

Redevelopment Committee

May 7, 2018 - 3:00pm
Ramsdell Inn Lobby Meeting Room

1. Call to order:

Meeting was called at 3:00 pm by T Eftaxiadis
In attendance: Thad Taylor, Todd Mohr, Steve Brower, Lynda Beaton
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 and Assist Small / Inexperienced Developers

- i. Identify Spaces and Owners: No changes were required or made to the current list.
- ii. Utilize MEDC Rental Rehabilitation CDBG Grant: The DDA will assist small developers and building owners to deal with the MEDC application and program administration processes. Committee members are undertaking the following:
 - Taylor has contacted State legislators to promote re-activation of the former MSHDA Rental Rehabilitation program for Downtown buildings; will inform committee of future legislative action.
 - Leppanen and Ball still plan to draft presentation of property tax abatement programs for Downtown rehabilitated buildings for discussion with City Council.
 - Eftaxiadis has prepared a draft RFP conceptual architectural services for building owners interested in rehabilitating their buildings, for review by committee and Board.

b. Redevelop Key Sites

- i. Prioritize Redevelopment Sites: No changes were required or made to the current list except as shown below.
- ii. Redevelopment Status:
 - US-31 & River Street Intersection:
 - American Cleaners: Leppanen will schedule meeting with interested party for the acquisition and redevelopment of property.
 - Gas Station: Current owners not interested in redevelopment at this time. Meeting with LRBOI to discuss site redevelopment is still pending.
 - House of Flavors: Meeting with LRBOI to discuss site redevelopment still pending
 - 400 River Street (Glick's): No new information available or disclosed.
 - 346 River Street (Music Vault): No new information concerning a BRA Plan is available. Owners are scheduled to meet with HDC to obtain design guidelines.
 - 141-147 Washington Street (Hotel Northern): Leppanen/Eftaxiadis will contact owner (acting as its own realtor) about assistance with promoting property sale and redevelopment. Beaton will obtain listing information. Eftaxiadis will prepare redevelopment incentive programs summary.
 - 61 Filer Street (next to Manistee Tire): Eftaxiadis will contact owner about interest in redevelopment. Will offer preparing redevelopment incentive programs list.
 - 355 River Street: Eftaxiadis or Leppanen will contact owner about interest in redevelopment. Will offer preparing redevelopment incentive programs list.

c. DDA Revolving Loan Program: Leppanen will provide loan balance, list of current loans, payment status, re-payment schedule, at next meeting.

- Leppanene will send DDA RLF guidelines for consideration of changes to enhance fund use, for next meeting.
- Leppanene will send USDA-RD application forms and program guidelines for consideration of new grant, for next meeting.

5. **Member Comments:** None.

6. **Next Meeting:** The next RD meeting will be June 4, 2018 at the Ramsdell Inn.

7. **Adjourn:** Meeting adjourned at 4:30 p.m.