixed use redevelopment potential. Eftaxiadis and Leppanen will contacts owner about redevelopment plans. Site was added to list.

5. **Member Comments:** None.
6. **Next Meeting:** The next RD meeting will be Monday, March 5, 2018 at the Ramsdell Inn.
7. **Adjourn:** Meeting adjourned at 4:30 p.m.