

## Redevelopment Committee

April 2, 2018 - 3:00pm

Ramsdell Inn Lobby Meeting Room

### 1. Call to order:

Meeting was called at 3:00 pm by T Eftaxiadis

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

Staff present: DDA Director Tyler Leppanen

Others present: None

### 2. Agenda: No changes made.

### 3. Last Meeting Minutes: No changes made

### 4. Strategic Goals Implementation Status:

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

i. Identify Spaces and Owners: Per Leppanen, no changes required at this time.

ii. Utilize MEDC Rental Rehabilitation CDBG Grant: As previously discussed, it is necessary for the DDA to assist small developers and building owners to deal with the MEDC application and program administration processes. Committee members will undertake the following:

- Leppanen and Taylor will contact our legislators to promote re-activation of the former MSHDA Rental Rehabilitation program for Downtown buildings; it is simpler and more predictable for small developers.
- Leppanen and Ball will draft presentation of OPRA and CRA tax abatement programs for Downtown rehabilitated buildings for future discussion with City Council.
- Eftaxiadis will consult with former administrators of the MSHDA Rental Rehab programs and MEDC staff to prepare an RFP for DDA-funded conceptual architectural services for building owners interested in rehabilitating their buildings.

b. Assist Small / Inexperienced Developers: Combine this task with task 4.a.ii above.

#### c. Redevelop Key Sites

i. Prioritize Redevelopment Sites: Maintain current list of sites and add/delete properties (see below).

ii. Redevelopment Status:

US-31 & River Street Intersection:

American Cleaners: Discussed status of due diligence activities and closing on the purchase of the property. Eftaxiadis will contact MDEQ for environmental due care funding.

Gas Station: Leppanen will schedule meeting with LRBOI representatives to explore interest in site redevelopment consistent with MSU concept plans for the intersection.

House of Flavors: Leppanen will schedule meeting with LRBOI representatives to seek update of their interest in redeveloping the site.

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

346 River Street (Music Vault): Owners reportedly preparing a BRA Plan and HDC application certificate of appropriateness for the redevelopment/rehabilitation of the property.

141-147 Washington Street (Hotel Northern): Property recently listed for sale. No future plans known.

61 Filer Street (next to Manistee Tire): Leppanen will request MEDC assistance in preparing conceptual façade renderings through its RRC program, to promote the potential redevelopment of the property. Eftaxiadis and/or Leppanen will discuss redevelopment potential with owner.

453 River Street and 355 River Street: Added these properties to the list of key sites. Leppanen will request MEDC assistance in preparing conceptual façade renderings through its RRC program, to promote the redevelopment of the buildings. Eftaxiadis will visit properties to assess redevelopment potential.

d. DDA Revolving Loan Program: The following information will be available at the next RD meeting to further discuss the status and the potential expansion of the program:

- Leppanen will provide loan balance, list of current loans, payment status, re-payment schedule.
- DDA RLF guidelines for consideration of changes to enhance fund use.

- USDA-RD application forms and program guidelines for consideration of new grant.

5. **Member Comments:** None.

6. **Next Meeting:** The next RD meeting will be Monday, May 7, 2018 at the Ramsdell Inn.

7. **Adjourn:** Meeting adjourned at 4:45 p.m.

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